ROCKY VIEW COUNTY

COUNCIL MEETING AGENDA

Date: Tuesday, April 28, 2026
Time: 9:00 AM
Location: Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Pages

A. CALL MEETING TO ORDER

B. UPDATES/APPROVAL OF AGENDA

C. APPROVAL OF MINUTES

1. April 14, 2026 Council Meeting Minutes 3

D. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on March 31, 2026 and April 7, 2026 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019.*

MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM

1. Division 5 - Bylaw C-8734-2026 - Redesignation Item: Agricultural 16

File: PL20250178 (06521008, 06521001)

2. Division 1 - Bylaw C-8734-2026 - Direct Control Amendment Item: Residential 40

File: PL20260006 (04701314)

AFTERNOON PUBLIC HEARINGS / APPOINTMENTS 1:00 PM

3. Division 6 - Bylaw C-8740-2026 - Langdon Area Structure Plan 76

File: 1013-515

Please note this item will follow item F-5 - 2025 Audited Financial Statements

E. CLOSED SESSION

1. RVC2026-23 - Chief Administrative Officer Update

THAT Council move into closed session to consider the confidential item "Chief Administrative Officer Update" pursuant to the following section of the *Access to Information Act*:

- Section 29 – Advice from officials

F. GENERAL BUSINESS

1. All Divisions - Intermunicipal Development Plan Projects Terms of Reference Approval 494

File: N/A

2. All Divisions - Intermunicipal Collaboration Framework Terms of References - City of Calgary, City of Chestermere, and Town of Cochrane 562

File: N/A

3. Division 5 - City of Airdrie Intermunicipal Collaboration Framework 597

File: N/A

4. All Divisions - Utility Business Case Budget Adjustment 632

File: 5020-700

5. All Divisions - 2025 Audited Financial Statements 636

File: N/A

Please note this item is scheduled for 1:00 p.m.

6. All Divisions - Consideration of Notice of Motion: Councillor Kochan & Councillor Hanson - Memorandum of Understanding with Springbank Trail and Pathways Association 718

G. BYLAWS

1. Division 4 - Bylaw C-8743-2026 - Madden Fire Station Borrowing Bylaw 719

File: N/A

2. All Divisions - Bylaw-C-8662-2025 - Water and Wastewater Utility Exclusivity Bylaw 726

File: 1007-850

3. All Divisions - Bylaw C-8742-2026 - Public Hearing Presentation Time Amendments to the Procedure Bylaw 746

File: N/A

H. SUBDIVISION APPLICATIONS

1. Division 4 - Subdivision Item: Residential 751

File: PL20220072 (06702006)

I. NOTICES OF MOTION

J. ADJOURN THE MEETING

ROCKY VIEW COUNTY

COUNCIL MEETING MINUTES
Tuesday, April 14, 2026
9:00 AM
Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Present:	Reeve S. Samra Deputy Reeve S. Wright Councillor K. Ball Councillor G. Boehlke Councillor K. Hanson Councillor D. Kochan Councillor A. Whiting
Also Present:	R. McCullough, Chief Administrative Officer B. Henderson, Chief Operating Officer S. McMullen, Executive Director, Financial & Business Services D. Kazmierczak, Executive Director, Community Services B. Scott, Chief of Staff I. Agbonkhese, Manager, Finance Services T. Andreasen, Manager, Legislative Services M. Austen, Manager, Utility Services K. Hubbard, Manager (Fire Chief), Fire Services D. Praglowski, Manager, People and Culture A. Wilson, Supervisor Taxation & Receivables, Finance Services A. Chell, Planning Policy Supervisor, Planning C. Maddock, Planner, Planning M. Nakonechny, Legislative Officer, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 9:00 a.m.

ROCKY VIEW COUNTY

B Updates/Approval of Agenda

MOVED by Councillor Hanson that the April 14, 2026 Council meeting agenda be approved as presented.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

C-1 March 24, 2026 Council Meeting Minutes

MOVED by Deputy Reeve Wright that the March 24, 2026 Council meeting minutes be approved as presented.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

The Chair called for a recess at 10:00 a.m. and called the meeting back to order at 10:12 a.m.

F-1 All Divisions – 2026 Spring Budget Finalization
File: N/A

MOVED by Councillor Kochan that Council approve the operating and capital budget adjustments, as presented in Attachment A-2.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

MOVED by Councillor Kochan that Council approve a 4.14% property tax revenue increase to finalize a balanced 2026 budget.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

MOVED by Councillor Kochan that Council direct that $2,597,500 be transferred to the Tax Stabilization Reserve to support lifecycle maintenance funding and designate that $902,500 transferred to the Tax Stabilization Reserve on December 6, 2025 also be designated for lifecycle maintenance funding for a total of $3,500,000.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

MOVED by Councillor Kochan that Council approve the budget adjustment for external requisitions, as presented in Attachment A-3.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

ROCKY VIEW COUNTY

G-1 All Divisions - Bylaw C-8735-2026 - 2026 Tax Rate Bylaw
File: 0785

MOVED by Councillor Hanson that Bylaw C-8735-2026 be amended as follows:

AND WHEREAS Rocky View County's estimated expenditures, transfers, and revenues other than from property taxation for 2026 are:

(1) the estimated municipal expenditures and transfers set out in the County's budget for 2026 total $513,810,000;

(2) the estimated municipal revenues and transfers from all sources other than taxation are estimated at ~~$296,125,948~~ $299,240,840;

(3) the balance of ~~$217,684,052~~ $214,569,160 is to be raised by general taxation;

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

MOVED by Councillor Hanson that Bylaw C-8735-2026 be given first reading, as amended.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

MOVED by Councillor Hanson that Bylaw C-8735-2026 be given second reading, as amended.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

MOVED by Councillor Hanson that Bylaw C-8735-2026 be considered for third reading, as amended.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

MOVED by Councillor Hanson that Bylaw C-8735-2026 be given third and final reading, as amended.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

G-2 Division 7 - Bylaw C-8736-2026 - 2026 Langdon Recreation Special Tax Levy Bylaw File: 0785

MOVED by Councillor Ball that Bylaw C-8736-2026 be given first reading.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

MOVED by Councillor Ball that Bylaw C-8736-2026 be given second reading.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

ROCKY VIEW COUNTY

MOVED by Councillor Ball that Bylaw C-8736-2026 be considered for third reading.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

MOVED by Councillor Ball that Bylaw C-8736-2026 be given third and final reading.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

I Divisions 1 & 2 – Notice of Motion – Councillor Kochan and Councillor Hanson – Memorandum of Understanding with Springbank Trail and Pathways Association

This notice of motion was read into the Council record on April 14, 2026. The motion as read into the record will be debated on April 28, 2026.

TITLE:	Memorandum of Understanding with Springbank Trail and Pathways Association
WHEREAS	Rocky View County (the County) recognizes the value of establishing clear roles, expectations, and areas of cooperation through a Memorandum of Understanding (MOU) with the Springbank Trail and Pathways Association (STAPA);
AND WHEREAS	the County supports STAPA by providing information required to study the feasibility of a pathway connection between Cochrane and Bragg Creek;
AND WHEREAS	the County may provide letters of support for STAPA grant applications related to feasibility studies for a pathway between Cochrane and Bragg Creek;
AND WHEREAS	no County funding is committed, and the County is not committing to the design, construction, operation, or maintenance of a pathway unless otherwise directed by future Council decision;

ROCKY VIEW COUNTY

AND WHEREAS the County supports collaboration and coordination with the Government of Alberta, Town of Cochrane, the development industry, and other interested parties;

AND WHEREAS STAPA will provide the County with information, results, and data collected through its study work;

AND WHEREAS a potential pathway connection between Cochrane and Bragg Creek may be considered as part of county-wide strategic planning for pathways, including future master planning initiatives;

THEREFORE, BE IT RESOLVED THAT Council direct Administration to develop a Memorandum of Understanding with the Springbank Trail and Pathways Association outlining roles, expectations, and areas of cooperation, and to return to Council with the proposed MOU for consideration.

E-1 Closed Session Item – Chief Administrative Officer Update
File: RVC2026-20

E-2 Closed Session Item – Infrastructure Cost Recovery Agreement Extension
File: RVC2026-19

E-3 Closed Session Item – Weed Lake Update
File: RVC2026-21

E-4 Closed Session Item – Aggregate Extraction Governed by Direct Control Districts
File: RVC2026-18

E-5 Closed Session Item – CAO Performance Evaluation
File: RVC2026-22

MOVED by Councillor Hanson that Council move into closed session at 10:43 a.m. to consider the following confidential items in accordance with the following sections of the *Access to Information Act:*

E-1 – RVC2026-20 – Chief Administrative Officer Update
- Section 29 – Advice from officials
- Section 32 – Privileged information

E-2 – RVC2026-19 – Infrastructure Cost Recovery Agreement Extension
- Section 28 – Local public body confidences
- Section 29 – Advice from officials
- Section 30 – Disclosure harmful to economic and other interests of a public body
- Section 32 – Privileged information

E-3 – RVC2026-21 – Weed Lake Update
- Section 29 – Advice from officials
- Section 30 – Disclosure harmful to economic and other interests of a public body
- Section 32 – Privileged information

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E-4 – RVC2026-18 – Aggregate Extraction Governed by Direct Control Districts
- Section 28 – Local public body confidences
- Section 29 – Advice from officials
- Section 30 – Disclosure harmful to economic and other interests of a public body

E-5 – RVC2026-22 – CAO Performance Evaluation
- Section 20 – Disclosure harmful to personal privacy
- Section 22 – Confidential evaluations

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

The Chair called for a recess at 10:43 a.m. and called the meeting back to order at 11:03 a.m.

Council held closed session item E-2 with the following additional people in attendance:

Rocky View County:
- R. McCullough, Chief Administrative Officer
- B. Henderson, Chief Operating Officer
- D. Kazmierczak, Executive Director, Community Services
- S. McMullen, Executive Director, Financial & Business Services
- B. Scott, Chief of Staff
- T. Andreasen, Manager, Legislative Services

Others:
- D. Young, RMRF (Legal Counsel)

Council held closed session item E-1 with the following additional people in attendance:

Rocky View County:
- R. McCullough, Chief Administrative Officer
- B. Henderson, Chief Operating Officer
- D. Kazmierczak, Executive Director, Community Services
- S. McMullen, Executive Director, Financial & Business Services
- B. Scott, Chief of Staff
- T. Andreasen, Manager, Legislative Services
- K. Hubbard, Manager (Fire Chief), Fire Services

Councillor Boehlke left the meeting 12:19 p.m. and returned at 12:24 p.m.

Council did not consider closed session items E-3, E-4, and E-5 during this closed session.

MOVED by Deputy Reeve Wright that Council move into open session at 12:31 p.m.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

E-1 Closed Session Item – Chief Administrative Officer Update
File: RVC2026-20

MOVED by Deputy Reeve Wright that Council directs Administration to proceed with Mandate #1 as discussed and agreed upon by Council during the closed session for RVC2026-20.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

MOVED by Deputy Reeve Wright that Council directs Administration to proceed with Mandate #2 as discussed and agreed upon by Council during the closed session for RVC2026-20.

Defeated

In Favour:	Opposed:
Councillor Hanson	Councillor Kochan
Reeve Samra	Councillor Whiting
	Deputy Reeve Wright
	Councillor Boehlke
	Councillor Ball

ROCKY VIEW COUNTY

E-2 Closed Session Item – Infrastructure Cost Recovery Agreement Extension
File: RVC2026-19

MOVED by Deputy Reeve Wright that Council directs Administration to proceed with the mandate as discussed and agreed upon by Council during the closed session for RVC2026-19.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

The Chair called for a recess at 12:35 p.m. and called the meeting back to order at 1:26 p.m.

Deputy Reeve Wright and Councillor Hanson were not in attendance when the meeting was called back to order.

E-3 Closed Session Item – Weed Lake Update
File: RVC2026-21

E-4 Closed Session Item – Aggregate Extraction Governed by Direct Control Districts
File: RVC2026-18

E-5 Closed Session Item – CAO Performance Evaluation
File: RVC2026-22

MOVED by Councillor Whiting that Council move into closed session at 1:27 p.m. to consider the following confidential items in accordance with the following sections of the *Access to Information Act:*

E-3 – RVC2026-21 – Weed Lake Update
- Section 29 – Advice from officials
- Section 30 – Disclosure harmful to economic and other interests of a public body
- Section 32 – Privileged information

E-4 – RVC2026-18 – Aggregate Extraction Governed by Direct Control Districts
- Section 28 – Local public body confidences
- Section 29 – Advice from officials
- Section 30 – Disclosure harmful to economic and other interests of a public body

E-5 – RVC2026-22 – CAO Performance Evaluation
- Section 20 – Disclosure harmful to personal privacy
- Section 22 – Confidential evaluations

Carried
Absent: Deputy Reeve Wright
Councillor Hanson

In Favour:	Opposed:
Councillor Kochan	None
Councillor Whiting	
Reeve Samra	
Councillor Boehlke	
Councillor Ball	

Deputy Reeve Wright and Councillor Hanson returned to the meeting at 1:29 p.m.

Council held closed session item E-3 with the following additional people in attendance:

Rocky View County:
- R. McCullough, Chief Administrative Officer
- B. Henderson, Chief Operating Officer
- D. Kazmierczak, Executive Director, Community Services
- S. McMullen, Executive Director, Financial & Business Services
- B. Scott, Chief of Staff
- T. Andreasen, Manager, Legislative Services
- M. Austen, Manager, Utility Services

The Chair called for a recess at 2:03 p.m. and called the meeting back to order at 2:07 p.m.

Council held closed session item E-4 with the following additional people in attendance:

Rocky View County:
- R. McCullough, Chief Administrative Officer
- B. Henderson, Chief Operating Officer
- D. Kazmierczak, Executive Director, Community Services
- S. McMullen, Executive Director, Financial & Business Services
- B. Scott, Chief of Staff
- T. Andreasen, Manager, Legislative Services
- A. Chell, Planning Policy Supervisor, Planning
- C. Maddock, Planner, Planning

Council held closed session item E-5 with no additional people in attendance.

MOVED by Councillor Hanson that Council move into open session at 4:29 p.m.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

ROCKY VIEW COUNTY

E-3 Closed Session Item – Weed Lake Update
File: RVC2026-21

MOVED by Councillor Ball that Council directs Administration to proceed with the mandate as discussed and agreed upon by Council during the closed session for RVC2026-21.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

E-4 Closed Session Item – Aggregate Extraction Governed by Direct Control Districts
File: RVC2026-18

MOVED by Deputy Reeve Wright that Council directs Administration to proceed with the mandate as discussed and agreed upon by Council during the closed session for RVC2026-18.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

E-5 Closed Session Item – CAO Performance Evaluation
File: RVC2026-22

Council rose without report following the closed session.

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J Adjourn the Meeting

MOVED by Deputy Reeve Wright that the April 14, 2026 Council meeting be adjourned at 4:30 p.m.

Carried

In Favour:	Opposed:
Councillor Hanson	None
Councillor Kochan	
Councillor Whiting	
Reeve Samra	
Deputy Reeve Wright	
Councillor Boehlke	
Councillor Ball	

_____
Reeve or Deputy Reeve

_____
Chief Administrative Officer or designate

ROCKY VIEW COUNTY

COUNCIL REPORT

Redesignation Item: Agricultural

Electoral Division: 5

File: PL20250178 / 06521008, 06521001

Date:	April 28, 2026
Presenter:	Jessica Russell, Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is for Council to assess redesignation of a portion of the subject lands (Attachment A) from Residential, Rural District (R-RUR) to Agricultural, Small Parcel District (A-SML p8.1) and another portion from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1). This would facilitate a future boundary adjustment to create a ± 8.10 hectare (± 20.01 acre) parcel and a ± 56.25 hectare (± 138.99 acre) remainder.

The application was evaluated pursuant to the policies and regulations of the City of Airdrie / Rocky View County Intermunicipal Development Plan, the Rocky View County / City of Calgary Intermunicipal Development Plan, the Municipal Development Plan, and the *Land Use Bylaw*.

ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8734-2026 be given first reading.

THAT Bylaw C-8734-2026 be given second reading.

THAT Bylaw C-8734-2026 be considered for third reading.

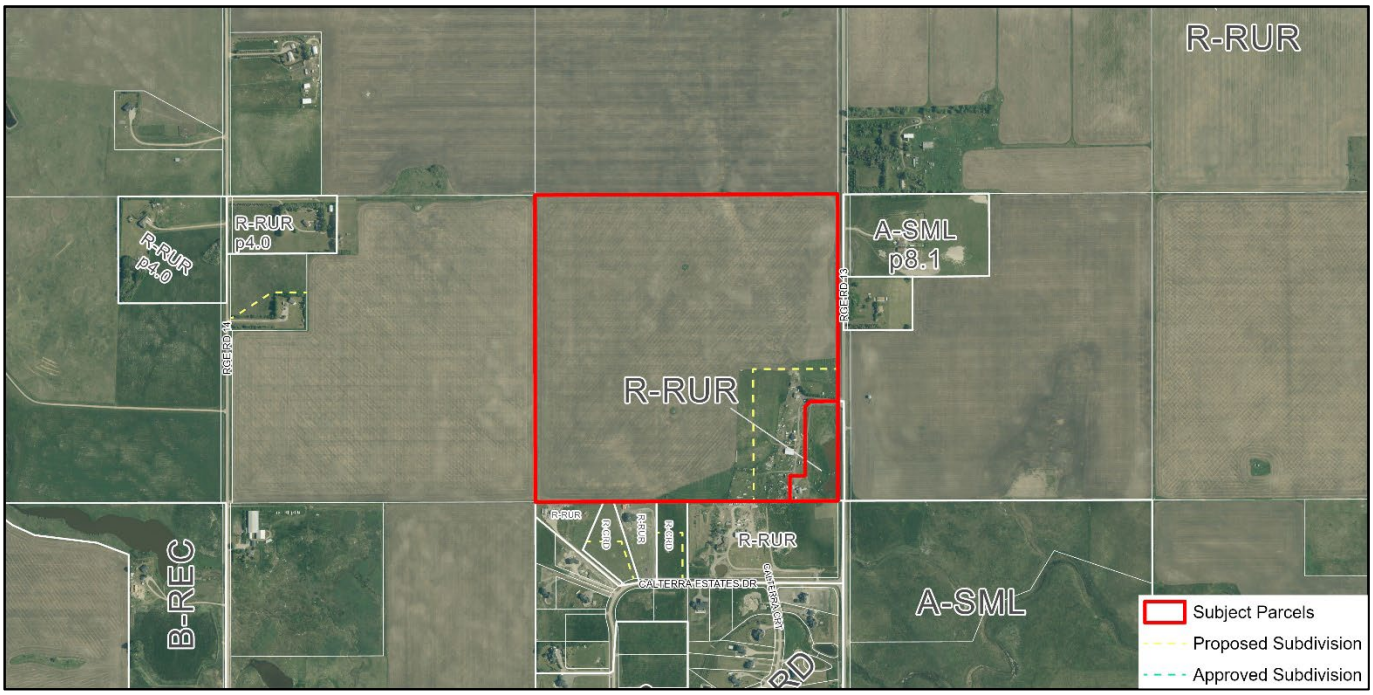
THAT Bylaw C-8734-2026 be given third and final reading.

Redesignation Item: Agricultural

BACKGROUND

Location (Attachment A)

The subject lands are located immediately west of the Balzac West Area Structure Plan, approximately 1.61 kilometres (1.00 mile) north of Highway 566 on the west side of Range Road 13.



Site History (Attachment B)

Lot 1 is developed with a farmstead, an accessory dwelling, and accessory buildings. The lot is serviced by existing private water and wastewater infrastructure. Lot 1 is accessed by an existing mutual paved approach from Range Road 13 to the east. On July 29, 2014, a portion of the quarter section SE-21-26-01-W5M was redesignated from Ranch and Farm (RF) District to Residential Two (R-2) District by Bylaw C-7285-2014 to facilitate a subdivision to create a ± 2.43 hectare (± 6.00 acre) parcel and a ± 62.35 hectare (± 154.00 acre) remainder. On December 12, 2018, Plan 1812387 was registered to create Lot 1, Block 1, Plan 1812387, the first parcel subdivided from the quarter section.

The remainder of the quarter section is undeveloped and used for agricultural purposes. No development or change of use is proposed for the remainder. The remainder requires access to Range Road 13 by a new approach to the east.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary intermunicipal neighbours, internal and external agencies. Comments received from external agencies and internal departments are summarized in Attachment C.

Landowner Circulation (Attachment D)

The application was circulated to 118 adjacent landowners in accordance with County Policy C-327 (Circulation and Notification Standards). Administration received no response from adjacent landowners.

ANALYSIS

Policy Review (Attachment E)

The application was reviewed pursuant to the City of Airdrie / Rocky View County Intermunicipal Development Plan, the Rocky View County / City of Calgary Intermunicipal Development Plan, the

Municipal Development Plan, and the *Land Use Bylaw*. The application was found to generally align with the overarching planning documents.

City of Airdrie and Rocky View County Intermunicipal Development Plan

The subject lands are within the Notification Zone for the IDP, defined in Part II.D of the IDP. Pursuant to Policy 3.1.2, the application was referred to the City of Airdrie for review.

The subject lands are identified as existing lands within Rocky View County in Map 3B of the IDP regarding existing land uses. The proposal aligns with Policy 2.10.2.4, which allows for agricultural subdivisions in accordance with the appropriate land use district for farmstead separation and subdivision of a first parcel from quarter section.

City of Calgary and Rocky View County Intermunicipal Development Plan

The subject lands are located within an identified City of Calgary Residential Growth Area on Map 4 of the IDP. Pursuant to Policy 15.1, the application was referred to The City of Calgary for review.

Policy 8.1.3 states that City of Calgary Growth Areas should be governed in accordance with existing Rocky View County policy documents. The application was found to generally align with the evaluated County policy documents, detailed below.

Municipal Development Plan (MDP)

The subject lands are identified as being within the Agricultural Area on Maps 2 (Distinct Areas) and 3 (Growth Areas) of the MDP. The application is consistent with the agriculture objectives of the MDP, which aims to limit fragmentation of agricultural lands.

The application facilitates a boundary adjustment to accommodate continued farmstead and agricultural uses on the lands. The proposal aligns Agricultural Boundary Design Guidelines and minimizes adverse impacts on agricultural operations within the remainder, consistent with Policy 11.5. Further, the proposed use of the lands are continued farmstead and agricultural uses, consistent with Policy 11.6.a.

The proposed boundary adjustment is consistent with Policy 11.18 of the MDP regarding subdivision to create a first farmstead out. The proposed size of the parcel is 8.10 hectares (20.01 acres), aligning with Policy 11.19, which establishes the maximum size of a First Farmstead Out parcel.

Land Use Bylaw

The proposed parcel size of 8.10 hectares (± 20.01 acres) is consistent with the minimum parcel size for the Agricultural, Small Parcel District (A-SML p8.1). The proposed use is continued farmstead and agricultural uses, consistent with the purpose and allowed uses in the A-SML District.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications are identified at this time.

STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

No alternative options have been identified for Council's consideration.

Redesignation Item: Agricultural

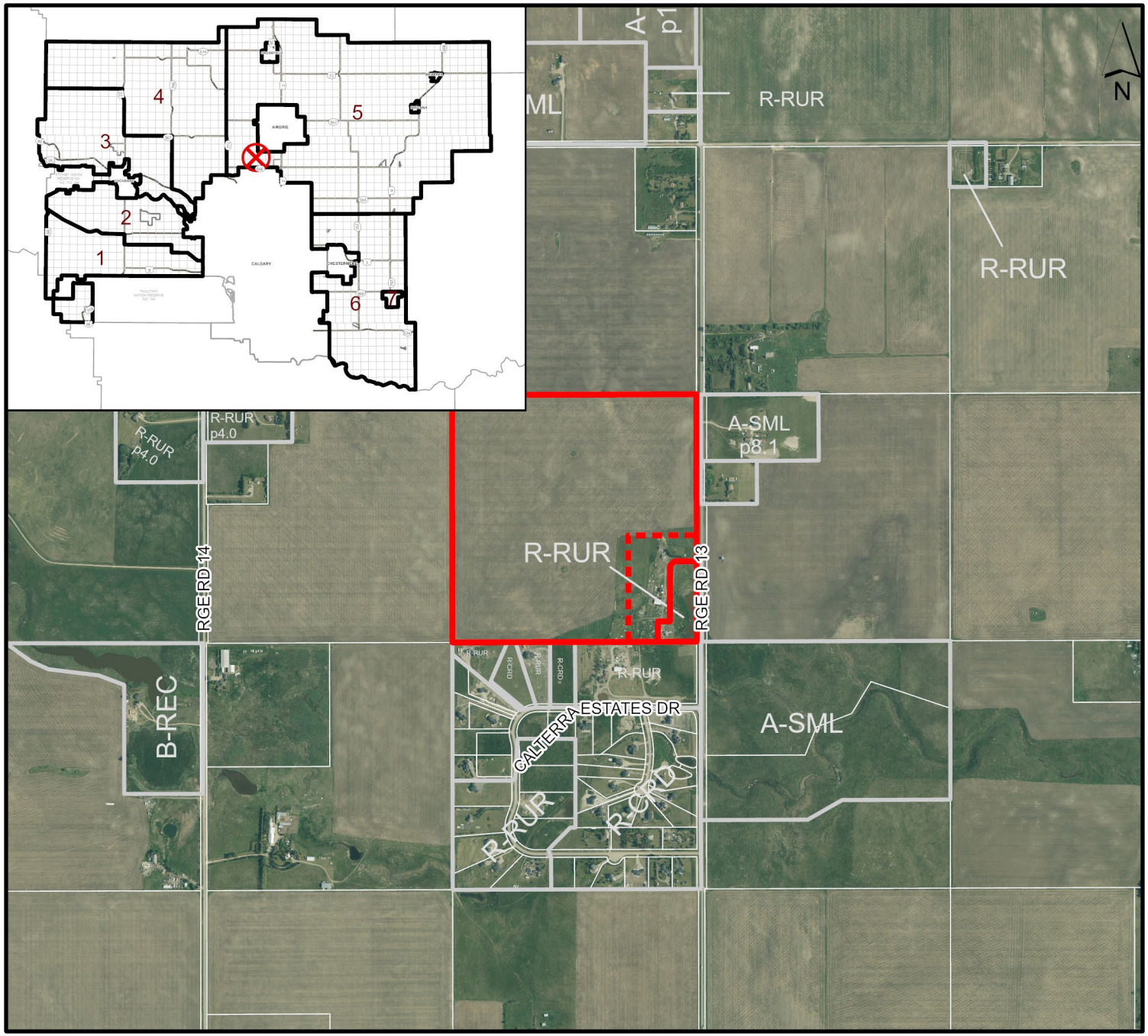
ATTACHMENTS

Attachment A: Map Set
Attachment B: Application Information
Attachment C: Application Referral Responses
Attachment D: Public Submissions [No Letters Received]
Attachment E: Policy Review
Attachment F: Draft Bylaw C-8734-2026

APPROVALS

Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

ROCKY VIEW COUNTY



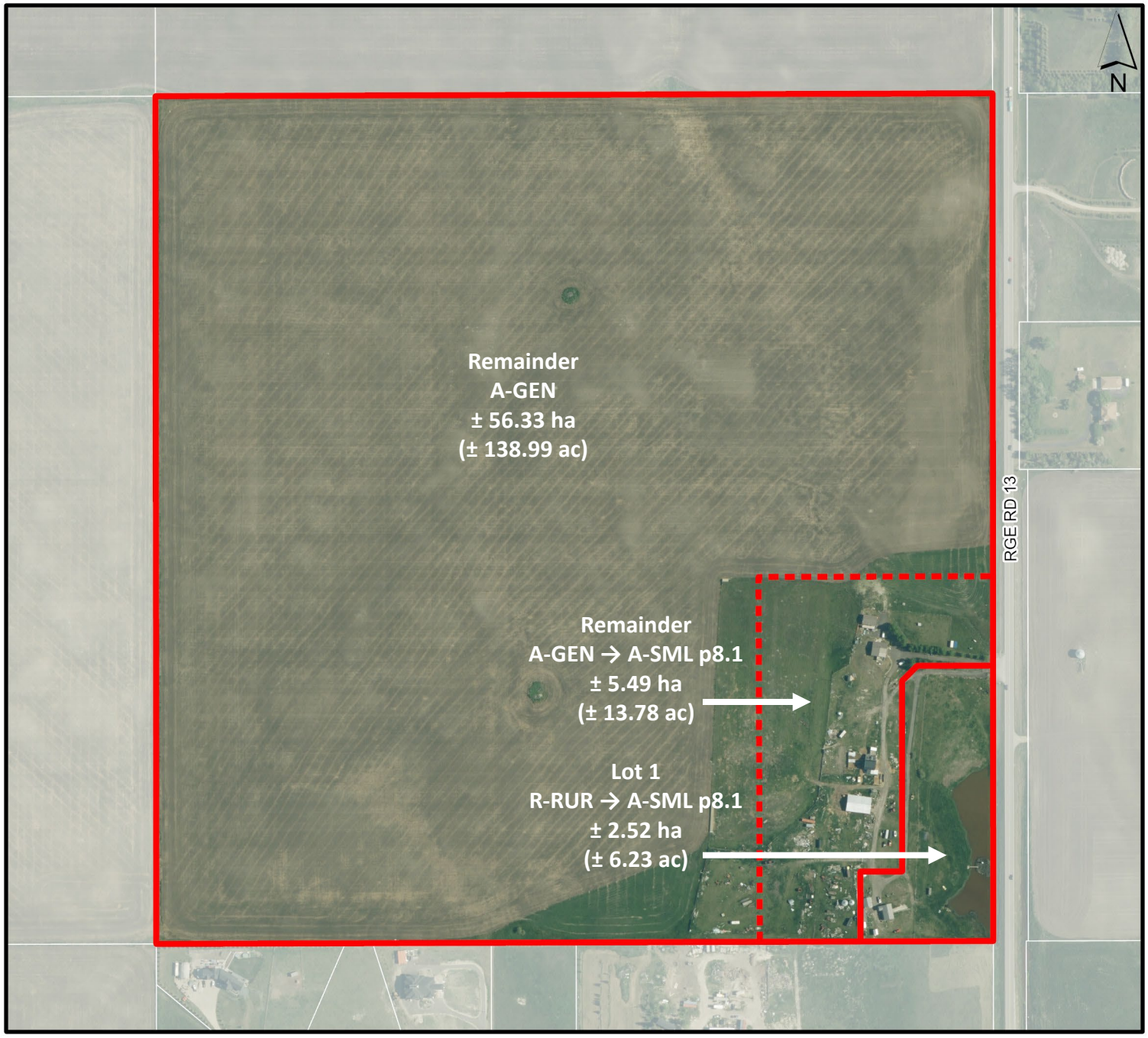
Location & Context

Redesignation Proposal

To redesignate Lot 1, Block 1, Plan 1812387 (Lot 1) containing ± 2.52 hectares (± 6.23 acres) from Rural Residential District (R-RUR) to Small Agricultural District (A-SML p8.1) and a portion of SE-21-26-01-W5M (remainder) containing ± 5.49 hectares (± 13.78 acres) from General Agricultural District (A-GEN) to A-SML p8.1.

Division: 5
Roll: 06521001,06521008
File: PL20250178
Printed: 12/11/2025
Legal: A portion of SE-21-26-01-W5M

ROCKY VIEW COUNTY



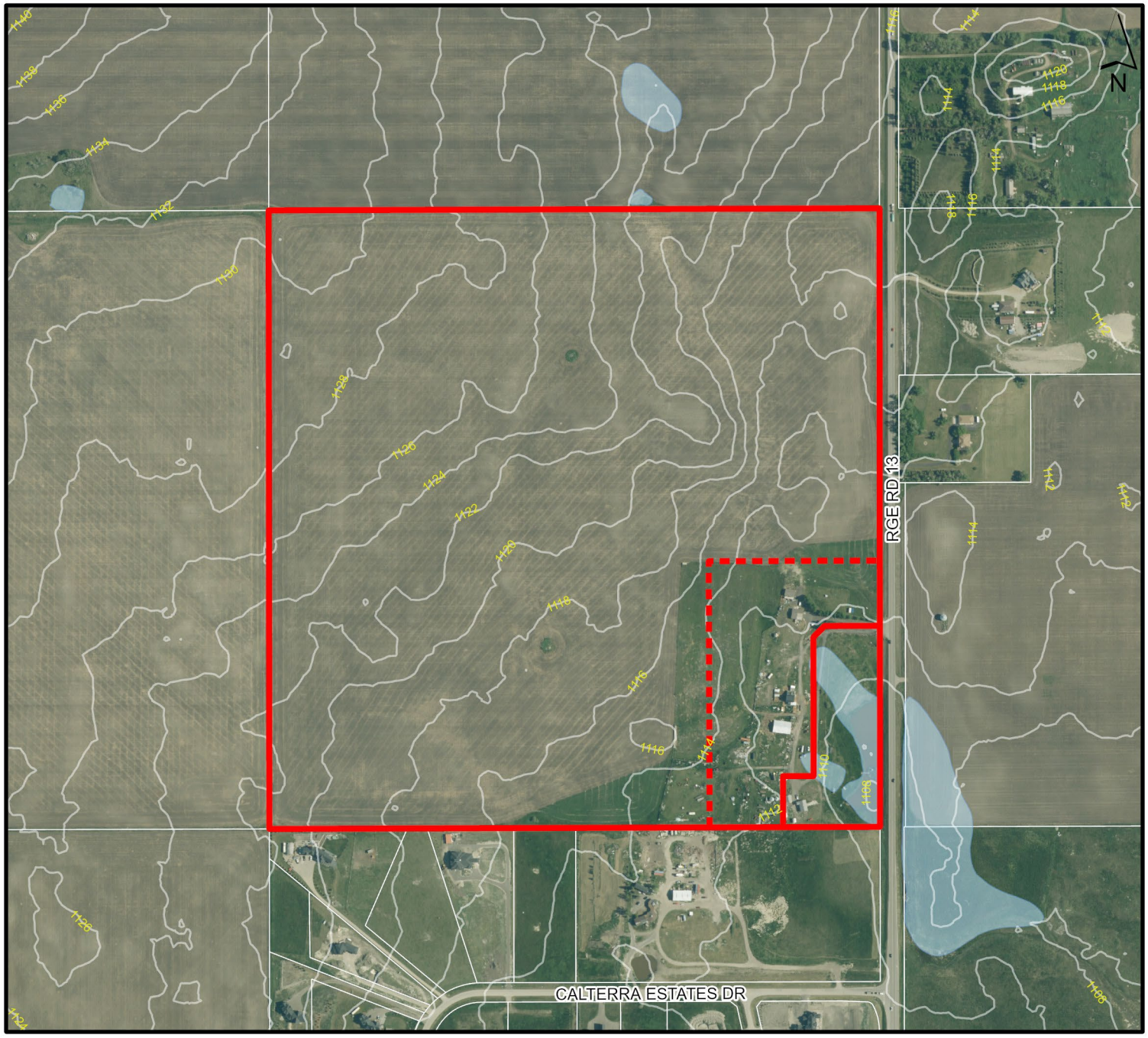
Proposal

Redesignation Proposal

To redesignate Lot 1, Block 1, Plan 1812387 (Lot 1) containing ± 2.52 hectares (± 6.23 acres) from Rural Residential District (R-RUR) to Small Agricultural District (A-SML p8.1) and a portion of SE-21-26-01-W5M (remainder) containing ± 5.49 hectares (± 13.78 acres) from General Agricultural District (A-GEN) to A-SML p8.1.

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Roll: 06521001,06521008
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ROCKY VIEW COUNTY



Environmental

Redesignation Proposal

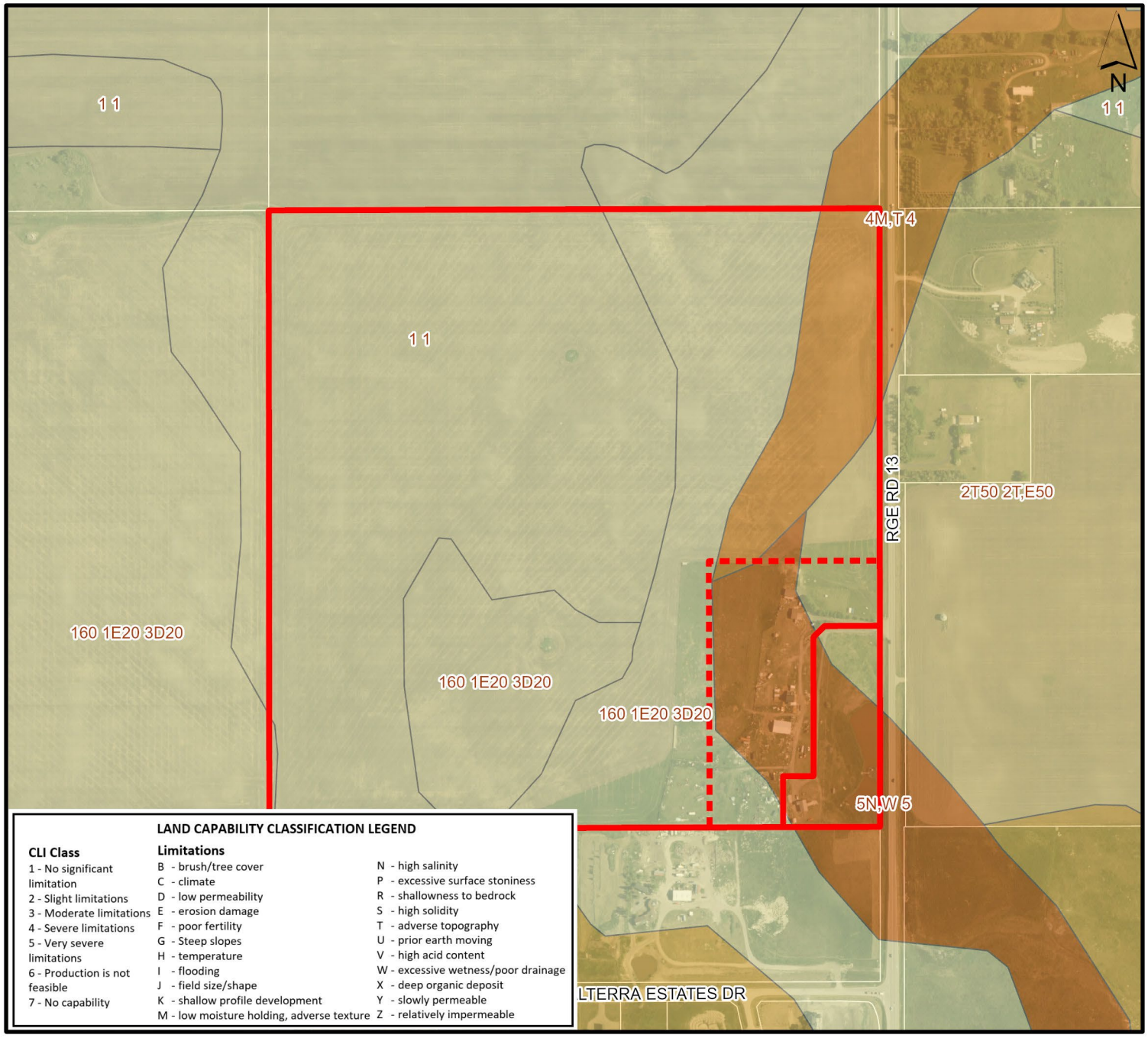
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Legend

- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 5
Roll: 06521001,06521008
File: PL20250178
Printed: 12/11/2025
Legal: A portion of SE-21-26-01-W5M

ROCKY VIEW COUNTY



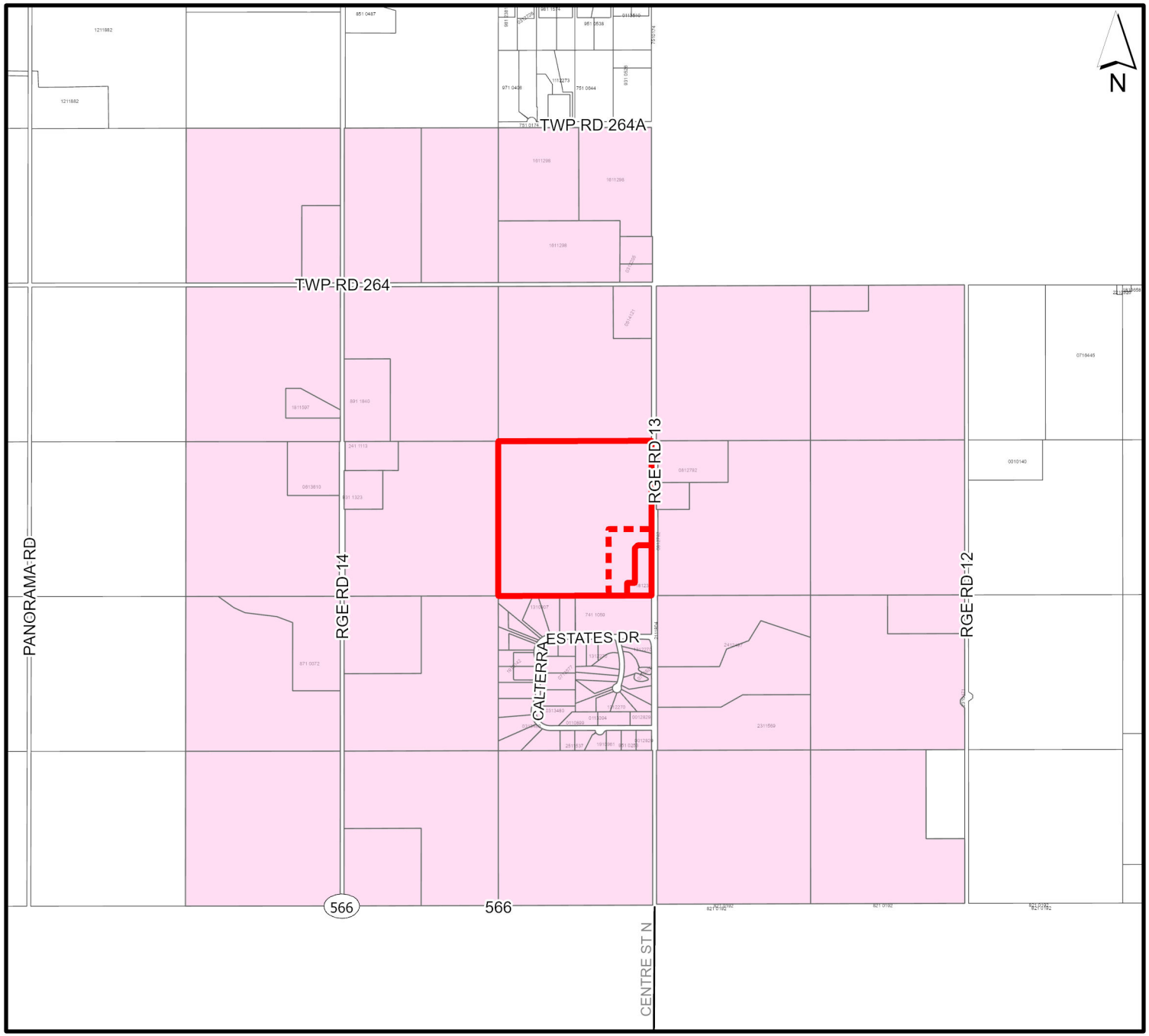
Soil Classifications

Redesignation Proposal

To redesignate Lot 1, Block 1, Plan 1812387 (Lot 1) containing ± 2.52 hectares (± 6.23 acres) from Rural Residential District (R-RUR) to Small Agricultural District (A-SML p8.1) and a portion of SE-21-26-01-W5M (remainder) containing ± 5.49 hectares (± 13.78 acres) from General Agricultural District (A-GEN) to A-SML p8.1.

Division: 5
Roll: 06521001,06521008
File: PL20250178
Printed: 12/11/2025
Legal: A portion of SE-21-26-01-W5M

ROCKY VIEW COUNTY



Landowner Circulation Area

Redesignation Proposal

To redesignate Lot 1, Block 1, Plan 1812387 (Lot 1) containing ± 2.52 hectares (± 6.23 acres) from Rural Residential District (R-RUR) to Small Agricultural District (A-SML p8.1) and a portion of SE-21-26-01-W5M (remainder) containing ± 5.49 hectares (± 13.78 acres) from General Agricultural District (A-GEN) to A-SML p8.1.

Legend

Support ☆

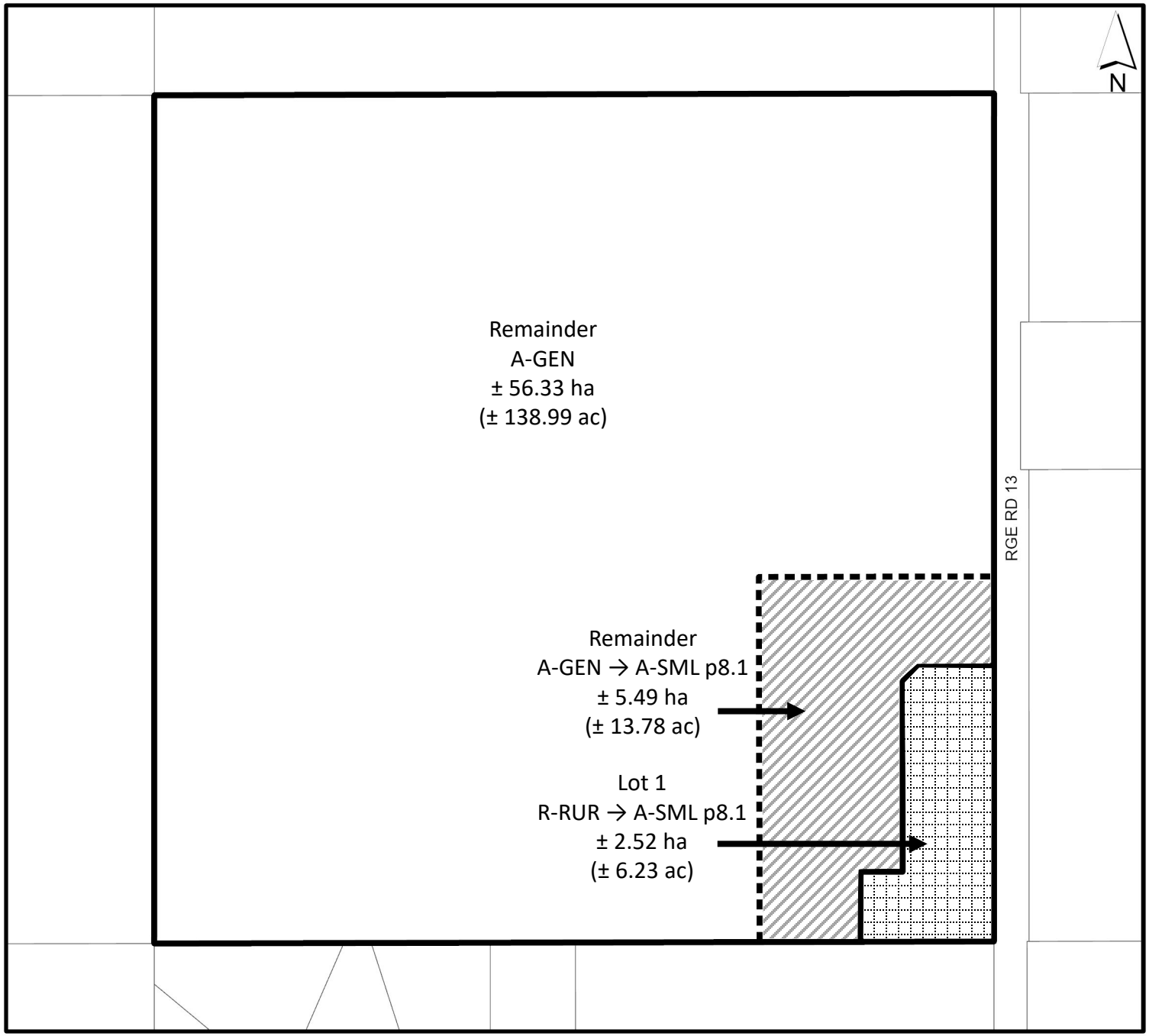
Not Support ⊘

Division: 5
Roll: 06521001,06521008
File: PL20250178
Printed: 12/11/2025
Legal: A portion of SE-21-26-01-W5M

ROCKY VIEW COUNTY

Schedule 'A'

Bylaw C-8734-2026



Amendment

FROM
General Agriculture (A-GEN)
TO
Small Agriculture (A-SML p8.1)

FROM
Rural Residential (R-RUR)
TO
Small Agriculture (A-SML p8.1)

Division: 5
Roll: 06521001,06521008
File: PL20250178
Printed: 12/11/2025
Legal: A portion of SE-21-26-05-W5M

ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Larry Konschuk, Konschuk Consulting / Archie Bushfield & Karen Hand	**DATE APPLICATION RECEIVED:** December 3, 2025
GROSS AREA: ± 2.52 hectares (± 6.23 acres) & ± 61.82 hectares (± 152.77 acres)	**LEGAL DESCRIPTION:** Lot 1, Block 1, Plan 1812387 & A portion of SE-21-26-01-W5M
Pre-Application Meeting Held: ☐	**Meeting Date:** 2026-04-28

SOILS (C.L.I. from A.R.C.):

3D60 3T40: identified as having moderate limitations in low permeability and moderate limitations in adverse topography.

2T50 2T,E50: identified as having slight limitations in adverse topography and slight limitations in adverse topography and erosion damage.

4M,T 4: identified as having severe limitations in low moisture holding capability and adverse topography.

5N,W 5: identified as having very severe limitations in high salinity and excessive wetness or poor drainage.

CLI Class 160 1E20 3D20: identified as having slight limitations in erosion damage and moderate limitations in low permeability.

CLI Class 1 1: identified as having slight limitations.

HISTORY:

July 29, 2014:	On July 29, 2014, a portion of the quarter section SE-21-26-01-W5M was redesignated from Ranch and Farm District to Residential 2 District by Bylaw C-7285-2014 to facilitate a subdivision to create a ± 2.43 hectare (± 6.00 acre) parcel and a ± 62.35 hectare (± 154.00 acre) remainder.
December 12, 2018:	On December 12, 2018, Plan 1812387 was registered to create Lot 1, Block 1, Plan 1812387, the first parcel subdivided from the quarter section.

TECHNICAL REPORTS SUBMITTED:

- N/A.

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
School Authority	
Rocky View Schools	No response received.
Calgary Catholic School District	No response received.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
Province of Alberta	
Alberta Arts, Culture and Status of Women	No response received.
Alberta Child Services	No response received.
Alberta Energy Regulator	No response received.
Alberta Environment and Protected Areas	No response received.
Alberta Forestry and Parks	No response received.
Alberta Health Services	No response received.
Public Utility	
ATCO Distributions	No concerns.
ATCO Transmissions	No concerns.
AltaLink Management	No response received.
FortisAlberta	No concerns.
Shaw Cablesystems (Rogers)	No response received.
TELUS Communications	No concerns.

AGENCY	COMMENTS
TransAlta Utilities Ltd.	No response received.
Rockyview Gas Co-op Ltd.	Rockyview Gas Co-op Ltd. submits the following comments regarding the above referenced Redesignation Application: 1. Any existing Rockyview Gas Co-op Utility Right of Way concerning the said lands shall remain in effect and be registered, according to the Land Titles Act, to the subdivision parcel and registered to the remaining parcel. 2. Rockyview Gas Co-op Ltd. has buried natural gas distribution line(s) within the subject area. If the main gas line is required to be relocated, the owner will be responsible for the cost to move the natural gas line. 3. There is no designation of public lands. 4. Rockyview Gas Co-op requires a Letter of Understanding regarding secondary yard lines to be executed by the title holder of the parcel being subdivided. No secondary yard lines are permitted to supply natural gas service from one titled property to another titled property. 5. The landowner shall be responsible for the cost, at time of application, for the installation of the natural gas service line. 6. The applicant shall pay for any alterations to the natural gas distribution system if required. 7. The applicant shall be responsible for the cost of system upgrades and /or gas main extensions should natural gas service be required. We have no objections with the application proceeding.
Rocky View Water Co-op	This proposal will not impact existing Rocky View Water Co-op infrastructure.
Adjacent Municipality	
City of Airdrie	No response received.
City of Calgary	While we acknowledge that the subject lands are located within an identified City of Calgary residential Growth Area, The City Administration has no objection to this specific application, and requests that dedication of Municipal Reserves be deferred (not cash in lieu).
Other External Agencies	
Canada Post	No response received.
Rocky View Regional Handibus Society	No response received.

AGENCY	COMMENTS
Internal Departments	
Recreation, Parks, and Community Support	No comment.
GIS Services	No response received.
Building Services	Items Requiring Information – Additional information required for the Building Permit Application a) Prior to boundary adjustment ensure the buildings on the lot comply with subsections 9.10.14. and 9.10.15. Spatial Separations between Buildings. Some building faces will no longer be exempt from spatial separation requirements due to the increase in major occupancies on the consolidated lot.
Fire Services & Emergency Management	Fire services have no concerns at this time subject to requirements as per the NBC (AE), NFC (AE) and County Bylaws.
Development Authority	No response received.
Capital and Engineering Services	**General:** • The application proposes to redesignate Lot 1, Block 1, Plan 1812387 (Lot 1) containing ± 2.52 hectares (± 6.23 acres) from Rural Residential District (R-RUR) to Small Agricultural District (A-SML) and a portion of SE-21-26-01-W5M (Lot 2) containing ± 5.58 hectares (± 13.78 acres) from General Agricultural District (A-GEN) to A-SML. The purpose of the redesignation is to facilitate a boundary adjustment between the subject lands resulting in a ± 8.10 hectare (± 20.01 acre) parcel and a ± 56.25 hectare (±138.99 acre) remainder. **Geotechnical:** • The subject lands do not include slopes greater than 15%. • Engineering has no requirements at this time. **Transportation:** • The existing lot gains access off Range Road 13 from a mutual paved approach. As per the application, the proposed lot (± 20.01 acre) will gain access off Range Road 13 from the existing mutual paved approach. The applicant proposes to construct a new single approach off Range Road 13 to access the remainder lot (±138.99 acre). • As a condition of future subdivision (boundary adjustment), the applicant shall construct a new approach on Range Road 13, in accordance with the County Servicing Standards, in order to provide access to the remainder lot (±138.99 acre). • Contact County Engineering / Road Operations for a pre-construction and a post-construction inspection for final acceptance.

AGENCY	COMMENTS
	• The applicant will not be required to pay the transportation offsite levy (TOL), as per the applicable TOL bylaw as the redesignation is for future boundary adjustment only. **Sanitary/Waste Water:** • The applicant submitted a site plan that identifies the type of PSTS and drainfield that is existing on the subject lands and demonstrates that the proposed boundary adjustment meets adequate setbacks in accordance with the Alberta Standards of Practice. • The applicant is not required to demonstrate adequate servicing for the remainder lot (±138.99 acre), as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in the agriculture use district (A-GEN) and are greater than 30 acres in size. **Water Supply and Waterworks:** • As per the application, the existing dwellings within the boundaries of the proposed lot (± 20.01 acre) are serviced by an existing groundwater well and the Rocky View Water Co-op. No changes to the existing servicing are proposed. Engineering has no requirements at this time. • The applicant is not required to demonstrate adequate servicing for the remainder lot (± 138.99 acre), as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in the agriculture use district (A-GEN) and are greater than 30 acres in size. **Storm Water Management**: • Given the size of the subject land(s) and the application is for future boundary adjustment, engineering does not anticipate that the future boundary adjustment will result in a significant increase in imperviousness, therefore a site-specific stormwater implementation plan (SSIP) is not required at this time. An SSIP may be required at future subdivision or development stages depending on the information provided at the time of application. • Engineering has no requirements at this time. **Environmental** • There are wetlands on the subject land. As the application is only for a future boundary adjustment and there is no proposed change. Engineering has no requirements at this time. • Should the wetland be directly impacted by the proposed development, as a condition of future subdivision or development, the applicant/owner may be required to provide a Wetland Impact Assessment conducted by a qualified professional that assesses the existing wetland and the impacts the proposed development will have on the wetland.
Agriculture & Environment Services	No concerns.

Circulation Period: January 7, 2026, to February 6, 2026.

ATTACHMENT D: PUBLIC SUBMISSIONS

No Letters Received

ATTACHMENT E: POLICY REVIEW

Definitions		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

City of Airdrie and Rocky View County Intermunicipal Development Plan	
3.1 Circulation and Referral Processes	
3.1.2	*Intermunicipal Referrals* *Within the Plan Area, the two municipalities will refer the following:* *1. proposed municipal development plan amendments, area structure plans, outline plans and conceptual schemes and amendments;* *2. applications for land use redesignation and subdivision;* *3. applications for the disposition of environmental, municipal and/or school reserves, environmental easements, public utility lots and/or road allowances;* *4. development permit applications for:* *a. intensive agricultural operations;* *b. natural resource extraction;* *c. landfills;* *d. discretionary uses along the intermunicipal entranceways as defined in Section 2.9 of this Plan;* *e. commercial, industrial or business*
Consistent	Pursuant to policy 3.1.2, the application was referred to the City of Airdrie for review. Administration did not receive a response from the City of Airdrie regarding the application.
Part II.D Adjustments to the Policy Area and Notification Zones	
Policy Areas	*The Policy Area within the City of Airdrie is intended to correspond to a 400 m (¼ mile) strip immediately adjacent to and within the City limits. The Policy Area within the M.D. of Rocky View is intended to include lands adjacent to and within 800 m (½ mile) outside of the City limits. Any lands within the M.D. of Rocky View that are currently identified as part of the Policy Area on Map 1 and that are not affected by annexation will remain part of the Policy Area.*
Consistent	The subject lands are within the Notification Zone for the IDP, defined in Part II.D of the IDP.

City of Calgary and Rocky View County Intermunicipal Development Plan	
8.0 Growth Corridors/Areas and Annexation	
8.1.3	*Identified City of Calgary Growth Areas should continue to be governed in accordance with existing Rocky View County policy documents, which may be updated. Should the lands be annexed by The City of Calgary, planning will be conducted as directed by its Municipal Council at that time.*
Consistent	The application was found to generally align with the evaluated Rocky View County policy documents, detailed below.

15.0 Plan Implementation	
15.1	*The following that occur partially or wholly within the Plan Area (Map 1) shall be circulated to both municipalities:* *(a) Statutory and non-statutory plans within the Plan Area and proposed amendments to such plans;* *(b) Applications for land use redesignation and subdivision;* *(c) All applications for development permits, including renewals;* *(d) Disposition of environmental, municipal and/or school reserves, environmental easements, public utility lots and/or road allowances;* *(e) Emergency response plans for natural resource extraction activities;* (f) *Flood hazard mapping revisions.*
Consistent	The subject lands are within the Policy Area identified within Map 1 of the IDP regarding the plan area. Pursuant to policy 15.1, the application was referred to the City of Calgary for review. The City of Calgary notes that the subject lands are located within an identified City of Calgary Residential Growth Area on Map 4 of the IDP. The City of Calgary has no objection to the application and requests that dedication of Municipal Reserves be deferred.

Municipal Development Plan	
11.0 Agriculture	
General	
11.5	*Adverse impacts on agricultural operations across the County should be minimized through the Land Use Bylaw setback and buffer regulations and the County's Agricultural Boundary Design Guidelines.*
Consistent	The application facilitates a boundary adjustment to accommodate continued farmstead and agricultural uses on the lands. The proposal aligns Agricultural Boundary Design Guidelines and minimizes adverse impacts on agricultural operations, consistent with policy 11.5.
11.6	*Development in Agricultural Areas shall protect agricultural lands to the greatest extent possible and may include the following:* *a. farmsteads;* *b. agri-business, agri-tourism, value-added agriculture, or Diversified Agricultural Operations;* *c. temporary housing for seasonal workers where it is essential to the agricultural operation and does not compromise the land's long-term agricultural viability; and* *d. Business Hubs as per Section 10: Business Hubs.*
Consistent	The proposed use of the lands are continued farmstead and agricultural uses, consistent with policy 11.6.a.
First Farmstead Out	
11.18	*Subdivision to create a First Farmstead Out should be supported if the proposed parcel meets the following criteria:* *a. the quarter section being subdivided is currently unsubdivided;* *b. alignment with the definition of a First Farmstead Out;* *c. a minimum parcel size of 1.60 hectares (3.95 acres);* *d. a maximum parcel size of 8.1 hectares (20 acres), notwithstanding policy 11.19;* *e. the parcel is located:* *i. in a corner of the quarter section;* *ii. adjacent to an existing farmstead dwelling within the quarter section; or*

	iii. on land deemed unsuitable for agricultural production (e.g., soil quality, topography, natural features), at the discretion of the County; *f. the applicant demonstrates clear intention to use the parcel for a farmstead dwelling;* *g. the parcel has direct access to a developed public roadway;* *h. the application meets the County Servicing Standards;* *i. the parcel has no physical constraints to subdivision;* *j. the applicant demonstrates how adverse impacts on agricultural operations will be mitigated, in alignment with the Agricultural Boundary Design Guidelines; and* k. *the applicant maintains the balance of the quarter section as agricultural use.*
Consistent	The application facilitates a boundary adjustment of a first parcel out of the quarter section. The proposal is consistent with policy 11.18 regarding subdivision to create a first farmstead out.
11.19	*A First Farmstead Out may be larger than 8.1 hectares (20 acres) if there is a physical constraint that requires a larger parcel size, at the discretion of the County.*
Consistent	The proposed size of the parcel is 8.10 hectares (20.01 acres), consistent with policy 11.19 regarding the maximum size of a First Farmstead Out parcel.
12.0 Environment	
Wetlands	
12.14	*Conservation and effective management of riparian areas and wetlands shall be implemented in accordance with Government of Alberta policy, including the Alberta Wetland Policy, County policy, and best management practices.*
Consistent	There are wetlands identified within Lot 1. The application facilitates a boundary adjustment and does not propose new development or change of use on the subject lands. Should the wetland be directly impacted by the proposed development, the provision of a Wetland Impact Assessment conducted by a qualified professional that assesses the existing wetland and the impacts the proposed development will have on the wetland may be required at the subdivision or development permit stage.
13.0 Transportation	
General	
13.4	*New development shall use, extend, and enhance existing transportation infrastructure.*
Consistent	The subject lands are located approximately 1.61 kilometres (1.00 mile) north of Highway 566 on the west side of Range Road 13. Lot 1 is accessed by a mutual paved approach from Range Road 13 to the east. The applicant proposes to construct a new single approach off Range Road 13 to access the remainder. Inspections of existing and proposed approaches may be required at the subdivision stage.
19.0 Water, Wastewater, and Solid Waste	
Private Water Supply	
19.11	*Water treatment for new developments shall be provided in alignment with the County Servicing Standards, Bylaw C-7662- 2017 Water/Wastewater Utilities Bylaw, and Government of Alberta regulations.*
Consistent	Lot 1 is developed with a farmstead and accessory buildings. The lot is serviced by existing private water supply infrastructure through connection to the Balzac Water Co-op.

	The remainder is undeveloped and used for agricultural purposes. No development or change of use is proposed for the remainder. In accordance with Rocky View County Policy C-411, the proposed remainder parcel is greater than 12.10 hectares (30.00 acres) and used for agricultural purposes, therefore demonstration of servicing is not required.
Private Wastewater Treatment	
19.14	*Wastewater treatment for new developments shall be provided in alignment with the County Servicing Standards, Bylaw C-7662-2017 Water/ Wastewater Utilities Bylaw, and Government of Alberta regulations.*
Consistent	Lot 1 is developed with a farmstead and accessory buildings. The lot is serviced by existing private wastewater infrastructure through a septic field. The remainder is undeveloped and used for agricultural purposes. No development or change of use is proposed for the remainder. In accordance with Rocky View County Policy C-411, the proposed remainder parcel is greater than 12.10 hectares (30.00 acres) and used for agricultural purposes, therefore demonstration of servicing is not required.
Stormwater	
19.16	*Stormwater shall be managed in alignment with Government of Alberta regulations and the County Servicing Standards.* *a. On-site stormwater may be released into a downstream receiving water body. The following conditions shall be met for release:* *i. proof of requirement for downstream release;* *ii. alignment with Government of Alberta approvals;* *iii. protection of downstream properties; and* iv. *identification and safety of the downstream stormwater conveyance system.*
Consistent	Upon review of the application, Engineering Services noted that the proposed boundary adjustment is not anticipated to result in a significant imperviousness of the site, therefore a site-specific stormwater implementation plan (SSIP) is not required at this time. An SSIP may be required at future subdivision or development stages depending on the information provided at the time of application.

Land Use Bylaw	
Part 6. Land Use Districts	
A-GEN Agricultural, General District	
303	*PURPOSE: To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.*
Consistent	The proposed use of the remainder is continued agricultural uses, consistent with the purpose and allowed uses in the A-GEN District.
305	*MINIMUM PARCEL SIZE:* *a) An un-subdivided Quarter Section* *b) The portion created and the portion remaining after registration of a First Parcel Out subdivision* c) *The portion of a parcel remaining after approval of a redesignation and subdivision provided the remainder is a minimum of 20.23 ha (50.00 ac)*
Consistent	The proposed parcel size of the remainder is ± 56.25 hectare (± 138.99 acre), consistent with the minimum parcel sizes of the A-GEN District.

A-SML Agricultural, Small Parcel District	
310	*PURPOSE: To provide for a range of mid-sized parcels for agricultural uses. To accommodate traditional and emerging trends in agriculture which may successfully be developed on smaller parcels.*
Consistent	The proposed use of Lot 1 is continued farmstead and agricultural uses, consistent with the purpose and allowed uses in the A-SML District.
312	*MINIMUM PARCEL SIZE:* *a) 20.2 ha (49.92 ac)* *b) The minimum size of parcels designated with the letter "p" is the number indicated on the Land Use Map* c) *Notwithstanding b) above, the number following the "p" shall not be less than 8.1 ha (20.01 ac)*
Consistent	The proposed parcel size of Lot 1 is ± 8.10 hectare (± 20.01 acre), consistent with the site regulations in the A-SML District with a parcel modifier pursuant to subpart 312(c).

ROCKY VIEW COUNTY

BYLAW C-8734-2026

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw.*

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8734-2026.*

Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

(1) **"Council"** *means* the duly elected Council of Rocky View County;

(2) **"*Land Use Bylaw"*** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time*;*

(3) **"*Municipal Government Act*"** means the *Municipal Government Act,* RSA 2000, c M-26, as amended or replaced from time to time; and

(4) **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating Lot 1, Block 1, Plan 1812387 within SE-21-26-01-W5M from Residential, Rural (R-RUR) District to Agriculture, Small (A-SML p.8.1) and a portion of SE-21-26-01-W5M from Agriculture, General (A-GEN) to Agriculture, Small (A-SML p.8.1) as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT Lot 1, Block 1, Plan 1812387 within SE-21-26-01-W5M and a portion of SE-21-26-01-W5M are hereby redesignated to Agriculture, Small (A-SML p.81) as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

5 Bylaw C-8734-2026 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 20__

READ A SECOND TIME this _____ day of _____, 20__

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 20__

READ A THIRD AND FINAL TIME this _____ day of _____, 20__

_____
Reeve

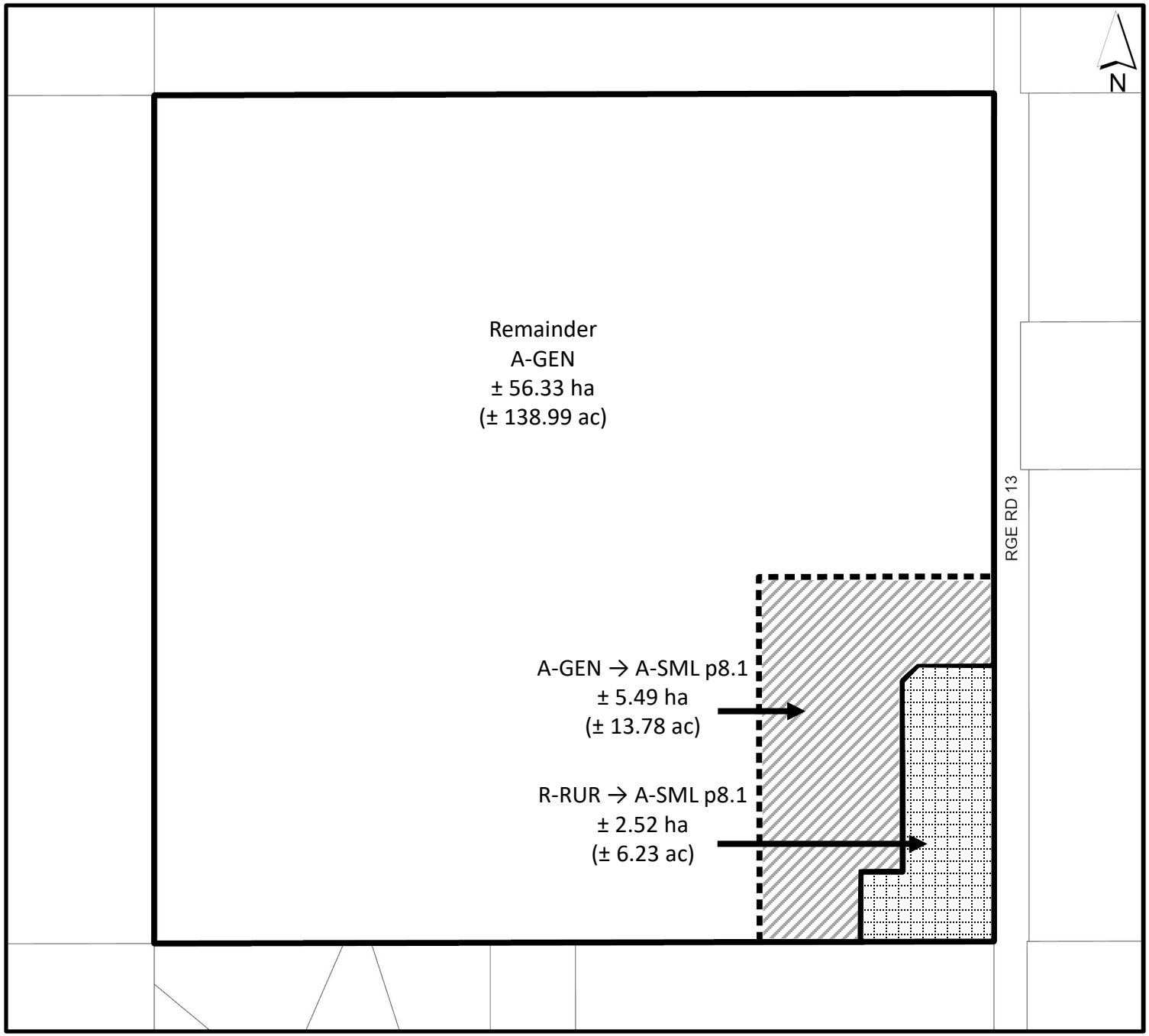
_____
Chief Administrative Officer

_____
Date Bylaw Signed

ROCKY VIEW COUNTY

Schedule 'A'

Bylaw C-8734-2026



Amendment

FROM
General Agriculture (A-GEN)
TO
Small Agriculture (A-SML p8.1)

FROM
Rural Residential (R-RUR)
TO
Small Agriculture (A-SML p8.1)

Division: 5
Roll: 06521001,06521008
File: PL20250178
Printed: 12/11/2025
Legal: A portion of SE-21-26-03-W05M

ROCKY VIEW COUNTY

COUNCIL REPORT

Direct Control Amendment Item: Residential

Electoral Division:1 File: PL20260006 / 04701314

Date:	April 28, 2026
Presenter:	Sandra Moses, Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is for Council to assess a site-specific amendment to Direct Control Bylaw C-4763-97 (DC-13) for the subject lands (Attachment A) to allow the existing dwelling to have a minimum side yard setback of 1.42 m (4.66 ft) on the southeast corner instead of the required 1.5 m (4.92 ft). The proposed site-specific amendment represents a 5.3% reduction in the side yard setback requirement for the existing dwelling.

The application was found to align with the policies and regulations of the Municipal Development Plan (MDP), the Elbow Valley Area Structure Plan (ASP), and Direct Control Bylaw C-4763-97 (DC-13). The amended setback distance would also not have any adverse impact upon utility rights of way, parcel access, fire safety, building separation requirements, or the general amenity of the area.

ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8738-2026 be given first reading.

THAT Bylaw C-8738-2026 be given second reading.

THAT Bylaw C-8738-2026 be considered for third reading.

THAT Bylaw C-8738-2026 be given third and final reading.

Direct Control Amendment Item: Residential

BACKGROUND

Location (Attachment A)

Located within the Elbow Valley Area Structure Plan, approximately 0.41 kilometres (0.25 miles) south of Highway 8 and 0.81 kilometres (0.50 miles) east of Range Road 31.



Site History (Attachment B)

On June 17, 1997, Direct Control Bylaw C-4763-1997 came into effect and the subject parcel was designated as Direct Control District 13 (DC-13). The subject parcel was created through the registration of Plan No. 001 3252 on December 16, 2000.

On November 14, 2003, a Building Permit was issued for the construction of a dwelling, single detached on the subject parcel. Section 9.8.0 within the DC-36 Bylaw states that development permits shall not be required for individual residential buildings unless they are to be located within the flood fringe. The subject lot is outside the flood fringe, and a development permit would not have been required for the dwelling.

A Certificate of Compliance was issued on May 14, 2004, for a Real Property Report (RPR) dated April 28, 2004, showing a 1.50 m side setback at the southeast corner of the dwelling. A subsequent Certificate of Compliance request for a more recent RPR from 2025 shows the side setback at 1.42 m, which is less than the required 1.50 m. The DC-13 bylaw does not contain provisions for variances, and the proposed amendment is intended to bring the dwelling into compliance.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies.

This application is not within an area guided by intermunicipal policy or requirements; however, the application was circulated to Tsuut'ina Nation due to proximity of the subject lands to the boundary. No response was received.

Alberta Transportation and Economic Corridors has provided no concerns on the proposed application.

Landowner Circulation (Attachment D)

The application was circulated to 1,042 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); one letter of opposition was received in addition to a letter from the Applicant.

ANALYSIS

Policy Review (Attachment E)

The application was reviewed pursuant to Section 5.0 (Managing Growth) and Appendix A (Distinct Area Profiles) of the Municipal Development Plan, as well as Section 4.5 (Residential Land Use Principles) in the Elbow Valley ASP and was found to be consistent with overarching residential development policies. There are no specific policies that speak to building setbacks from property lines.

With respect to the specific relaxations requested, it is proposed to reduce the minimum side yard setback for the southeast corner of the dwelling from 1.50 metres (4.92 ft) to 1.42 metres (4.66 ft), resulting in a 5.3% reduction. Using the assessment criteria set out within the County's *Land Use Bylaw*, the setback relaxations proposed would not adversely impact any utility rights of way, parcel access, fire safety requirements, building separation requirements, or the general amenity of the area.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

If Council finds the application does not align with County policies and requirements, the following motion is provided:

THAT application PL20260006 be refused.

ATTACHMENTS

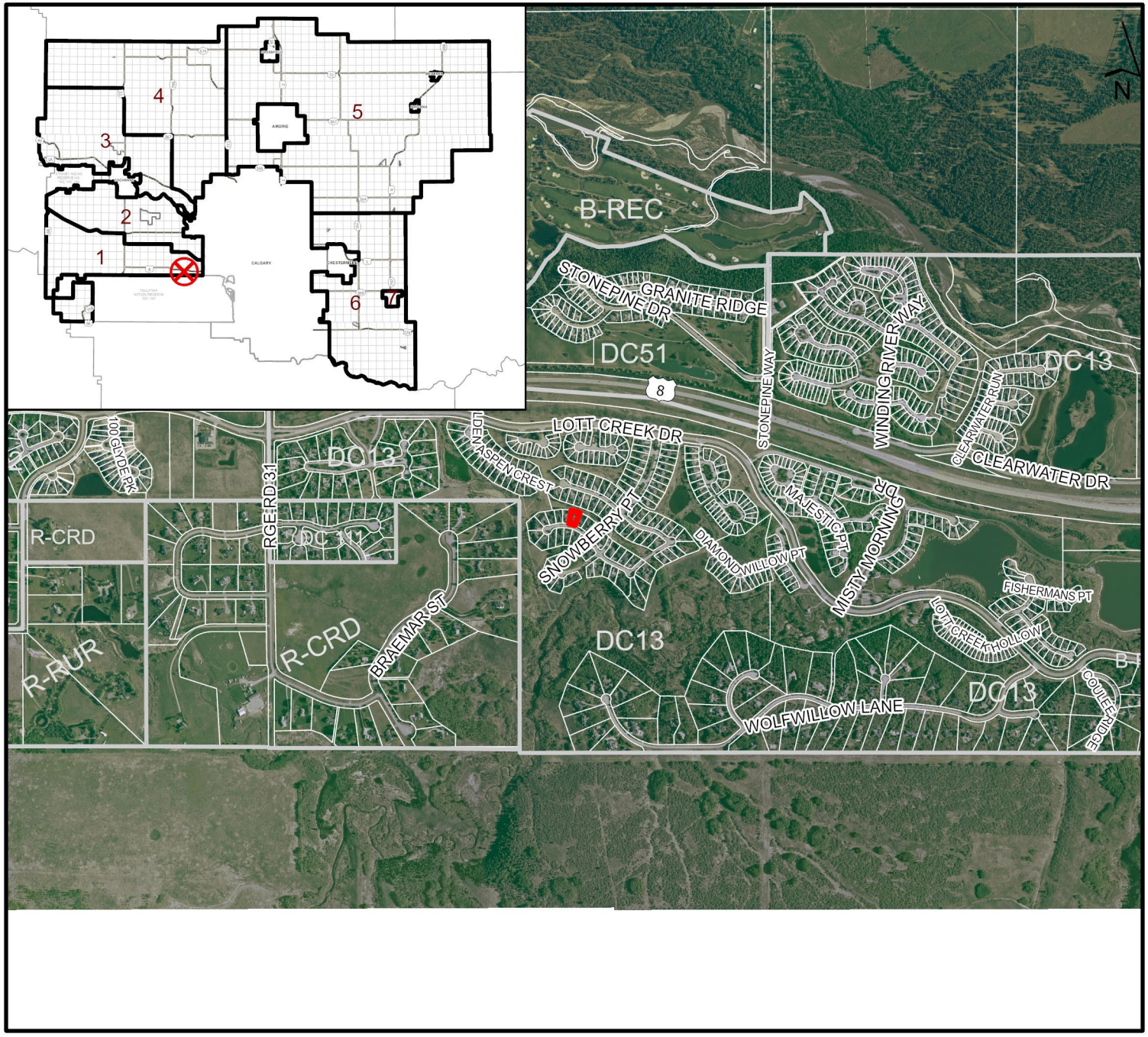
Attachment A: Map Set
Attachment B: Application Information
Attachment C: Application Referral Responses
Attachment D: Public Submissions
Attachment E: Policy Review
Attachment F: Draft Bylaw C-8738-2026
Attachment G: DC-13 Redline with Proposed Amendments

Direct Control Amendment Item: Residential

APPROVALS

Acting Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

ROCKY VIEW COUNTY



Location & Context

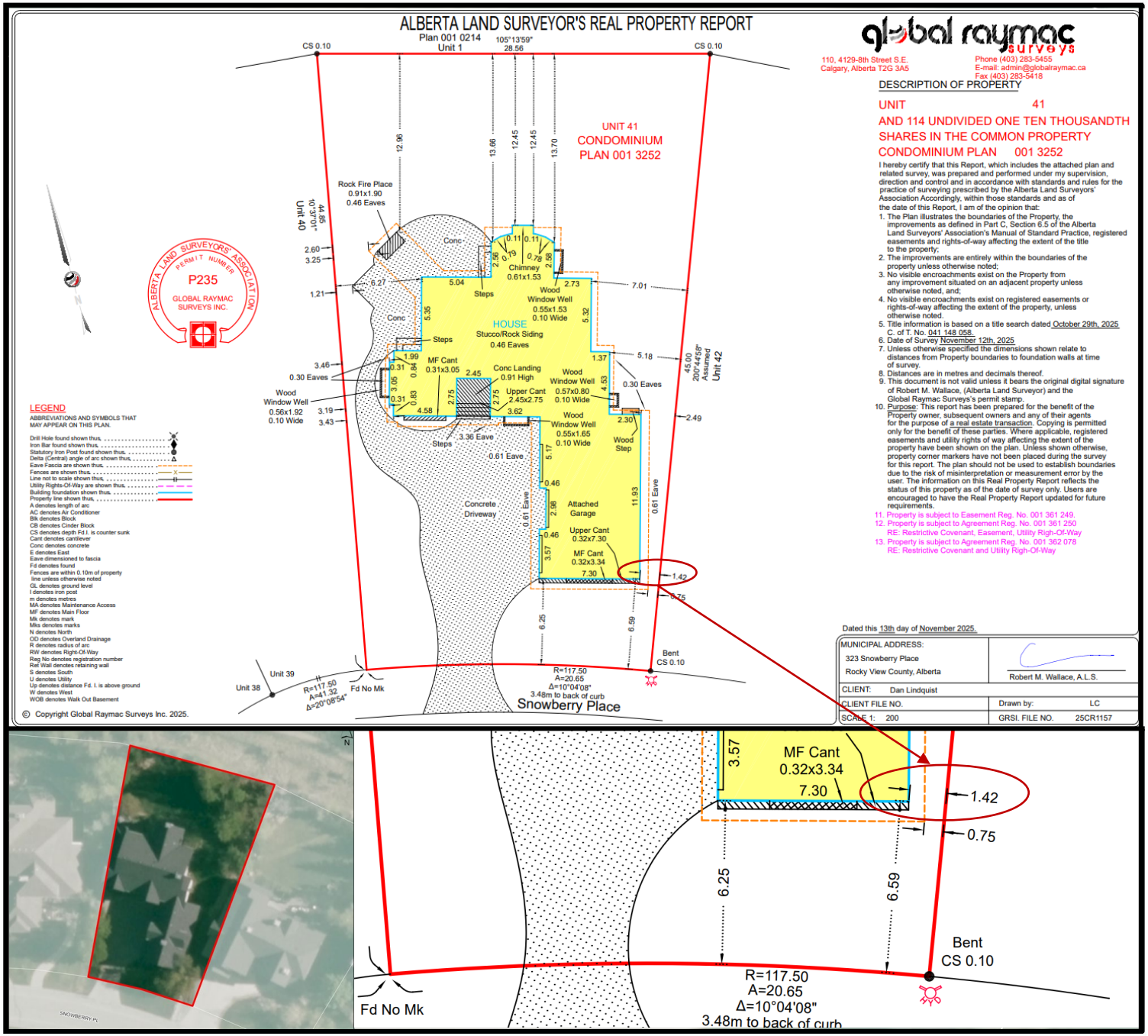
A site-specific amendment to Direct Control Bylaw C-4763-97 (DC-13) on Unit 41 Plan 0013252 to allow the existing dwelling to have a minimum side yard setback of 1.42 m (4.66 ft) on the southeast corner instead of the required 1.5 m (4.92 ft).

Division: 1
Roll: 04701314
File: PL20260006
Printed: 1/20/2026
Legal: A portion of SE-01-24-04-W5M

ROCKY VIEW COUNTY

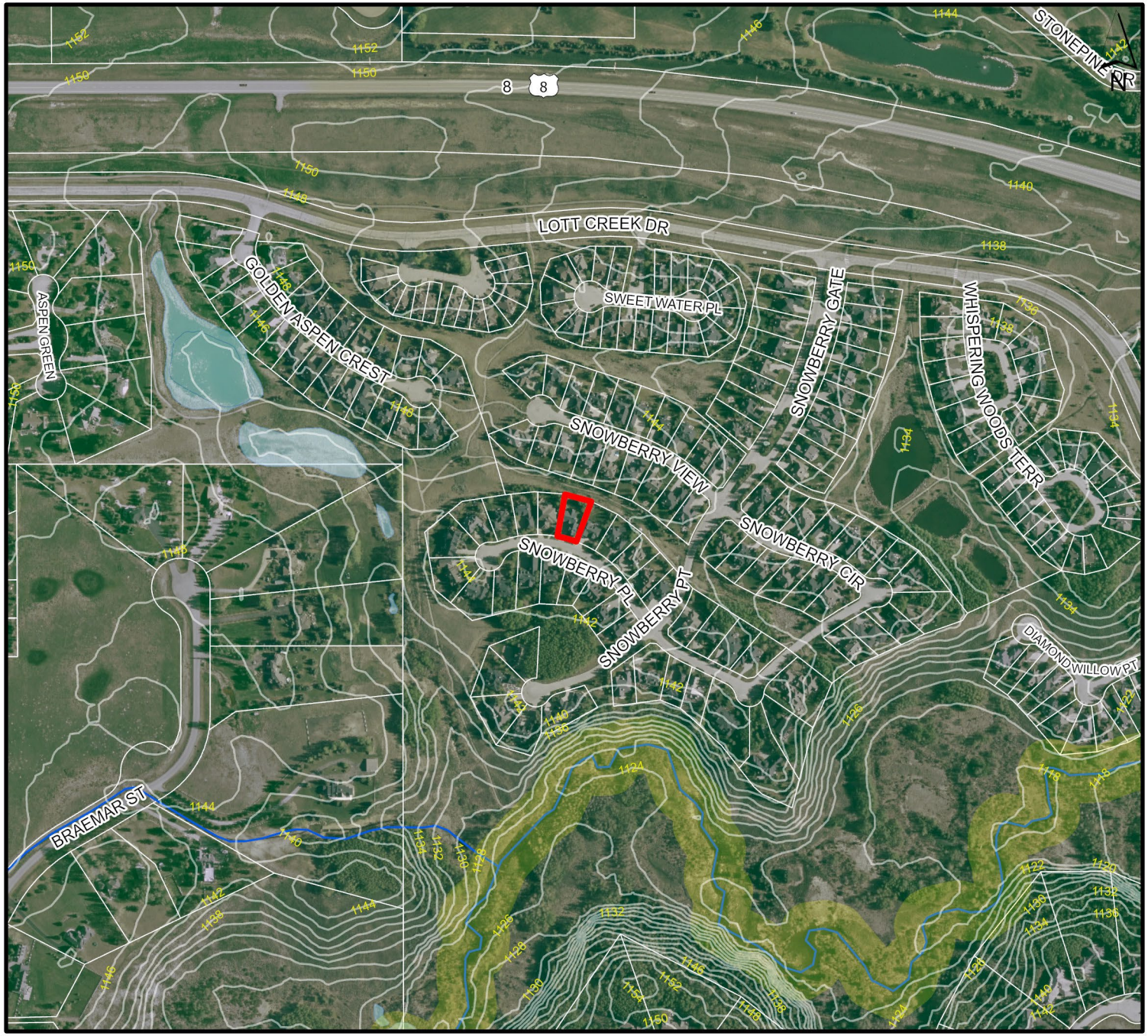
Proposal

A site-specific amendment to Direct Control Bylaw C-4763-97 (DC-13) on Unit 41 Plan 0013252 to allow the existing dwelling to have a minimum side yard setback of 1.42 m (4.66 ft) on the southeast corner instead of the required 1.5 m (4.92 ft).



Division: 1
Roll: 04701314
File: PL20260006
Printed: 1/20/2026
Legal: A portion of SE-01-24-05-W05M

ROCKY VIEW COUNTY



Environmental

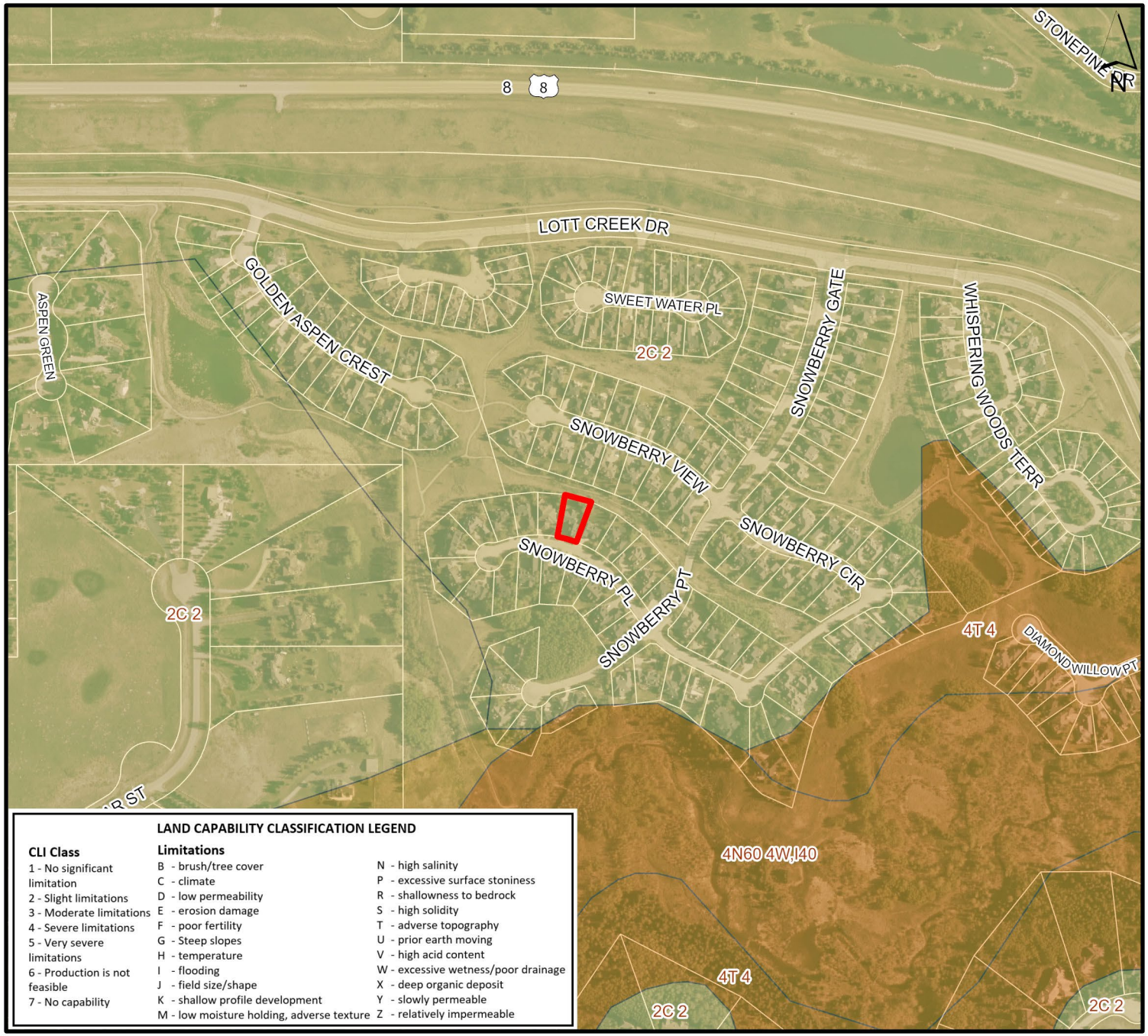
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Legend

- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 1
Roll: 04701314
File: PL20260006
Printed: 1/20/2026
Legal: A portion of SE-01-24-04-W05M

ROCKY VIEW COUNTY

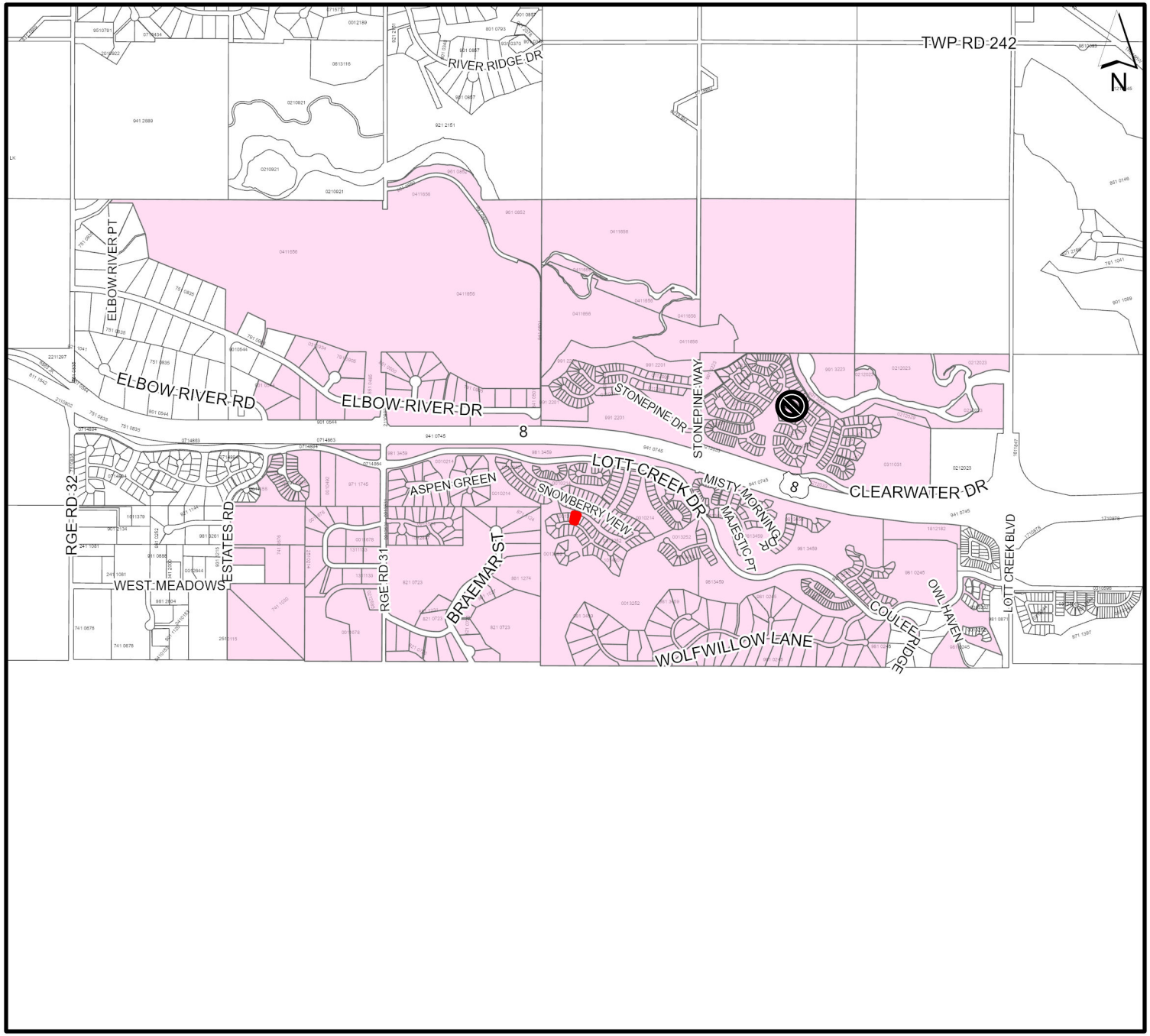


Soil Classifications

A site-specific amendment to Direct Control Bylaw C-4763-97 (DC-13) on Unit 41 Plan 0013252 to allow the existing dwelling to have a minimum side yard setback of 1.42 m (4.66 ft) on the southeast corner instead of the required 1.5 m (4.92 ft).

Division: 1
Roll: 04701314
File: PL20260006
Printed: 1/20/2026
Legal: A portion of SE-01-24-07-W05M

ROCKY VIEW COUNTY



Landowner Circulation Area

A site-specific amendment to Direct Control Bylaw C-4763-97 (DC-13) on Unit 41 Plan 0013252 to allow the existing dwelling to have a minimum side yard setback of 1.42 m (4.66 ft) on the southeast corner instead of the required 1.5 m (4.92 ft).

Legend

Support ☆

Not Support ⊘ x1

Division: 1
Roll: 04701314
File: PL20260006
Printed: 1/20/2026
Legal: A portion of SE-01-24-03-W5M

ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Dan Lindquist and Karin Lindquist	**DATE APPLICATION RECEIVED:** January 12, 2026
GROSS AREA: ±0.11 hectares (±0.27 acres)	**LEGAL DESCRIPTION:** Unit 41, Plan 0013252, within SE-01-24-03-W5M
Pre-Application Meeting Held: ☐	**Meeting Date:** N/A
SOILS (C.L.I. from A.R.C.): Moderate limitations to cereal crop production due to Climate.	
HISTORY: **December 16, 2000:** The subject parcel was created through the registration of Plan No. 001 3252. **November 14, 2003:** Building Permit No. 16984 was issued for the construction of a Single Family Dwelling. **May 14, 2004:** A stamp of compliance was issued for a Real Property Report (RPR) dated April 28 2004, showing the side setback of the Southeast corner of the house as 1.50 metres.	
TECHNICAL REPORTS SUBMITTED: • None.	

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
Province of Alberta	
Alberta Transportation and Economic Corridors	Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s): 1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable 2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies. 3. In reviewing the application, the proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act / Regulation. The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion. The Ministry of Transportation and Economic Corridors, therefore, issues an exemption from the permit requirements for the development listed above pursuant to Section 25 of the Highways Development and Protection Regulation.
Alberta Health Services	AHS-SHE has reviewed the documents submitted for this application and understands the following: 1. Proposal: A site-specific amendment to Direct Control Bylaw C-4763-97 (DC-13) on Unit 41, Plan 0013252 to allow the existing dwelling to have a minimum side yard setback of 1.42 m (4.66 ft) on the southeast corner instead of the required 1.50 m (4.92 ft). 2. The proposed land is situated within 0.80 km of the right-of-way of a highway, highway 8 3. There are no known abandoned wells, and landfills within the subjected land 4. There are no known abandoned oil or gas well or pipeline on the property. 5. The proposed land is not within 1.5km of a sour gas facility 6. There are no known oil or gas wells on or within 100m of the propert After considering the information provided, at this time AHS-SHE has no objection to this application and provides the following comments for your consideration. 1. If any evidence of contamination or other issues of public health concern are identified, AHS wishes to be notified. 2. AHS-EPH would like an opportunity to review and comment on building permit applications for the construction of any public facilities on the subject lands (e.g., food establishments, swimming facilities, daycares, child or adult care facilities, personal service establishments, etc.). Forwarding plans for these facilities to AHS-EPH for approval before the building permit is granted helps to ensure that the proposed facility will meet the requirements of the Public Health Act and its regulations.

AGENCY	COMMENTS
	3. Ensure the property is maintained in accordance with Alberta Public Health Act, Nuisance and General Sanitation Regulation (AR 243/2003) which states: No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance. 4. Any applicable setback distances as outlined in the Nuisance and General Sanitation Regulation (AR 243/2003) must be adhered to.
Public Utility	
FortisAlberta	FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.
TELUS Communications	TELUS has no concerns with the proposed activities.
Adjacent Municipality	
Tsuut'ina Nation	No response received.
Internal Departments	
Building Services	No comments from Building Services on this application.
Fire Services & Emergency Management	Fire services has no concerns at this time.
Enforcement Services	**Current Enforcement:** None **Historical Enforcement:** None
Capital and Engineering Services	**General** • The applicant proposes a site-specific amendment to Direct Control Bylaw C-4763-97 (DC-13) on Unit 41, Plan 0013252 to allow the existing dwelling to have a minimum side yard setback of 1.42 m (4.66 ft) on the southeast corner instead of the required 1.50 m (4.92 ft). **Geotechnical** - Section 300.0 requirements: • The subject lands do not include slopes greater than 15%. • Engineering has no requirements at this time. **Transportation** - Section 400.0 requirements: • The subject parcel gains access off Snowberry Pl from a single paved approach. • Engineering has no requirements at this time.

AGENCY	COMMENTS
	Sanitary/Waste Water - Section 500.0 requirements: • There are no proposed changes regarding the existing sanitary services. • Engineering has no requirements at this time. **Water Supply And Waterworks** - Section 600.0 & 800.0 requirements: • There is no proposed change regarding the existing water services. • Engineering has no requirements at this time. **Storm Water Management** – Section 700.0 requirements: • There is no expected change in impervious area. Engineering has no requirements at this time. • As a permanent condition, the applicant shall rectify any adverse drainage impacts to neighbouring properties. **Environmental** – Section 900.0 requirements: • Engineering has no requirements at this time.

Circulation Period: January 29, 2026, to March 2, 2026.

Sandra Moses

From: Gurmeet Brar [redacted]
Sent: Friday, April 10, 2026 1:44 PM
To: Legislative Services
Cc: Sandra Moses
Subject: Bylaw C-8738-2026 -- PL20260006 (04701314)

I am opposed to granting of this site-specific amendment asking for the reduction of the side yard setback to 1.42m from the required 1.5m.

I understand that it is a minor adjustment but it affects everyone, near and far from the actual property, because of its absurdity and the work that it generates for you and for all of the respondents.

Given the possibility that the existing structure violates the minimum setback requirement and it is being relaxed to accommodate a long-existing violation, I suppose it would be best to take care of it in this way. I understand that survey systems change over time and what may have been conforming at one time may not be so today.

I must ask, however, if my premise in the above paragraph is correct why put everyone through this time-consuming and wasteful process. Surely someone should have the authority to exert some privilege and make it easier on everyone.

Thank you for your time and patience in dealing with this application.

Sincerely,
Gurmeet Brar
Owner of a home on Elbow Ridge Bluffs.

April 14, 2025

Rocky View County

262075 Rocky View Point

Rocky View County, AB

T4A 0X2

Re: Bylaw C-8738-2026 – PL20260006 (04701314)

323 Snowberry Place

Dear Rocky View Counsel,

I am the former owner of the subject property and I am the applicant requesting the site-specific amendment to allow the existing dwelling to have a minimum side yard setback of 1.42m on the SE corner instead of the required 1.50m.

By way of background, when we acquired the home in 2004, we received a real property report ("RPR") from the builder that was stamped compliant by the MD of Rocky View. During our recent sale of the home, closed in January 2026, the purchaser required a revised compliant RPR. Unfortunately, the new RPR indicated that the measurement for the SE corner of the dwelling was 1.42m, instead of the 1.50m advised in the original RPR. There was no change to the dwelling location, so the surveyor could only speculate that the change in measurements could be due to more accurate measuring devices.

Given the nature of the bylaw, we were advised that this complicated process is the only way to address the needs of the new home owner and future home owners of the subject property. Unfortunately, this process has resulted in significant time and expense for me, the community, and the MD of Rocky View. It would be helpful if these kinds of requests could be dealt with in a more expedited way to minimize the use of resources, but I understand there may be legal hurdles to simplifying the process.

We appreciate you taking time to deal with this application.



Dan Lindquist

ATTACHMENT E: POLICY REVIEW

Definitions		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

Municipal Development Plan (MDP)	
General Planning Policies	
5.1	*Development in an existing plan area:* *a. shall maintain and enhance the distinct character and identity of the community as per the Distinct Area Profile (Appendix A: Distinct Area Profiles), when applicable;* *b. shall align to the approved area structure plan and/or conceptual scheme; and* *c. may require the adoption of a conceptual scheme subordinate to the approved area structure plan, and/or a master site development plan, as per Appendix B: Lower-Level Plans and Technical Requirements.*
Consistent	The application does not propose any new development and is consistent with the Elbow Valley Area Structure Plan.

Elbow Valley Area Structure Plan Bylaw C-4762-1997	
3.3 Lot Size, Density and Distribution and Building Form	
3.3.4	*Building Site locations shall be appropriately setback from the Flood Risk Area and Flood Diversion Channel of Lott Creek and be buffered through the use of natural landscaping to reduce negative effects on Lott Creek.*
Consistent	These setback requirements were considered at the time of subdivision, and the dwelling is compliant with the setback requirements of the Area Structure Plan.
4.5 Residential Land Use	
4.5	*Principles, per section 3.2* *vi. To planning flexibility with respect to housing type, parcel size and density;* *vii. To provide the opportunity for land ownership based on condominium;*
Consistent	The dwelling is compliant with the residential land use for a condominium.

Direct Control District 13 Bylaw C-4763-97	
2.5.0 Residential Development Cells 2, 3, and 4	
2.9.0	*Minimum Building Setbacks - (principal buildings)* *2.9.1 minimum side yard - 1.5 m (4.92 ft.)* *2.9.2 minimum front yard/rear yard - 6 m (19.68 ft.)*
Inconsistent	The Southeast corner of the existing dwelling is not in conformance with the above requirements, however, the purpose of the application is to amend the requirements to allow the as-built setbacks. With the proposed amendment to DC13, the dwelling will be consistent.

ROCKY VIEW COUNTY

BYLAW C-8738-2026

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-4763-1997, being Direct Control (DC-13).

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8738-2026.*

Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

(1) **"Council"** *means* the duly elected Council of Rocky View County;

(2) **"*Land Use Bylaw"*** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time*;*

(3) **"*Municipal Government Act*"** means the *Municipal Government Act,* RSA 2000, c M-26, as amended or replaced from time to time; and

(4) **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

3 THAT Direct Control Bylaw C-4763-1997, known as "DC-13" be amended as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

4 Bylaw C-8738-2026 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2026

READ A SECOND TIME this _____ day of _____, 2026

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2026

READ A THIRD AND FINAL TIME this _____ day of _____, 2026

_____
Reeve

_____
Chief Administrative Officer

_____
Date Bylaw Signed

ROCKY VIEW COUNTY

SCHEDULE 'A'

FORMING PART OF BYLAW C-8738-2026

Amendment # 1

Add Subsection 2.9.1 (b) under Section 2.9.1, to read:

2.9.1 (b) notwithstanding section 2.9.1, Unit 41, Plan 0013252 within SE-01-24-03-W5M is permitted a side yard setback on the southeast corner of the principal building to be a minimum of 1.42 m, in order to allow the existing dwelling to remain.

Amendment #2:

Numbering to be updated as necessary.

ROCKY VIEW COUNTY
Cultivating Communities

DC-13

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4763-97

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-4763-97	Original DC Bylaw	June 17, 1997
C-5052-99	Replace Schedule "A" and insert/amend/delete certain Sections	May 4, 1999
C-5335-01	Replace Schedule "A" and insert/amend certain Sections.	April 10, 2001
C-5879-04	Also known as DC-92, replace Schedule "A" Delete Section 4 & 5.	March 9, 2004
C-6694-08	Insert text in section 2.6.0 and 9.0.0	October 28, 2008
C-6846-09	Insert site specific private swimming pool as a Permitted Use.	November 3, 2009
C-6896-10	Add a provision to Section 2.9.2 – b) – minimum setbacks	April 13, 2010
C-7060-11	Add a provision to Section 2.9.2 – c) – minimum setbacks	June 14, 2011
C-7194-12	Add a provision to Section 2.2.6	October 30, 2012
C-7476-2015	Amend Section 1.16.0 and 7.3.11	June 14, 2016
C-7631-2016	Add a provision to Section 2.6.7 and amend Section 9.14.0	February 28, 2017
C-7935-2019	Site specific amendment to Section 2.9.2	November 26, 2019
C-8398-2023	Site specific amendment to Section 2.2.6	June 6, 2023
C-8610-2025	Site specific amendments to Sections 2.9.1 and 2.9.2	May 6, 2025
C-8738-2026	Site specific amendments to Section 2.9.1	XXX XX, 2026

ROCKY VIEW COUNTY
Cultivating Communities

DC-13

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4763-97

DIRECT CONTROL BYLAW REGULATIONS

1.0.0 GENERAL REQUIREMENTS

1.1.0 The General Land Use Regulations as contained in Section 8 of the Land Use Bylaw do not apply except where specifically noted in this bylaw.

1.2.0 Except where it is specifically noted that Council approval is required, the Development Officer shall consider and decide on applications for development permits for those uses that are listed as "Permitted Uses" and "Discretionary Uses" by this Bylaw provided the provisions of Section 1.0.0 and 8.0.0 of this Bylaw are completed in form and substance satisfactory to the Municipality.

1.3.0 For the purposes of this Bylaw the Lands shall be notionally divided into Development Cells, the boundaries and description of which shall be more or less as indicated in Schedule "A" attached to and forming part of this bylaw, except as otherwise approved by Council.

1.4.0 The size and shape of each Development Cell is approximate, but shall generally comply with Bylaw C-4762-97 (Elbow Valley Area Structure Plan) and will be more precisely determined by a Tentative Plan in form and substance satisfactory to the Municipality, to be submitted to the Municipality by the Developer as an application for subdivision approval.

1.5.0 All Residential Development Cells shall consist exclusively of Developable Land as determined by Council in its sole and unfettered discretion.

1.6.0 No development shall take place within the area shown as Floodway of the Elbow River or Lott Creek as shown in Bylaw C-4762-97 (Elbow Valley ASP), except for:

(a) roads and bridges;

(b) flood or erosion protection measures or devices;

(c) pathways that are constructed level with the existing natural grades; and

(d) recreation facilities provided there are no buildings, structures, or other obstructions to flow in the floodway (excepting water control apparatus or structures).

1.7.0 That all buildings or additions constructed within the lands shown as:

(a) Flood Fringe in Bylaw C-4762-97 (Elbow Valley ASP) shall be placed on compacted fill that is 0.6 meters above the 1:100 flood elevation as shown in AGRA Elbow River Flood - M.D. of Rocky View Flood Risk Mapping Study of February 9, 1996, Drawing 1444-106 Map as revised March 1997, as amended by Flood Risk Management Map No. 96029-F01, dated December, 1998, and shown on Map No. 6 and No. 6a of the Elbow Valley Area Structure Plan (bylaw C-4762-97), as amended.

(b) That all development within the Floodway as shown in Bylaw C-4762-97 (Elbow Valley ASP) shall be such that during construction and upon completion there shall not be a negative impact on lands in terms of 1:100 flood levels or water flow velocity upstream and downstream of the site.

ROCKY VIEW COUNTY
Cultivating Communities

DC-13

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4763-97

(c) That all development within the Floodway and Flood Fringe as shown in Bylaw C-4762-97 (Elbow Valley ASP) is discretionary.

1.8.0 The use of any portion of the Lands for private man-made ponds or lakes shall only be permitted if their design and construction is in accordance with plans and specifications prepared by a qualified professional to the satisfaction of the municipality and Alberta Environmental Protection.

1.9.0 In addition to the "Permitted Uses" contemplated by Section 2 of this Bylaw, the following shall be discretionary uses in all Development Cells subject to the approval by Council of a Development Permit, and pursuant to Bylaw C-4762-97:

1.9.1 roads necessary for access; and

1.9.2 utility distribution and collection systems necessary to service the Development.

1.10.0 For the purposes of this Bylaw the following shall apply to Residential Development Cells:

1.10.1 Section 8.6.0 of Land Use Bylaw C-1725-84 shall apply to the siting of accessory buildings on the Lands provided that no accessory building shall exceed 5 metres (16.40 feet) in height or 69.7 metres (750 square feet) in area;

1.10.2 Section 8.7.3 of Land Use Bylaw C-1725-84 shall apply to the height of any fences on the Lands;

1.10.3 Section 8.15.1 of Land Use Bylaw C-1725-84 shall apply to the owner(s) of any interest in the Lands;

1.10.4 Section 8.4.0 of Land Use Bylaw C-1725-84 shall apply to the height of all buildings on the Lands.

1.11.0 No subdivision shall be approved and no Development Permit shall be issued for the lands until a historical resources impact assessment prepared by the Developer has been submitted and is satisfactory in both form and substance to each of Council and Alberta Community Development.

1.12.0 No subdivision linen shall be endorsed and no Development Permit shall be issued for the lands until the Municipality and the Developer have executed a Development Agreement(s) (the "Development Agreement") where required, in form and substance satisfactory to Council or the Development Officer in its or his/her own sole and unfettered discretion.

1.13.0 Council may, through the Development Agreement(s) required by this Bylaw, specify any development regulation, criteria or condition necessary to ensure all Subdivision and Development on the Lands conform to the development proposals and representations upon which this Bylaw is based, as determined by and to the satisfaction of the Council in its sole and unfettered discretion.

1.14.0 No use shall be made of all or any portion of the Lands for Development without and until a Hydrogeological Study prepared by the Developer that establishes existing groundwater chemistry, the rate and direction of groundwater flow, a long term plan for groundwater monitoring, a chemical management plan for fertilizers, herbicides, pesticides and irrigation and the facilities that will be provided by the Developer to implement the monitoring program and chemical management plan,

ROCKY VIEW COUNTY
Cultivating Communities

DC-13

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4763-97

has been submitted and is satisfactory in both form and substance to each of Council and Alberta Environmental Protection.

1.15.0 There shall be not more than 1 dwelling unit per condominium lot.

1.16.0 Notwithstanding anything to the contrary in this Bylaw and particularly sections 2.3.1; 2.8.1; 7.4.10, there is an overall maximum of 750 total aggregate dwelling units permitted within the lands.

2.0.0 RESIDENTIAL DEVELOPMENT CELLS

The purpose and intent of the Residential Development Cells is to provide for the use of portions of the Lands for residential development.

2.1.0 RESIDENTIAL DEVELOPMENT CELLS 1 AND 5

2.2.0 Permitted Uses

2.2.1 dwellings, single detached

2.2.2 accessory buildings

2.2.3 fences

2.2.4 trails and open space

2.2.5 home-based business – type 1

2.2.6 private swimming pool on the lands described, at the time of the passage of this Bylaw:

(a) Unit 6, Plan 9810245,

(b) Unit 112, Plan 0311031.

(c) Unit 3, Plan 9813459

2.3.0 Minimum and Maximum Requirements

2.3.1 maximum number of dwelling units:

(a) Cell 1 - 30 units,

(b) Cell 5 - 70 units.

2.3.2 maximum area:

(a) Cell 1 - 14.2 ha (35.09 ac.),

(b) Cell 5 - 60.7 ha (149.99 ac.).

2.3.3 minimum titled area of lots: 4,046 m^2 (43,552.21 sq.ft.)

ROCKY VIEW COUNTY
Cultivating Communities

DC-13

ROCKY VIEW COUNTY
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2.3.4 minimum average lot width: 30.0 m (98.42 ft.)

2.3.5 minimum habitable floor area (principal building): 140 m² (1507.00 sq.ft.)

2.3.6 maximum building height (principal building): 10.67 m (35.01 ft.)

2.3.7 minimum parking spaces: 2 per dwelling unit

2.4.0 Building Setbacks - (principal building)

2.4.1 minimum side yard - 1.5 m (4.92 ft.)

2.4.2 minimum front yard/rear yard - 6 m (19.68 ft.)

2.5.0 RESIDENTIAL DEVELOPMENT CELLS 2, 3 AND 4

2.6.0 Permitted Uses

2.6.1 dwelling, single detached (where all of the parcel is out of the flood fringe)

2.6.2 dwellings, semi-detached (where all of the parcel is out of the flood fringe)

2.6.3 accessory buildings

2.6.4 fences

2.6.5 trails and open space

2.6.6 home-based business – type 1

2.6.7 Private swimming pool on the lands described, at the time of passage of this Bylaw:

(a) Unit 64, Plan 0013252 within SE 1-24-3-W5M

(b) Unit 62, Plan 0013252 within SE 1-24-3-W5M

2.7.0 Discretionary Uses

2.7.1 dwelling, single detached (where any portion of the parcel is in the Flood Fringe)

2.7.2 dwellings, semi-detached (where any portion of the parcel is in the Flood Fringe)

2.8.0 Minimum and Maximum Requirements

2.8.1 maximum number of dwelling units:

(a) Cell 2 - 280 units

(b) Cell 3 - 290 units

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(c) Cell 4 - 90 units

2.8.2 maximum area:

(a) Cell 2 - 50.5 ha (124.78 ac.)

(b) Cell 3 - 32.5 ha (80.31 ac.)

(c) Cell 4 - 10.5 ha (25.95 ac.)

2.8.3 maximum number of dwelling units in a multi-unit building: 2

2.8.4 minimum lot area for single detached dwellings on a condominium lot: 464 m^2 (4,994.62 sq.ft.)

2.8.5 minimum lot area for a semi-detached dwelling on a condominium lot: 362.3 m^2 (3,899.89 sq. ft.)

2.8.6 minimum lot width for single detached dwellings: 13.72 m (45 ft.)

2.8.7 minimum lot width for dwelling units part of a semi-detached building: 11 m (36.09 ft.)

2.8.8 minimum habitable floor area (dwelling in a semi-detached building): 112 m^2 (1205.60 sq.ft.)

2.8.9 minimum habitable floor area (single detached dwelling): 140 m^2 (1507 sq.ft.)

2.8.10 maximum building height(principal building): 10.67 m (35.01 ft.)

2.8.11 minimum parking spaces: 2 per dwelling unit

2.9.0 Minimum Building Setbacks - (principal buildings)

2.9.1 minimum side yard - 1.5 m (4.92 ft).

(a) notwithstanding section 2.9.1, Unit 70, Plan 0311031 within NW-02-24-02-W5M is permitted a side yard setback to be a minimum of 1.20m, in order to allow the dwelling to remain.

(b) notwithstanding section 2.9.1, Unit 41, Plan 0013252 within SE-01-24-03-W5M is permitted a side yard setback on the southeast corner of the principal building to be a minimum of 1.42 m, in order to allow the existing dwelling to remain.

2.9.2 minimum front/rear yard - 6 m (19.68 ft.)

(a) notwithstanding section 2.9.2, Unit 44, Plan 0212033 within NW-02-24-02-W5M is permitted a front yard setback to be a minimum of 5.67m, in order to allow the existing dwelling to remain.

(b) notwithstanding section 2.9.2, Unit 16, Plan 0311031 within NW-06-24-02-W5M is permitted a front yard setback to be a minimum of 5.87m, in order to allow the existing dwelling to remain.

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(c) notwithstanding section 2.9.2, Unit 34, Plan 0010214 within NE-01-24-03-W5M is permitted to have decks extending to a maximum of 2.16m into the required rear yard in order to allow the existing deck to remain.

(d) notwithstanding section 2.9.2, Unit 122, Plan 9813459 within SW-06-24-02-W5M is permitted to have a deck extending to a maximum of 5.15 m into the required rear yard in order to allow the existing deck to remain

(e) notwithstanding section 2.9.2, Unit 70, Plan 0311031 within NW-06-24-02-W5M is permitted a front yard setback to be a minimum of 5.73m, in order to allow the existing dwelling to remain.

2.9.3 no minimum where a fire separation is built on a bareland condominium property line which separates units within a semi-detached building

2.10.0 Outline Plan

Each Tentative Plan for the development of a portion of a Residential Development Cell shall be accompanied by an outline plan for the entire Residential Development Cell in order to illustrate the context of the Tentative Plan with approved plans and any future plans for the remainder of the Residential Development Cell.

2.11.0 Special Fill Guidelines

Notwithstanding Sections 1.6.0 and 1.7.0 the filling of any area within Residential Development Cell 3 that requires erosion control and/or flood-proofing measures, shall occur only within Residential Development Cell 3 and shall not be allowed in areas identified as Floodway or Flood-fringe as shown on Maps 6 and 6A contained within the Elbow Valley Area Structure Plan, as amended.

3.0.0 RECREATIONAL DEVELOPMENT CELL

The purpose and intent of the Recreational Development Cell is to provide for the use of a certain portion of the Lands for recreational development subject to the approval of Council.

3.1.0 RECREATIONAL DEVELOPMENT CELL 6

3.2.0 Discretionary Uses

3.2.1 accessory buildings

3.2.2 private clubhouse/community centre

3.2.3 signs - identification

3.2.4 nature interpretive area and associated facilities

3.2.5 private recreational lake area and associated facilities

3.2.6 trails and open space

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3.3.0 Minimum Building Setbacks - all buildings

3.3.1 Front/side/rear yard - minimum 60 m (196.84 ft.) from any primary or secondary highway, 30 m (98.42 ft.) from any municipal road and 6 m (19.68 ft.) in all other cases.

3.4.0 Minimum Lake Area

3.4.1 Minimum number of required lakes - 2

3.4.2 Minimum area of each required lake - 15 acres

6.0.0 RESIDENTIAL BALANCE DEVELOPMENT CELL

The purpose and intent of the Residential Balance Development Cell is to provide for the park and open space development, where Council issues the Development Permit(s).

6.1.0 RESIDENTIAL BALANCE DEVELOPMENT CELL 9

6.2.0 Discretionary Uses

6.2.1 roads

6.2.2 walking paths or trails

6.2.3 private lakes

6.2.4 parks/pastures

6.2.5 signs - identification

6.3.0 Special Requirements

6.3.1 The removal of trees or disturbance of the site is prohibited except where necessary to permit the installation of uses listed under 6.2.0 above.

6.3.2 Extensive agricultural pursuits, with the maximum number of cattle and/or horses not exceeding 1 animal per 4 acres at any time, subject to a Development Permit to be issued by Council.

6.4.0 Minimum Lake Area

6.4.1 Minimum number of required lakes - 1

6.4.2 Minimum area of required lake - 5 acres

7.0.0 SPECIAL DEVELOPMENT AREA/SETTLEMENT CENTRE DEVELOPMENT CELL

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The purpose and intent of Cell 10 is to provide for a Special Development Area, subject to Development Permit(s) being issued by Council.

7.1.0 SPECIAL DEVELOPMENT AREA/SETTLEMENT CENTRE DEVELOPMENT CELL 10

7.2.0 Discretionary Uses

7.2.1 Conference/recreation settlement centre including but not limited to the following features: conference facilities, lodging facilities, meeting and banquet, food and beverage, recreation, maintenance, administration and parking facilities.

7.2.2 Commercial uses, such as retail sales and services of recreation-related uses, such as, but not limited to specialty shops for golf, tennis and water-related activities.

7.2.3 Local commercial and institutional uses, intended to serve the Elbow Valley Residential Settlement, such as, but not limited to convenience grocery stores, gas station, mini-bank, post office, offices and business support facilities, spiritual and social facilities, public and quasi-public buildings, personal, medical, educational or daycare facilities.

7.2.4 Recreation Support, Clubhouse/Community Centre and uses accessory to the clubhouse/community centre.

7.2.5 Accessory buildings; fences; trails and open space.

7.2.6 dwelling, single detached

7.2.7 dwellings, semi-detached

7.2.8 home based business – type 1

7.3.0 Minimum and Maximum Requirements

7.3.1 maximum area of site: 12.1 ha (30.0 ac.)

Commercial Uses:

7.3.2 minimum number of parking spaces per 92.9 m^2 (1000 sq.ft.) of gross leasable space: 7

7.3.3 maximum 8,175 m^2 (88,000 sq.ft.) of commercial/retail/non-conference centre building space

7.3.4 maximum number of guest rooms in lodging facility: 200

7.3.5 minimum number of parking spaces per guest room in lodging facility: 1.5

7.3.6 maximum number of seats for food and beverage facilities: 300

7.3.7 maximum number of seats for meeting facilities: 400

7.3.8 maximum number of seats for banquet facilities: 440

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7.3.9 maximum conference/settlement centre building size: 14,150 m² (152,300 sq.ft.)

Residential Uses:

7.3.10 maximum number of dwelling units: 50

7.3.11 Sections 2.8.3 to 2.8.11 inclusive and Sections 2.9.1 to 2.9.3 inclusive shall apply hereto.

7.4.0 Minimum Building Setbacks - Commercial Uses

7.4.1 Front/side/rear yard - minimum 60 m (196.84 ft.) from any primary or secondary highway, 30 m (98.42 ft.) from any municipal road and 6 m (19.68 ft.) in all other cases

7.5.0 Special Requirements

7.5.1 Notwithstanding section 9.8.0, all buildings or structures within this cell shall require a development permit, to be issued by Council.

7.5.2 Approval of this bylaw does not constitute or in any way imply approval of a development permit for any buildings or structures within this (or any) cell. Comprehensive site plans shall be submitted and be subject to Council's approval as part of a development permit(s) application(s) and prior to the approval of any plan of subdivision for this Cell 10 pursuant to Bylaw C-4762-97 (Elbow Valley ASP).

8.0.0 UTILITY DEVELOPMENT CELLS

The purpose and intent of the Utility Development Cells is to provide for the subdivision and development of two utility lots, one of which is intended to accommodate a well pump house, and the other to accommodate a water reservoir, treatment and distribution facility.

8.1.0 UTILITY DEVELOPMENT CELL 11

8.2.0 Discretionary Uses

8.2.1 water well pump house

8.2.2 access driveways and utility distribution and collection systems necessary to service the development

8.3.0 Maximum requirements

8.3.1 number of pump houses - 1

8.3.2 parcel size - 10.10 ha (25 acres)

8.3.3 pump house size - 37.16 m² (400 ft²)

8.3.4 number of parcels - 1

8.3.5 building height - 5.5 metres (18 feet)

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8.4.0 Minimum requirements

8.4.1 front, side and rear yard setback - 30 metres (98.4 feet)

8.5.0 UTILITY DEVELOPMENT CELL 12

8.6.0 Discretionary Uses

8.6.1 water reservoir, treatment and distribution building.

8.6.2 access driveways and utility distribution and collection systems necessary to service the development.

8.6.3 parking in accordance with the Land use Bylaw.

8.6.4 office uses ancillary and subordinate to the uses listed in section 8.6.1 of this bylaw.

8.7.0 Maximum requirements

8.7.1 number of water reservoir, treatment and distribution buildings - 1

8.7.2 parcel size - 1.151 ha (2.84 acres)

8.7.3 water reservoir, treatment and distribution building size - 295 m^2 (3,175.4 ft^2)

8.7.4 number of parcels - 1

8.7.5 building height - 5.0 metres (16.4 feet)

8.8.0 Minimum requirements

8.8.1 front, side and rear yard setbacks - 15 metres (49.2 feet)

8.9.0 Special Requirements

8.9.1 The removal of trees or disturbance of the land identified in Section 8.0.0 is prohibited except where necessary to permit the installation of uses listed under 8.2.0 and 8.5.0 above.

8.9.2 Agriculture, General, with no buildings allowed, and the maximum number of cattle and/or horses not exceeding 1 animal per 4 acre at any time in Utility Development Cell 11 only, subject to a Development Permit to be issued by the Development Authority.

8.9.3 No Development Permit shall be issued for any of the uses listed in sections 8.2.0 and 8.6.0, nor shall any subdivision linen be endorsed by the municipality, until a stormwater management plan has been completed by a qualified professional engineer and approved by the municipality and Alberta Environmental Protection.

8.9.4 No Development Permit shall be issued for any of the uses listed in section 8.2.0 or 8.5.0, nor shall any subdivision linen be endorsed by the municipality, until direct developed road access to the parcels of land contemplated by section 8.0.0 of this bylaw are approved by the

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municipality and Alberta Transportation and Utilities and are developed or financially secured.

8.9.5 No Development Permit shall be issued for the use listed in section 8.2.1 of this bylaw, nor shall any subdivision linen be endorsed by the municipality, until a qualified professional engineer has certified that the building contemplated in section 8.2.1 of this bylaw will not affect or change the floodway or flood fringe limits of the Elbow River, and that such certification is approved by Alberta Environmental Protection and the municipality.

9.0.0 DEVELOPMENT

9.1.0 No development of the Lands for residential use shall be permitted, no Development Permits or Building Permits for residential use shall be issued by Council and/or the Development Officer and the endorsement of the final plan of subdivision of the Lands shall not occur until:

a) the Developer has prepared and submitted to Council a Construction Management Plan in form and substance satisfactory to Council.

b) the requirements of water supply and wastewater collection and disposal systems necessary to service the Lands or portions of it have been satisfied by the following:

i) the Developer has received from Council a Development Permit for a water supply and distribution system and for wastewater disposal to service the proposed subdivision and/or development, for a connection to the City of Calgary water supply system and sanitary sewer infrastructure and the Developer has submitted to Council agreement(s) for servicing satisfactory to the Council in its sole and unfettered discretion, with complete plans and specifications respecting the connection(s) thereto and the said connection(s) have been completed in accordance therewith, provided however, that the Municipality may, through Council, in its sole and unfettered discretion endorse the final plan of subdivision of the Lands or portions thereof (provided it is otherwise satisfactory) or the Council issue Development Permits for residential development if the Developer first enters into Development Agreement(s) contemplated by Section 1.13.0 hereto, and deposits with the Municipality a Letter(s) of Credit equivalent to the estimated total cost to complete the subject connections.

c) all necessary easements and rights-of-way related to the supply and distribution of power, water, gas and wastewater disposal have been approved by Council and registered concurrently with the final plan of subdivision by the Developer against title to the Lands or portions thereof.

d) an Elbow Valley Homeowner's Association has been legally established by the Developer and a restrictive covenant confirming that each owner of an interest in the Lands will be a member of the Homeowner's Association, and that said Homeowner's Association is responsible for all off-site and on-site sewer and water facilities and appurtenances thereto which restrictive covenant shall be in form and substance satisfactory to the Council, and the said restrictive covenant has been executed by the Developer and registered against title to the Lands prior to any registered financial encumbrances and registered concurrently with the plan of survey.

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e) all Development Cells have been surveyed as required by Section 1.5.0 of this bylaw and the boundary of each Development Cell has been fenced with temporary snow fencing. Recreation lake area development and the development of the water distribution and wastewater, collection and disposal facilities may proceed at the discretion of Council, notwithstanding this provision.

f) the developer has first submitted to Council and received Council approval for development of the private recreational lakes as identified in Bylaw C-4762-97 (Elbow Valley ASP.), and the Developer has received Council approval and entered into a Development Agreement as contemplated by Section 1.12.0 and 1.13.0 hereto, with respect to the development of the private recreational lake(s) area, as established and in accordance with the Elbow Valley Area Structure Plan, and has submitted to Council complete plans and specifications pertaining to the recreational lake(s) and the same have been substantially completed in accordance with those plans;

g) Notwithstanding section 9.1.0 f), the development of up to 326 residential units may proceed, at the sole and unfettered discretion of Council, providing:

1) the developer has submitted to Council and received Council and Alberta Environmental Protection approval for a two-phase development of the private recreational lakes as established in Bylaw C-4762-97 (the Elbow Valley ASP), with the first phase to comprise at least one-half of the total recreational lake area (one complete lake), based on plans and specifications pertaining to the lake area;

2) the Developer has received Council and Alberta Environmental Protection approval and entered into a Development Agreement as contemplated by Section 1.12.0 and 1.13.0 hereto, with respect to the development of the first phase of the private recreational lake area, as established and in accordance with Bylaw C-4762-97 (Elbow Valley ASP) and has submitted to Council complete plans and specifications pertaining to the first phase of the recreational lake area and the same have been substantially completed in accordance with those plans; and,

3) the provisions of Section 9.1.0 a), b), c), d), e), f) have been completed in form and substance satisfactory to the Council.

9.2.0 Wastewater treatment and disposal systems using septic tanks and attendant fields are not permitted within the Lands unless otherwise approved by Council.

9.3.0 Separate Development Permits and/or Development Agreements shall be required for each of the Development Cells or portions of them, and each Development Permit and/or Agreement shall provide that:

a) no stripping, excavation or construction on any of the Lands shall occur until appropriate Letter(s) of Credit acceptable in form and substance to the Council has been deposited with the Municipality.

b) no occupancy of any dwelling unit shall occur until the construction of all roads and utilities required to serve the Residential Development Cells or portions of them, have been completed to specifications satisfactory to the Municipality.

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c) the development of the cells will be in accordance with a Building Scheme satisfactory to Council which has been prepared and submitted by the Developer to the Municipality and which includes, but is not limited to, proposed bareland condominium property lines, architectural guidelines, and Building Envelope boundaries which coincide with the relevant subdivision plans as approved by Council. This Scheme will be registered as a Restrictive Covenant against the Lands.

9.4.0 All development upon the Lands shall be in accordance with all plans and specifications submitted as part of this Bylaw and all licenses, permits and approvals pertaining to the Lands, and shall be carried out generally in phases as contemplated by the "Residential Phasing Plan" contained in Bylaw C-4762-97 (Elbow Valley ASP).

9.5.0 Prior to any development that will alter natural storm drainage into the Elbow River or Lott Creek, the Developer shall prepare and submit a Storm Water Management Plan in form and substance satisfactory to Council and obtain the prior approval of Alberta Environmental Protection pursuant to Bylaw C-4762-97 (Elbow Valley ASP). Such plan shall also include reclamation details for the former pond and wastewater treatment site(s) north of Hwy #8 and west of 117 St. S.W.

9.6.0 Private roads shall be constructed in accordance with geometric design guidelines and standards submitted by the Developer to the satisfaction of the Municipality, and in accordance with Bylaw C-4762-97 (Elbow Valley Area Structure Plan).

9.7.0 All Letters of Credit referred to in this Bylaw shall be calculated in accordance with current Municipal Policy and the estimate upon which the amount is to be based shall be certified by a qualified professional(s) or as determined by Council in its sole and unfettered discretion.

9.8.0 Except for 7.5.1, notwithstanding anything to the contrary in this bylaw, development permits shall not be required for individual residential buildings unless they are to be located within the flood fringe of the Elbow River or Lott Creek as defined by Alberta Environmental Protection pursuant to 1.7.0. No Development Permits for residential construction of any kind, nor any buildings or structures shall be permitted anywhere in the floodway of the Elbow River or Lott Creek, as defined by Alberta Environmental Protection pursuant to 1.7.0 (excepting water control apparatus or structures).

9.9.0 Show homes may be considered by the Development Officer as a discretionary use on the lands for up to five residential dwelling units per Residential Development Cell prior to the endorsement of a plan of subdivision provided that conditional approval for subdivision has been granted by Council for that cell, and further, that no occupancy of the said show homes shall occur until full municipal services (power, gas, sewer, water, telephone, etc.) are available to and immediately useable by residents of said dwellings and the plan of subdivision has been registered.

9.10.0 A Development Permit may be issued by the Development Authority for the removal of surplus loam from the Lands to an off-site location provided that the Developer demonstrates that the loam is surplus to the site and that removal of the loam is required in accordance with an approved site grading plan.

9.11.0 A temporary sales/information centre may be considered by the Development Officer as a discretionary use on the lands, provided it is not located within the Floodway of the Elbow River or Lott Creek.

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9.12.0 Notwithstanding anything to the contrary in this Bylaw, Council in its sole and unfettered discretion, may issue Development Permits:

a) for stripping and grading of land, provided that for any lands within the Floodway or Flood Fringe of the Elbow River and/or Lott Creek as defined in Bylaw C-4762-97, a permit and/or approvals have first been received from Alberta Environmental Protection; and

b) for recreational lake(s) construction provided that the provisions of 9.1.0 g) 1) and 1.8.0 of this Bylaw have been met.

9.13.0 Cantilever extensions into yards shall not exceed 0.6 m (2.0 ft.) and the cantilever that extends into the minimum side yard shall not exceed 30% of the length of the wall adjacent to the applicable yard. Decks shall not extend further than 2.0 m (6.6 ft.) into the required minimum side or rear yard and the resulting required minimum side or rear yard shall not be less than 1.2 m (3.9 ft.).

9.14.0 Draining of a private swimming pool to the existing sanitary sewer system is prohibited.

10.0.0 DEFINITIONS

10.1.0 **Area Structure Plan (ASP)** - means the Elbow Valley Area Structure Plan, Bylaw C-4762-97, as amended.

10.2.0 **Building**- includes anything constructed or placed on, in, over or under land but does not include a highway or public roadway.

10.3.0 **Building Envelopes** - means that portion of the Lands upon which construction of a Building is located or identified in plans submitted to Council by the Developer and which are in form and substance satisfactory to the Council.

10.4.0 **Clubhouse/Community Centre** - means a building that is used solely by the community in the plan area for social and community gatherings and events.

10.5.0 **Construction Management Plan** - means a program that details site management of all construction activity that may include, but is not limited to the management of construction debris and dust, site erosion, sedimentation control, noise control and traffic control.

10.6.0 **Developable Lands** - means that portion of the Lands which is considered to be suitable for Development by the Council and the Development of which is not precluded by this Bylaw.

10.7.0 **Developer** - means that party which owns or has a right to own all of the Lands excepting only any roadway plan therein.

10.8.0 **Development** - means:

a) any excavation or stockpile and the creation of either of them, a Building or an addition to, or replacement, or repair of a Building and the construction of placing in, on, over or under land of any of them,

b) a change of use of land or a Building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or Building, or

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c) a change in the intensity of use of land or a Building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or Building.

10.9.0 **Development Agreement** - is an agreement between the Developer and the Municipality specifying development regulations, criteria or conditions necessary to ensure all developments and subdivisions on the land conform to municipal approvals.

10.10.0 **Development Cells** - means an area of land that may contain a number of uses as defined in this Bylaw and which are numerically identified in Schedule `A'.

10.11.0 **Letter of Credit** - means an Unconditional, Irrevocable, Letter of Credit issued by a Canadian chartered bank at the request of the Developer naming the municipality as the sole beneficiary thereof.

10.12.0 **Utilities** - means water treatment and distribution and wastewater collection, treatment and disposal facilities, gas, electricity, cable and telephone transmission lines and related facilities and relevant appurtenances necessary to service the development cells or portions thereof in the area covered by the Bylaw. For the purpose of this Bylaw, a system utilizing sewage holding tanks is not considered a utility.

10.13.0 **Residential Development Cells** - means those Development Cells which shall be used exclusively for residential purposes and associated open space.

10.14.0 **Building Scheme** - for the purpose of this Bylaw means a scheme to be registered against title of the Developable Land pursuant to a Restrictive Covenant describing, inter alia, the location of all proposed dwellings within the building envelopes and architectural controls pertaining to the Development thereof.

10.15.0 **Qualified Professional** - is a professional engineer who is a member in good standing with the Association of Professional Engineers, Geologists and Geophysicists of Alberta (APEGGA).

10.16.0 **Substantial Completion** - means Construction Completion Certificates have been issued by the Municipality.

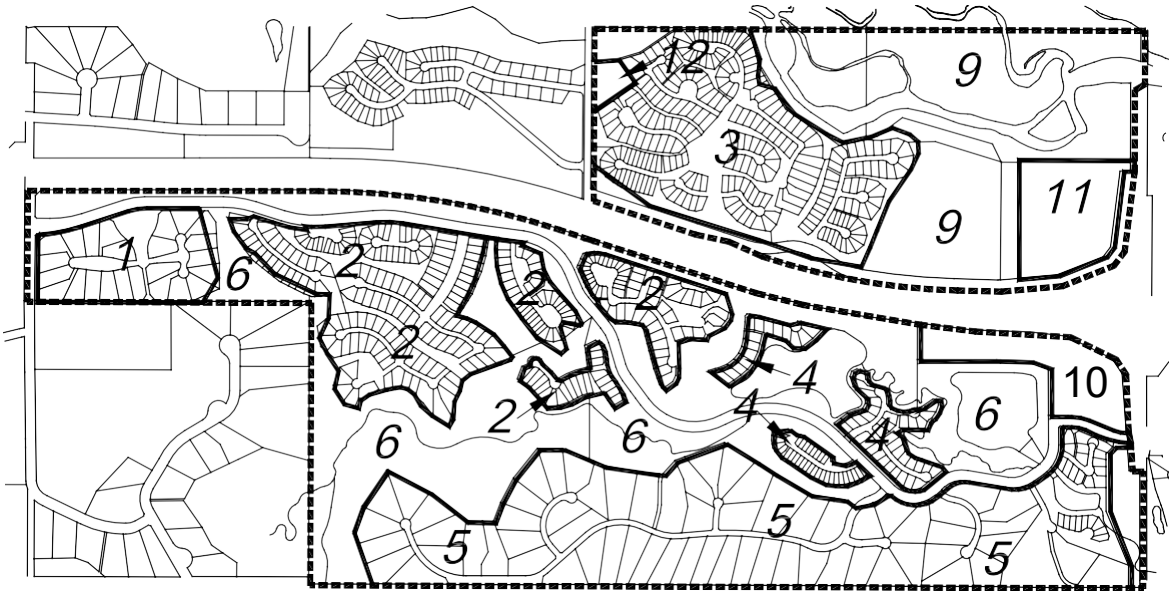
10.17.0 Terms not defined above have the same meaning as defined in Section 8 and Section 21 of the Land Use Bylaw C-4762-97, as amended, The Elbow Valley Area Structure Plan.

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SCHEDULE "A"



1. Residential Development Cell #1
2. Residential Development Cell #2
3. Residential Development Cell #3
4. Residential Development Cell #4
5. Residential Development Cell #5
6. Residential Development Cell #6
9. Residential Balance Development Cell #9
10. Special Development Area / Settlement Development Cell #10
11. Utility Development Cell #11
12. Utility Development Cell #12

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COUNCIL REPORT

Langdon Area Structure Plan (ASP) Expansion Amendment

Electoral Division:6, 7 File: 1013-515

Date:	April 28, 2026
Presenter:	Jan Sotocinal, Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is to present an amendment to the Langdon Area Structure Plan (ASP) for Council's consideration. The ASP amendment was conducted in accordance with terms of reference set out in Attachment G.

On November 28, 2023, Council approved terms of reference for a developer-led and developer-funded project to explore the expansion of the Langdon ASP boundary to include four additional quarter sections, which would provide for a range of housing, employment, and amenity options. The proponent has conducted public engagement and commissioned technical studies to support the amendment, and has drafted amendments to the ASP accordingly.

This proposed amendment would add:

- Three quarter sections designated for residential and mixed-use development, with small neighbourhood commercial and park space, on the north side of the hamlet west of Vale View Road, and
- One quarter section south of Township Road 232 designated as "Hamlet Reserve". The final land use for this quarter section will be determined at a later date, through an ASP amendment supported by a Conceptual Scheme.

The proponent provided a brief stormwater servicing memo but did not provide modelling of expected flows or evaluation of capacity of Weed Lake to accommodate the total expected volumes. Similarly, the proponent provided a brief memo describing the water servicing strategy but did not provide estimates of the required water supply volumes. Langdon Water Works has not provided confirmation of capacity for the proposed lands.

The ASP amendment does not align with Municipal Development Plan (MDP) Policy B2.5 (c), which requires ASPs to address the impacts of population increases on infrastructure and amenities. The water, wastewater, and stormwater infrastructure that serve Langdon also serve areas outside of Langdon, including other Growth Areas identified in the County's MDP such as Conrich, OMNI, and East Balzac. The servicing brief provided by the proponent for the Langdon expansion does not fully evaluate impacts upon the wider infrastructure systems or these County growth areas.

The proponent for this ASP amendment has also not demonstrated that there is a limited land supply within the approved Langdon plan area requiring the addition of four additional quarter sections. The proposed amendment therefore conflicts with Policy 5.3 of the MDP.

With respect to the land use strategy proposed, the provision of "Hamlet Reserve" lands within the proposed ASP amendment creates uncertainty over potential future population increases and suggests piecemeal planning in place of a more comprehensive approach to any expansion of Langdon.

For these reasons, Administration is recommending refusal of the proposed ASP amendment bylaw.

Langdon Area Structure Plan (ASP) Expansion Amendment

There is a separate project currently underway to review infrastructure needs and growth strategies for the area around Langdon. This project is in its first phase, which is comprised of a Technical Review Committee (TRC) preparing studies for an area covering 81 quarter sections of land, primarily focused west of Langdon along the Glenmore Trail corridor. This information will inform a business case to be presented to Council that would outline the scope of any future ASP amendment, which would include the four quarter sections discussed in this report.

If Council is supportive of the ASP project in principle, but wishes to direct amendments prior to approval, an alternate direction is set out at the end of this report.

ADMINISTRATION'S RECOMMENDATION

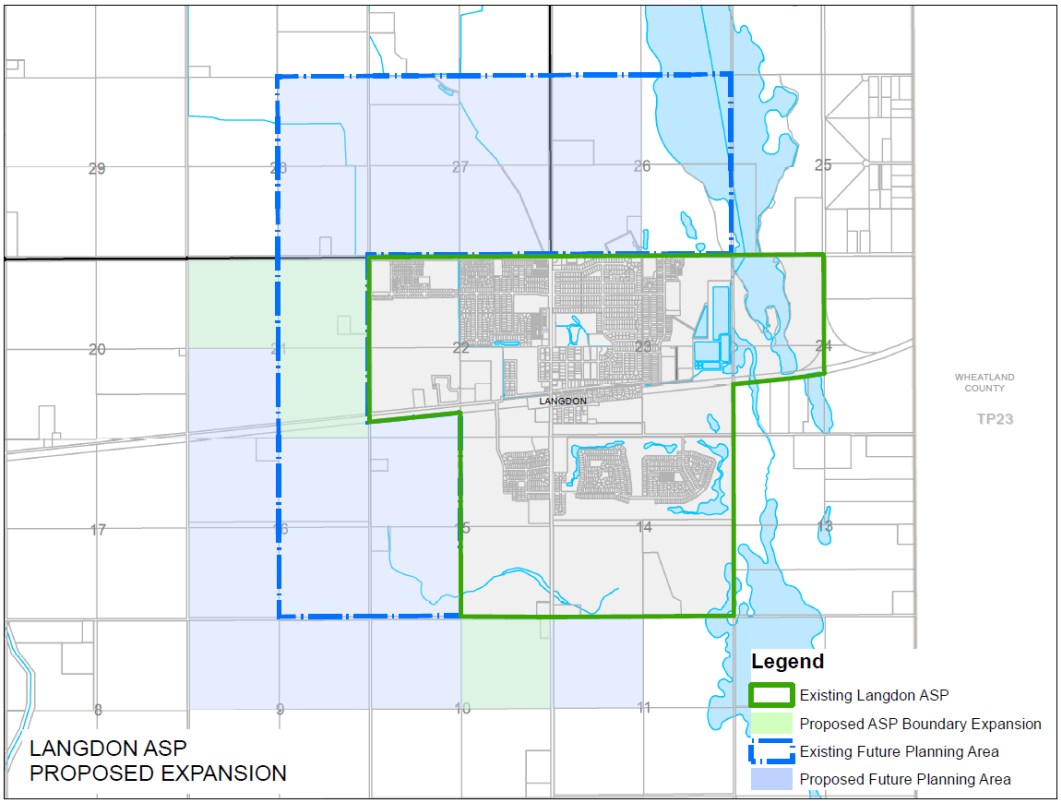
THAT Bylaw C-8740-2026 be refused;

AND THAT the Langdon Area Structure Plan Amendment Terms of Reference, set out within Attachment H, be rescinded.

BACKGROUND

The County adopted the first ASP for Langdon in April 1999 to respond to the growth pressures facing the community. The ASP was amended in 2003 and again in 2005. In 2014, the County began a project to prepare a new ASP to replace the existing Langdon ASP to consider expansion of the current ASP's boundaries and ensure compliance with the Municipal Development Plan (County Plan). That ASP was approved in 2016 and added approximately 950 acres of land to Langdon and established a future study area for lands that could be considered for future expansion.

Council approved terms of reference for a developer-led project to expand the Langdon ASP on November 28, 2023, to consider the inclusion of an additional four quarter sections within the hamlet. These quarter sections are: N ½-21-23-27-W4M, SE-21-23-27-W4M on the northwest side of Langdon, and NE-10-23-27-W4M on the south side (shown in green on the figure below).



Langdon Area Structure Plan (ASP) Expansion Amendment

On April 16, 2024, Governance Committee, Administration provided an update on the ASP amendment project, where a draft land use strategy was presented, and accepted as information.

On February 4, 2025, Council approved the revised Terms of Reference, which updated the timeline for the project, allowing the proponent more time to complete the deliverables associated with the project.

On January 13, 2026, Governance Committee, an update to this project was provided to the Governance Committee, and the following motion was made:

> *"THAT the Governance Committee directs Administration to schedule a public hearing on the Langdon Area Structure Plan Amendment project no later than April 30, 2026."*

A separate project to review the Langdon ASP by means of a Technical Review Committee was approved by Council on May 20, 2025. The first phase of that project is a technical feasibility review of infrastructure needs for 81 quarter sections surrounding the hamlet of Langdon, which includes the four quarter sections that are subject to this amendment. The established Technical Review Committee is currently reviewing the prepared technical studies and preparing its recommendations report, which is expected to be presented to Council in June 2026.

ANALYSIS

Proposed Land Use Strategy and Policy Amendments

The proposed amendment would allow the NE-21-23-27-W4M and SE-21-23-27-W4M to be developed according to the residential land use policies of the ASP, with approximately 32 acres identified as Park/Open Space and a small area for Neighbourhood Commercial at the intersection of Vale View Road and Railway Avenue W. The NW-21-23-27-W4M would be developed under the Mixed-Use policies of the ASP, which would permit residential uses in areas that are envisioned mainly for business park and light industrial uses. The NE-10-23-27-W4M is proposed to be Hamlet Reserve. This designation would restrict development until a local plan is prepared, with the specific land use designation (such as residential, mixed use or commercial/industrial) to be determined at that time.

Additional amendments proposed by the proponent include:

- An increase in allowable gross residential density from 4.0 UPA (9.88 Units per hectare) to 4.85 UPA (12 units per hectare) in residential areas;
- Consideration for different forms of low to medium density residential uses, such as duplexes and rowhouses, within the hamlet;
- Additional policy requirements for neighbourhood commercial developments;
- Change references from the "County Plan" to "Municipal Development Plan", and "Local Plan" to "Conceptual Schemes"; and
- Change to the boundary of the Future Planning Area.

Based on the current proposal, adding the four quarter sections to the Hamlet boundary would bring the population of Langdon at full build-out from 13,400 to 18,042. Since the final land use designation on quarter section NE-10-23-27-W4M is yet to be determined, the population estimate may increase beyond this estimate. In addition to this, the designation of Hamlet Reserve lacks any policy directive and guidance on the future development of the NE-10-23-27-W4M. Though the draft amendment proposes adding NE-10-23-27-W4M to the hamlet boundary, it does not propose any additional policies on determining allowable uses/development in the interim, until such time, an amendment, Conceptual Scheme, and supporting studies has been approved for these lands. As such, this will generate impacts on existing servicing, infrastructure and amenity provision in Langdon which have not been planned or budgeted for in a comprehensive manner.

Guiding Policy Framework

Amendments to the Langdon ASP must align with the Intermunicipal Development Plan with Wheatland County (2021), Rocky View County Municipal Development Plan, and other applicable County requirements.

Intermunicipal Development Plan (IDP) with Wheatland County

There are portions of the Langdon ASP that fall within the Wheatland County IDP area, requiring the proposed amendment to meet applicable policies, especially Policies 4.3.6 and 4.3.9 of this IDP. These policies direct the County to refer the ASP amendments to Wheatland County and allow 30 calendar days to review and provide comments. Wheatland County does not have any objections to the proposed ASP amendment, as these lands are located immediately west and south of the current plan area and outside of the Wheatland/Rocky View County intermunicipal plan area.

Municipal Development Plan

The hamlet of Langdon is identified as a Growth Hamlet in the Municipal Development Plan (MDP). Policies within Section 6 of the MDP list the different requirements for a Growth Hamlet. Although these policies apply to Growth Hamlets, some of the policies are outside the purview of the expansion amendment terms of reference, specifically policies relating to Hamlet Core.

This ASP amendment must adhere to the general planning policies within Section 5 of the MDP, specifically in Section 5.3, which provides that expansion of a Plan area must demonstrate a successful pattern of development that has resulted in a limited land supply. The Market Demand Study does not demonstrate that there is limited land supply within the hamlet, especially when Langdon has historically had low build-out rate for residential and non-residential developments. This is substantiated by the County's Land Use Inventory (2022) where 1,775 dwellings out of a total 5,584 lots with policy support for residential use have been constructed in Langdon. Most of the current development is occurring under the Painted Sky Conceptual Scheme and Bridges of Langdon Conceptual Scheme. Painted Sky is currently in Phase 3 of 10, while Bridges of Langdon is presently conditionally approved for subdivision of Phase 5 of 14. The Langdon Meadows Conceptual Scheme is approved, but Phases 1, 3, 4 are at the subdivision application stage and no ground has been broken. The commercial market study and the 2022 Land Use Inventory, in addition to the current trends, indicate that there is sufficient land supply to accommodate development demand in the near-term and that the proposed expansion does not meet the intent of policy 5.3 of the MDP.

Technical Studies

The proponent has completed the following technical studies to support the Langdon ASP expansion amendment:

- Biophysical Impact Assessment (September 2024);
  - Concludes that there are no significant impacts expected as a result of the proposed development. The report provides that the lands are currently cultivated for agricultural use, and there is limited wildlife and wildlife habitat within the subject lands.
- Market Demand Study (December 2024);
  - Notes that the proposal would more than double the existing number of dwellings in Langdon from 1,770 to 3,735 residential units. The full build-out in Langdon, which includes the additional 1,955 residential units from this proposal, is expected to be realized in 2084, at the current build-out rate of 33 units per year. Previously, this growth was reported to have an average rate of 67 dwelling units from 2001 to 2022. This study notes that Langdon historically has a low percentage of built out, at 32%.

  - Notes the proposal will also add 125 acres of non-residential development, increasing from 36 acres to 161 acres of developed business area, which is expected to have an average 8.3 acres be brought annually within the next 15 years. The study notes that in 2022, the Langdon business inventory indicates a 4% build out.

- Servicing Study (December 2024);
  - Examined the water, wastewater, stormwater, and shallow utility servicing in the quarter sections and provided recommendations and requirements for staging development.
  - For water servicing, proposed developments can connect existing lines and future infrastructure owned by Langdon Waterworks. The parcels west of the hamlet of Langdon would tie into the existing lines, while the south parcel would loop into the Bridges of Langdon subdivision.
  - For wastewater servicing, the parcels west of Langdon would be serviced by a gravity sewer line to the Painted Sky subdivision, while the future sanitary mains would be required near the south commercial parcel.
  - For stormwater servicing, a staged master drainage plan, which conforms to the County Servicing Standards, would be required for parcels within the subject lands.
- Traffic Impact Assessment (March 2025)
  - The traffic impact assessment examined the traffic conditions with respect to the road network, intersections, and traffic volumes, before and after the build-out of these quarter-sections. Due to the increase in volume, upgrades would be required to accommodate growth in the future, which includes signalization and lane adjustments.
- Fiscal Impact Assessment (February 2025)
  - Overall, the proposed addition of the four quarter sections (residential, business park and mixed use) is estimated to contribute $1.2 billion to the assessment base of the County.
  - Slight adverse effect on the composition of the assessment base of the County with relative non-residential assessment decreasing from 22.7% to 22.6% and residential assessment increasing from 67.9% to 68.5% at full build out.
  - The study estimates that in order to achieve a net zero revenue-to-expenditure ratio, mill rates would need to change as follows:
    - Residential mill rate increase from 2.1773 (2024 rate) to 2.3173
    - Non-residential mill rate increase from 7.6205 (2024 rate) to 8.1105.

Notably, these technical studies only support the original proposal of the proponent where NE-21-23-27-W4M and SE-21-23-27-W4M are designated as “residential”, NW-21-23-27-W4M is designated as “mixed-use”, and NE-10-23-27-W4M is designated as “commercial/business park.” Additional technical studies would need to be commissioned at the time of ASP amendments for the “Hamlet Reserve” to determine the cumulative impact of the proposal on servicing and infrastructure.

Langdon Servicing - Technical Review Committee (TRC)

One of the deliverables of the TRC is to present an Infrastructure Report to Council, which will have findings and recommendations related to the feasibility of servicing and infrastructure to the lands encompassing 81 quarter sections surrounding the hamlet of Langdon, and within the Glenmore Trail corridor. This study is not intended to amend the Langdon ASP, but would serve as background information that Administration would incorporate into a business case outlining the scope, outcomes, costs and benefits of undertaking a comprehensive review of the Langdon ASP.

Since the subject lands covered by these amendments are also within the purview of TRC study area, they are better positioned to be planned in concert with the lands also examined by the TRC. The ASP amendment also does not provide the full extent of its impact on the existing infrastructure, servicing and amenity space with a population estimate for Langdon not being fully realized. In the same way, there are currently lands within the hamlet which are still available for development due to historically low absorption rate.

Policy C-322

Administration is currently reviewing the Planning Project Prioritization Policy C-322, with a proposed change to the process that would require Administration to present a business case for new Area Structure Plan projects to Council, so that Council is able to determine the priority sequence of projects with an understanding of the scope of the project, the costs and benefits associated with the project, and the implications of the project within the County's overall growth strategy. Administration notes that planning for an expansion of the Langdon ASP could be appropriate in the near future, but it is recommended that the detailed scope and comprehensive assessment should first be presented to Council as a business case so that the full implications of any expansion can be properly understood.

Conclusion

Based on the findings of the Commercial and Residential Market Demand Study, there is no immediate need to expand the Langdon Area Structure Plan boundary. Expansion of the boundary may be beneficial in the near future; however, that expansion should be undertaken with full consideration of the feasibility and efficiency of servicing infrastructure. Part of that broader study is currently being done with the Langdon Technical Review committee, and future phases of that project are expected to review the feasibility of expansion of the Langdon ASP boundary in broad consideration of the land use planning outcomes for the entire Langdon community. Further, the County is working internally to improve its servicing strategies, levy frameworks, and asset management program to enhance understanding of the full implications of planning for development. Therefore, Administration recommends that this proposed amendment be refused.

COMMUNICATIONS / ENGAGEMENT

Public Engagement

Several phases of public engagement have been conducted in relation to this amendment. The following public engagements were conducted by the proponent to engage landowners of the ASP:

- First Open House (February 11, 2025) – held at the Track Golf Course, Langdon, the proponent provided information about the process, background reports, and draft Land Use Concept;
- General Survey (March 10, 2025 – April 11, 2025) – the survey was the primary method for providing input on the proposed amendment;
- Second Open House (June 24, 2025) – held at the Track Golf Course, Langdon, the proponent provided boards showing the draft Land Use Strategy, and draft ASP amendment; and
- Virtual Town Hall Meetings (February 9, and 18, 2026) – held virtually, the proponent introduced the designation of Hamlet Reserve and allowed individuals to ask questions about the proposed changes.

The general sentiment received throughout the public engagement activities revolved around concerns about the rate development growth of Langdon, and the ability for lands to be serviced (water and wastewater) without negatively affecting current residences. There are also concerns about the amount of traffic that would be generated, and the number of additional amenities and emergency services would be required due to the increase in population. Attachment D is the Engagement Summary report prepared by the proponent, which provides detailed feedback received from the different engagement activities conducted.

Formal Circulation

The proponent prepared a final draft of the ASP that incorporated the feedback received during public engagement. This draft was formally circulated to the following stakeholder groups:

- Agencies – the notice of circulation letters went out to different external and internal agencies on August 13, 2025, and were given until September 15, 2025 to review and respond to the draft. The following agencies responded:
  - Internal – The Planning department received comments from the Recreation, Utilities, and Engineering departments outlining recommendations on the draft policies.
  - External – Administration received comments from Alberta Transportation and Economic Corridors (ATEC), Alberta Energy Regulator (AER), Alberta Health Services (AHS), and Rocky View Schools (RVS) and Langdon Waterworks.
- Adjacent Municipality – the notice of circulation went to Wheatland County on October 3, 2025, and they were given until November 3, 2025, to respond to the request. Administration received a response from Wheatland County with no concerns.

Attachment E is a compilation of the written submissions received from the formal circulation for this ASP amendment.

Public Hearing Notification and Submissions

The Notice of Public Hearing was posted on the County website on March 31, 2026, in compliance with the County's *Public Notification Bylaw C-7860-2019*. Notices were physically and electronically mailed to agencies and landowners on April 7, 2026, which directed recipients to the webpage to review the draft Langdon ASP. The County received seven (7) letters in opposition, three (3) letters in support, and one (1) comment with no clear support or concern, for the proposed amendment. The written submissions are found in Attachment G, and mapped in Attachment F.

IMPLICATIONS

Financial

The Fiscal Impact Analysis and servicing studies evaluated the addition of four quarter sections within the existing offsite levy framework for water, wastewater, stormwater, and transportation. Current levies related to upgrades to the Langdon Wastewater Treatment Plant are based on anticipated development in planned areas and support infrastructure across eastern Rocky View County, including Langdon, Conrich, OMNI, and East Balzac.

Existing infrastructure cannot support full build-out without upgrades. Until upgrade costs, updated levies, and developer contributions are better understood, Administration recommends not expanding the developable area at this time.

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Thoughtful Growth	TG1: Clearly defining land use policies and objectives for the County –including types, growth rates, locations, and servicing strategies	TG1.2: Complete Area Structure Plans (ASPs) in alignment with the Regional Growth Plan and Council priorities	The proposed Langdon ASP amendment has been prepared in alignment with the MDP and Council priorities

Key Performance Indicators			Strategic Alignment
Thoughtful Growth	TG2: Defined land use policies and objectives are being met and communicated	TG2.2: Growth/approvals within the approved growth areas within the Regional Growth Plan	The proposed Langdon ASP amendment has been prepared in alignment with the MDP and Council priorities.

ALTERNATE DIRECTION

If Council supports the ASP amendment in principle, but wishes to direct policy amendments prior to adoption of the bylaw, then a motion is set out below for consideration.

THAT Bylaw C-8740-2026 (Langdon Area Structure Plan Amendment) be referred to Administration to compile amendments received from Council.

AND THAT C-8740-2026 (Langdon Area Structure Plan Amendment) return to Council for consideration no later than July 2026.

ATTACHMENTS

Attachment A: Bylaw C-8740-2026 (Amending Bylaw), including Schedule A
Attachment B: Langdon Area Structure Plan Amendment (Redlined Version)
Attachment C: Bylaw C-7564-2016 (Langdon Area Structure Plan)
Attachment D: Engagement Summary
Attachment E: Agency Response
Attachment F: Landowner Circulation Map
Attachment G: Landowner Submissions
Attachment H: Langdon Area Structure Plan Amendment Terms of Reference

APPROVALS

Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

ROCKY VIEW COUNTY

BYLAW C-8740-2026

A bylaw of Rocky View County, in the Province of Alberta, to amend the Langdon Area Structure Plan .

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8740-2026*.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

(1) **"Council"** *means* the duly elected Council of Rocky View County;

(2) **"*Municipal Government Act*"** means the *Municipal Government Act,* RSA 2000, c M-26, as amended or replaced from time to time; and

(3) **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

3 THAT Bylaw C-7564-2016, known as the Langdon Area Structure Plan, be amended as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

4 Bylaw C-8740-2026 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2026

READ A SECOND TIME this _____ day of _____, 2026

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2026

READ A THIRD AND FINAL TIME this _____ day of _____, 2026

_____
Reeve

_____
Chief Administrative Officer

_____
Date Bylaw Signed

Area Structure Plan
LANGDON

ROCKY VIEW COUNTY
Cultivating Communities

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PART I INTRODUCTION

1. PLAN PURPOSE

What is an Area Structure Plan?

An area structure plan (ASP) is a statutory document approved by Council and adopted by Bylaw. An ASP outlines the vision for the future development of an area with regard to such things as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements.

An ASP provides Council with a road map when considering land use changes, subdivision, and development. When making decisions regarding development within an ASP, Council must consider the plan and a wide range of other factors such as the economic goals of the County, County-wide growth, and the ability to provide servicing.

An ASP does not predict the rate of development within the plan area; ultimately, growth is determined by market demand which reflects the overall economic climate of the region.

Through the process of preparing an ASP, citizens are provided with opportunities at various stages in the process to have input into the development of policy. It is important that the vision, goals, and policies contained in the plan address the interests of residents and stakeholders in the plan area, as well as the interests of those in other parts of the County.

The Alberta Municipal Government Act states an ASP must describe:

- the sequence of development proposed for the area,
- the land uses proposed for the area, either generally or with respect to specific parts of the area,
- the density of population proposed for the area either generally or with respect to specific parts of the area,
- the general location of major transportation routes and public utilities, and
- may contain other matters the council considers necessary.

In addition, the Municipal Development Plan states that an ASP for a hamlet shall address: future land use concept; the amount of remaining undeveloped land within existing boundaries; population estimates; impact on existing services; infrastructure and amenities; for, quality dsign and compatibility of proposed development; potential for enhancements to them main street, crossroads area and/or community gathering places; provision of sufficient parks, open space amenities, and pedestrian connections; impact on the environment; interface design with adjacent agriculture land; provision for regional transit connections; and how the ASP will address the development review criteria. The policies in an ASP form a bridge between the general planning policies contained in the Municipal Development Plan and the more detailed planning and design direction contained in a Conceptual Schemes which may be in the form of either a *Conceptual Scheme* or a *Master Site Development Plan*. ASP policies must align with the Municipal Development Plan and applicable County policies. The ASP must be based on

sound planning principles and respond to the particular natural and physical development of the plan area.

Conceptual Schemess

Criteria that are to be considered for Conceptual Schemes is found in Section 27 of this Plan and Section 29 of the Municipal Development Plan.

Conceptual Schemes are developed within the framework provided by an ASP. Based on this framework, the Conceptual Schemes must demonstrate how development in the local area will retain the integrity of the overall area structure plan planning concept and how development will be connected and integrated with adjacent areas. Policy sections in the ASP identify the unique requirements that must be addressed in the Conceptual Schemes due to the location and specific development conditions of the area. The standard technical requirements of a conceptual scheme or master site development plan are identified in the Rocky View Municipal Development Plan (Section B3.0 page 138).

For the Hamlet of Langdon multi-lot subdivisions (subdivisions not recognized as a first parcel out or not exempt from providing Municipal Reserves under the Municipal Government Act) would be expected to submit a *Conceptual Schemes* in the form of a conceptual scheme. Development that does not propose any subdivision would be expected to submit a *Conceptual Schemes* in the form of a master site development plan. A *Conceptual Schemes* will have unique planning requirements based on the planning direction provided in the ASP. *Conceptual Schemess* must also address the general requirements for preparing a conceptual scheme or master site development plan identified in the Municipal Development Plan (Section 29 and Appendix C).

Conceptual Scheme is a non-statutory plan, subordinate to an ASP. It may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an ASP boundary and must conform to the policies of the ASP. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public.

If a *conceptual scheme* area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as ‘development cells’.

Master Site Development Plan is a non-statutory plan that is adopted by Council resolution. A master site development plan accompanies a land use redesignation application and provides design guidance for the development of a large area of land with little or no anticipated subdivision. A master site development plan addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on-site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.

Plan Interpretation

The following describes the meaning of some of the key words that are contained in a policy:

Shall/Must: a directive term that indicates the actions outlined are mandatory and therefore must be complied with, without discretion, by Administration, the developer, the Development Authority, and Subdivision Authority.

Should: a directive term that indicates a strongly preferred course of action by Council, Administration, and / or the developer, but one that is not mandatory.

May: a discretionary term, meaning the policy in question can be enforced by the County if it chooses to do so, dependent on the particular circumstances of the site and / or application.

2. PLAN ORGANIZATION

The Langdon ASP is organized in three parts followed by one appendix.

Part I: Introduction

Part I outlines the Plan purpose, boundaries, policy terminology, relationship to other plans, the public engagement process, and key issues, opportunities, and design ideas that informed the plan preparation process. It also contains a description of the development of the Langdon area from its early beginnings to today. Finally, it presents a vision of what Langdon could be like 10 years into the future and provides 11 broad goals that will guide the development of the area over this period.

Part II: Plan Policies

This is the core of the Plan, containing the policy direction to guide development in the Langdon Plan Area. Part II contains sections 12 to 19 that deal with specific land uses, services, or infrastructure in the subject area. Each section contains an overall purpose statement, a list of objectives, introductory paragraphs, and a series of policies addressing the subject area. Where a purpose statement or introductory paragraph introduces a series of policies, it is provided for information to enhance the understanding of the policies.

Part III: Implementation and Monitoring

Part III presents the Plan implementation process, provides information on *Conceptual Scheme* areas, development criteria, specifies requirements to ensure the Langdon ASP policies and strategies are adhered to, and provides direction regarding the process for the review and amendment of the Plan. The Langdon ASP deals with sequencing development through the development criteria listed in Section 17.

Appendix A identifies a Future Study Area for the Hamlet.

3. PLAN AREA

The entire Hamlet of Langdon is located with the Langdon Plan Area. The Langdon Plan Area applies to the lands contained within Map 1: Plan Area Location and Map 2: Plan Area Air Photo. Langdon ASP policies are to reference the lands within the Langdon Plan Area boundaries.

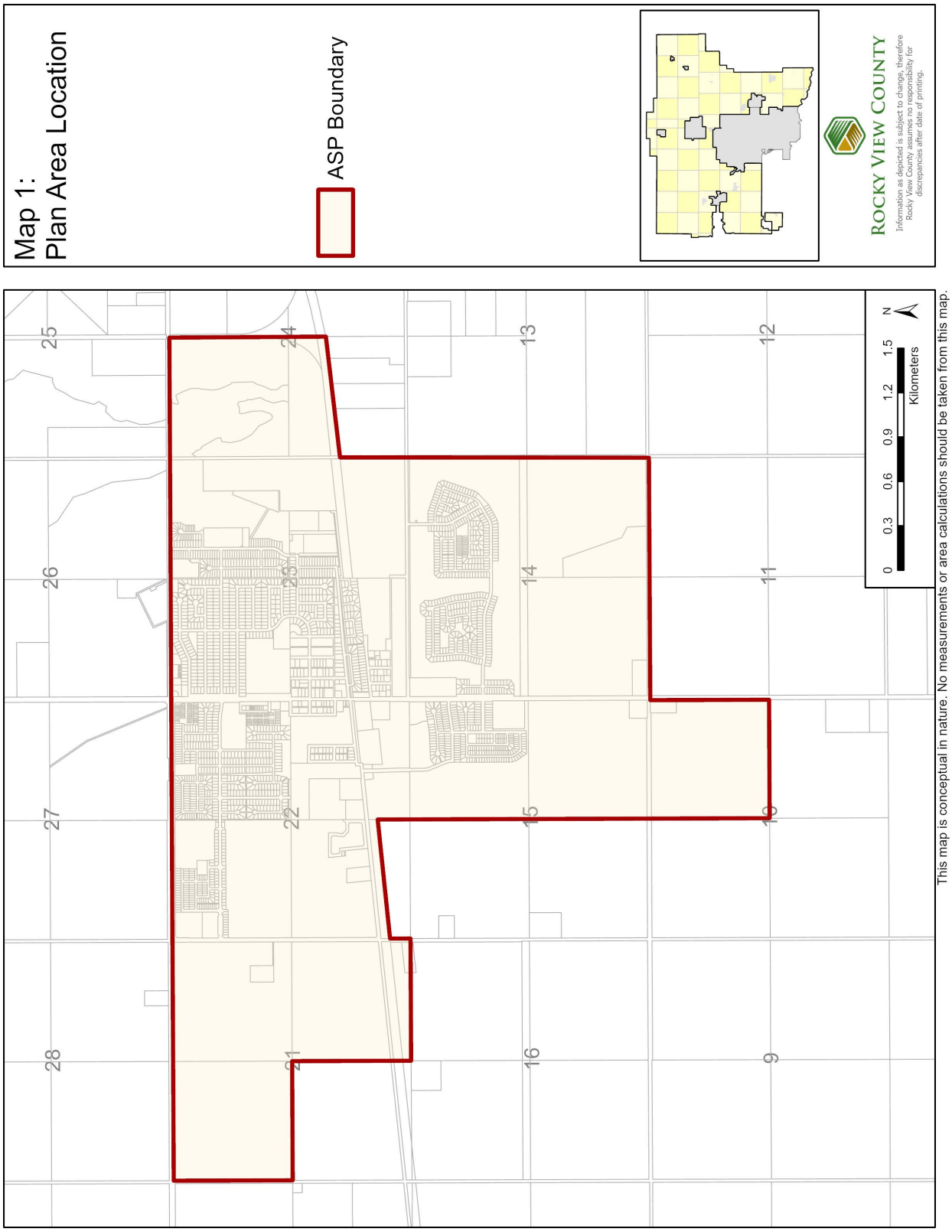
The population of the Hamlet of Langdon was 5,497 (2021 Federal Censs) which was a 2.4% increase from the 2018 population of 5,364 (Rocky View Municipal Census). This reflects a steady, although not rapid, increase in population. The average household size is 3.1, reflecting a family-oriented community,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

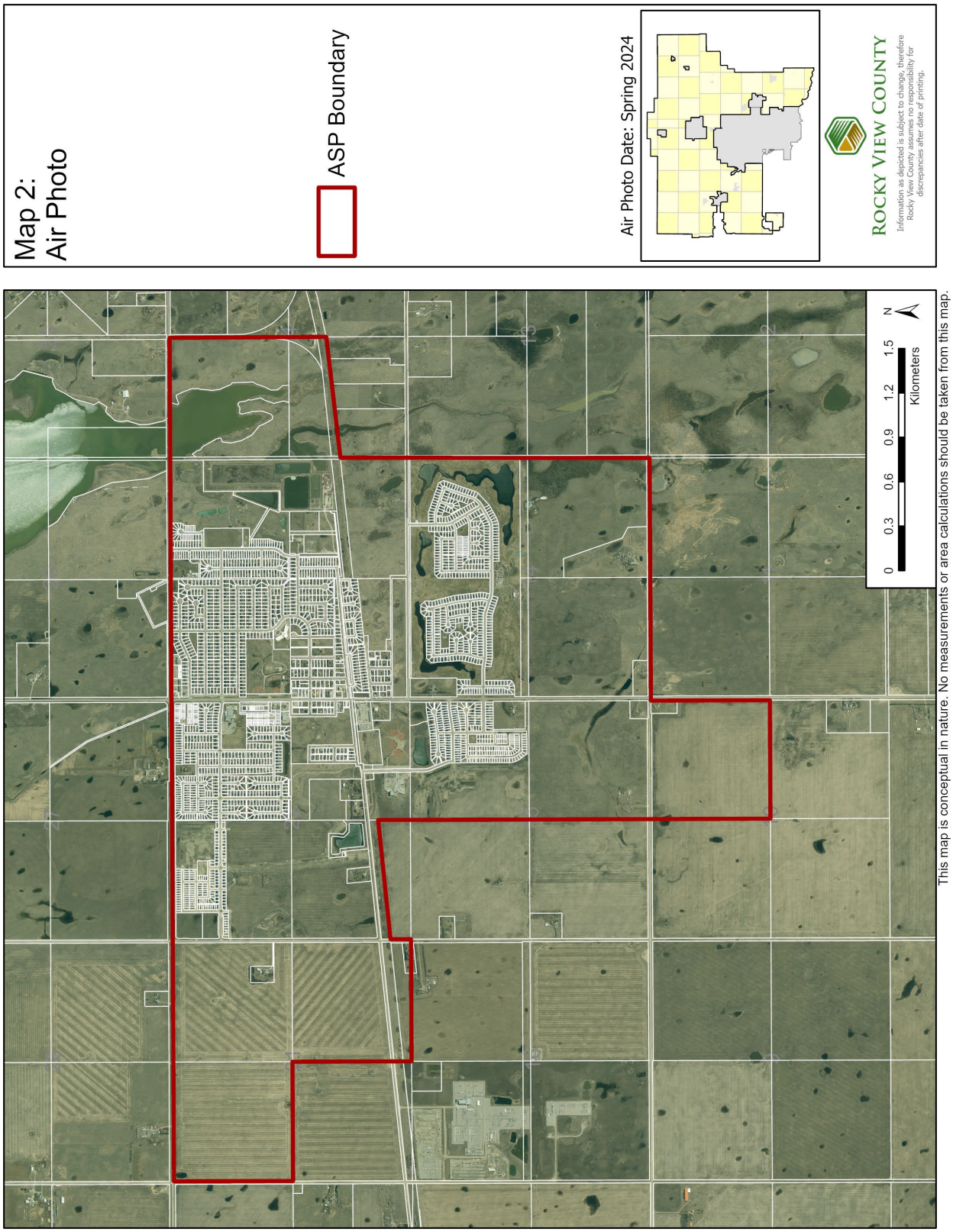
The Hamlet has developed commercial services along Centre Street, with residential, institutional and recreational uses extending east and west from Centre Street. The Langdon Plan Area encompasses approximately 19 quarter sections for a total of 91,230 hectares (3.040 acrs). The Langdon Plan Area includes the following elements:

- The existing Hamlet of Langdon is located at the intersection of Highway 560 (Glenmore Tr.) and Highway 797 (Centre St.) (Map 1);
- The hamlet includes an elementary and junior high school, a high school, ball fields, community park, community centre, fire hall, and a golf course;
- New development is managed in the hamlet by the adoption of Conceptual Schemes; and
- The hamlet is surrounded by agricultural lands.

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

The Municipal Development Plan identifies the Hamlet of Langdon as a full- service hamlet community and encourages and supports the development of a range of land uses, housing types, and rural services to their residentis and local area, in accordance with the ASP and adopted conceptual schemes.


Map 1:
Plan Area Location
ASP Boundary
ROCKY VIEW COUNTY
Information as depicted is subject to change; therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
25
24
13
12
26
23
14
11
27
22
15
10
28
21
16
9
0
0.3
0.6
0.9
1.2
1.5
Kilometers
N
This map is conceptual in nature. No measurements or area calculations should be taken from this map.


Map 2:
Air Photo
ASP Boundary
Air Photo Date: Spring 2024
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
N
0
0.3
0.6
0.9
1.2
1.5
Kilometers
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

4. LANGDON TODAY

History

Langdon has a rich western heritage and pioneering spirit. In 1883, a branch of the Canadian Pacific Railway station was built in Langdon to serve the needs of families who flocked to the area for rich ranch and farmland. The surname of the contractor who built the rail line was Langdon and the station was named after him.

By 1892, one store and four houses were built. During the early 1900's Langdon's population decreased significantly from 161 people in 1916 to 83 people by 1931. During the early 1900's Langdon had a bank, general and hardware store, hotel, drug store, newspaper, and a lawyer's office.

The area's high water table and poor drainage historically contributed to numerous floods, impassable roads and sewage disposal problems for the community. The construction of a rail line to Dalemead removed the community's prominence as a supply centre for the surrounding agricultural area. By the end of 1950, Langdon's population had declined to approximately 100 residents. Many of the residential lots created during Langdon's growth years were never developed and instead were consolidated into larger parcels. Of the two grain elevators that were constructed in the Hamlet, one was relocated to Carseland in 1968, and the other was demolished in 1979.

In 1946 Langdon lost its village status and was designated a Hamlet in 1975. In 1983, the County installed a sanitary sewer system within the Hamlet. Development interest reappeared in 1995 as evidenced by a proposal to build approximately 400 residential dwelling units and an expansion to the Hamlet boundary. This development is now the neighbourhood of Langdon Crossing West.

The County adopted the first ASP for Langdon in April 1999 to respond to the growth pressures facing the community. Ongoing amendments and updates have occurred recognizing the growth and changes in the community.

Surrounding Context

The Langdon Plan Area is approximately a ½ mile from the border of Wheatland County to the east. Adjacent land uses within Wheatland County are agricultural in nature.

Lands within Rocky View to the north, south and west of the Plan are mainly agricultural and are governed by the agricultural policies of the Municipal Development Plan. They comprise mainly of un-fragmented quarter sections and farmstead parcels.

Existing Land Use

Langdon offers a variety of amenities and services for both the hamlet population and the rural residents in the area, including schools, open space, local shops, businesses and recreational uses (Map 3: Existing Land Use).

The Hamlet is primarily a residential community with some commercial development found along Highway 560 (Glenmore Trail) and Centre Street. The majority of residents commute to work in the City of Calgary.

Ten Conceptual Schemes have been adopted within the ASP area including; Painted Sky, Langdon Crossing West, Mornington, Langdon East, Langdon Station, Langdon Meadows, Leland Business Park, Settlers Green, Boulder Creek and Bridges of Langdon. These plan areas are illustrated on Map 12: Local Plans.

Existing Conditions

Langdon is part of the East Rocky View region as described in the Municipal Development Plan. It is predominantly characterized by prairie grasslands, major wetland complexes, water fowl migration areas, a high water table, and groundwater discharge. The existing conditions are shown on Map 4: Existing Conditions, and are discussed below.

Drainage and Wetlands: Lands in the Langdon Plan Area are characterized by a high water table and wetlands. County and Provincial policies guide wetland protection in Langdon. The lands are part of the Weed Lake catchment area that is estimated to be 130 square kilometres. Stormwater from Langdon feeds into Weed Lake through major and minor ditch systems, with the regional drainage ditch running through the Hamlet along Railway Avenue. As in most parts of the County, much of the existing development has adopted rural stormwater management practices incorporating culverts, ditches, and natural conveyance systems. The Langdon ASP is able to support stormwater infrastructure upgrades within the Plan area boundary, further boundary expansion is not required to implement stormwater solutions in the Hamlet.

Transportation: The transportation system outside the Hamlet comprises a grid network of arterial roads consisting of township and range roads. This network connects into the provincial highway system at Highway 560 (Glenmore Trail) and Highway 797 (Centre Street) and south to Highway 22X. The Hamlet internal road system connects communities and major destinations in the hamlet hgouth a system of collector and local roads.

Hamlet Development: The Hamlet's primary form of development has been single family dwellings. Based on the 2021 Federal Census, the Hamlet has approximately 1,670 dwellings and is home to approximately 5,497 residents. Commercial development has occurred at the junction of Highway 560 and Highway 797 and along Centre Street. The Hamlet also contains recreational amenities such as Langdon Park, which has multiple play fields, and a public golf course located in the Boulder Creek Development.

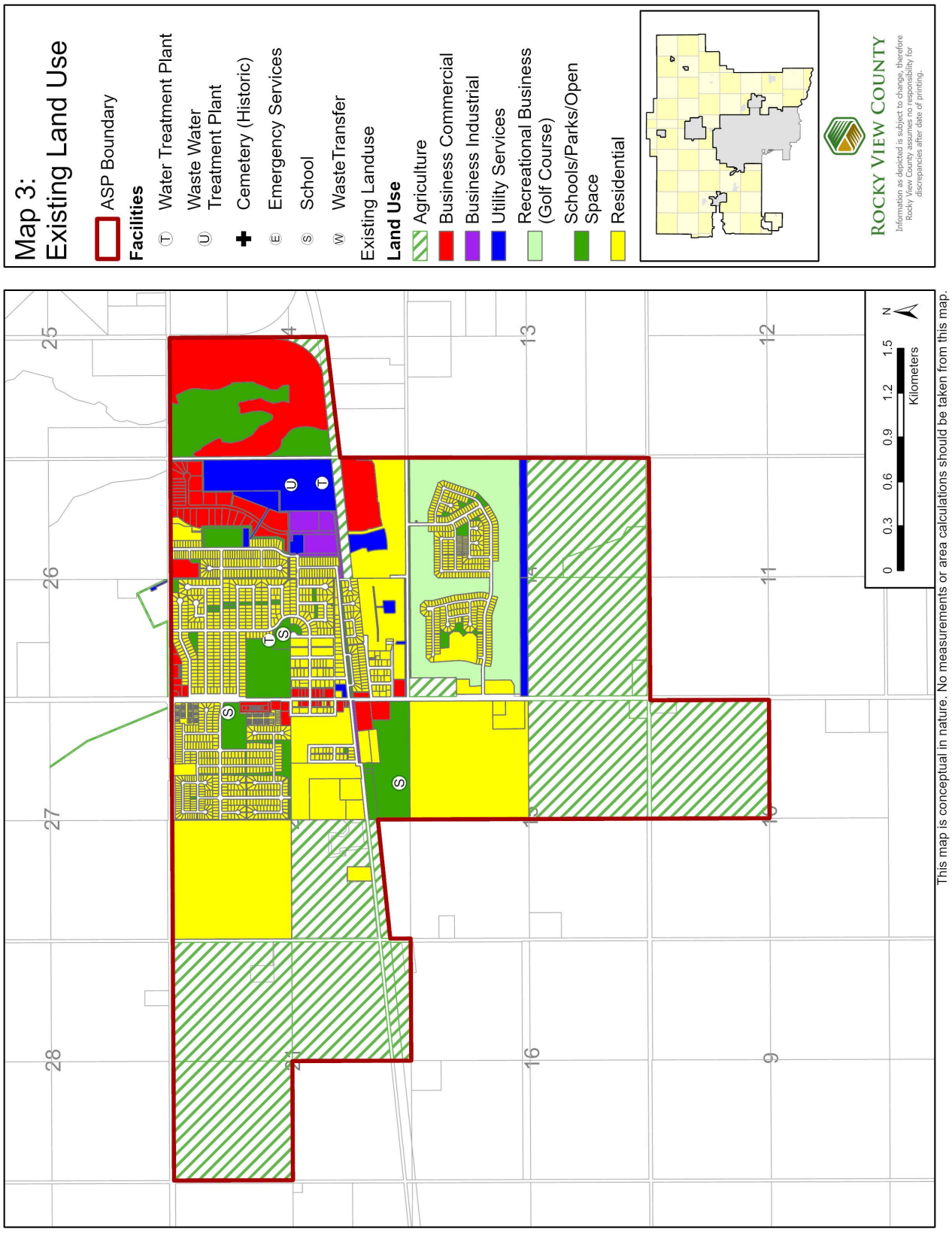
Water: Langdon Waterworks Ltd., a privately owned and operated utility company, provides potable water servicing throughout the Hamlet through a franchise agreement with the County. Raw water is sourced from the underlying Paskapoo and Lacombe aquifers from five source wells. The water is then treated and distributed through the existing treatment system and distribution network consisting of two treatment plants, three potable water storage reservoirs, and the distribution pumping system. Upgrades and expansion of the water treatment system and network may need to be implemented to support the population identified in the Plan.

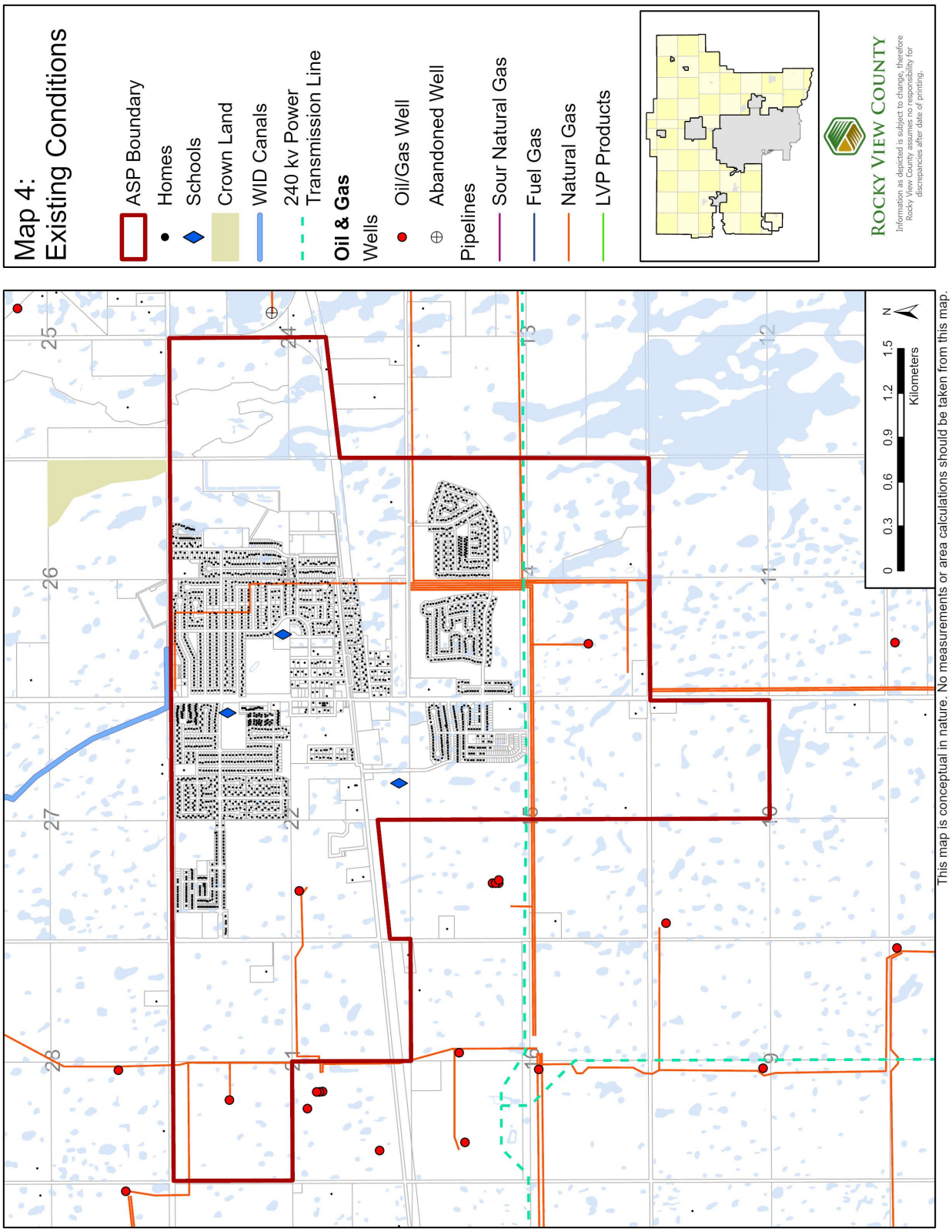
Wastewater: Wastewater from within the Hamlet is collected, conveyed, and treated at the East Rocky View Sewage Treatment Facility located in Langdon. The facility also treats wastewater from the Hamlets of Balzac and Conrich. One third of future upgraded capacity of the facility shall be dedicated to future development within the Hamlet of Langdon, which at full build-out of the facility, amounts to approximately 2,400 cubic metres of treatment capacity. This equates to

approximately 2,710 total dwelling units (including existing dwelling units) and a population of approximately 8,400 residents. It should be noted that the number of homes and residents calculated would be less if wastewater capacity is dedicated to non-residential development. Capacity of the East Rocky View Sewage Treatment Facility is dependent on the ultimate loading capacity of Weed Lake and the quality of treated effluent discharged to the lake.

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

Agricultural Lands: The majority of lands outside the Langdon Plan Area are agricultural. They are mainly used in crop cultivation of cereal crops (wheat / barley) and oil seeds (canola). While there are land still used for agriculture within the hamlet boundary, they are identified for non agricultural uses, to be converted at a time when a Conceptual Scheme has been adopted.


Map 3:
Existing Land Use
ASP Boundary
Facilities
Water Treatment Plant
Waste Water Treatment Plant
Cemetery (Historic)
Emergency Services
School
Waste Transfer
Existing Landuse
Land Use
Agriculture
Business Commercial
Business Industrial
Utility Services
Recreational Business (Golf Course)
Schools/Parks/Open Space
Residential
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
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Kilometers
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This map is conceptual in nature. No measurements or area calculations should be taken from this map.


Map 4:
Existing Conditions
ASP Boundary
Homes
Schools
Crown Land
WID Canals
240 kv Power Transmission Line
Oil & Gas
Wells
Oil/Gas Well
Abandoned Well
Pipelines
Sour Natural Gas
Fuel Gas
Natural Gas
LVP Products
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
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0 0.3 0.6 0.9 1.2 1.5
Kilometers
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

5. PLANNING FOR TOMORROW

Overview

The need for a new Langdon ASP has been determined based on a number of factors. These factors, among others, have been considered through the preparation of the Langdon ASP and include:

- strategic direction and policy within the Municipal Development Plan, dissolution of the Calgary Regional Metropolitan Board and other relevant County policy,;
- need to review and update the 2016 ASP;
- development of significant employment nodes in the area which could place development pressure on the Hamlet; and
- key issues and opportunities identified by Administration, residents, landowners, and stakeholders through the public and stakeholder engagement process.

An overview of the above-mentioned key factors informing the preparation of the Langdon ASP is outlined below.

Municipal Development Plan

The Municipal Development Plan (MDP) identifies Langdon as a Growth Hamlet. The Langdon ASP conforms to the goals of the MDP, specifically:

Goal 1 – Focused Growth and Effective Services

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

Goal 5 – Grow our Business Community

Langdon is identified as a full service Growth Hamlet, characterized by a vibrant Centre Street, thriving business park, and modern residential, employment and recreation options (page 22).

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

The Municipal Development Plan (MDP) supports higher intensity growth and sees Langdon adding or becoming a Local Business Hub (Section 5.0).

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

a. Support the development of mixed- use main streets that accommodate a wide variety of housing, retail, office and appropriate light industril uses;
b. Support the co-location of community assets and services with commercial and residential development;
c. Provide or support piped water ans wastewater services to ensure sufficient use of infrastructure and resources; and

d. Ensure high-quality public spaces that connect residents and contribute to the social fabric of the community.

The Hamlet Core should;

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

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

Engagement Process

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

Phase 1 – Awareness, Issue and Goals: This was the initial start-up phase of stakeholder engagement that extended from January to March 2015. In this phase, the County led an engagement process with a workshop to help define the vision and goals for the Langdon area. Engagement focused on raising awareness about the planning process, identifying issues, and setting priorities for the Langdon Plan Area. A door-to-door questionnaire was administered during this phase which received 659 responses out an approximate 2,000 (33% response rate).

Phase 2 – Evaluating Options and Setting Directions; This phase extended from April to June 2015. In this phase, public engagement activities through a workshop and online survey helps confirm the vision for the Plan, and identify opportunities and constraints. During this Phase a worksop for Langdon's Centre Street was also held. There were approximately 50 people in attendance for each of the public consultation session held.

Phase 3 – Draft Plan; In this phase, extending from July to September 2015, the vision and directions for the Plan were confirmed through the development of draft policies and actions, and preparation of the first draft of the Plan. The first draft was introduced to stakeholders at an open house at the end of September.

Phase 4- Plan Completion and Public Hearing; In this phase, extending from October 2015 to March 2016, the draft Plan was refined based on public comment, agency circulation and technical review. An open house for the proposed Plan was held in early February 2016 and a Public Hearing held later in March 2016.

The engagement plan for the 2026 ASP Amendment also included four phases of engagement: Open House February 2025, online survey April 2025, Open House June 2025 and virtual town hall meetings Februay 2026, in addition to the Public Hearing. The engagement indicated the residents want more services in the hamlet, significant recreational facilities, major improvements to the Provincial highway system, and maintaining the small town feel of the community. To support recreational and commercial services, an increase in the total population and the population of the service area needs to be increased, in a responsible and phased manner.

The development of the 2026 Langdon ASP Amendment was a developer led and funded ASP Update and Amendment. Rocky View County approved the process in November 2023. The developer held multiple rounds of community engagement, in addition to meeting with Staff, large landowners and other stakeholders. A dedicated email address set up to quickly respond to any inquiries. The four rounds of engagement included:

e. Community Open House at the Track Golf Course on February 11, 2025. A total of 85 residents and landowners signed the registration sheet. Display board presented the draft concept for future land use. Twenty comment sheets were submitted that evening, additional comments were submitted via three emails to the dedicated email address.

f. Online survey was opened on February 24th, 2025 and closed on April 11, 2025. A total of 405 surveys were completed. The purpose of the survey was to confirm the 7 major ares of concern that were identified at the Open House and to gather input from residents as to the potential ways to manage these areas of concern.

g. Community Open House at the Track Golf Course on June 24th, 2025. The purpose of this open house was to present the draft ASP Amendment. Over 150 people attended the open house confirming concerns about water and sewer servicing, walkability of Centre Street, need for large recreational facilities and Glenmore Trail safety.

h. Virtual Town Hall Meetings on February 9th and 18th, 2026. The purpose of these virtual town hall meetings was to present a modified land use for the quarter section of land south on Centre Stree (NE10) to Hamlet Reserve. A total of 36 people attended the two sessions.

Key Issues and Opportunities

A number of key issues and opportunities were identified during the preparation of this Plan, through research and analysis by County staff, public input, and communication with a variety of stakeholders. Key issues and opportunities are summarized below.

Environmental Protection and Stormwater Management: The area is generally flat, has a high water table, and contains substantial wetlands. Rocky View County has developed a

strategy to protect these and other important environmental features, while addressing an appropriate stormwater management solution, is a key issue. Thoughtful and comprehensive management of water discharging to Weed Lake is integral in controlling the changes in lake chemistry and water balance fluctuations.

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

Infrastructure Servicing: There are limits to the expandability of the existing servicing infrastructure in the Plan Area. The costs for the expansion of infrastructure systems shall be addressed through the development approval process through either the collection of levies or shall be the responsibility of the developer. There were concerns expressed that sustainability and provision of sufficient drinking water may be an issue in the long term.

Centre Street Development: While Centre Street is a provincial highway, policies regarding sidewalks, commercial frontage and bike lanes should be addressed in the ASP. The adoption and implementation of Centre Street Corridor Design Guidelines will direct new development and provide a cohesive vision and set of goals to the area in order to create an attractive destination that provides Hamlet services for Langdon residents and the surrounding area.

Land Use: There was strong support for the Hamlet to be developed as a residential community with opportunities for residents to live, work, and play. Recognizing the primary residential use as single detached housing, the need for variety of housing types to accommodate a variety of incomes and lifestyles was identified. This could include smaller lot single detached and attached and duplex housing. Light industrial uses and local commercial development were supported in the southern portion of the Langdon Plan Area.

Loss of Agricultural Land: Concern was raised about the continued loss of agricultural land. Development will be phased and land will be farmed until such time as development occurs.

Transportation and Pedestrian Routes: There is strong support in the community for upgrades to Glenmore Trail (Highway 560). With the significant number of people that commute to Calgary daily, this route is heavily used. Upgrades to the access at Vale View Road is seen as a future need. Upgrades to Centre Street as well as traffic controls and improved pedestrian environment were the primary concerns.

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

Development Progression: While the community perception is that there is a significant amount of growth in the hamlet, with the population increase of 133 people between 208 and 2021, if appears that there were approximately 15 new houses being constructed each year. And while that may increase with the proposed employment opportunities in the region, development will progress in a logical manner, following Conceptual Schemes, servicing strategies and the market demand.

6. LANGDON VISION AND GOALS

Langdon Vision

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

By 2025, Langdon will be a charming Hamlet nestled in its surrounding wetlands and agricultural lands. The community's character is rooted in its railway and early-settler heritage, while supporting modern lifestyles through a range of housing, employment, and amenity options. Centre Street provides a focus for meeting the daily needs of people in all stages of life. Residents and visitors travel a network of sidewalks and pathways throughout the community, and enjoy Langdon's parks, recreation facilities, and outdoor gathering spaces.

This vision sees Langdon as a complete community that supports modern lifestyles through a diversity of housing styles and prices, local employment opportunities and community amenities, ensuring recreation and education facilities are available for a safe sustainable community.

Goals

There are 11 goals that guide the development of the Langdon ASP. These goals are based on policy direction of the Municipal Development Plan, the existing physical characteristics of the area, and the key issues, constraints, and opportunities identified during the planning process. The goals are as follows:

Community Design / Character

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

Hamlet Size

3. Establish a community through sustainable growth while continuing to maintain a strong sense of hamlet values and citizen involvement.
4. Support an appropriate amount of growth in order to have improved recreational amenities, safe and attractive roads and sidewalks.
5. Continued support for local shops and services in the community that also provides employment opportunities for people living in the Hamlet and surrounding area.

Housing

6. Continue to support existing housing forms and character that appeal to residents, while allowing housing stock to diversify to meet the needs of residents in all stages of their lives (singles, young families, and seniors).

Connected Streets / Trails and Pathways

7. Increase safety on Centre Street by directing heavy truck traffic to Vale View Road in order to focus Centre Street as a core for the Hamlet where it is safe for residents to walk, bike, and drive to local shops and services.
8. Encourage a safe and well connected network of streets, sidewalks, and multi-use trails that connect to key locations throughout the community.

Parks / Recreation

9. Encourage safety on trails and pathways through lighting and clear signage.
10. Support a park and recreation system that encourages exercise and socialization for people of all ages within the community, and is designed to meet the passive and active recreational needs of the local community.
11. Establish outdoor spaces that support cultural and community events, like concerts, celebrations, and outdoor farmer's markets.

PART II. PLAN POLICIES

A. LAND USE

7. LANGDON LAND USE STRATEGY

Purpose

The Land Use Strategy implements the vision for the Langdon ASP by detailing the physical organization of land uses in the Langdon Plan Area as identified on Map 5. The Strategy identifies general land uses, the approximate boundaries of the land use areas, and the policies that inform the development in each area.

The Land Use Strategy provides for a comprehensively planned area, including Centre Street development, to provide services to the Hamlet. Residential portions of the Hamlet will be located to the east and west of Centre Street. New business parks are identified east of the current development and west of Vale View Road (mixed use). South of Boulder Creek and west of Painted Sky are locations for future residential development.

The main types of land uses identified in this strategy are outlined below as well as an overview of other key policies that support the strategy.

Residential

The majority of residents will live in areas comprised mainly of single-family and multi-family dwellings (low and medium density development), neighborhood parks, and a system of sidewalks, pathways, and roadways that provide easy access to Centre Street.

The approximate estimated population density for the Hamlet is shown in Table 1. The Langdon ASP plans for a 40 years population of approximately 18,000. This target is arrived through assessment of available land, landowner aspirations, planning and engineering reviews and stakeholder consultation and feedback. Final densities will be determined by the preparation of Conceptual Schemes.

Table 1. Langdon population and density at full build-out.

Development Area	Gross Area Hectares(ac)	Gross Residential Area Hectares (ac)	Net ha of Residential Development (ac)	Units per Hectare (ac)	Population 40-year build out of Langdon Plan Area)
Langdon	1,206 (2,980)	647 (1,668)	485 1,250	12 (4.85)	18,042

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

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

Business

Commercial areas across the County provide a wide range of services to Rocky View residents, while contributing to the fiscal sustainability of the County. Langdon is expected to grow and develop into a complete community with a wide range of land uses and services over the next 20 to 40 years. The Hamlet centre will continue to develop over time and will include commercial, institutional, and residential development. Centre Street acts as the social hub for the community; it is centrally located within the Hamlet, which provides ease of access and walkability. Development along Centre Street will celebrate and honour the historic architecture and character of Langdon. The Langdon Plan Area comprises three (3) types of business development:

- Business Park
- Highway Commercial
- Centre Street

Hamlet Reserve

The NE10 is adjacent to residential development, accessed off south Centre Street, is a Gateway Location for the Hamlet and due to proximity to servicing, the potential for development is short term (less than 5 years). While originally considered for business park, it appears that a combination of uses with primarily residential may be more appropriate considering the proposed employment nodes surrounding Langdon. The quarter has been identified for Hamlet Reserve, bringing the land into the hamlet but requiring significant studies to be completed to demonstrate the market demand and serviceability for the uses determined to be appropriate. The Conceptual Scheme will include community engagement and additional background reports

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

Table 2: Future Land Use Scenario – Land Use Category	
Land Use Type	**Gross area hectares (ac)**
Residential	591 (1,460.5)
Commercial Business Park Highway Commercial Centre Street	30.15 (74.5) 12.9 (32) 7.9 (19.5) 3.22 (7.96)
Mixed Use	227 (560.75)
Hamlet Reserve	64.8 (160)
Light Industrial	62.82 (155.52)
Langdon Secondary School Site and Recreational Park	17.14 (42.36)
Public Utility Lot	23.75 (58.75)
Schools	23,4 (58)
Park / Open Space	77.96 (192.6)
Commercial Recreation	64.8 (160)
Total	1,206.8 (2,982)

Table Notes:

1. Reference Map 5 – Land Use Strategy.
2. All areas are approximate and should be considered as “more or less”.
3. Total area in hectares may vary from total area in acres due to conversion factors.
4. Percentage may not total 100% due to rounding of figures.

Supporting Policy Areas

Agriculture will continue to be supported within the Langdon Plan Area until such time as the desired development occurs. Interim land uses or servicing strategies will not be supported in the Langdon Plan Area.

Interface areas are those where different types of land uses meet. The Plan includes policies that address issues related to the residential, commercial and agricultural land use interfaces.

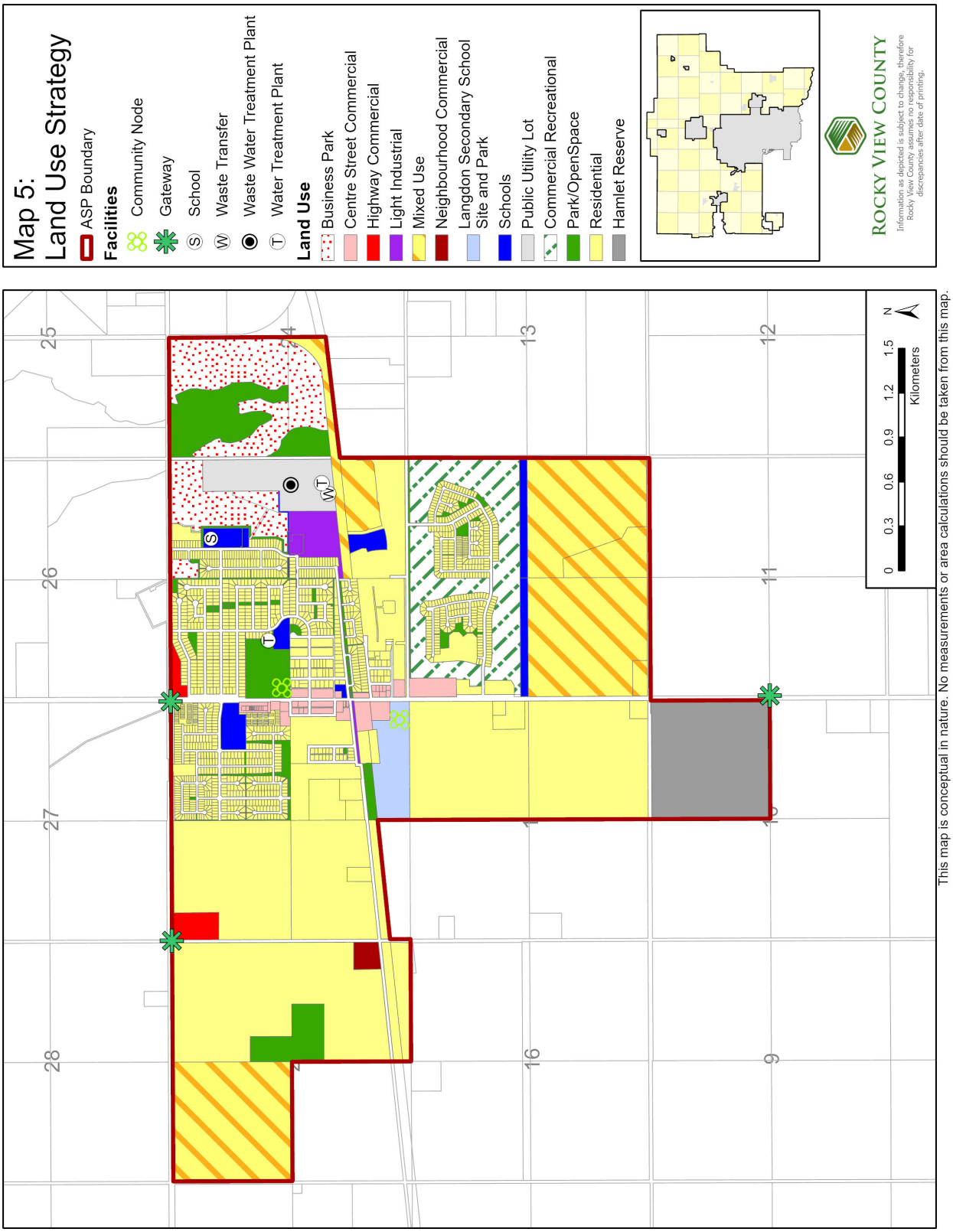
Development Sequencing

The Plan recognizes that development within the Langdon Plan Area should progress in a logical and efficient manner, recognizing future land requirements, logical extensions of

servicing and capacity of servicing. The Municipal Government Act requires that an ASP must describe the sequence of development proposed for the area. The Langdon ASP lists development criteria in Section 22, that development proposals will be required to meet prior to submitting *Conceptual Schemes* applications. The development criteria identifies that the first lands to build-out should be:

- lands with existing approvals in place, and
- lands that meet the criteria outlined in Section 22.

The Plan also provides policies with regard to all other essential components of Langdon including: emergency services, schools, recreation, institutional and community services, transportation, stormwater, utility servicing, open space, trails and pathways, and the natural environment.


Map 5:
Land Use Strategy
ASP Boundary
Facilities
Community Node
Gateway
School
Waste Transfer
Waste Water Treatment Plant
Water Treatment Plant
Land Use
Business Park
Centre Street Commercial
Highway Commercial
Light Industrial
Mixed Use
Neighbourhood Commercial
Langdon Secondary School Site and Park
Schools
Public Utility Lot
Commercial Recreational
Park/OpenSpace
Residential
Hamlet Reserve
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
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This map is conceptual in nature. No measurements or area calculations should be taken from this map.

8. RESIDENTIAL

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

Residential uses will be found primarily in areas identified on Map 5. There will be some opportunity for residential uses along Centre Street and in the mixed-use areas identified on Maps 5 and 6.

Conceptual Schemess will consider the provision of compatible uses such as parks and pathways, as well as schools, where appropriate.

OBJECTIVES

- Support the development of comprehensively designed residential neighbourhoods that promote a variety of housing types and encourage interaction between residents.
- Provide for a range of lot sizes and housing types to accommodate the varying needs and incomes of Rocky View County residents.
- Consider building or design guidelines that allow for new residential development to accommodate persons with mobility limitations.
- Encourage residential development for seniors within the hamlet by supporting agin in place, independent living and supportive living seniors' housing.
- Provide for human scale design and attractive hamlet residential areas through the use of architectural design guidelines.

POLICIES

General

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

8.2 All new residential development wil include linkages and connectivity for walking and bicycling.

8.3 Where new residential neighbourhoods are developed in proximity to existing residential neighbourhoods, the design for the new residential neighbourhoods should provide an acceptable transition to the existing areas through; residential building form that is similar in height, massing, and architectural design to the surrounding community or landscape and buffering.

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

8.5 The following uses are considered appropriate in the Residential:

a. Seniors housing;

b. Public, recreational, and institutional uses such as schools, child care facilities, special care facilities, churches; and

c. Neighbourhood commercial.

Seniors' Housing encompasses a wide variety of housing options, including: support servces tailored to the needs of older adults. They can range fro independent living to more complex care facilities with full care. They can be detached cottages, or apartments. Independent lving units can be ground oriented. Seniors' Housing can include communal facilities such as community gardens, shared spaces, and vehicle sharing. Seniors' housing should consider parking for vehicles, scooters and electric bicycles. Seniors' housing should be located in areas that are safe, accessible and are part of the larger community. Proximity to shoppig, and other services is important.

Neighbourhood Commercial is intended to provide services to the local residential community that is immediately in the vicinity of the commercial area. Neighbourhood commercial is intended to be small to medium sized development. The individual businesses (recognizing that it could be constructed as a mall with attached bays) should not exceed 371m ^{2} (4,000 sq.ft) with a total maximum area of 929m ^{2} (10,000 sq.ft.). Residential developments that are located off provincial highways may be able to provide for some highway business uses in their neighbourhood commercial developments; this would have to be supported through a market demand study.

Conceptual Schemess

8.6 *Conceptual Schemes* shall be required to support applications (see Section 22 and Map 12) for Residential development. The *Conceptual Schemes* should provide:

a. Architectural design guidelines that reflect rural identity through the use of:

i. Street names, and

ii. Use of front porches and pitched roof liens and other elements that emphasize a rural look and feel;

b. Landscaping that utilizes local / native plat species and is drought tolerant;

c. An analysis of open space and recreational needs and opportunities to determine the amount and location of and to be dedicated to parks and open space within a residential area;

d. Achaeological and historical clearance;

e. Assessment of natural features and water course;

f. Servicing strategy for water, sanitary sewer and stormwarer;

g. Transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the residential areas.;

h. A market demand study if neighbourhood commercial is proposed, to show that:

i. the current supply of the proposed commercial land use is approaching build-out, and there is a demonstrated need for the use; and

ii. the proposal will contribute to the fiscal balance of the municipality.

Architectural Design Guidelines will provide a reference standard for built form and the style of buildings in order to have a cohesively designed community that meets the points listed in Section 8.6 a & b.

Rural Identity has been identified through the engagement proess as being an important element for the hamlet, primarily for commercial uses but also for residential development. This reflects the rural agricultural, railway era development of the early 1900's, reflecting a grid road system, traditional housing design and local commercial.

Gross Residential Density calculations include land for residential lots and local uses such as, environmental reserve, stormwater facilities, hamlet commercial businesses, local parks, schools, local roads, and small institutional sites such as child care facilities.

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

Medium density residential is a higher density form of housing compared to single detached housing units. They are considered to be three (3) or more attached dwelling units consisting of town homes, row houses, and multi-unit complexes, but not including apartement buildings. Medium density residential will provide a variety of housing options for people in all stages of life while continuing to maintain the Hamlet of Langdon's rural look and feel through design.

Density

8.7 The gross residential density of the Residential area should be 12 units per hectare (4.85 units per acre).

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

a. the height and character of the development is reflective of the approved architectural guidelines; and

b. water and wastewater servicing capacity has been determined by the County to be available.

8.9 Medium density residential land use should comprise at least 10 per cent of the net developable area within a residential area without exceeding the overall 12 units per ha. density.

8.10 Medium density residential development should:

a. be oriented to the public street with parking located in the rear or side; and

b. be located in proximity to community amenity areas such as open space, a park, Centre Street, institutional, or neighbourhood commercial.

8.11 Medium density residential land use shall be allowed in new residential areas only, and shall be planned within the context of a *Conceptual Schemes* prepared for the overall residential area.

8.12 All new development shall adhere to the County's 'dark sky' Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

Community Design

8.13 A residential area should provide:

a. street oriented residential design;

b. a variety of lot widths and home sizes;

c. parks and pedestrian connections to adjacent areas;

d. sidewalks on one side of the street at the minimum;

e. vehicular connections to other neighbourhoods within the Hamlet; and

f. 'dark sky' street lighting.

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

Street Oriented Design prioritizes the pedestrian environment by creating a welcoming and functional public/private interaction space along streets. It involves designing streets that are safe, comfortable, and accessible for pedestrians and cyclists, while also incorporating street furniture, landscaping and amenities that enhance the pedestrian experience. A vital street with good design encourages activity by providing a safe and inviting pedestrian environment, a home design that encourages interaction, and a road design that calms traffic movement.

9. BUSINESS

The expansion of business land uses in the Langdon Plan Area is an important planning issue for the Hamlet. Business activities provide essential goods and services to the community and can offer valuable employment opportunities for Langdon residents. More business in the halet reduces theneed to commute to Calgary for work and shopping and recreation. Non-residential development in the Hamlet supports the County's strategic plans of diversifying its assessment base and ultimately supports services and facilities desired in the community. The location of non-residential land use within the community can directly contribute to the success of a business venture, potential land use conflicts with non-commercial land uses can be avoided by taking into consideration the policies in Section 9 of this plan.

The Land Use Strategy identifies three types of business land uses that are acceptable within the Hamlet of Langdon:

a. Business Park Commercial
b. Highway Commercial
c. Centre Street
d. Neighbourhood Commercial

Mixed Use Development is a category of land use on Map 5 for a mix of light industrial and business park uses that provide employment opportunities and increase the County's business assessment. Residential uses are permitted to develop in this area in the form of single detached, duplex and live / work units.

BUSINESS PARK

This Plan envisions business park development in the eastern portion of the Langdon Plan Area as identified on Map 5: Land Use Strategy. Business Park will contain a broad range of business activities and may involve light industrial activities and processing, and address a marketplace that is not restricted to local goods and services.

Business Park development on lands adjacent to existing or future residential areas must be sensitive to existing residential uses (Section 15).

Leland Business Park (identified on Map 5 as Business Park) has an approved *Conceptual Schemes* and land use designation. Future development of these lands will have to meet the Commercial, Office, and Industrial Design Guidelines and the Infrastructure policies of this Plan (Part C).

OBJECTIVES

- Provide for attractive and high quality business park development to support commerce and local and regional employment opportunities.

- Ensure commercial and office uses are compatible with existing and future land uses.

POLICIES

General

9.1 Business Park development within the Hamlet of Langdon shall be supported in the areas identified on Map 5.

9.2 The preferred land uses for the Business Park area should be light industrial activities, processing, warhousing and distribution and office uses. The Business Park area is intended to be a high quality district that provides for a wide range of local and regional employment opportunities.

9.3 Development should proceed in an orderly and efficient manner and be supported by cost-effective and efficient changes to the County's existing infrastructure and transportation networks.

9.4 All new development shall adhere to the County's 'dark sky' Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties, while ensuring security and protection for the businesses.

9.5 Business Park uses located adjacent to existing or future residential areas shall comply with the appropriate interface area policies (Section 10 and Map 6 of this Plan).

Conceptual schemes

9.6 A *Conceptual Scheme* shall be required to support applications (see Section 22) for Business Park development. The *Conceptual Schemes* should:

a. provide detailed planning policies and guidelines;

b. address the County's Commercial, Office, and Industrial Design Guidelines and document how the *Conceptual Schemes* meets those guidelines;

c. provide architectural design guidelines in order to provide a consistent, thematic design to the commercial area;

d. where necessary, provide for current and future access requirements to Highway 560; and

e. where necessary, ensure vehicle and pedestrian connections with other *Conceptual Schemes* areas are in general accordance with Maps 7 and 8.

HIGHWAY COMMERCIAL

Highway Commercial is located along Highway 560 in two locations: Centre Street and Vale View Road, in the northern portion of the Langdon Plan Area (Map 5). Highway Commercial is meant to service the Hamlet of Langdon and the surrounding area. The existing Highway Commercial is oriented towards Highway 560 in order to provide access to the travelling public along the highway. Appropriate uses include: gas station with accessory car wash, restaurant

and fast food services, grocery and convenience shop, services such as dental office or other personal service businesses, a liquor store, and other similar retail uses. These types of uses are considered appropriate for the identified Highway Commercial area.

OBJECTIVES

- Provide services to the Hamlet and travelling public that are easily accessible by vehicles.
- Create a welcoming gateway into the community.
- The Highway Commercial area will provide a range of services that support the Hamlet of Langdon and surrounding areas.

POLICIES

General

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

9.8 The use of fencing in Highway Commercial areas should not be permitted, other than for buffering adjacent lands in Non-residential / Residential Interface areas, screening of outside storage, screening of garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.

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

9.10 Highway Business lands adjacent to Highway 560, as shown on Map 6: Non-residential / Residential Interface shall be subject to the gateway policies of this Plan (Section 14).

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

CENTRE STREET

Centre Street is the primary location for retail, institutional and serices uss for the Langdon community (Map 5). It provides local shops and services on a pedestrian orientated streetscape, as well as community nodes for residents and visitors to hold formal or informal gatherings. Residential development and live / work units may be incorporated into Centre Street where appropriate. Centre Street south is the southern Gateway to Langdon and development will be designed to welcome people to the hamlet.

OBJECTIVES

- Support the continued development of a Centre Street that adds to the social fabric of the Hamlet and provides a wide variety of services to residents.
- Incorporate residential uses where appropriate.

- Connect Centre Street to other areas in the hamlet by pedestrian and bicycle paths to link key community sites.
- Ensure all new sidewalks and crosswalks are constructed for universal physical accessibility.
- Ensure development of attractive, high quality local commercial development that contributes to an active Centre Street.

POLICIES

General

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

9.13 Centre Street shall provide a mix of uses, including:

a. local commercial;
b. mixed residential;
c. community nodes and sidewalks; and
d. institutional uses.

Institutional Uses identified as appropriate within the Centre Street corridor include, but are not limited to, child care facilities, community centres, special care facilities, and places of worship.

A **Community Node** is a formal space that holds events such as a farmer's market, bake sale, craft shows, and music events. A community node can also be an informal space with street furniture such as seating areas with planter boxes that promote a sense of community and encourage activity and community presence in the core of the Hamlet.

9.14 The Centre Street area shall provide a range of local commercial services for residents that contribute to an attractive pedestrian environment and meeting places for residents.

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

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

9.16 Large scale or "Big Box" commercial developments should not be permitted in the Centre Street area.

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

9.18 All existing non-residential land uses on Centre Street are considered legal non-conforming uses.

9.19 New land uses proposing extensive outside storage of goods and maerials houdl not be considered appropriate uses fronting onto the Centre Street corridor.

9.20 Proposals for residental land uses, including live / work developments, may be considered within the Centre Stree area where the residential units are located above a non-residential use. Existing homes situated along Centre Street are conforming uses under this Plan.

9.21 New development shall provide wayfinding that gives clear direction for local shops and serices within the pedestrian-oriented streetscape.

9.22 Ensure Centre Street has street furniture and opportunities for shade for people of all abilities to use.

9.23 Encourage the separation of pedestrian and bicycle lanes / paths to minimize conflict and enhande the safe pedestrian environment

9.24 Community nodes shall locate in the areas identified on Map 5 or any other location determined to be appropriate by a *Conceptual Schemes*.

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

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

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

NEIGHBOURHOOD COMMERCIAL

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

OBJECTIVES

a. Provide easily accessible daily retail needs to residents.

POLICIES

9.28 Neighbourhood Commercial shall be located as identified on May 5 or within any new Conceptual Scheme;

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

9.30 Lighting, including security and parking areas, shall be designed to respect the County's "dark sky policies.

9.31 Neighbourhood commercial uses shall submit a market demand study to show that:

a. the current supply of the proposed commercial land use is approaching build-out, and there is a demonstrated need for the use; and

b. the proposal will contribute to the fiscal balance of the municipality.

9.32 *Conceptual Schemess* should support and incorporate the Centre Street Corridor Design Guidelines.

9.33 *Conceptual Schemess* should encourage rural community identity through requirements for:

a. street names;

b. architectural controls that emphasize a rural look and feel;

c. regulations for signage in commercial areas;

d. landscaping that utilizes local / native plant species, and

e. appropriate street furniture.

GENERAL DESIGN POLICIES FOR BUISNESS DEVELOPMENT

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

9.35 Consideration shall be given to a high quality visual appearance when determining appropriate land use, siting, building design, and landscaping.

9.36 The use, building form, height, materials, and orientation of new non-residential development along the Centre Street corridor should be compatible with the character and scale of adjacent residential areas. Overlooking and overshadowing of residential development should be minimized.

9.37 Development should consider such factors as sight lines, noise attenuation, setbacks, natural land features, innovative building design, high quality landscaping, signage, and parking.

9.38 Drive-through commercial development should not be permitted on Centre Street and should be encouraged to locate in the identified Highway Commercial area on Map 5.

9.39 Centre Street should be designed to contain street trees, furniture, and public art to create an inviting streetscape and meet universal design for physical accessibility in accordance with the Alberta Accessibility Design Guide 2024.

9.40 Centre Street should be a barrier free area. Design should be in accordance with the Barrier Free Design Guidelines by the Safety Codes Council of Alberta.

A *Barrier Free Area* is designed so that it is accessible to all people including those who are elderly and disabled, and have a host of visible and invisible disabilities and follow the Accessibility Design Guide 2024, Ministry of Municipal Affairs, 2024, Government of Alberta.

9.41 Pedestrian and bicycle linkages leading to and along Centre Street should be convenient, attractive, and efficient. Linkages to community nodes should allow for ease of movement between these areas and the greater Hamlet.

9.42 The use of fencing in commercial areas should not be permitted, other than for buffering adjacent lands in Non-residential / Residential Interface areas, screening of garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.

10. MIXED USE

The Mixed Use areas, identified on Map 5, are envisioned for mainly light industrial and business park uses that provide employment opportunities and increase the County's business assessment. Residential uses are permitted to develop in this area in the form of single family, multi-family, and live / work units.

OBJECTIVES

- Promote development of non-residential uses to provide local employment opportunities for residents and increase non-residential tax revenue for the County.
- Facilitate residential development to compliment non-residential development within the Mixed Use area.
- Support development of an attractive and well planned Mixed Use area.

POLICIES

General

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

10.2 The Mixed Use area should comprise the following uses:

a. light industrial uses;

b. business uses;

c. residential uses; and

d. other uses for which a market demand can be demonstrated.

10.3 All private lighting, including security and parking area lighting, shall be designed according to the County's 'dark sky' Land Use Bylaw requirements.

Land Use

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

10.5 Light industrial uses such as warehousing, construction, manufacturing services, outdoor storage, agricultural related businesses, and other uses that do not have significant off-site impacts are encouraged.

10.6 Industrial uses with the potential for off-site impacts such as unsightly appearance, noise, odour, emission of contaminants, fire, or explosive hazards shall not be permitted in the Mixed Use area.

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

10.8 Residential uses are permitted in the Mixed Use area but should comprise no more than 50% of the developable area. Residential uses may comprise of single family, multi-family, and live / work units.

10.9 Residential uses should be developed in accordance with the policies of Section 8.

Conceptual Schemess

10.10 A *Conceptual Schemes* shall be required to support applications (see Section 22) in the Mixed Use area. The *Conceptual Schemes* should:

a. provide detailed planning and design policies and guidelines;

b. address the County's Commercial, Office, and Industrial Design Guidelines and document how the *Conceptual Schemes* meets those guidelines;

c. where necessary, address the Non-residential / Residential Interface guidelines (Section 14) of this Plan and document how the *Conceptual Schemes* meets those policies; and

d. where necessary, ensure vehicle and pedestrian connections are in general accordance with other *Conceptual Schemes* areas and this Plan.

11. LIGHT INDUSTRIAL

The light industrial area, identified on Map 5. Light industrial areas are intended to accommodate industrial uses that may require outside storage areas and development sites that are larger that those normally provided for within a business park. Presently these identified lands already have a hamlet industrial zoning and are mainly undeveloped and being used for utility purposes. Light industrial uses may be combined with office uses and may be designed in a “campus” format.

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

OBJECTIVES

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

POLICIES

General

11.1 Light industrial land uses shall be supported on lands within the Hamlet of Langdon as identified as ‘Light Industrial’ on Map 5.

11.2 Industrial development shall be separated, screened, and buffered from adjacent residential, institutional and recreation uses.

11.3 Residential land uses are not considered appropriate uses within the light industrial area.

11.4 Industrial uses such as warehousing, transportation, services, construction, and manufacturing that do not have a significant off-site nuisance impact are appropriate within the industrial area.

11.5 Institutional and business uses that are compatible with industrial uses and have minimal impact on the local infrastructure, and do not generate large retail traffic volumes may be appropriate within the industrial area.

11.6 All private lighting including security and parking area lighting shall be designed to respect the County’s ‘dark sky’ Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

Conceptual Schemess

11.7 A *Conceptual Scheme* shall be required to support applications for industrial development (see Section 11). The *Conceptual Schemes* should:

a. ensure that the type of uses for the industrial area are consistent with those identified in policies 11.4 and 11.5 above;

b. where necessary, provide a strategy to mitigate off-site impacts;

c. address the policies of this Plan regarding the Non-residential / Residential Interface, where required;

d. address the County's Commercial, Office, and Industrial Design Guidelines and document how the *Conceptual Scheme* meets those guidelines; and

e. provide for high quality development through landscaping, lot, and building design.

12. GATEWAYS

Gateways are important entrances, along major roads, entering and exiting a community. They represent a 'community's welcome' and it is important that they are visually attractive and well maintained. Three Gateways are identified on Map 5: Glenmore Trail and Vale View Road, Glenmore Trail and Centre Street and Centre Street and Twp. Rd. 232.

OBJECTIVE

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

POLICIES

General

12.1 Gateways are supported in the areas identified as 'Gateway' on Map 5.

12.2 Highway Business and industrial lands adjacent to Highway 560 and Centre Street North, and Township Road 232 and Range Road 272 as shown on Map 6: Non-residential / Residential Interface, shall be subject to the gateway policies of this Plan.

12.3 Consideration shall be given to a high quality visual appearance when determining appropriate land use, siting, building design, signage, and landscaping.

12.4 *Conceptual Scheme* guidelines for gateways should consider such factors as; sight lines, noise attenuation, setbacks, natural land features, innovative building design, and high quality landscaping, signage and parking.

12.5 Gateways should be developed in accordance with the County's Commercial, Office, and Industrial Design Guidelines and the Centre Street Corridor Design Guidelines.

12.6 The Centre Street Corridor Design Guidelines should be considered in gateway development where they apply.

12.7 Rocky View County should collaborate with Alberta Transportation in creating an attractive gateway along Highway 560.

12.8 Any wayfinding features should provide useful information for navigation that includes orientation, identification and general information for all users entering Langdon.

13. AGRICULTURE

This plan supports the continued use of land inside the halet and plan boundary for agriculture, until such time as the land is developed for other uses. The Langdon ASP policies support the retention and development of agricultural uses as described in the Rocky View Municipal Development Plan and the Agricultural Boundary Design Guidelines. The Agricultural Boundary Design Guideline is a tool that was developed to mitigate negative impacts to agricultural lands from the development of non-agricultural lands.

OBJECTIVES

- Support agricultural operations until alternative forms of development are determined to be appropriate.
- Provide for appropriate development of farmsteads and first parcels out.
- Mitigate land use conflicts between non-agricultural and agricultural uses through application of the Agricultural Boundary Design Guidelines.

POLICIES

General

13.1 Existing agricultural operations within the Langdon Plan Area are encouraged to continue until development of those lands to another use is deemed desirable and that use is determined to be in accordance with the policies of this Plan.

13.2 The creation of a single lot from an unsubdivided quarter section for the purposes of a farmstead, first parcel out subdivision, or other agricultural development should be supported without the requirement of a *Conceptual Schemes* when it is in accordance with the relevant policies of this Plan and the Municipal Development Plan.

13.3 Farmstead lot size shall meet the minimum and maximum size requirements of the Municipal Development Plan and be no larger than is necessary to encompass the existing residence, associated buildings, landscape improvements, and access.

13.4 Non-agricultural developments that are proposed to be alongside agricultural developments and operations shall refer to the Agricultural Boundary Design Guidelines when submitting applications for a *Conceptual Schemes*, land use, subdivision, and development permits.

14. NON-RESIDENTIAL / RESIDENTIAL INTERFACE

The development of the Langdon Plan Area requires careful and sensitive integration of future business uses that are adjacent to existing and planned residential areas. The goals and policies of this section are intended to achieve a compatible interface and mitigate the impact of non-residential uses.

> The term **Non-residential** refers to commercial, industrial, or other types of business development.
>
> The **Non-residential / Residential Interface** area is meant to provide a compatible interface between business and residential development. The Non-residential / Residential Interface area contains the land designated for industrial, commercial, or other business use adjacent to the residential interface. A compatible interface is achieved by providing for the appropriate land use, building setbacks, lot and building design, and landscaping within this area.

OBJECTIVES

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

POLICIES

General

14.1 In order to limit the potential impact of non-residential activities within the business areas on adjacent residential areas, development and redevelopment of non-residential uses should be oriented towards Centre Street, where applicable, and not toward adjacent residential areas or local residential streets.

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

14.3 Figure 6 illusttrates the concept of Non-residential / Residential Interface implementation.

Business Uses

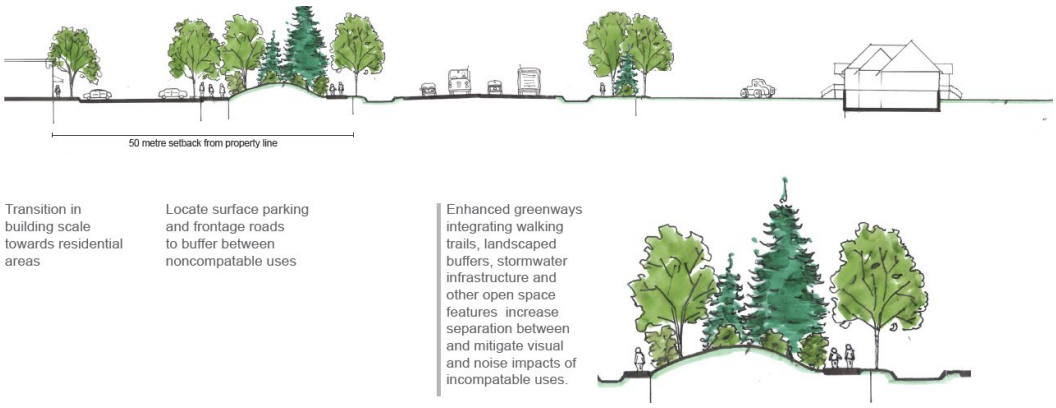
14.4 Business uses located in those areas identified on Map 6 as Non-residential / Residential Interface shall comply with the following requirements:

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

b. Business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use should not be permitted along the edge of the site; and

c. Outside storage is not an acceptable use in the Non-residential / Residential Interface area.

Figure 1: Illustration of the Non-residential / Residential Interface area.



Setback Area Use and Landscaping

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

a. landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks; and

b. surface parking where the parking is hidden from view by berms and / or landscaping.

14.6 A landscape plan shall be prepared for the setback as part of a *Conceptual Schemes* that addresses the County's Land Use Bylaw.

14.7 The County shall develop Centre Street Corridor Design Guidelines based on the work completed in the draft 2015 and 2017 guidelines.

14.8 The landscape plan prepared for the Conceptual Scheme will demonstrate how it screens the visual impact of the commercial / industrial buildings within an interface area.

14.9 The landscape plan:

a. should incorporate natural contours and variations in height in order to achieve a natural landscaped appearance; and

b. may be located in either the Non-residential / Residential Interface area or the municipal reserve, if provided.

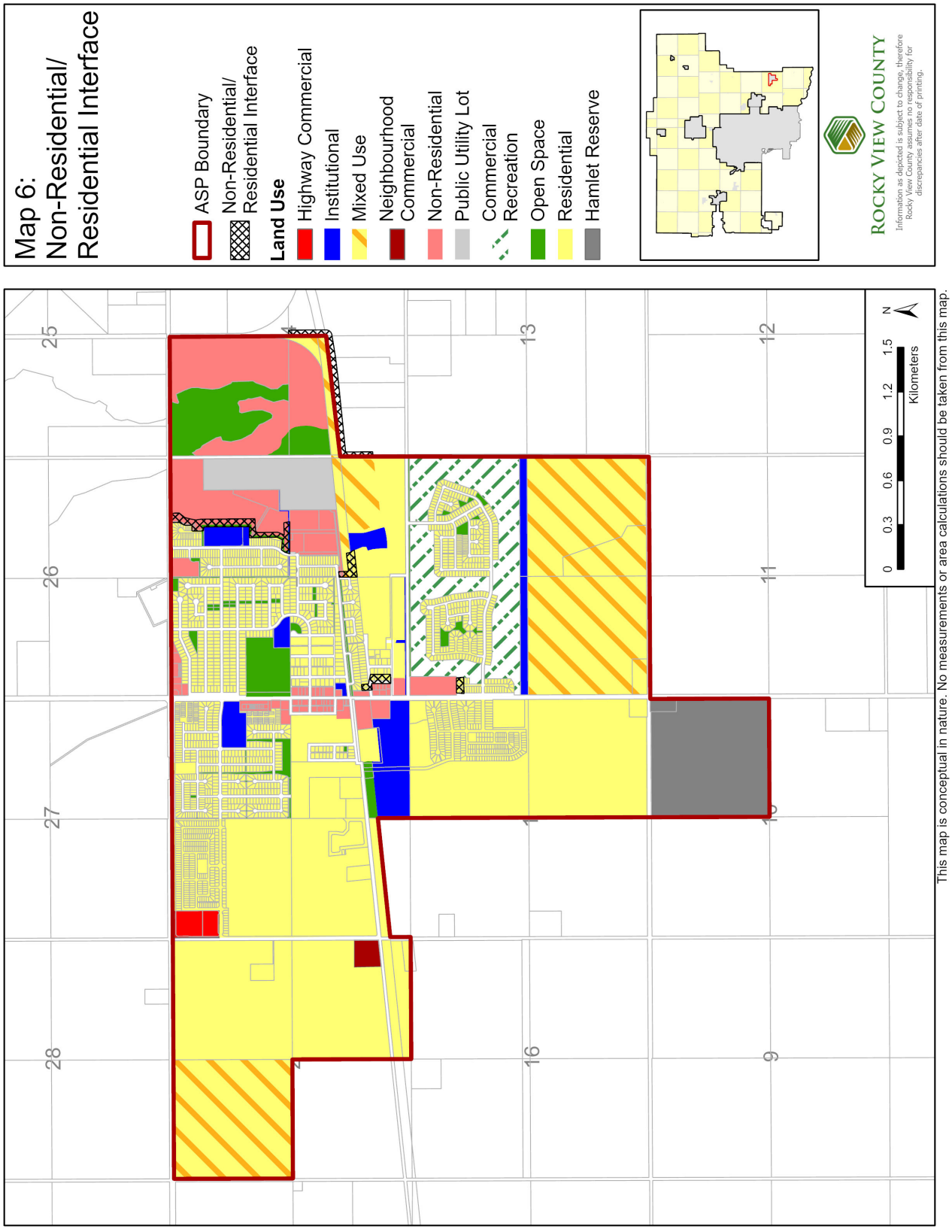
14.10 Landscaping should consider developing natural sound barriers, reducing noise between non residential and residential areas.

Building Quality and Appearance

14.11 High quality building appearance should be emphasized where non-residential buildings face residential areas. Building design shall address the requirements of the County's Commercial, Office, & Industrial Design Guidelines.

14.12 The maximum height of buildings on lots adjacent to a residential area shall be 12.5 metres or lower, where required by the County's Land Use Bylaw.

14.13 Garbage storage, loading bays, loading doors, or other activities creating heavy truck movements on lots adjacent to a residential area should not face the residential area.


Map 6:
Non-Residential/
Residential Interface
ASP Boundary
Non-Residential/
Residential Interface
Land Use
Highway Commercial
Institutional
Mixed Use
Neighbourhood
Commercial
Non-Residential
Public Utility Lot
Commercial
Recreation
Open Space
Residential
Hamlet Reserve
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore
Rocky View County assumes no responsibility for
discrepancies after date of printing.
25
26
27
28
13
12
11
16
9
N
0
0.3
0.6
0.9
1.2
1.5
Kilometers
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

B. SERVICES

15. SCHOOLS

Rocky View County and Rocky View School Board are the school authorities administering the schools in the County.

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

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

> Joint Use Site is a share site between Rocky View County and Rockey View School Board. The site will contain a school and recreation field and could potentiallin include a recreation centre.

OBJECTIVES

- Ensure future development works with Rocky View School Board and the County to identify and provide land for future schools.
- Identify new schools sites in the Conceptual Schemes.
- Support the partnership between Rocky View School Board and the County for the joing development and use of future school sites.

POLICIES

General

15.1 The location of existing school sites are shown on Map 5: Land Use Strategy.

15.2 Future school sites will be identified in new development based on the need, the type of school required and the area of land required for the specific type of school.

15.3 As *Conceptual Schemess* are prepared, consultation shall occur with the Rocky View School Board and other relevant partners to confirm additional school needs and to identify further locations for future school sites.

15.4 The amount of land dedicated for a future school site should be consistent with the size requirements delineated in the Reserves Agreement between Rocky View County and the School Boards.

15.5 Proposals for school sites that vary from the agreed upon size requirements (as per policy 16.3) shall require the agreement of the appropriate School Board and the County.

15.6 Redesignation and subdivision applications for school sites shall address land use compatibility, servicing needs, transportation requirements, and ensure the site is of sufficient size to accommodate parking needs.

15.7 School sites should provide suitable land for active playfields and park space to meet the needs of students and should be connected to the community through trails, pathways, and / or sidewalks.

Joint Use

15.8 The County may partner with the School Boards to facilitate the creation of joint use facilities or amenities.

15.9 The County should encourage community groups and other organizations to consider collaboration with the School Boards and the County for joint use opportunities on municipal land and school sites.

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

Horseshoe Crossing High Schook, Langdon, Alberta

Source: Chestermere Anchor



16. RECREATION, CULTURAL, AND COMMUNITY USES

Community space and facilities for recreation, culture, and community uses are an important component of a hamlet. Once the spaces are created, the recreation, cultural, institutional, and social programs can be supported through a variety of mechanisms. The Hamlet of Langdon has a number of community groups and organizations that have identified their future recreation facility needs. Future planning to secure recreation lands is something that will be a collaborative effort between the County, school boards, community groups, and private landowners.

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

OBJECTIVES

- Provide public and private space for recreation, culture, and community uses that foster the quality of life, health, and social well-being of residents.
- Support recreation, culture, institutional, and community uses in accordance with the recommendations of the Municipal Development Plan.
- The County will provide support in future planning to secure recreation lands for community facilities (i.e., meeting space, ball diamonds, youth centre).
- Provide recreation amenities for people of all ages in the Hamlet (youth, young families, singles, and seniors).
- Intergenerational recreational programs will provide opportunities for different age groups to share skills, education, and experiences.

POLICIES

General

16.1 *Conceptual Schemess* shall consider the appropriate type, size, and scale of recreation, cultural, and community services.

16.2 *Conceptual Schemess* shall consider and, where required, provide for the location of lands for recreation, cultural, and community uses.

16.3 The County shall support the development of recreation, cultural, and community facilities and amenities through grant funding programs / appropriate funding mechanisms.

16.4 The County shall support the development of intergenerational recreational programs.

16.5 The County may encourage public and private partnerships to provide recreation, cultural, and community services and specifically investigate the potential for a skating / hockey rink in the community.

16.6 The County should work with the Hamlet's community groups to determine long range recreation needs and appropriate use of cash in lieu funds, which may include a skating /hockey rink.

16.7 The County should work collaboratively with the school boards and the Hamlet's community groups in order to plan for an appropriate amount of land for future recreation needs.

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

Support of Programs

16.9 The County encourages and supports recreation, cultural, and community programs through appropriate mechanisms and public / private partnerships.

16.10 The County should work with other organizations to provide enhanced opportunities for all community members to have access to recreation and leisure activities for existing and future recreation facilities.

16.11 The County should work with businesses and not for profit organizatins to increase the number of day care, childcare and afterschool programs.

17. OPEN SPACE, PARKS, PATHWAYS AND TRAILS

Open space, parks, pathways, and trails contribute to community building by preserving rural landscapes and providing residents with opportunities for passive and active recreation. Communities need to have a wide range of accessible, connected, inviting, and safe parks and *open spaces* to meet the diverse needs of residents, businesses, schools, and other institutions.

> ***Open Space*** means all land and water areas, either publicly owned or offering public access that are not covered by structures. *Open space* may include current and future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

OBJECTIVES

- Promote, conserve, and enhance an interconnected *open space* system.
- Ensure that *open space* and parks have an ecological, social, cultural, recreational, and / or aesthetic function and that each space operates in a sustainable manner.
- Provide for a variety of parks that are well designed and accommodate residents' recreational and cultural needs.
- Provide for an interconnected local network of pathway and trail connections that link the Hamlet's residential areas and link to Centre Street.
- Provide opportunities for passive recreation and active transportation modes within residential, industrial, and commercial areas.
- Ensure all new paths and open spaces are designed using Accessibility Design Guide 2024, Minisgtry of Municipal Affairs.

POLICIES

General

17.1 An interconnected system of *open space* shall be provided in the Langdon Plan Area that is in general accordance with Map 7: Open Space and Pedestrian Connections.

17.2 *Open space* shall be provided through such means as:

a. the dedication of reserve lands, environmental reserves, and public utility lots;

b. the provision of environmental reserve easements, conservation easements, or other easements and rights-of-way;

c. government lands for public use;

d. privately owned land that is accessible to the public;

e. publicly owned stormwater conveyance systems;

f. land purchases, endowment funds, land swaps, and donations; and / or

g. other mechanisms as may be approved by the County.

17.3 *Open space* shall be planned and integrated into the Langdon Plan Area so that the function of each space will provide a positive and safe social, cultural, and / or recreational experience for the community.

17.4 *Open space* shall have an ecological, social, cultural, recreational, and / or aesthetic function that is sustainable.

17.5 Multi-purpose and joint use sites for schools, parks, and recreation facilities will conttibute to the Open Space Plan.

17.6 The network of pathways, trails, and sidewalks should promote walking and cycling; the network should provide connections between residential, commercial, institutional, and industrial areas.

17.7 The design and construction of parks, pathways, trails, and associated amenities shall be of high quality and adhere to the County's Servicing Standards, Parks and Pathways: Planning, Development, and Operational Guidelines, and the County's Parks and Open Space Master Plan design criteria.

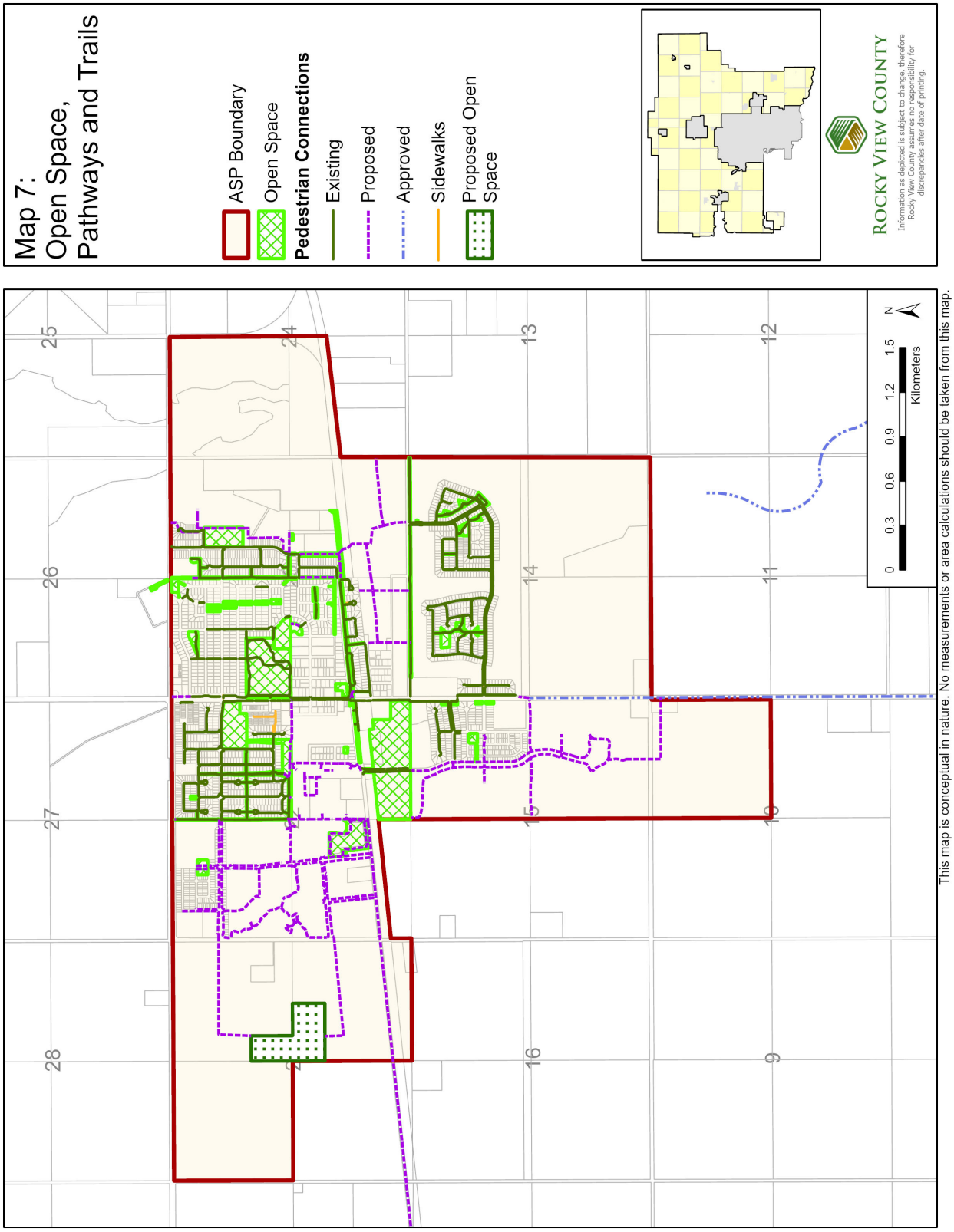
17.8 Where the regional pathway, trail, boardwalk, and sidewalk network cannot be located within a park, stormwater conveyance system, natural water course, riparian area, or natural area, it may be located within a road right-of-way in accordance with applicable County standards or in municipal reserve land adjacent to a road.

Conceptual Schemes

17.9 *Conceptual Schemes* should provide for a pathway, trail, and sidewalk network that generally aligns with the network shown on Map 7: Open Space, Pathways and trails and follow the recommendations of the Active Transportation Plan South County 2018. Conceptual Schemes should:

a. provide connections within, and external to, the *Conceptual Schemes* area;
b. address parks and open spaces during all stages of development and are in alignment with the County's Parks and Open Space Master Plan;
c. wherever possible, be located within, or align with, a park, wetland, stormwater conveyance system, natural water course, riparian area, or natural area;
d. incorporate Crime Prevention Through Environmental Design (CPTED) features; and
e. contribute to the regional trail and pathway system.

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


Map 7:
Open Space,
Pathways and Trails
ASP Boundary
Open Space
Pedestrian Connections
Existing
Proposed
Approved
Sidewalks
Proposed Open Space
ROCKY VIEW COUNTY
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This map is conceptual in nature. No measurements or area calculations should be taken from this map.

NATURAL ENVIRONMENT

Scattered throughout the Hamlet area are a number of wetland complexes, with a series of permanent wetlands located in the Langdon Plan Area. The purpose of these policies is to provide for the long term conservation of valued wetlands and riparian areas. The riparian protection area is based on the Province of Alberta's "Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region" as amended.

A **Wetland** is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

A **Wetland Complex** is two or more permanent or intermittent wetlands connected by natural vegetation and drainage.

Riparian Land is the vegetated (green zone) area adjacent to rivers, creeks, lakes, and wetlands. These areas have a distinct vegetative community that is a result of increased soil moisture and different soil types.

Wetlands and riparian areas connect groundwater to surface water, provide important wildlife and waterfowl habitat, clean and purify water, and provide recreational opportunities.

OBJECTIVES

- Provide for the protection and enhancement of wetlands and wetland values.
- Ensure wetlands are assessed through the *Conceptual Schemes* preparation process.
- Provide for the protection and enhancement of riparian areas adjacent to wetlands and watercourses.
- Provide guidance regarding building and development in and through riparian areas.

Wetland Value is based on the function of the wetland (e.g. abundance and biodiversity) and the benefits it provides to society (e.g. water quality improvement and flood protection).

POLICIES

Wetlands

18.1 Wetland protection shall be guided by County and Provincial Policy.

18.2 The County shall require the use of the Alberta Wetland Classification System to determine wetland classification and relative wetland value.

18.3 *Conceptual Schemes* shall identify the classification and value of wetlands within the *Conceptual Schemes* area boundary. This shall be done as part of a wetland assessment, to be provided at the *Conceptual Schemes* preparation stage.

18.4 *Conceptual Schemes* shall determine, through consultation with the Province, whether wetlands are Crown owned land.

The Province has published a “Guide for Assessing Permanence of Wetland Basins” as a tool to assist in the identification of Crown owned land.

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

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

Riparian Areas

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

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

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

18.10 Public roads and private access roads are allowed in the riparian setback area but should be located, designed, and constructed so as to minimize disturbance to the riparian area.

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

19. RESERVES

Reserves and environmental reserves are lands dedicated to the County as public land during the subdivision process. Reserves enhance the community by providing land for parks, schools, and recreational amenities. Environmental reserves protect the community and natural environment by preventing development in hazardous areas such as ravines and floodways.

Reserves are lands dedicated to the County by the developer through the subdivision process as defined in the Municipal Government Act. They include:

- municipal reserves;
- community services reserves;
- conservation reserves;
- environmental reserves;
- school and municipal reserves; and
- school reserves.

Instead of a land dedication, the County may accept the equivalent value of the land as money. Cash in lieu money is shared between the school boards and the recreation districts.

Conservation Reserves are lands required by the subdivision authority to be dedicated to the municipality that:

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

Community Services Reserves are defined in the Municipal Government Act as lands declared surplus by the school boards. *Community services reserve* land may be used for:

- a public library;
- a police station, a fire station, or an ambulance services facility, or a combination of them;
- a non-profit day care facility;
- a non-profit senior citizens facility;
- a non-profit special needs facility;
- a municipal facility providing service directly to the public;
- affordable housing.

Environmental Reserves are defined in the Municipal Government Act (Section 664) as:

- a swamp, gully, ravine, coulee or natural drainage course,
- land that is subject to flooding or is, in the opinion of the subdivision authority, unstable, or
- a strip of land, not less than 6 metres in width, abutting the bed and shore of any lake, river, stream or other body of water for the purpose of
  - (i) preventing pollution,
  - (ii) providing public access to and beside the bed and shore.

OBJECTIVES

- Provide for the dedication of reserves to meet the educational, recreational, cultural, social, and other community service needs of the community.
- Provision for the taking of money in place of land for municipal reserve, school reserve, or municipal school reserve.
- Provide direction on the timing of reserve dedication.
- Provide for the identification and protection of environmentally significant land or hazard land through the dedication of environmental reserve or environmental reserve easements.

POLICIES

19.1 Reserves owing on a parcel of land shall be provided as:

a. municipal reserve, school reserve, or municipal and school reserve;
b. money in place of reserve land; or
c. a combination of land and money.

19.2 Municipal reserve, school reserve, or municipal and school reserve, shall be provided through the subdivision process to the maximum amount allowed by the Municipal Government Act.

19.3 Prior to the disposition of municipal or school reserve land declared surplus by the school board, the County shall determine if the land is required for community services reserve land as provided for in the Municipal Government Act.

19.4 Voluntary dedication of reserve land beyond the maximum amount allowed by the Municipal Government Act may be considered if it is demonstrated that the additional reserve will benefit the community and result in no additional acquisition costs to the County.

19.5 All, or a portion of, reserve land requirements may be deferred by registering a deferred reserve caveat if it is determined that the reserve could be provided through future subdivision.

19.6 The acquisition, deferral, and disposal of reserve land, and the use of money in place of reserve land, shall adhere to County Policy, agreements with local school boards, and the requirements of the Municipal Government Act.

19.7 Provision and allocation of reserves shall be determined at the time of subdivision by the County's Subdivision Approving Authority.

19.8 The amount, type, location, and shape of reserve land shall be suitable for public use and readily accessible to the public.

19.9 Where an identified park, trail, and pathway system (Map 7) or land for recreational or cultural amenities cannot be provided through the dedication of municipal reserves or private easement, consideration should be given to acquiring land through the use of:

a. money in place of reserve land;

b. money from the sale of surplus reserve land; or

c. other sources of identified funding.

Environmental Reserves

19.10 Lands that qualify as environmental reserve should be dedicated as environmental reserve or environmental reserve easement through the subdivision process, as per the Municipal Government Act.

19.11 Other lands determined to be of environmental significance, but not qualifying as environmental reserve, should be protected in their natural state through a conservation reserve dedication, as determined by the County.

19.12 Environmental reserves should be determined by conducting:

a. a Biophysical Impact Analysis report;

b. a Geotechnical Analysis; and / or

c. other assessments acceptable to the County.

Reserve Analysis

19.13 A reserve analysis shall be required with the preparation of a *Conceptual Scheme* to determine the amount, type, and use of reserves owing within the *Conceptual Scheme* area.

19.14 The reserve analysis shall include a determination of:

a. the total gross area of the *Conceptual Schemes*;

b. the type and use of reserves to be provided within the *Conceptual Schemes* area;

c. other reserves owing on an ownership basis;

d. the location of the reserve types and amounts in relation to the *Conceptual Schemes* area's overall *open space* system, with this information to be shown on a map; and

e. the amount of residual reserves to be taken as money in place of land.

20. EMERGENCY SERVICES

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

OBJECTIVES

- Ensure an appropriate and efficient level of fire and protective services is made available for current and future residents in order to provide for a safe and liveable community.
- Ensure communities are designed and constructed to optimize the delivery of fire and protective services.

An **Emergency Services Facility** is a site and building(s) containing the staff, equipment, and other apparatus required to deliver fire and / or protective services within the County and may include facilities and space for other related services.

POLICIES

General

20.1 In association with County Fire Services, the RCMP, and other emergency service providers, an adequate level of service shall be provided to meet current needs, as well as future needs, based on projected population growth and demographic change in the Langdon Plan Area.

20.2 Policing will be provided by the RCMP as per the Provincial Police Service Agreement, until such time as another policing solution is required or sought out.

20.3 The County should review the policing requirements for the Hamlet area and identify additional needed resources.

20.4 All industrial and commercial buildings should provide fire suppression systems and they shall be in compliance with the County's Fire Hydrant Suppression Bylaw and the Alberta Fire Code.

20.5 *Conceptual Schemes* shall address fire and protection response measures and on-site firefighting requirements through consideration of such factors as efficient road design, safe and efficient access for emergency service vehicles, wildland fire protection, and fire control measures.

20.6 Crime Prevention Through Environmental Design (CPTED)features should be considered and incorporated into the design and construction of all new development, wherever possible.

Emergency Service Infrastructure

20.7 All industrial and commercial buildings are required to provide fire suppression systems and shall be in accordance with the County Fire Hydrant Water Suppression Bylaw, and the National fire Protection Association (NFPA)

20.8 , and the Alberta Fire Code.

20.9 The water provider shall provide for an adequately sized reservoir and distribution system to provide fireflows to the Plan Area that meets the requirements of the County Fire Hydrant Water Suppression Bylaw, the National Fire Protection Association (NFPA) and the Alberta Fire Code.

C. INFRASTRUCTURE

21. TRANSPORTATION

The transportation network must develop in a manner that is safe, functional, and efficient. The network should minimize impacts on major wetlands and natural features, integrate development within the Langdon Plan Area, and provide regional opportunities for walking, cycling, and public transportation. Map 8: Transportation Network 2020-2030 shows the provincial, regional, and local transportation networks in the Langdon Plan Area, as well as provides information on road classifications.

The engagement completed for the development of this Plan indicated the residents are most concerned about Glenmore Trail traffic and the intersection at Highway 797 (Centre Street) as well as the traffic and pedestrian environment on Centre Street.

OBJECTIVES

- Support a regional road network, based on the township and grid system.
- Create a road network that efficiently accesses and aligns with the provincial and regional highway network.
- Encourage the separation of residential, commercial, and industrial traffic by developing Vale View Road as a regional arterial road for industrial use.
- Provide for an internal road network that contributes to a high quality built environment and efficiently and safely aligns to the regional road network and provides safe pedestrian and bicycle routes.
- Provide for an internal road network within the residential areas that facilitates connectivity within and between neighbourhoods.

POLICIES

General

21.1 All transportation infrastructure should be developed in accordance with the Langdon Transportation Modelling and Review report.

21.2 A Transportation Impact Assessment shall be required as part of the *Conceptual Scheme* preparation and / or subdivision application process where applicable.

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

Regional Transportation Network

21.4 The regional transportation system should be developed in general accordance with Map 8:Transportation Network 2020-2030. The classifications of the grid road network may be refined through further transportation analysis and / or at the *Conceptual Schemes* stage.

21.5 The County shall collaborate with the Province regarding regional road connections and access to Highway 560.

21.6 The County shall work with the Province to upgrade Glenmore Trail to a four-lane highway from Langdon, west to connect with the current four-laned section of the highway.

21.7 The County shall work with the Province to monitor the operation of the existing intersections on Highway 560 (Glenmore Trail) and Highway 797 (Centre Street) and Highway 560 (Glenmore Trail) and Vale View Road within the Langdon Plan Area, and ensure that growth within the Plan area does not adversely affect the safe and effective operation of these intersections and / or the operation of both highways.

21.8 Infrastructure improvements to support subdivision / development are to be constructed by the developers, and may consist of upgrades to the existing at-grade intersections to improve safety and operations, or the redirection of traffic to an intersection location with additional capacity.

21.9 At the time of subdivision, road rights of way shall be dedicated in accordance with the Langdon Network Analysis study prepared by Watt Consulting Group.

21.10 Where required, *Conceptual Schemess* shall accommodate existing and / or potential changes in access to the provincial transportation network, as identified on Map 8.

21.11 The County encourages and supports opportunities to connect to a regional public / private transportation system. Development of such a system shall consider design standards, costs associated with upgrading the road network, and long term operation and maintenance requirements**.**

Local Transportation Network - General

22.12 The design and construction of roadways within the local transportation network shall utilize sound access management principles and shall be in accordance with the County Servicing Standards.

22.13 The designation and design of local roads within the transportation network, including classification, street sizing, and intersection / access spacing, shall be determined at the time of the *Conceptual Schemes* preparation.

22.14 At the time of local road design, the developer will follow the cross-section standard approved in the Conceptual Scheme and County Servicing Standards.

Local Roads – Non-Residential

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

22.14 Non-residential should provide internal pathways and pathway connections to the regional trail network.

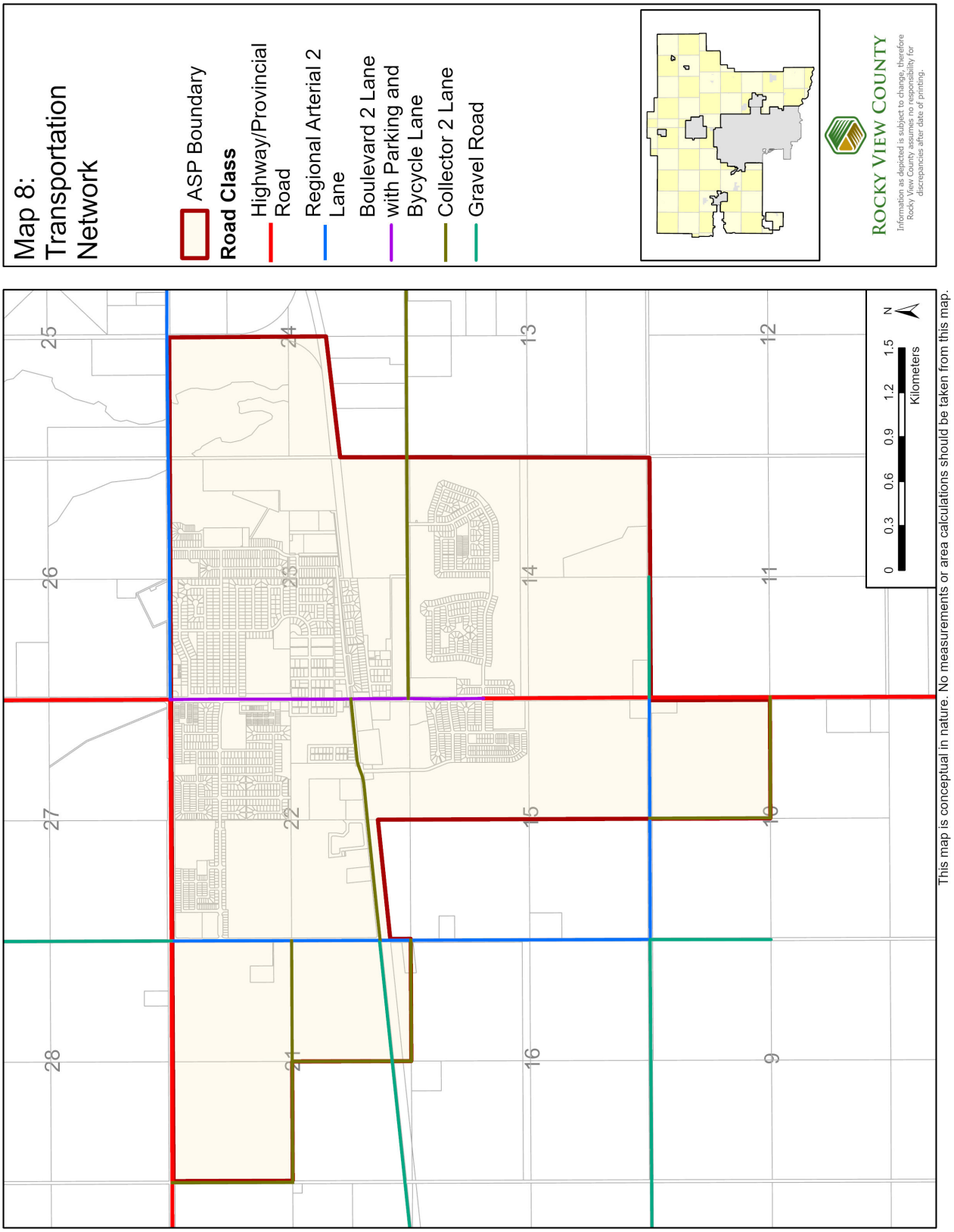
22.15 All roads within commercial areas should be designed to an urban road standard requirements established by the County Servicing Standards.

22.16 Light Industrial / Commercial development shall provide for safe and efficient pedestrian and bicycle circulation between buildings, sites, and, where applicable, adjacent areas.

22.17 Centre Street shall be designed to an urban road standard and provide for pedestrian and bicycle circulation movement on both sides of the road and ensure curb cuts at every driveway and intersection to accommodate for accessibility needs.

Local Roads - Residential

22.18 The road network in residential areas shall be designed to support an interconnected road and pedestrian system.


Map 8:
Transportation
Network
ASP Boundary
Road Class
Highway/Provincial Road
Regional Arterial 2 Lane
Boulevard 2 Lane with Parking and Bycycle Lane
Collector 2 Lane
Gravel Road
ROCKY VIEW COUNTY
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This map is conceptual in nature. No measurements or area calculations should be taken from this map.

UTILITY SERVICES

Well-designed and effective utility services are the foundation of a well-planned community. New development cannot occur unless the development can be responsibly and sustainably serviced with utilities. In this section, the utilities addressed include: water, waste water, storm water and shallow utilities. All new development is expected to connect to the piped County wastewater system and to the Langdon Waterworks Ltd. system for potable water.

Upgrades proposed to the current water and wastewater systems will allow for additional growth in the Hamlet. As Weed Lake is a key factor to growth within East Rocky View, without a viable outfall solution, the carrying capacity of Weed Lake and its ability to accept stormwater and treated effluent from the wastewater treatment facility is limited.

Private companies provide shallow utilities such as gas, electricity, and telecommunications to the Langdon Plan Area.

Map 9: Water shows the alignments of existing water transmission lines in the Hamlet area. Map 10: Wastewater shows existing sewage transmission lines, lift stations, and sanitary catchment areas in the Hamlet area. All new development is expected to connect to piped services.

OBJECTIVES

- Ensure potable water and wastewater systems are provided to the Langdon Plan Area in a safe, cost-effective, and fiscally sustainable manner.
- Identify and protect utility service routes.
- Support water conservation.
- Ensure shallow private utility systems are provided to new developments.
- Ensure fire suppression and water supply infrastructure is provided to deliver the appropriate level of fire protection, in accordance with industry standards, within the Langdon Plan Area.
- Rocky View County, in co-operation with key stakeholders, will manage stormwater and treated effluent discharges to manage the seasonal water levels and quality of Weed Lake.

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

POLICIES

General

22.1 Land use applications relying on services provided by the County and the water supplier shall not be supported until the County has confirmed servicing capacity exists, or will be provided, to the satisfaction of the County.

22.2 New development will be required to develop a Conceptual Scheme which will provie the details of the demand, capacity and connection for water and wastewater prior to an approval by the County.

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

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

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

22.6 All new development shall pay for the cost of connecting to the exsing water and wastewater system and may be required to contribute to the expansion of the wastewater system, as required by the County.

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

22.8 The location and size of utility rights-of-way and easements, and related line assignments, should be determined at the *Conceptual Scheme* stage to the mutual satisfaction of the County, the developer, and the utility companies.

22.9 Utility rights-of-way and easements shall be provided to accommodate County wastewater, potable water utilities and shallow utilities at the subdivision or development permit stage, as deemed necessary by the utility provider.

Water

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

22.11 A Water Use Assessment shall be required with *Conceptual Scheme* preparation, subdivision applications, and / or development permit applications to determine water demand and infrastructure requirements.

22.12 The following uses may be allowed to attain their potable water from water wells in accordance with County and Provincial requirements:

a. agriculture land uses; and

b. golf course playing areas for irrigation purposes.

22.13 In advance of future planning approvals within the Langdon Plan Area, the water provider should plan the staged upgrading of its water treatment plant and attendant works to accommodate the potable water needs of a service population projected within this Plan.

22.14 In addition to the extension of treatment capacity, planning for the upgrading of the water treatment plant and attendant works should address municipal fire flow and storage standards and requirements, in accordance with industry standards.

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

Wastewater

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

22.17 A Wastewater Servicing Study shall be required with *Conceptual Scheme* preparation, subdivision applications, and / or development permit applications to determine wastewater demand and infrastructure requirements.

22.18 The exception to the requirement for all development to tie into piped services is agriculture land uses which may provide wastewater service by a private sewage treatment system in accordance with County Policy and Provincial regulation.

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

22.20 An agreement between Rocky View County, Ducks Unlimited and the Western Irrigation District should be in place prior to Rocky View County expanding its options for treated effluent discharges to Weed Lake. Alberta Environment and Parks should be consulted through this process as well.

22.21 Rocky View County should immediately commence the planning for East Rocky View Sanitary Sewer Treatment Facility upgrading in order to provide expanded service to the Hamlets of Balzac, Conrich and Langdon.

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

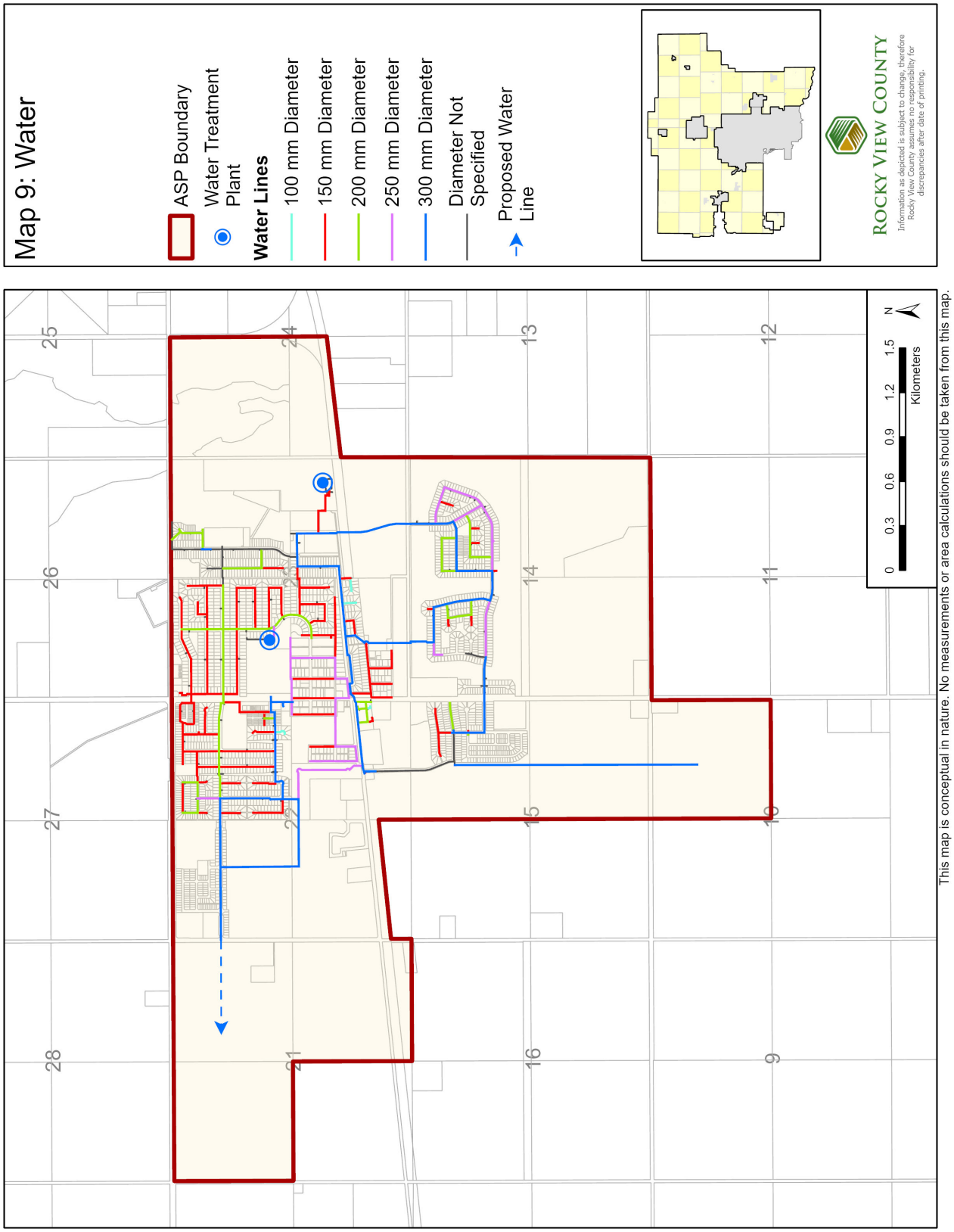
22.23 Design upgrades to the East Rocky View Regional Sewer Treatment Facility shall comprise advanced treatment techniques and dedicated treated effluent wetlands that target a reduction of the nutrient loading levels, phosphorous in particular.

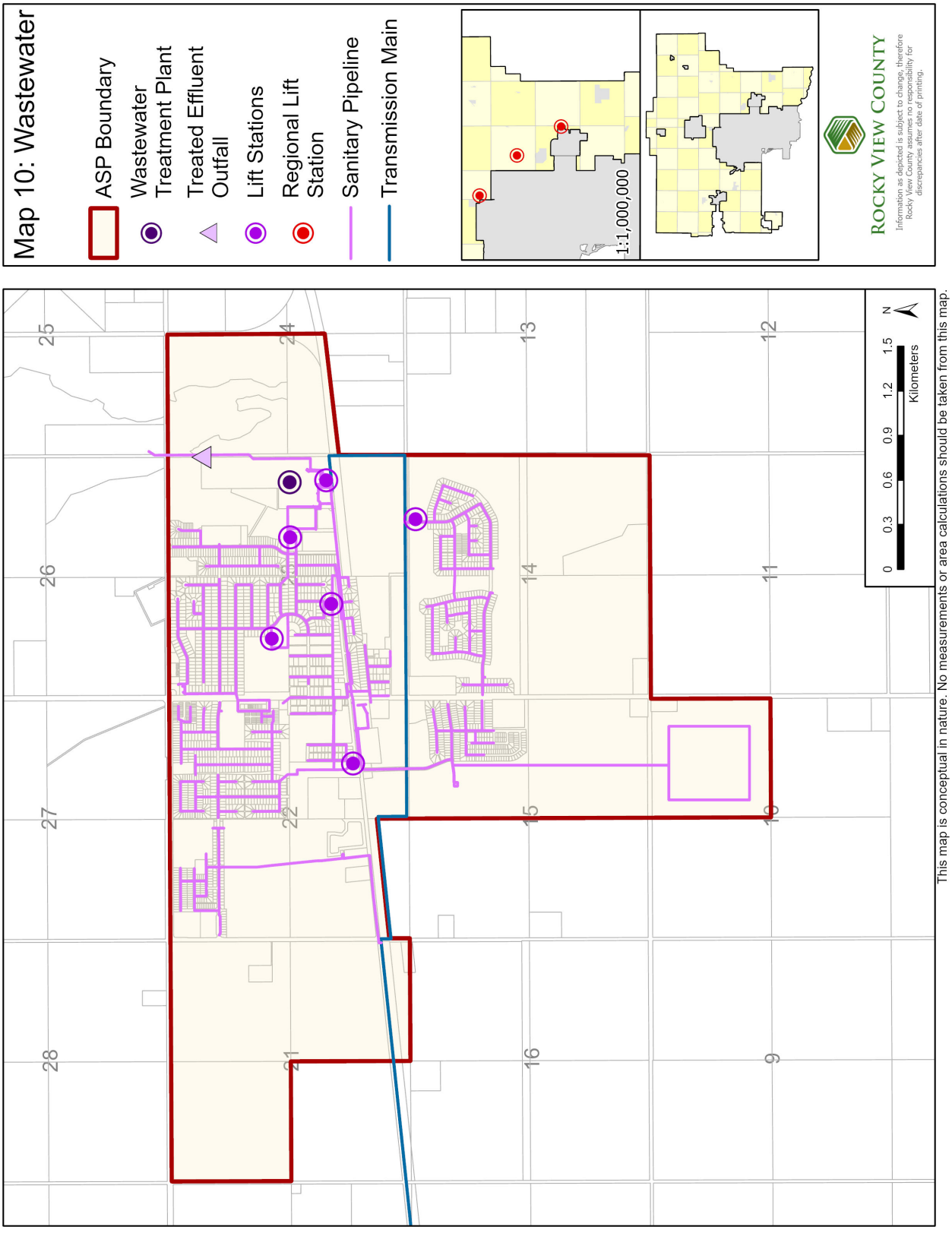
22.24 All collection systems proposing connection to the East Rocky View Regional Sewer Treatment Facility, and designed for lands within the Langdon Plan Area, should include a system design strategy that eliminates and / or mitigates inflow and infiltration to the collection system.

Shallow Utilities

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

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


Map 9: Water
ASP Boundary
Water Treatment Plant
Water Lines
100 mm Diameter
150 mm Diameter
200 mm Diameter
250 mm Diameter
300 mm Diameter
Diameter Not Specified
Proposed Water Line
ROCKY VIEW COUNTY
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Map 10: Wastewater
ASP Boundary
Wastewater Treatment Plant
Treated Effluent Outfall
Lift Stations
Regional Lift Station
Sanitary Pipeline
Transmission Main
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23. STORMWATER

The Hamlet of Langdon exists within a low-lying area of the Weed Lake Watershed, which consists of approximately 4600 hectares of primarily rural, undeveloped lands. Weed Lake is a wetland that was restored in 2008 as part of a joint effort between Rocky View County and Ducks Unlimited. Restorations to Weed Lake were initiated to provide an outlet for the East Rocky View wastewater treatment plant and to accept additional stormwater runoff that is expected to be generated from future growth of the Hamlet. The study examined the water quality and balance to ensure the Lake operated within a defined range of water quality parameters to ensure the functional aspects of the Lake were maintained under existing and future development growth scenarios.

Stormwater is conveyed to Weed Lake via a system of constructed ditches. Maps 11A and 11B show the main wetland areas and the existing and proposed stormwater conveyance routes in the Hamlet area.

There were two stormwater conveyance and treatment systems that were reviewed at the time this Area Structure Plan was being prepared. These were the:

- Cooperative Stormwater Management Initiative (regional); and
- Langdon Comprehensive Stormwater Review (local).

The Cooperative Stormwater Management Initiative (CSMI) proposes to take water east to incorporate Weed Lake into the regional stormwater management to eventually convey stormwater to the east and north to the Red Deer River. CSMI was formed to assist municipalities and the Western Irrigation District (WID) in working together to find an effective and feasible solution to stormwater management as it affects each group in different ways. The partners in this initiative include: WID, Rocky View County, City of Calgary, Town of Strathmore, Wheatland County, and City of Chestermere.

The CSMI study area includes the Hamlet of Langdon and Weed Lake catchments, and therefore is directly relevant when considering future stormwater management requirements for existing and future developments. As recommended in the CSMI study, all stormwater runoff from urban development shall be managed and treated as necessary through stormwater Best Management Practices (BMPs) as it will be eventually released into a natural water course.

To support the continued growth of the Plan Area and the Hamlet, the Langdon Stormwater Management Review provided recommendations to redirect upstream stormwater flows directly to Weed Lake and to implement various upgrades within the drainage network to safely convey stormwater to Weed Lake.

OBJECTIVES

- Ensure effective, sustainable, and responsible stormwater services to the Langdon Plan Area.
- Provide and protect stormwater storage areas and conveyance routes.
- Maximize the use of existing stormwater drainage conveyance systems.

- Support innovative conservation methods such as Low Impact Development (LID) and BMPs with respect to stormwater management and incorporate stormwater reuse principles in subdivision and development designs.
- Preserve high value wetlands within the Langdon Plan Area.
- Provide wetland treatment systems that improve the stormwater quality.

Low Impact Development is a comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds (Definition from the Low Impact Development Centre, www.lowimpactdevelopment.org).

Best Management Practices (BMPs) minimize the impact of increased runoff volumes and poor water quality in the CSMI's study area, the types of key stormwater Best Management Practices (BMPs) that can be employed in future land development areas include:

- Minimize generation of runoff.
- Retain runoff on site through evapotranspiration, infiltration and / or reuse.
- Capture, hold and use runoff within a development or municipal area for reuse (green space irrigation).
- Treat stormwater using filtering and settling systems.

POLICIES

General

23.1 Development that is required to tie-in to the stormwater conveyance network shall be required to:

a. provide payment of the stormwater levy; or

b. front end the cost of the improvements to the specific drainage course servicing the proposed development with the possibility to receive future cost recoveries.

Regional Stormwater Management

23.2 The County shall work collaboratively with the Western Irrigation District, Alberta Environment and Parks, and Ducks Unlimited to develop a regional approach to the management of Weed Lake.

23.3 Collaborative discussion between Rocky View County, Ducks Unlimited and the Western Irrigation District should aim to reach an agreement among the parties that:

a. clearly articulates the importance of Weed Lake to the objectives of the stakeholder organizations;

b. defines the roles and responsibilities that each organization will assume with respect to Weed Lake; and

c. outlines an implementation strategy and action framework that will ensure the long-term viability and sustainability of Weed Lake.

23.4 All new development must include an integrated storm water management plan in the Conceptual Scheme and address future CSMI stormwater management policies and County policy and considers the regional storm water movement..

23.5 All new development shall implement low impact development, storm water collection, and utilize storm ponds for the retention and quality improvement before release of storm ater at pre development rates.

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

23.7 The volume and rate of stormwater discharge to Weed Lake shall be in accordance with the recommendations made in the Langdon Comprehensive Stormwater Review and any other plans that may amend, replace, or add to this plan.

23.8 Until such time as a regional conveyance system is finalized, the stormwater drainage system (conveyance and storage areas) shall be designed to comply with the Langdon Comprehensive Stormwater Review (Map 11B: Proposed Stormwater Infrastructure).

23.9 Stormwater management systems should be designed at a scale that services the Langdon Plan Area. The County discourages stormwater ponds designed for individual lots.

Cooperative Stormwater Management Initiative

Future land development should incorporate the following to meet the CSMI collaborative Stormwater Management guidelines:

- Low Impact Development practices;
- Stormwater reuse (green space irrigation) to reduce overall stormwater volume;
- Wetponds and / or wetlands for management of peak flows and treatment of stormwater;
- Manage runoff pollutants at source;
- Control runoff volumes to minimize impacts on the receiving water body;
- Ensure peak flow rates from urban land development meet ESRD Stormwater Drainage Standards and Guidelines;
- Convey the stormwater to its ultimate end-use or destination;
- Provide an ultimate end-use (or destination) of the stormwater; and
- The design of these practices requires “optimization” for phosphorus management.

Local Stormwater Management

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

23.11 Stormwater shall be conveyed in a manner that protects downstream properties and downstream water quality.

23.12 Where required, proponents of new development shall identify, secure, and implement, in consultation with the County, the downstream stormwater conveyance system.

23.13 Stormwater conveyance systems must provide a right-of-way of sufficient width to accommodate upstream stormwater flow.

23.14 Where required, proponents of new development may be required to dedicate sufficient rights-of-way to secure the long term drainage network as identified in the Langdon Comprehensive Stormwater Review.

Local Stormwater Standards and Design

23.15 Stormwater infrastructure shall be constructed, operated, and maintained in accordance with the County Servicing Standards, County Policy, Langdon Comprehensive Stormwater Review and Provincial regulations. The stormwater management system should be designed to:

a. operate on a gravity basis or mechanical methods with appropriate power backup;
b. accommodate stormwater flows from adjacent transportation networks;
c. accommodate stormwater flows from upstream lands;
d. preserve the value of existing wetlands; and
e. conform to an urban standard where a curb and gutter transportation system is provided.

23.16 As part of a *Conceptual Scheme* preparation process, the applicant shall submit a Stormwater Management Report consistent with the approved Master Drainage Plan, County Servicing Standards, County Policy, Langdon Comprehensive Stormwater Review, and the policies of this Plan.

23.17 The Stormwater Management Report shall comply with any new stormwater plans, management policies, and interim servicing policies that may be introduced after the adoption of this Plan.

23.18 A Stormwater Management Report should address the following:

a. impacts on existing infrastructure such as ponds, pipes, pumps, and ditches;
b. using gravity systems rather than over pressurized pipe or pumped systems;
c. an adequate emergency escape path;
d. the potential staging and practical tie-in points for proposed development;
e. inclusion of backup generators to power pumps in case of power outages;
f. accommodate the additional base flow generated from sump pumps;
g. flow contributions from the upstream natural catchments; and
h. downstream impacts.

A **Stormwater Pond** is an artificial, man made or enhanced pond that is designed to collect and treat stormwater to an acceptable County and Provincial standard. The stormwater pond disposes of stormwater through controlled release, absorption into the ground, and / or evaporation. Stormwater ponds offer numerous benefits, primarily focusing on managing stormwater runoff and improving water quality. They help reduce flooding, control erosion, and improve water quality by trapping pollutants and allowing sediments to settle. Additionally, they can create or enhance wildlife habitats and provide asethestic benefits for communities.

A **Constructed Wetland** is an artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a stormwater pond.

A **Wetland** is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activities that are adapted to a wet environment.

23.19 Stormwater ponds or constructed wetlands should be located:

a. on an accessible public utility lot;

b. outside of the riparian setback area; and

c. designed in accordance with the requirements of the Langdon Comprehensive Stormwater Review and the County's Servicing Standards.

A **Master Drainage Plan** is a plan that determines the rate and volume of stormwater flow and addresses the methods and infrastructure requirements for stormwater treatment and conveyance.

Purple Pipe refers to the colour of pipe used to transport water that has been recycled from a stormwater retention area or municipal waste system. Reclaimed water is filtered and processed to a required Provincial standard.

23.20 As part of preparation of a *Conceptual Scheme*, findings and recommendations from supporting studies such as the Langdon Comprehensive Stormwater Review and storm water reports for adjacent developents (when available), shall be reviewed and implemented.

23.21 Best Management Practices and alternative solutions for the improvement of stormwater quality and reduction of stormwater quantity should also be implemented. Solutions may include:

a. design of stormwater facilities to incorporate source controls in order to reduce the amount of water moving downstream and the need for end-of-pipe stormwater treatment solutions;

b. use of Low Impact Development methods, such as constructed wetlands and bio-swales;

c. reduction of impermeable surface runoff;

d. reuse of stormwater for irrigation;

e. consideration of stormwater ponds at the sub-regional level to support the reuse of stormwater; and

f. protect downstream conveyance routes and properties.

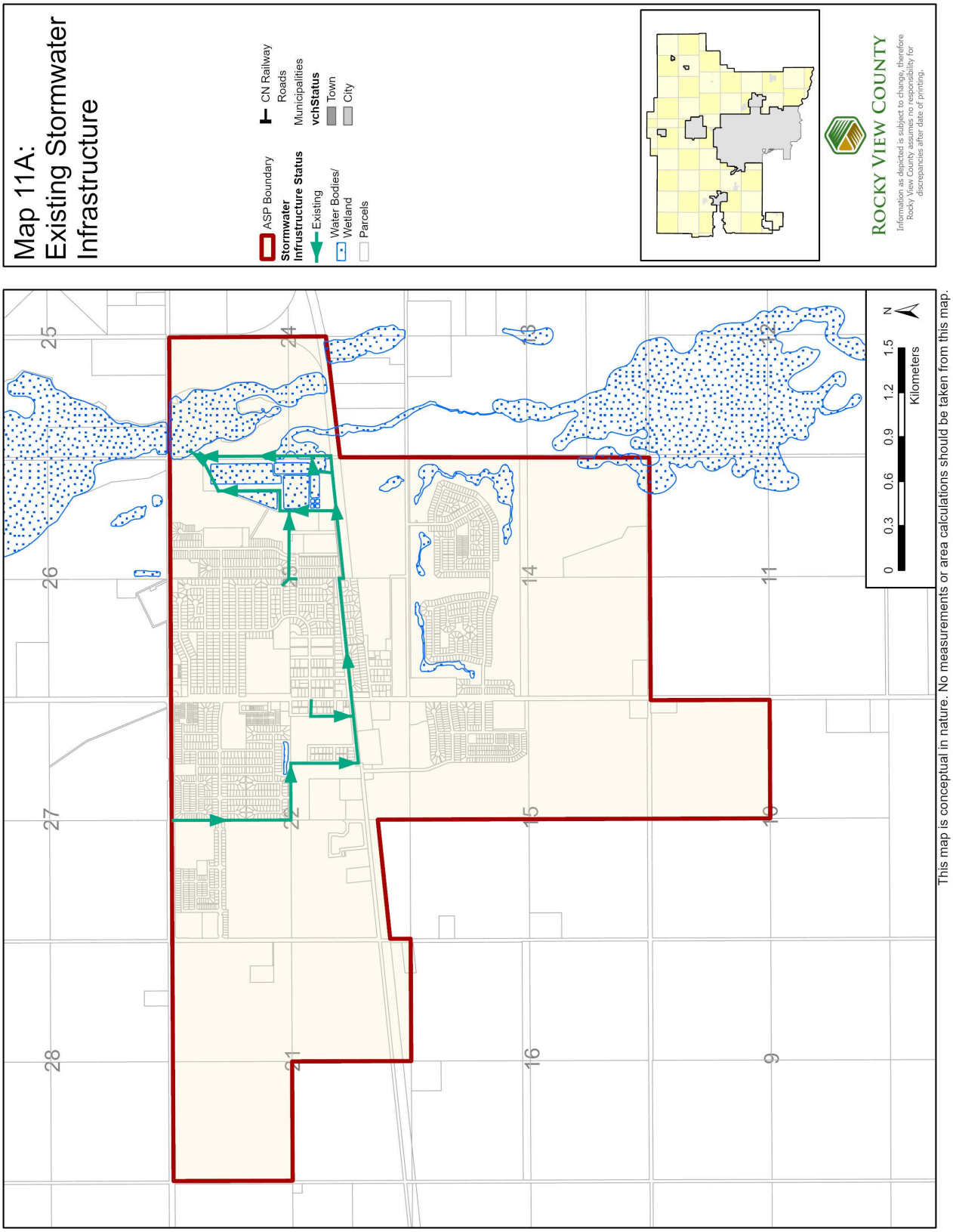
Utility Costs

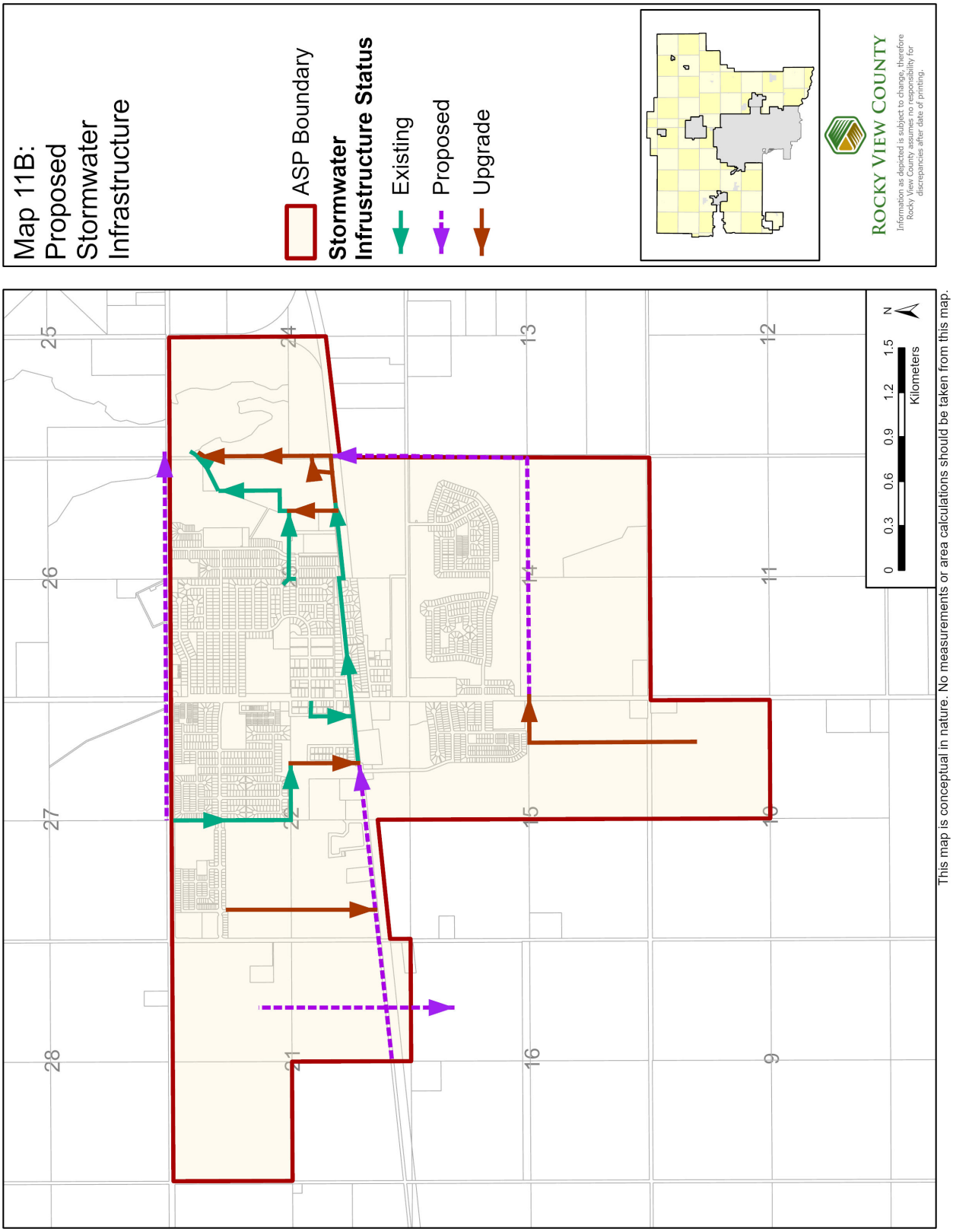
23.22 Developers relying on regional County stormwater services may be required to front-end or contribute to the costs of service upgrades where deemed necessary by the County.

23.23 Development relying on County stormwater services shall be required to pay the Rocky View County Stormwater Off-Site Levy at the time of subdivision endorsement, or as a condition of Development Permit.

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

23.25 Developers relying on stormwater infrastructure improvements provided by other developments shall be required to pay cost recovery as per the requirements of the applicable cost contribution agreement.


Map 11A:
Existing Stormwater
Infrastructure
CN Railway
Roads
Municipalities
vchStatus
Town
City
ASP Boundary
Stormwater
Infrastructure Status
Existing
Water Bodies/
Wetland
Parcels
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore
Rocky View County assumes no responsibility for
discrepancies after date of printing.
0
0.3
0.6
0.9
1.2
1.5
Kilometers
N
This map is conceptual in nature. No measurements or area calculations should be taken from this map.


Map 11B:
Proposed
Stormwater
Infrastructure
ASP Boundary
Stormwater
Infrastructure Status
Existing
Proposed
Upgrade
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
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Kilometers
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

24. SOLID WASTE & RECYCLING

Solid waste policies address the management of solid waste through all stages of development; from construction and demolition to full build-out. The policies emphasize the reduction and diversion of waste to the landfill through the separation, recycling, composting and reuse of materials. Each development stage has different solid waste requirements and the policies below provide guidance to developers and residents on effectively managing solid waste.

OBJECTIVES

- Ensure *Conceptual Schemes* address solid waste management during all stages of development and are in alignment with the County's Solid Waste Master Plan.
- Promote proper disposal and recycling of solid waste material from construction sites.
- Encourage solid waste management plans to have a diversion target of 50 per cent for construction and development.
- Provide direction on the expected level of post-construction waste management service.
- Provide for consideration of relocating the waste transfer site and recycling facility.
- Encourage the future collection of organics with curbside pickup service.

POLICIES

General

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

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

24.3 Any new condominium development in the Plan area shall be required to engage private waste collection services.

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

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

24.6 A *Conceptual Scheme* should:

a. prepare a construction management plan that will address solid waste management through all stages of development, including occupancy;

b. identify the Hamlet of Langdon waste transfer site as the local site to serve the *Conceptual Scheme* area;

c. conform to the policies of the County's Solid Waste Master Plan;

d. ensure appropriate access and location for bins for every new residential unit developed. Freehold (not condominium) row housing, town housing, and duplexes with street access, will be serviced by County curbside collection; and

e. set a solid waste diversion target to inform the subdivision construction management plan.

The Province of Alberta has developed a provincial waste strategy document titled “Too Good to Waste: Making Conservation a Priority” in order to promote the diversion of waste from landfills through the reuse and recycling of materials.

Medium Density Residential

24.7 As noted in 24.3, condominium multi unit residential developments shall make their own arrangements for the proper removal and disposal of garbage, recyclables, and other waste materials, as per Rocky View County’s Solid Waste Bylaw.

Industrial and Commercial

24.8 Industrial and commercial business owners shall make their own arrangements for the proper removal and disposal of garbage, recyclables, and other waste materials, as per Rocky View County’s Solid Waste Bylaw.

25. OIL AND GAS

Oil and gas facilities, infrastructure, and operations are industrial land uses that have the potential to affect public safety, quality of life, and the natural environment. The coexistence of these oil and gas activities with other forms of development in the Hamlet area is an important consideration in the area's development.

Map 4: Existing Conditions identifies the locations of gas lines and operating wells within the Langdon Plan Area.

OBJECTIVES

- Ensure appropriate and safe land development in relationship to petroleum facilities and wells.
- Allow for the continued safe operation of petroleum facilities and wells.

Petroleum facilities are plants, pipelines, and batteries used to process and transport oil and gas. Petroleum wells are producing, suspended, or abandoned oil and gas wells.

POLICIES

General

25.1 Applicants proposing to develop land in the vicinity of petroleum facilities and wells shall adhere to the setback requirements and policies of this Plan, Subdivision and Development Regulations, and the Directives and Bulletins of the Alberta Energy Regulator (Appendix B).

Directives are documents that set out Alberta Energy Regulator (AER) requirements or processes for implementation. Licensees, permittees, and other approval holders under the jurisdiction of the AER are required to obey all directives.

Bulletins inform the energy industry and the public of an Alberta Energy Regulator activity, such as a consultation, new regulatory requirement, new program, or electronic submission of data.

25.2 At the time of subdivision or development, a restrictive covenant shall be registered that prevents the construction of any building within the setback area associated with an active, suspended, or abandoned well.

25.3 As part of a *Conceptual Schemes* preparation process, applicants shall obtain a Land Development Information package from the AER and identify the locations of all petroleum wells and pipelines (abandoned and operating) in the *Conceptual Scheme* area. In addition, the applicant must determine if an Emergency Planning Zone has been established around a sour gas facility or well.

25.4 Prior to the preparation of a *Conceptual Schemes* to develop lands within 1.5 km of a petroleum facility that is situated within an Emergency Planning Zone, the developer shall consult with the County and the operator of the facility to determine how an Emergency Response Plan will be prepared, updated, or replaced.

25.5 The location, development setbacks, emergency planning zones, and emergency response planning regarding all petroleum facilities shall be identified in the *Conceptual Scheme* and included in any marketing information and other public communication materials for petroleum facilities.

Pipelines

25.6 All setbacks from a pipeline shall be in accordance with Provincial regulations.

25.7 All land uses on pipeline rights-of-way shall have regard for the safe, ongoing operation of the pipeline.

25.8 Crossing and access agreements shall be in place prior to conditional subdivision plan approval for lands encumbered by a pipeline right-of-way.

25.9 Pathways and other recreational uses may be allowed on pipeline rights-of-way with the consent of the easement holder and at the discretion of the Approving Authority.

PART III. IMPLEMENTATION

26. IMPLEMENTATION

The Langdon ASP outlines the vision for the physical development of the Langdon Plan Area and provides guidance with regard to infrastructure, land use, subdivision, and development. The purpose of this Section is to describe the implementation process, to provide detail on the sequence of development, and to specify requirements to ensure the Area Structure Plan policies and strategies are adhered to.

OBJECTIVES

- Implement the Land Use Strategy and policies of the Langdon Area Structure Plan.
- Ensure *Conceptual Schemes* adhere to the vision and policies of the Plan. Provide development criteria for the logical progression of development, specifically relating to the the capacity of te servicing infrastructure to accommodate new development.
- Implement key actions to facilitate development, provide guidance to *Conceptual Schemes*, and ensure a coordinated planning and implementation approach.
- Provide for the review and amendment of the Plan as required.

POLICIES

Conceptual Schemes, Redesignation, Subdivision, and Development Applications

Conceptual Schemess are to be developed within the framework provided by this Area Structure Plan. Policy sections identify the unique requirements that must be addressed in the *Conceptual Schemes* due to the location and specific conditions of the proposed development area. The standard technical requirements of a Conceptual Scheme or Master Site Development Plan are identified in the Municipal Development.

26.1 Applications for redesignation, subdivision, and / or development require the concurrent or prior adoption of a *Conceptual Scheme*, unless otherwise directed by the policies of this Plan or determined by the County not to be required.

26.2 *Conceptual Schemes* shall address and adhere to the requirements of the Langdon ASP. In support of *Conceptual Schemes* and redesignation applications, the developer will be required to submit a rationale showing how their proposal is consistent with the vision and policies of the Langdon ASP.

26.3 Land use, subdivision and development applications shall address and adhere to the requirements of the *Conceptual Scheme* and the policies of the Langdon Area Structure Plan.

26.4 The identification, implementation and timing of any required off-site improvements and / or community services should be determined to the satisfaction of the County, in conjunction with the *Conceptual Schemes* approval process.

26.5 Where a *Conceptual Schemes* does not exist or is silent on a subject, the policies of the Langdon Area Structure Plan shall apply.

26.6 *Conceptual Schemess* shall address the requirements as set out in the policies of this Plan and the Municipal Development Plan.

26.7 All planning or development applications, and any associated infrastructure construction, should meet the technical requirements of the Municipal Development Plan, County Land Use Bylaw, Langdon Area Structure Plan, and associated technical studies, relevant *Conceptual Schemes*, County Servicing Standards, County Policy, and provincial and federal requirements.

Conceptual Schemes Boundaries

The boundaries of *Conceptual Schemes* should be based on the natural and physical conditions in the Hamlet area, as well as other factors such as the availability of servicing and proposed transportation improvements. Map 12 identifies the locations of existing and future *Conceptual Schemes*.

26.8 All *Conceptual Schemes* boundaries shall be developed in consultation with the County. The preferred minimum planning area is one quarter section (160 acres) in size.

26.9 Where the policies of an existing *Conceptual Schemes* conflict with the Langdon Area Structure Plan, the policies of the Langdon Area Structure Plan shall prevail.

Appendix Interpretation

26.10 The appendices do not form part of the statutory portion of the ASP. The intent of the appendices is to provide information and guidelines to support the policies of the ASP.

Infrastructure Costs and Levies

The Langdon Plan recognizes development implementation will require infrastructure improvements within, and external to, the Langdon Plan Area. The costs incurred by development of lands will be covered through a variety of revenue sources including developer improvements, development levies, County improvements, provincial contributions, and user fees.

The need, cost, and timing of infrastructure vary with the type of infrastructure improvement. Off-site Levies for transportation, water, wastewater, and stormwater servicing have, or will be developed for the Langdon Area Structure Plan. All levies are subject to periodic review and include development costs associated with internal and external improvements to service the Langdon Plan Area. Non-levy cost contribution and improvements will be determined through periodic review of the master servicing documents and at the *Conceptual Scheme* preparation stage.

It is important to note that infrastructure costs do not represent the full costs to service the Langdon Plan Area. Complete community costs also include costs associated with program and service delivery to residents and business owners (e.g. community recreation, fire and property protection, parks maintenance, waste and recycling operations, etc.), which serve community needs and are an essential part of a community.

26.11 As part of the *Conceptual Scheme* approval process, the identification, timing, and funding of any required off-site improvements is required. Off-site improvements that are:

a. internal to the Langdon Plan Area should be determined to the satisfaction of the County; or

b. external to the Langdon Plan Area, including provincial infrastructure should be determined to the satisfaction of the County, in consultation with the relevant municipality and / or provincial department.

Development Criteria

The development criteria outline a series of conditions that developments must meet before being considered for approval. This will provide for a logical and cost effective progression of development to accommodate ultimate land uses, densities, and infrastructure systems proposed in this Plan.

26.12 Conceptual Schemes approved prior to adoption of this Plan may proceed with existing approvals in accordance with approvals and the requirements in this ASP.

26.13 New development areas should be contiguous to existing development or approved development.

26.14 The applicant shall demonstrate market demand for any neighbourhood commercial uses to be included within a residential area through the development of a market demand study. The market demand study should show that:

a. the current supply of the proposed commercial land use is approaching build-out, and / or there is a demonstrated need for the use to maintain a walkable community; and

b. the proposal will contribute to the fiscal balance of the municipality.

26.15 The County shall confirm that servicing capacity exists or confirm that capacity has been purchased for the proposed development through payment of the Water & Wastewater Off-site Levy or other methods satisfactory to the County, where:

a. the extension of wastewater services is logical and cost-effective; and

b. the development is located in close proximity to existing utility infrastructure.

26.16 The applicant shall confirm that water servicing capacity exists or confirm that capacity has been reserved or purchased for the proposed development through agreement with Langdon Waterworks or other methods satisfactory to the County.

Monitoring

The progress in implementing the Langdon Area Structure Plan will be monitored based on a number of performance measures including population growth, development activity, and infrastructure expansion. Where necessary, County Administration will make recommendations as to how to manage growth in the Hamlet or how the Plan may be updated to meet changing circumstances.

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

Plan Review and Amendment

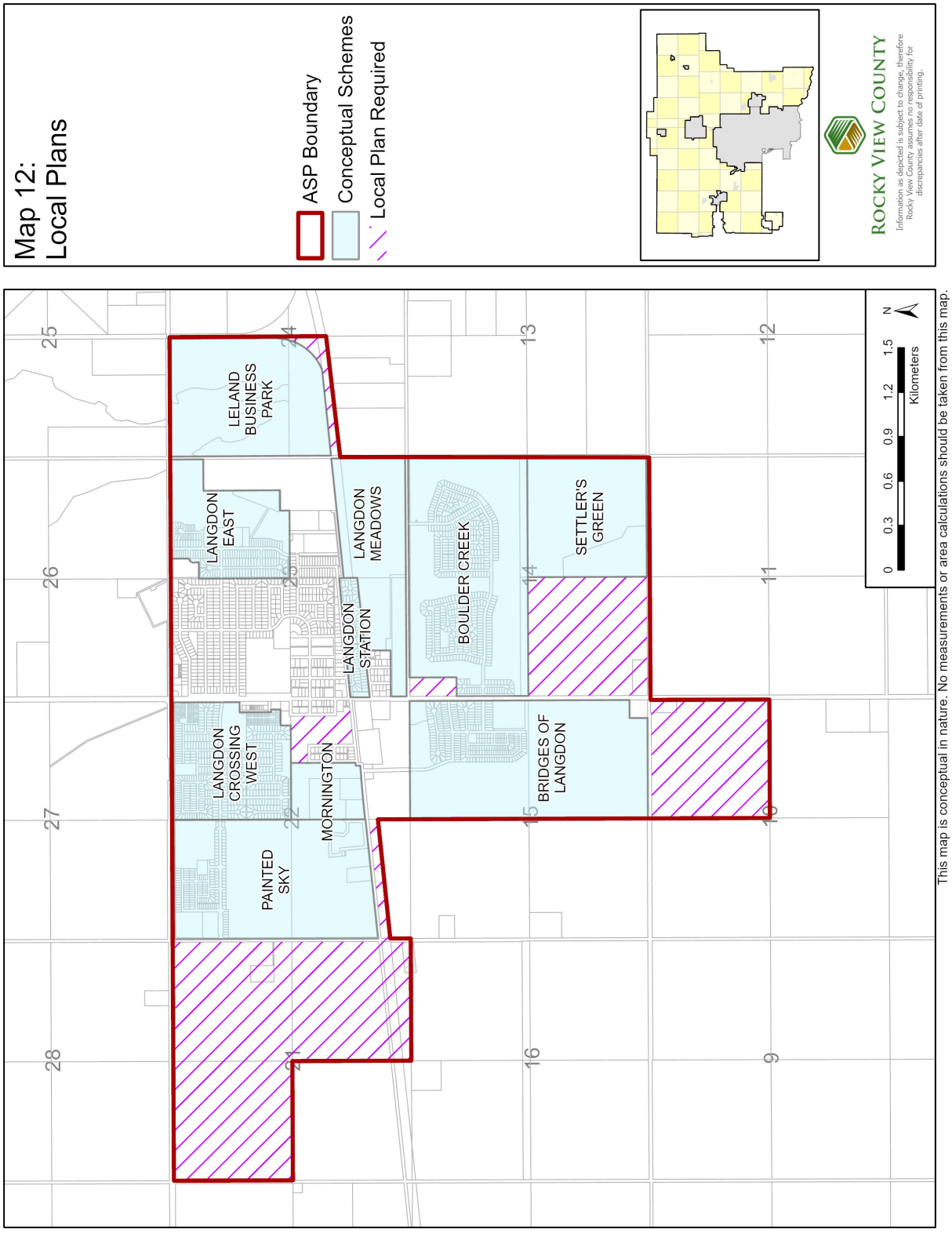
26.18 The future land use and development outlined in the Langdon ASP is intended to address a 40 year plus build-out of the area. While the ASP is sufficiently flexible to account for change, periodic review and occasional amendment of the Area Structure Plan may be required.

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

Actions

The following is a list of actions that need to be completed to achieve the goals, objectives, and policies of the Plan. The following are the recommended County actions to assist in the implementation of the Langdon Area Structure Plan.

1. Develop and adopt design guidelines for the development of Centre Street.
2. Consider the adoption of a new Hamlet of Langdon boundary.
3. Consider funding and design strategy for sidewalks and lighting along Centre Street for the Hamlet of Langdon.
4. Adopt and implement a stormwater levy for the Hamlet area.
5. Monitor and report on the Plan implementation as part of the yearly Municipal Development Plan reporting.
6. Consider a plan for necessary upgrades to the wastewater facilities.
7. Prior to the Hamlet of Langdon's population exceeding 5,000 residents, the County will:
    a. review the community's policing requirements and identify additional needed resources, if any; and
    b. consider expanding the Hamlet area with County managed solid waste services.


Map 12:
Local Plans
ASP Boundary
Conceptual Schemes
Local Plan Required
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
LELAND BUSINESS PARK
LANGDON EAST
LANGDON MEADOWS
LANGDON STATION
BOULDER CREEK
SETTLER'S GREEN
LANGDON CROSSING WEST
MORNINGTON
BRIDGES OF LANGDON
PAINTED SKY
25
24
13
12
26
23
14
11
27
22
15
10
28
21
16
9
0
0.3
0.6
0.9
1.2
1.5
Kilometers
N
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

APPENDICES

Appendix A: Future Study Area

Future Study Area

A Future Study Area is identified on Map 13. The area identified as Future Study Area are lands that can be considered for the future expansion of the Hamlet of Langdon once the Langdon Plan Area approaches build-out, and suitable transportation and servicing infrastructure is in place. In the interim, existing uses will be allowed to remain, and limited development for agricultural purposes including farmsteads and first parcels out will be permitted in the Future Study Area.

Items to be addressed when looking to expand the Hamlet and ASP boundary:

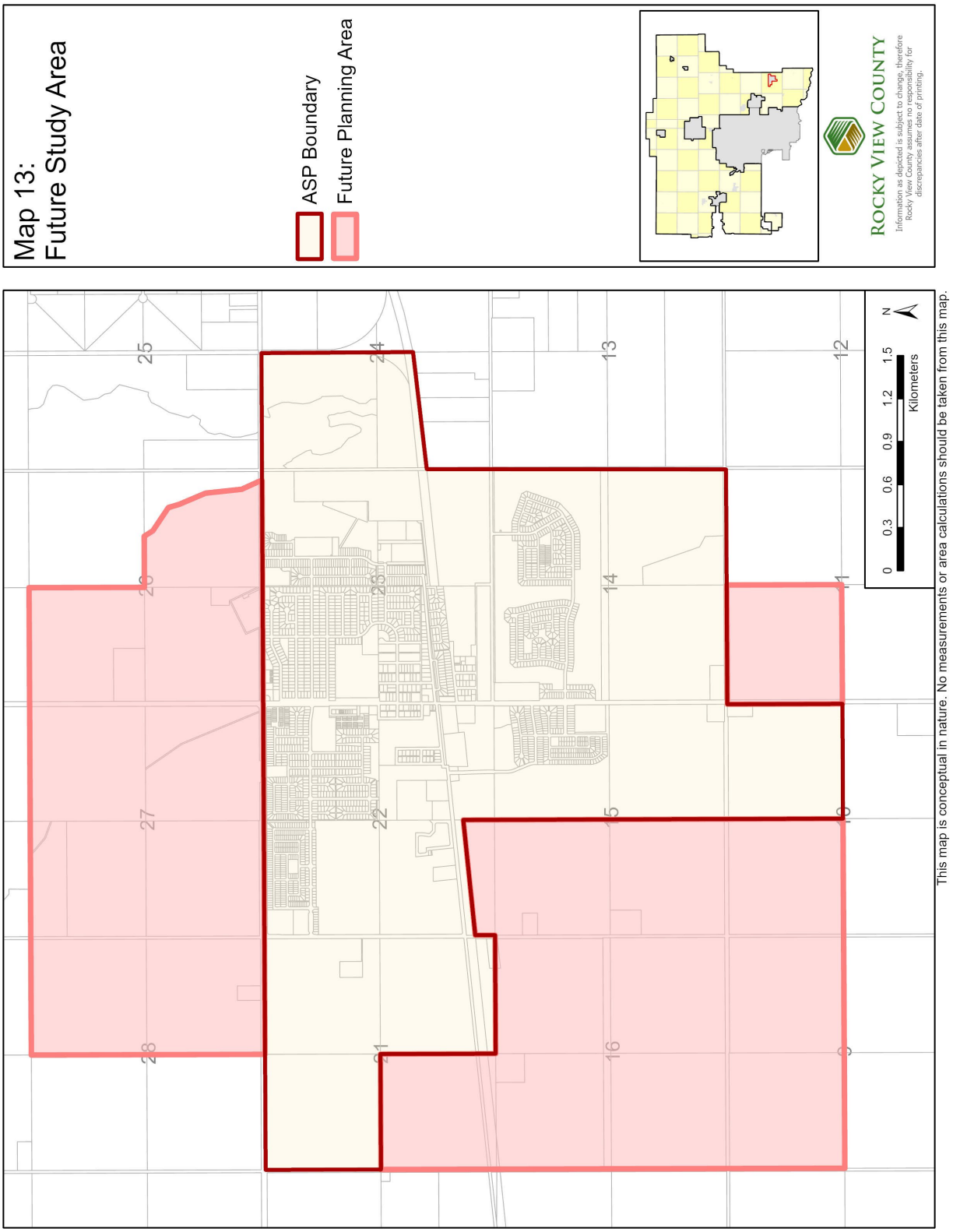
a. strong consideration for amending the Municipal Development Plan should expansion of the ASP and Hamlet boundaries result in a population projection that is much greater than the projected population targets listed in the Municipal Development Plan for hamlets;

b. a public engagement process involving area stakeholders shall be undertaken and an overall Land Use Strategy and supporting policies for the Future Study Area shall be developed;

c. mechanisms to implement the construction of the transportation network shall be identified;

d. availability of wastewater treatment capacity including a viable outfall for the treated effluent from the East Rocky View Wastewater Treatment Plant; and

e. it shall be demonstrated that the development is a logical and efficient extension of existing infrastructure.


Map 13:
Future Study Area
ASP Boundary
Future Planning Area
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
N
0 0.3 0.6 0.9 1.2 1.5
Kilometers
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Appendix B: Key Alberta Energy Regulator Information

- AER Bulletin 2013-03 Mandated Subdivision and Development Application Referrals, Setback Relaxations, Land Development Information Package, and Abandoned Well Information.
- Interim Directive ID 81-3: Minimum Distance Requirements Separating New Sour Gas Facilities from Residential and Other Developments.
- Directive 026: Setback Requirements for Oil Effluent Pipelines.
- Directive 079: Surface Development in Proximity to Abandoned Wells.
- Directive 056: Energy Development Applications and Schedules.
- EnerFAQs: Explaining AER Setbacks - This EnerFAQs explains setbacks in the energy industry, how they are determined, and how they may affect Alberta citizens and their communities.

Area Structure Plan
LANGDON

ROCKY VIEW COUNTY
Cultivating Communities

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PART I INTRODUCTION

1. PLAN PURPOSE

What is an Area Structure Plan?

An area structure plan (ASP) is a statutory document approved by Council and adopted by Bylaw. An ASP outlines the vision for the future development of an area with regard to such things as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements.

An ASP provides Council with a road map when considering land use changes, subdivision, and development. When making decisions regarding development within an ASP~~area structure plan~~, Council must consider the plan and a wide range of other factors such as the economic goals of the County, County-wide growth, and the ability to provide servicing.

An ASP does not predict the rate of development within the plan area; ultimately, growth is determined by market demand which reflects the overall economic climate of the region.

Through the process of preparing an ASP, citizens are provided with opportunities at various stages in the process to have input into the development of policy. It is important that the vision, goals, and policies contained in the plan address the interests of residents and stakeholders in the plan area, as well as the interests of those in other parts of the County.

The Alberta Municipal Government Act states an ASP must describe:

- the sequence of development proposed for the area,
- the land uses proposed for the area, either generally or with respect to specific parts of the area,
- the density of population proposed for the area either generally or with respect to specific parts of the area,
- the general location of major transportation routes and public utilities, and
- may contain other matters the council considers necessary.

In addition, the Municipal Development Plan states that an ASP for a hamlet shall address: future land use concept; the amount of remaining undeveloped land within existing boundaries; population estimates; impact on existing services; infrastructure and amenities; for, quality dsign and compatibility of proposed development; potential for enhancements to them main street, crossroads area and/or community gathering places; provision of sufficient parks, open space amenities, and pedestrian connections; impact on the environment; interface design with adjacent agriculture land; provision for regional transit connections; and how the ASP will address the development review criteria. The policies in an ASP form a bridge between the general planning policies contained in the ~~County Plan~~Municipal Development Plan and the more detailed planning and design direction contained in a ~~Local Plan~~Conceptual Schemes which may be in the form of either a *Conceptual Scheme* or a *Master Site Development Plan*. ASP policies must align with the ~~County Plan~~Municipal Development Plan and applicable

County policies. The ASP must be based on sound planning principles and respond to the particular natural and physical development of the plan area.

~~Local Plan~~Conceptual Schemes~~s~~

~~For brevity, this document uses the term Local Plan to refer to a conceptual scheme or master site development plan. The County anticipates the majority of Local Plans within the ASP boundary will be submitted as conceptual schemes, C~~criteria that are to be considered for ~~Local Plan~~Conceptual Schemes~~s~~ is found in Section 27 of this Plan and Section 29 of the ~~County Plan~~Municipal Development Plan.

~~Local Plan~~Conceptual Schemes~~s~~ are developed within the framework provided by an ASP~~area structure plan~~. Based on this framework, the ~~Local Plan~~Conceptual Schemes must demonstrate how development in the local area will retain the integrity of the overall area structure plan planning concept and how development will be connected and integrated with adjacent areas. Policy sections in the ASP identify the unique requirements that must be addressed in the ~~Local Plan~~Conceptual Schemes due to the location and specific development conditions of the area. The standard technical requirements of a conceptual scheme or master site development plan are identified in the Rocky View ~~County Plan~~Municipal Development Plan (Section B3.0 page 138)~~29 and Appendix C)~~.

For the Hamlet of Langdon multi-lot subdivisions (subdivisions not recognized as a first parcel out or not exempt from providing Municipal Reserves under the Municipal Government Act) would be expected to submit a ~~*Local Plan*~~*Conceptual Schemes* in the form of a conceptual scheme. Development that does not propose any subdivision would be expected to submit a ~~*Local Plan*~~*Conceptual Schemes* in the form of a master site development plan. A ~~*Local Plan*~~*Conceptual Schemes* will have unique planning requirements based on the planning direction provided in the ASP. ~~*Local Plan*~~*Conceptual Schemes**s* must also address the general requirements for preparing a conceptual scheme or master site development plan identified in the ~~County Plan~~Municipal Development Plan (Section 29 and Appendix C).

Conceptual Scheme is a non-statutory plan, subordinate to an ASP~~area structure plan~~. It may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an ASP~~area structure plan~~ boundary and must conform to the policies of the ASP~~area structure plan~~. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public.

If a *conceptual scheme* area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as ‘development cells’.

Master Site Development Plan is a non-statutory plan that is adopted by Council resolution. A master site development plan accompanies a land use redesignation application and provides design guidance for the development of a large area of land with little or no anticipated subdivision. A master site development plan addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on-site design with the

intent to provide Council and the public with a clear idea of the final appearance of the development.

Plan Interpretation

The following describes the meaning of some of the key words that are contained in a policy:

Shall/Must: a directive term that indicates the actions outlined are mandatory and therefore must be complied with, without discretion, by Administration, the developer, the Development Authority, and Subdivision Authority.

Should: a directive term that indicates a strongly preferred course of action by Council, Administration, and / or the developer, but one that is not mandatory.

May: a discretionary term, meaning the policy in question can be enforced by the County if it chooses to do so, dependent on the particular circumstances of the site and / or application.

2. PLAN ORGANIZATION

The Langdon ASP is organized in three parts followed by one ~~three~~ appendi~~x~~ces.

Part I: Introduction

Part I ~~This Part~~ outlines the Plan purpose, boundaries, policy terminology, relationship to other plans, the public engagement process, and key issues, opportunities, and design ideas that informed the plan preparation process. It also contains a description of the development of the Langdon area from its early beginnings to today. Finally, it presents a vision of what Langdon could be like 10 years into the future and provides 11 broad goals that will guide the development of the area over this period.

Part II: Plan Policies

This ~~Part~~ is the core of the Plan, containing the policy direction to guide development in the Langdon Plan Area. Part II contains sections 12 to 19~~7 to 26~~ that deal with specific land uses, services, or infrastructure in the subject area. Each section contains an overall purpose statement, a list of objectives, introductory paragraphs, and a series of policies addressing the subject area. Where a purpose statement or introductory paragraph introduces a series of policies, it is provided for information to enhance the understanding of the policies.

Part III: Implementation and Monitoring

~~This~~ Part III presents the Plan implementation process, provides information on ~~*Local Plan*~~*Conceptual Scheme* areas, development criteria, specifies requirements to ensure the Langdon ASP policies and strategies are adhered to, and provides direction regarding the process for the review and amendment of the Plan. The Langdon ASP deals with sequencing development through the development criteria listed in Section 1~~2~~7.

Appendix A identifies a Future Study Area for the Hamlet.

~~Appendix B provides a list of Key Alberta Energy Regulator documents that applicants should refer to when developing near oil and gas infrastructure.~~

3. PLAN AREA

The entire Hamlet of Langdon is located with the Langdon Plan Area. The Langdon Plan Area applies to the lands contained within Map 1: Plan Area Location and Map 2: Plan Area Air Photo. Langdon ASP policies are to reference the lands within the Langdon Plan Area boundaries.

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

The Hamlet has developed commercial services along Centre Street, with residential, institutional and recreational uses extending east and west from Centre Street. The Langdon Plan Area ~~is positioned along Centre Street, and extends approximately 1 mile east and west from Centre Street. The Langdon Plan Area~~ encompasses approximately 19~~5~~ quarter sections for a total of 91,230 hectares (3.040 acrs). ~~47 hectares (2,340 acres) (Table 2).~~ The Langdon Plan Area includes the following elements:

- The existing Hamlet of Langdon is located at the intersection of Highway 560 (Glenmore Tr.) and Highway 797 (Centre St.) (Map 1);
- The hamlet includes an ~~An existing~~ elementary and junior high school, a high school, ball fields, community park, community centre, fire hall, and a golf course;
- New development is managed in the hamlet by the adoption of Conceptual Schemes; and ~~Seven adopted conceptual schemes including: Langdon Crossing West, Mornington, Langdon East, Langdon Station, Langdon Meadows, Boulder Creek, and Leland Business Park; and~~
- The hamlet is s~~S~~urrounded by~~ing~~ agricultural lands.

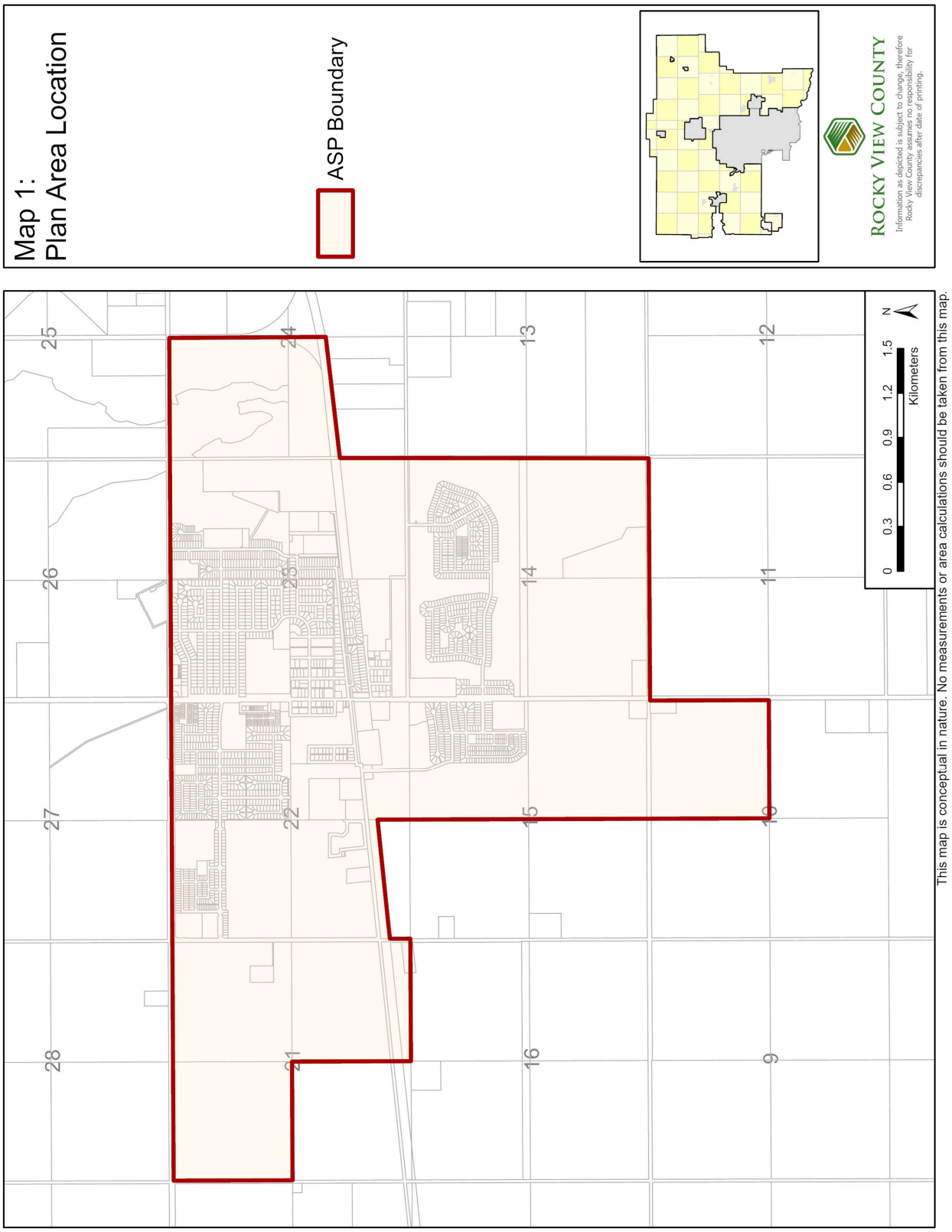
A hamlet is an unincorporated community, governed by the rules and regulations of the County with boundaries approved by Council.

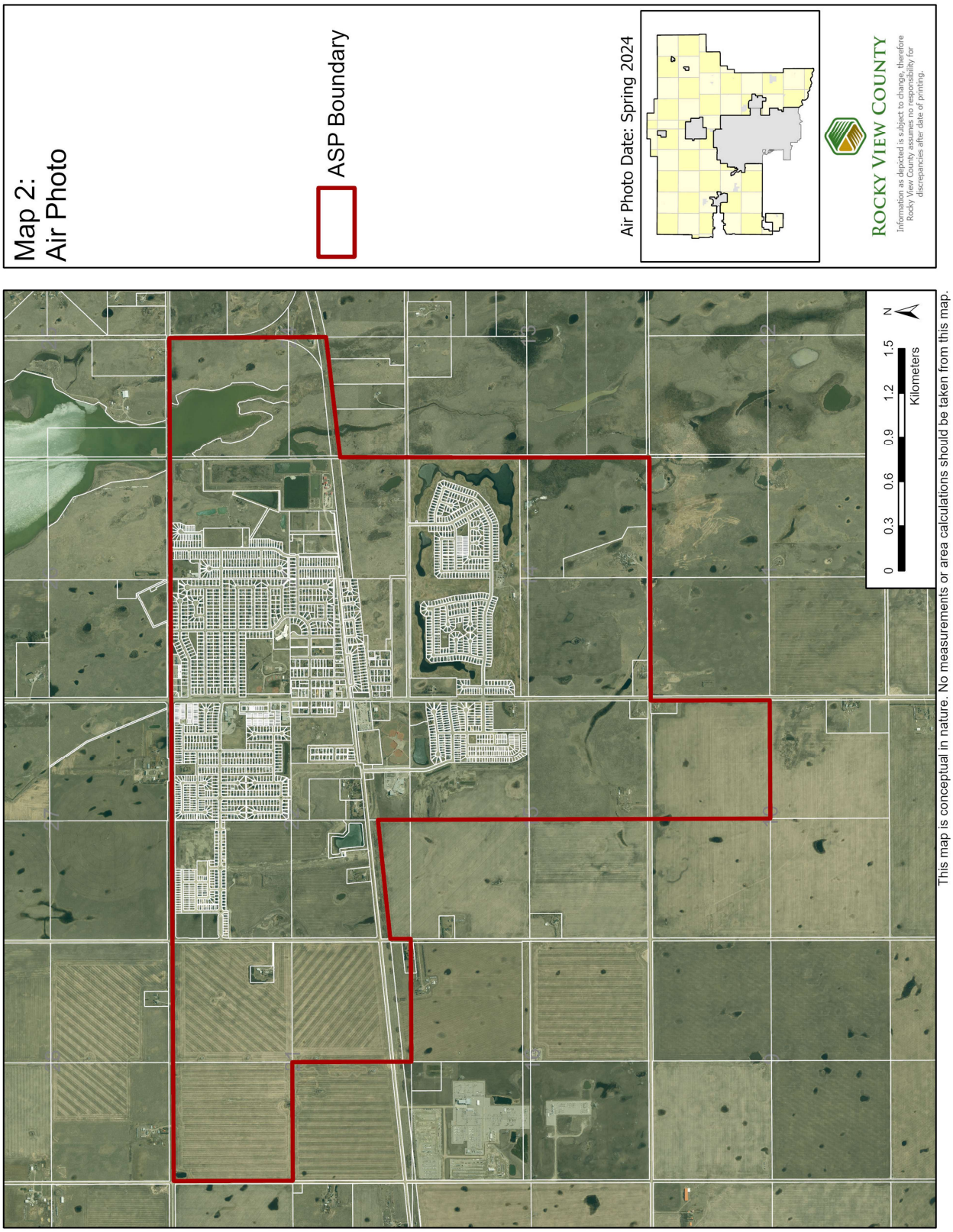
~~The form of a hamlet may vary from a small cluster of houses to a mixed use community with houses, a commercial main street, a central gathering area or park, and possibly a school or a place of worship.~~ The ~~County Plan~~Municipal Development Plan identifies the Hamlet of Langdon as a full- service hamlet community and encourages and supports the development of a range of land uses, housing types, and rural services to their residentis and local area, in accordance with the ASP and adopted conceptual schemes. ~~with a range of land uses, housing types, rural services, and associated businesses.~~

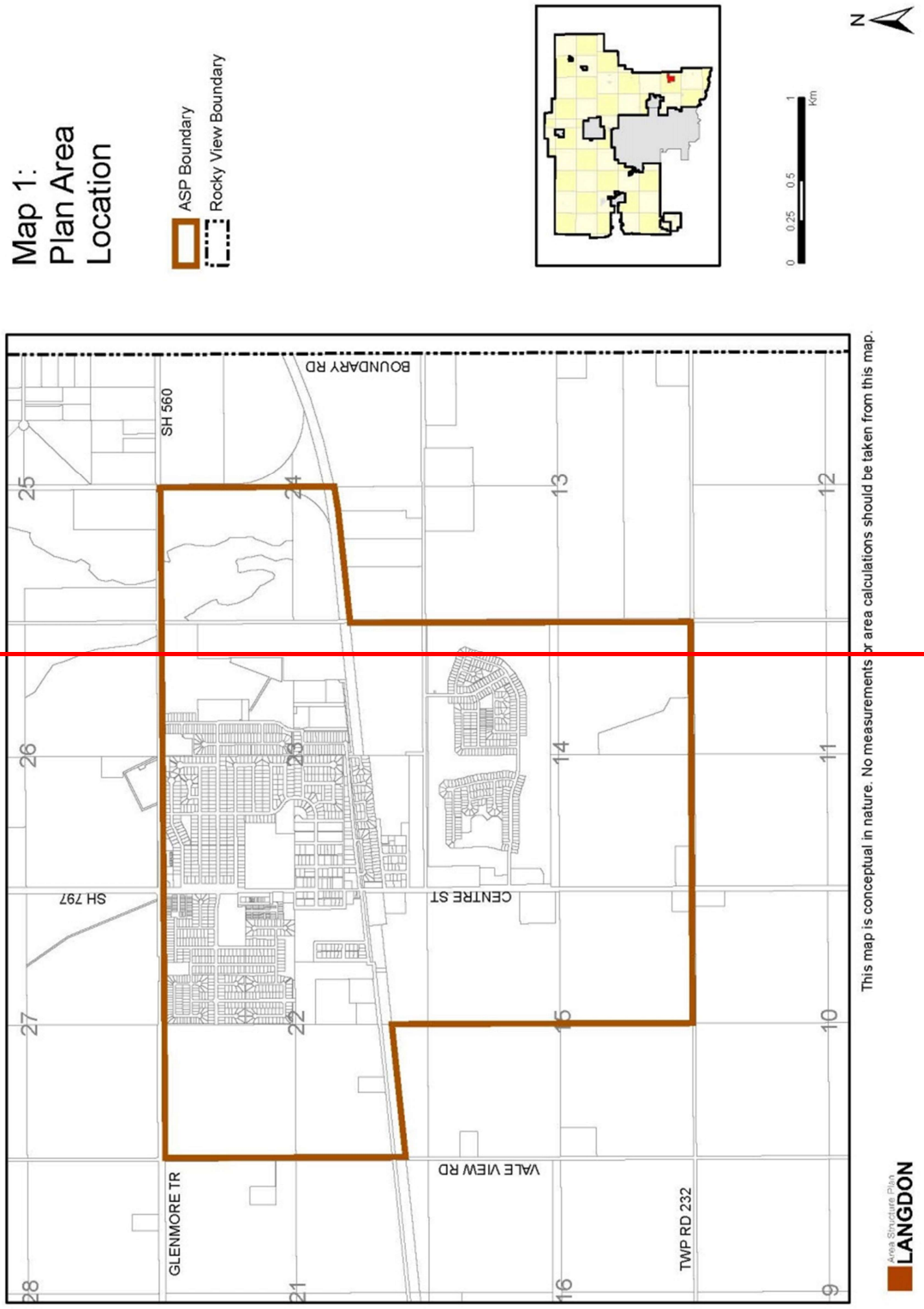
~~Plan Area Maps~~

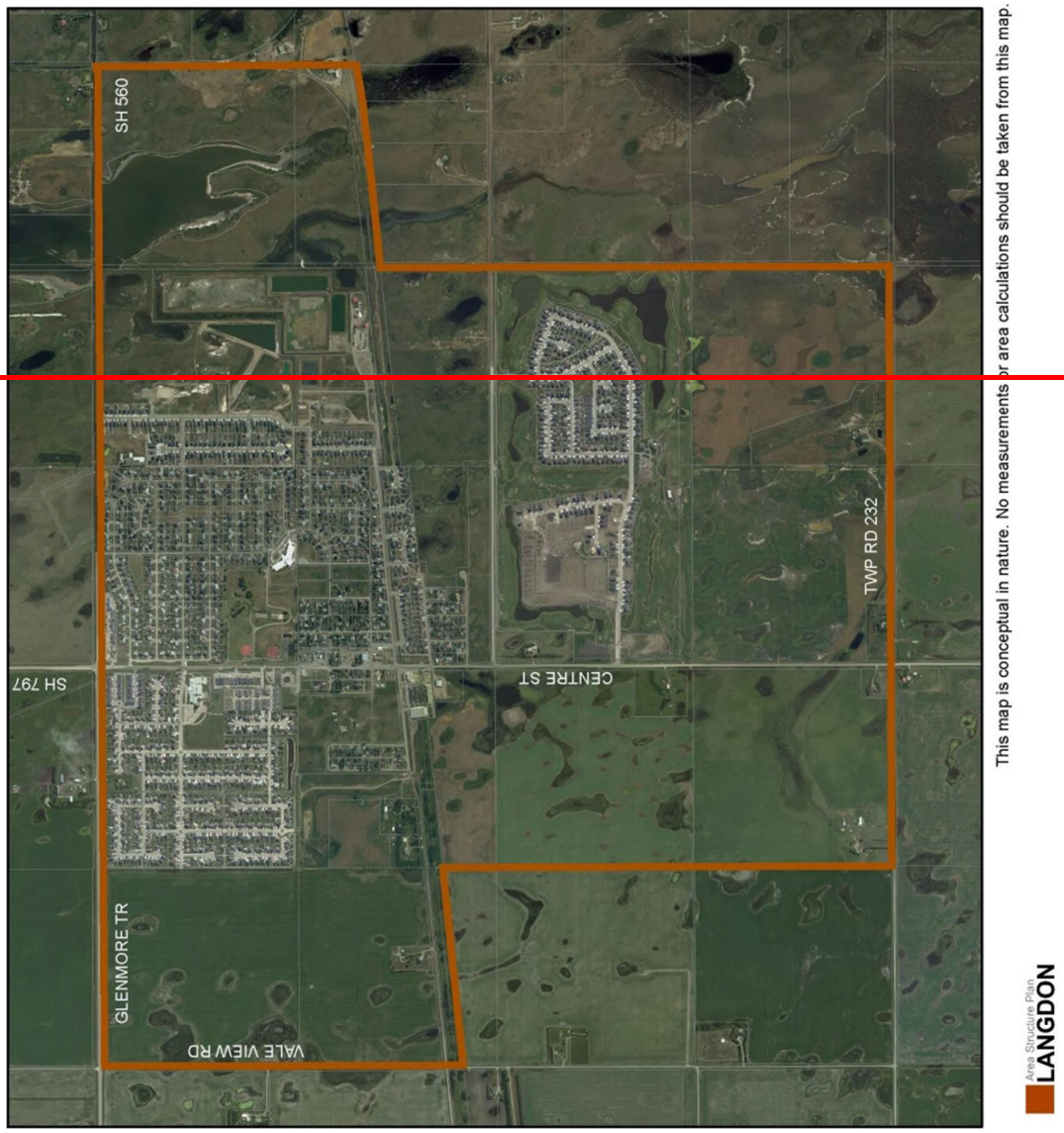
~~The boundaries and locations of areas shown on the maps within the Plan boundary are not intended to define exact areas except where they coincide with clearly recognizable features or fixed boundaries such as municipal boundaries, property lines, roads, or utility rights-of-way. Furthermore, the locations of symbols depicting specific features on the maps are approximate only, not absolute, and should be interpreted as such. The precise location of these boundaries~~

~~and areas will be determined by the County at the time of *Local Plan* consideration and approval.~~


Map 1:
Plan Area Location
ASP Boundary
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
25
24
13
12
26
23
14
11
27
22
15
10
28
21
16
9
0
0.3
0.6
0.9
1.2
1.5
Kilometers
N
This map is conceptual in nature. No measurements or area calculations should be taken from this map.


Map 2:
Air Photo
ASP Boundary
Air Photo Date: Spring 2024
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
N
0
0.3
0.6
0.9
1.2
1.5
Kilometers
This map is conceptual in nature. No measurements or area calculations should be taken from this map.


Map 1:
Plan Area
Location
ASP Boundary
Rocky View Boundary
N
0
0.25
0.5
1
Km
BOUNDARY RD
SH 560
CENTRE ST
SH 797
VALE VIEW RD
GLENMORE TR
TWP RD 232
25
24
13
12
26
23
14
11
27
22
15
10
28
21
16
9
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON


Map 2:
Air Photo
ASP Boundary
2014 Air Photo
N
0
0.25
0.5
1
Km
SH 560
TWP RD 232
CENTRE ST
SH 797
GLENMORE TR
VALE VIEW RD
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON

4. LANGDON TODAY

History

Langdon has a rich western heritage and pioneering spirit. In 1883, a branch of the Canadian Pacific Railway station was built in Langdon to serve the needs of families who flocked to the area for rich ranch and farmland. The surname of the contractor who built the rail line was Langdon and the station was named after him.

By 1892, one store and four houses were built. During the early 1900's Langdon's population decreased significantly from 161 people in 1916 to 83 people by 1931. During the early 1900's Langdon had a bank, general and hardware store, hotel, drug store, newspaper, and a lawyer's office.

The area's high water table and poor drainage historically contributed to numerous floods, impassable roads and sewage disposal problems for the community. The construction of a rail line to Dalemead removed the community's prominence as a supply centre for the surrounding agricultural area. By the end of 1950, Langdon's population had declined to approximately 100 residents. Many of the residential lots created during Langdon's growth years were never developed and instead were consolidated into larger parcels. Of the two grain elevators that were constructed in the Hamlet, one was relocated to Carseland in 1968, and the other was demolished in 1979.

In 1946 Langdon lost its village status and was designated a Hamlet in 1975. In 1983, the County installed a sanitary sewer system within the Hamlet. Development interest reappeared in 1995 as evidenced by a proposal to build approximately 400 residential dwelling units and an expansion to the Hamlet boundary. This development is now the neighbourhood of Langdon Crossing West.

The County adopted the first ASP for Langdon in April 1999 to respond to the growth pressures facing the community. Ongoing amendments and updates have occurred recognizing the growth and changes in the community. ~~The ASP was amended twice, first in 2003 and again in 2005. Today the area is a well-established Hamlet. According to the 2013 census done by Rocky View County, the current population is 4,897 residents, with the Hamlet residential areas being approximately 67% built out. In 2014, County Council approved the Terms of Reference directing the preparation of a new area structure plan to replace the existing Langdon ASP, consider expansion of the current ASP's boundaries and ensure compliance with the County Plan.~~

Surrounding Context

The Langdon Plan Area is approximately a ½ mile from the border of Wheatland County to the east. Adjacent land uses within Wheatland County are agricultural in nature.

Lands within Rocky View to the north, south and west of the Plan are mainly agricultural and are governed by the agricultural policies of the ~~County Plan~~Municipal Development Plan. They comprise mainly of
un-fragmented quarter sections and farmstead parcels.

Existing Land Use

Langdon offers a variety of amenities and services for both the hamlet population and the rural residents in the area, including schools, open space, local shops, businesses and recreational uses (Map 3: Existing Land Use). ~~its nearly 5,000 residents including schools, open space, local shops, businesses, and recreational uses (Map 3: Existing Land Use).~~

The Hamlet is primarily a residential community with some commercial development found along Highway 560 (Glenmore Trail) and Centre Street. The majority of residents commute to work in the City of Calgary. ~~has been largely developed into a residential community with some commercial development found along Highway 560 (Glenmore Trail) and Centre Street. In the southern portion of the existing Hamlet, is the Boulder Creek Golf Course; an 18 hole private course.~~

Ten ~~Seven~~ Conceptual Schemes have been adopted within the ASP area including; Painted Sky, Langdon Crossing West, Mornington, Langdon East, Langdon Station, Langdon Meadows, Leland Business Park, Settlers Green, ~~and~~ Boulder Creek and Bridges of Langdon. These plan areas are illustrated on Map 12: Local Plans.

Existing Conditions

Langdon is part of the East Rocky View region as described in the ~~County Plan~~Municipal Development Plan ~~(Section 25.0)~~. It is predominantly characterized by prairie grasslands, major wetland complexes, water fowl migration areas, a high water table, and groundwater discharge. The existing conditions are shown on Map 4: Existing Conditions, and are discussed below.

Drainage and Wetlands: Lands in the Langdon Plan Area are characterized by a high water table and wetlands. County and Provincial policies guide wetland protection in Langdon. The lands are part of the Weed Lake catchment area that is estimated to be 130 square kilometres. Stormwater from Langdon feeds into Weed Lake through major and minor ditch systems, with the regional drainage ditch running through the Hamlet along Railway Avenue. As in most parts of the County, much of the existing development has adopted rural stormwater management practices incorporating culverts, ditches, and natural conveyance systems. The Langdon ASP is able to support stormwater infrastructure upgrades within the Plan area boundary, further boundary expansion is not required to implement stormwater solutions in the Hamlet.

Transportation: The transportation system outside the Hamlet comprises a grid network of arterial roads consisting of township and range roads. This network connects into the provincial highway system at Highway 560 (Glenmore Trail) and Highway 797 (Centre Street) and south to Highway 22X. The Hamlet ~~has been developed with an~~ internal road system connects communities and major destinations in the hamlet hgouth a system of collector and local roads. ~~to provide adequate access to previously developed areas.~~

Hamlet Development: The Hamlet's primary form of development has been single family dwellings. Based on the 2021 Federal Census, the~~The existing~~ Hamlet has approximately 1,670~~587~~ dwellings and is home to approximately 5,497~~4,897~~ residents. Commercial development has occurred at the junction of Highway 560 and Highway 797 and along Centre Street. ~~within the Hamlet.~~ The Hamlet also contains recreational amenities such as Langdon Park, which has multiple play fields, and a public golf course located in the Boulder Creek

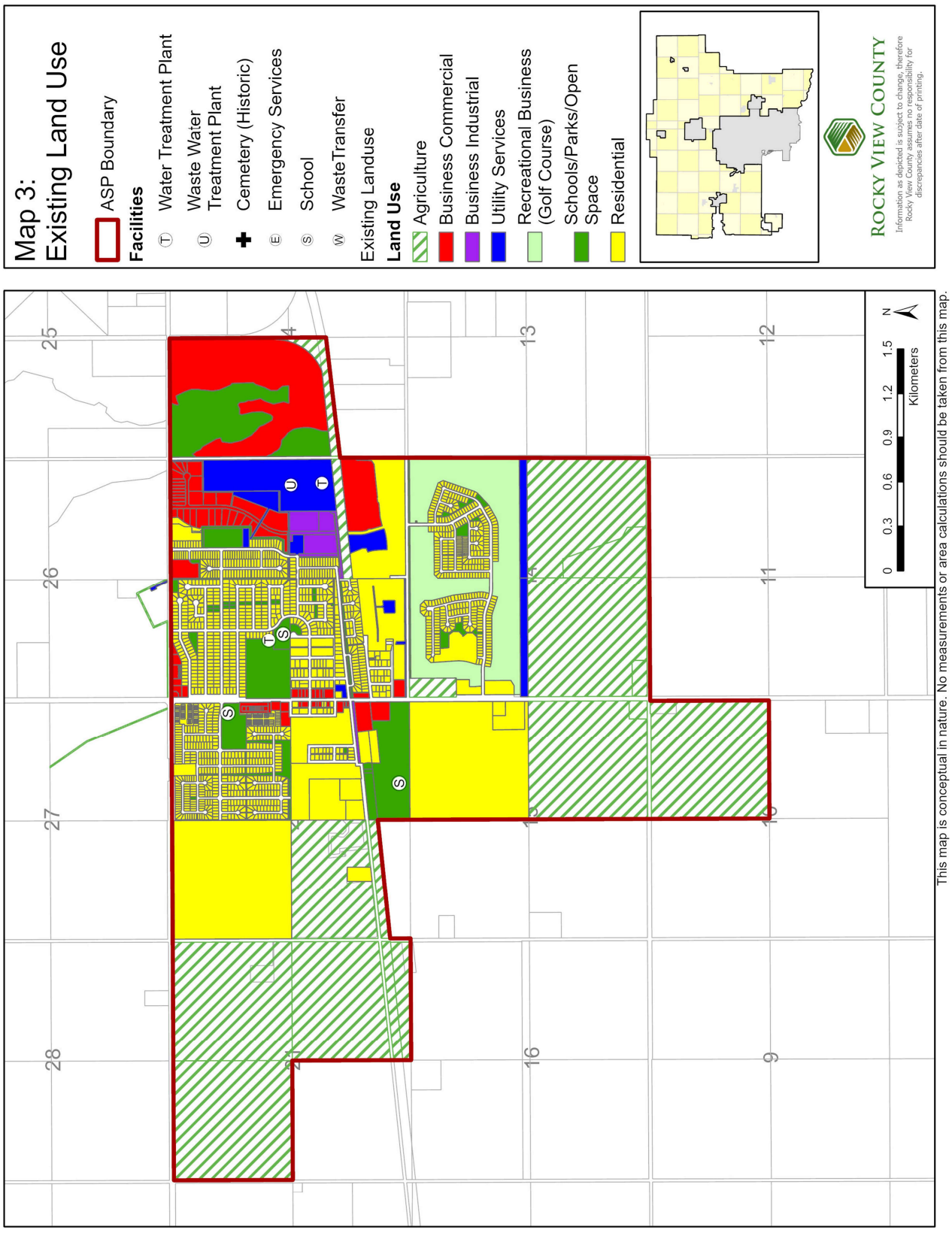
Development. ~~The 1999 ASP identified lands for business development in the eastern portion of the Hamlet but little development has taken place to date.~~

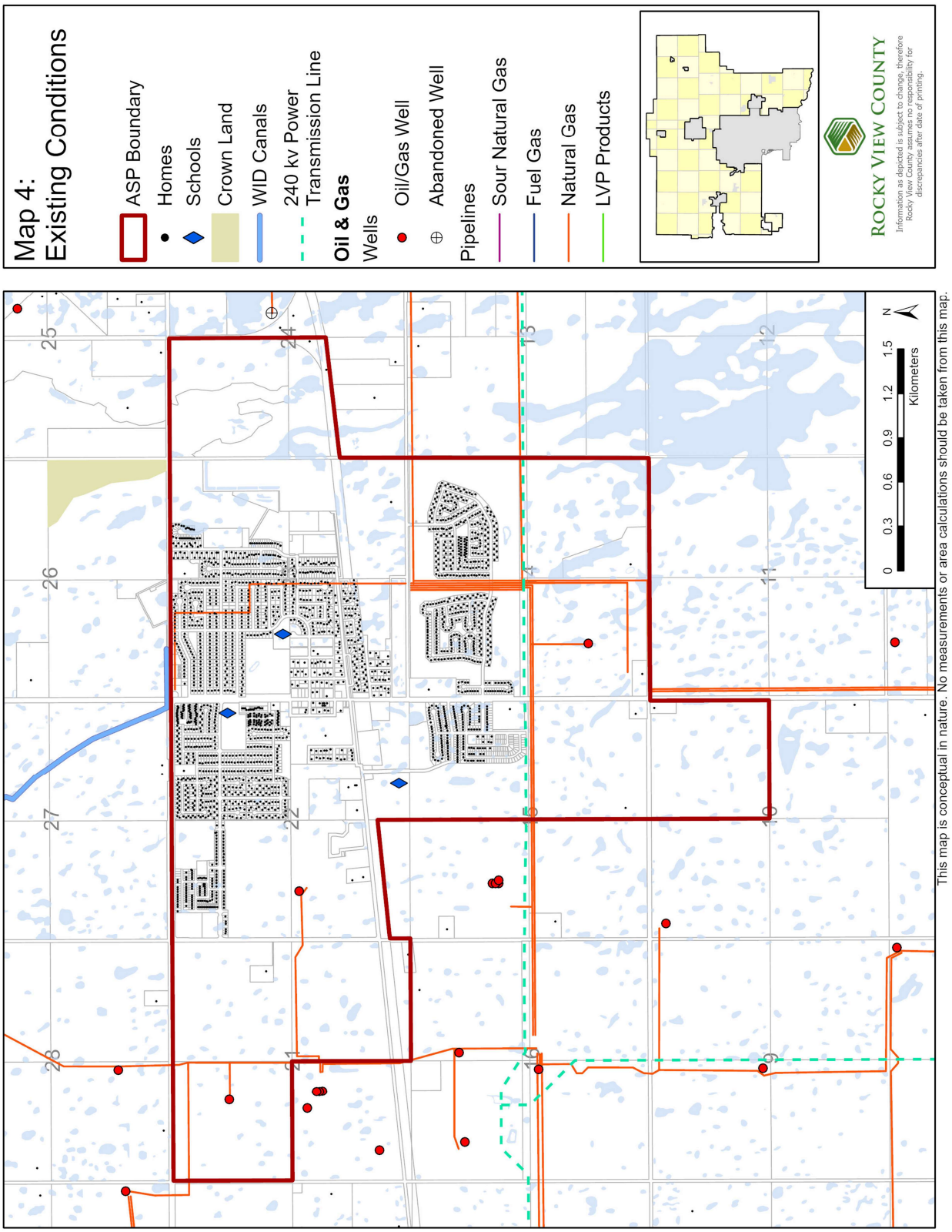
Water: Langdon Waterworks Ltd., a privately owned and operated utility company, provides potable water servicing throughout the Hamlet through a franchise agreement with the County. Raw water is sourced from the underlying Paskapoo and Lacombe aquifers from five source wells. The water is then treated and distributed through the existing treatment system and distribution network consisting of two treatment plants, three potable water storage reservoirs, and the distribution pumping system. Upgrades and expansion of the water treatment system and network may need to be implemented to support the population identified in the Plan.

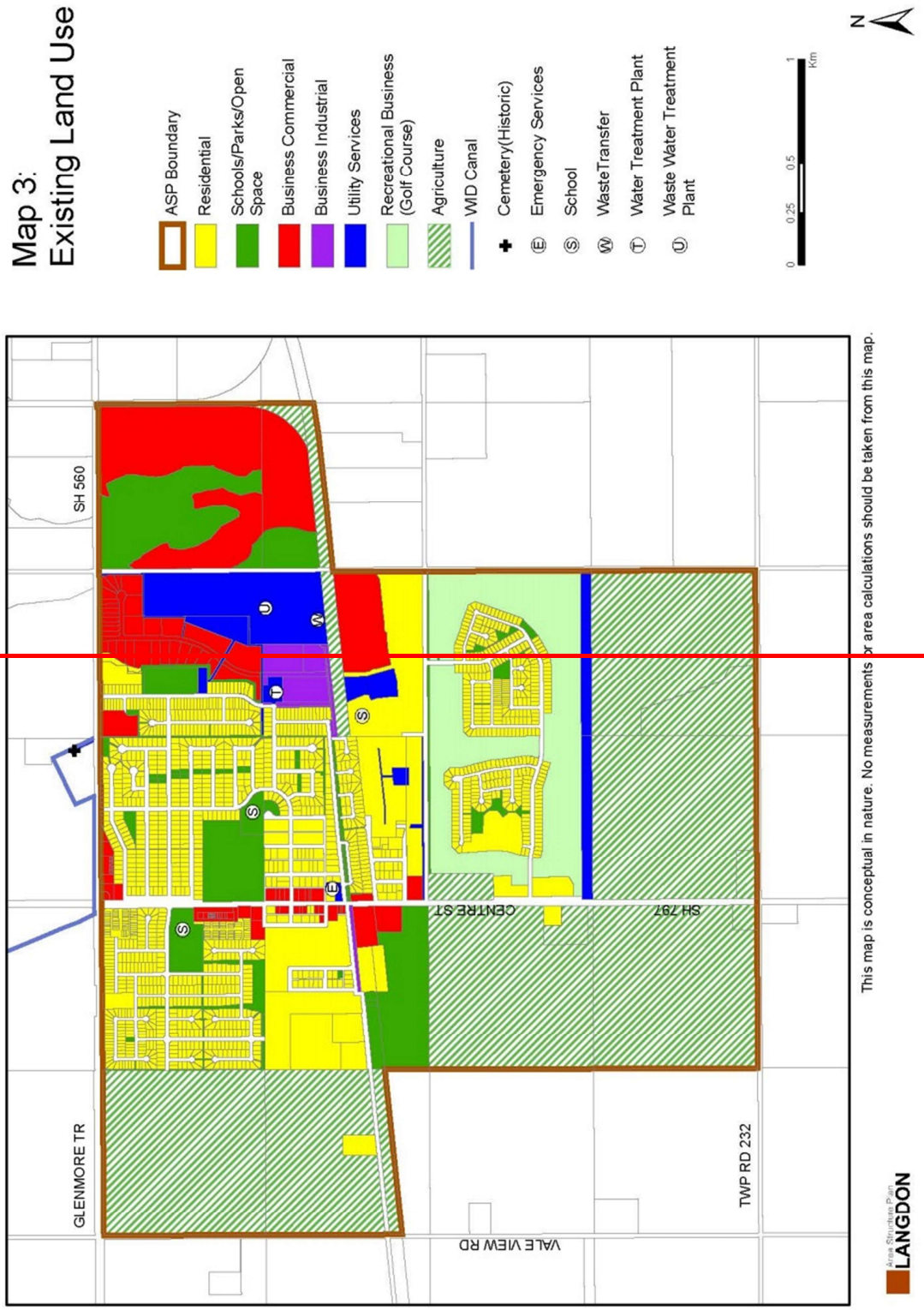
Wastewater: Wastewater from within the Hamlet is collected, conveyed, and treated at the East Rocky View Sewage Treatment Facility located in Langdon. The facility also treats wastewater from the Hamlets of Balzac and Conrich. One third of future upgraded capacity of the facility shall be dedicated to future development within the Hamlet of Langdon, which at full build-out of the facility, amounts to approximately 2,400 cubic metres of treatment capacity. This equates to approximately 2,710 total dwelling units (including existing dwelling units) and a population of approximately 8,400 residents. It should be noted that the number of homes and residents calculated would be less if wastewater capacity is dedicated to non-residential ~~ ~~development. ~~.~~Capacity of the East Rocky View Sewage Treatment Facility is dependent on the ultimate loading capacity of Weed Lake and the quality of treated effluent discharged to the lake.

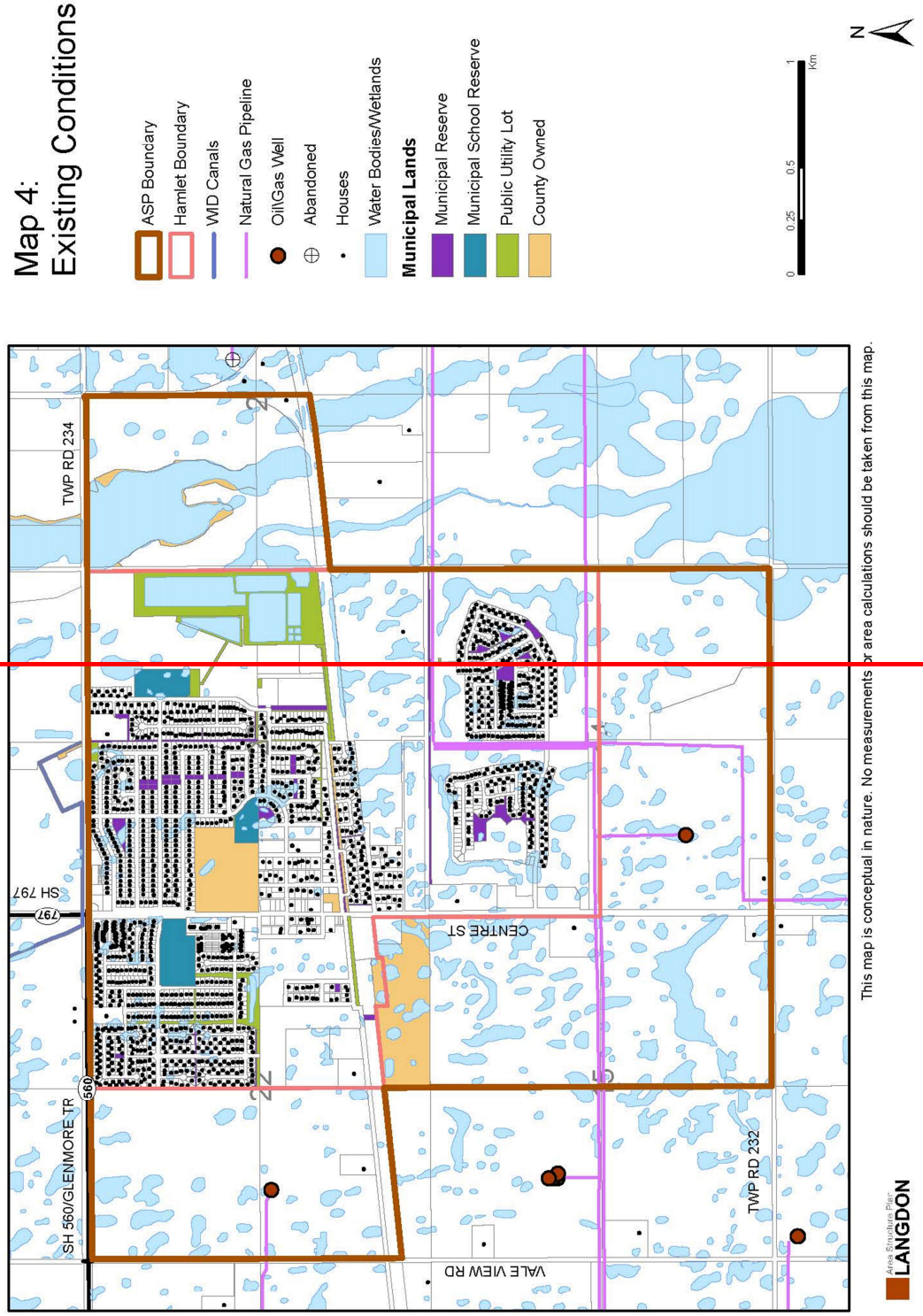
Canadian Pacific Railway: The Canadian Pacific Railway ~~had a~~ line ran diagonally ~~running~~ through the central portion of the Langdon Plan Area in an east-west direction. The rail right-of-way is now privately owned and runs north of Dead Horse Road.

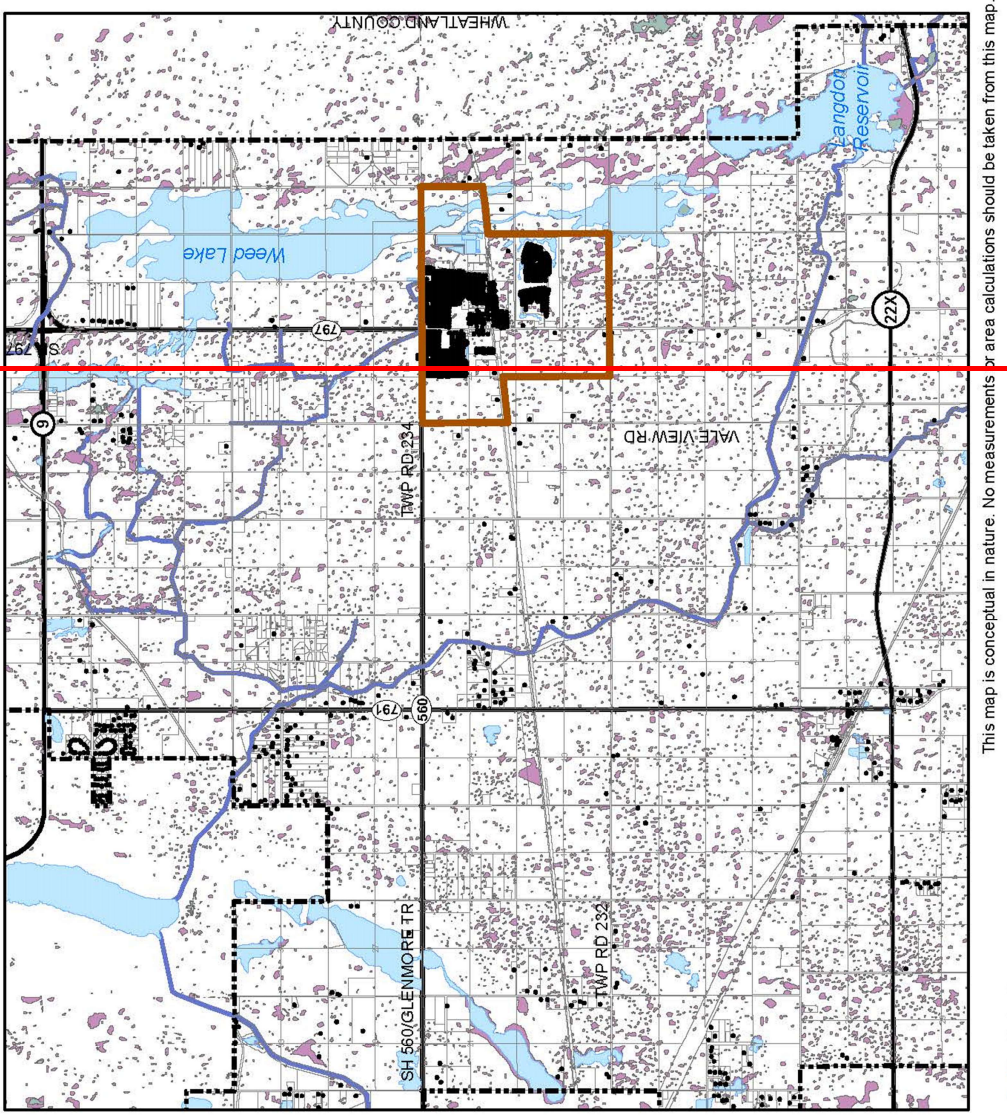
Agricultural Lands: The majority of lands outside the Langdon Plan Area ~~re~~ are agricultural. They are mainly used in crop cultivation of cereal crops (wheat / barley) and oil seeds (canola). While there are land still used for agriculture within the hamlet boundary, they are identified for non agricultural uses, to be converted at a time when a Conceptual Scheme has been adopted. ~~lands within the Langdon Plan Area. The majority of lands outside the Langdon Plan Area are agricultural. They are mainly used in crop cultivation of cereal crops (wheat / barley) and oil seeds (canola).~~


Map 3:
Existing Land Use
ASP Boundary
Facilities
Water Treatment Plant
Waste Water Treatment Plant
Cemetery (Historic)
Emergency Services
School
Waste Transfer
Existing Landuse
Land Use
Agriculture
Business Commercial
Business Industrial
Utility Services
Recreational Business (Golf Course)
Schools/Parks/Open Space
Residential
ROCKY VIEW COUNTY
Information as depicted is suject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
0 0.3 0.6 0.9 1.2 1.5
Kilometers
N
This map is conceptual in nature. No measurements or area calculations should be taken from this map.


Map 4:
Existing Conditions
ASP Boundary
Homes
Schools
Crown Land
WID Canals
240 kv Power Transmission Line
Oil & Gas
Wells
Oil/Gas Well
Abandoned Well
Pipelines
Sour Natural Gas
Fuel Gas
Natural Gas
LVP Products
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
0 0.3 0.6 0.9 1.2 1.5
Kilometers
N
This map is conceptual in nature. No measurements or area calculations should be taken from this map.


Map 3:
Existing Land Use
ASP Boundary
Residential
Schools/Parks/Open Space
Business Commercial
Business Industrial
Utility Services
Recreational Business (Golf Course)
Agriculture
MID Canal
Cemetery(Historic)
Emergency Services
School
WasteTransfer
Water Treatment Plant
Waste Water Treatment Plant
N
0
0.25
0.5
1
Km
SH 560
CENTRE ST
SH 797
GLENMORE TR
TWP RD 232
VALE VIEW RD
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON


Map 4:
Existing Conditions
ASP Boundary
Hamlet Boundary
WID Canals
Natural Gas Pipeline
Oil\Gas Well
Abandoned
Houses
Water Bodies/Wetlands
Municipal Lands
Municipal Reserve
Municipal School Reserve
Public Utility Lot
County Owned
0
0.25
0.5
1
km
N
TWP RD 234
SH 797
797
CENTRE ST
SH 560/GLENMORE TR
560
TWP RD 232
VALE VIEW RD
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON


Map 4A:
Existing Conditions
ASP Boundary
WID Canals
Houses
Water Bodies/Wetlands
Marsh
Open Water
Source: Alberta Merged Wetland Inventory
produced by Government of Alberta
0 0.25 0.5 1 1.5 2 2.5 3 3.5 4 4.5
Km
N
WHEATLAND COUNTY
Langdon Reservoir
Weed Lake
797
22X
VALE VIEW RD
TWP RD 234
SH 560/GLENMORE TR
TWP RD 232
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON

5. PLANNING FOR TOMORROW

Overview

The need for a new Langdon ASP has been determined based on a number of factors. These factors, among others, have been considered through the preparation of the Langdon ASP and include:

- strategic direction and policy within the ~~County Plan~~Municipal Development Plan, dissolution of the Calgary Regional Metropolitan Board and other relevant County policy.;
- need to review and update the 2016 ASP;
- development of significant employment nodes in the area which could place development pressure on the Hamlet; and ~~continued development pressure in the area;~~
- ~~physical constraints and attributes of the area, including servicing capacity; and~~
- key issues and opportunities identified by Administration, residents, landowners, and stakeholders through the public and stakeholder engagement process.

An overview of the above-mentioned key factors informing the preparation of the Langdon ASP is outlined below.

Municipal Development Plan~~**Policy Direction from Other Plans**~~

The Municipal Development Plan (MDP) identifies Langdon as a Growth Hamlet. The Langdon ASP conforms to the goals of the MDP, specifically:

Goal 1 – Focused Growth and Effective Services

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

Goal 5 – Grow our Business Community

Langdon is identified as a full service Growth Hamlet, characterized by a vibrant Centre Street, thriving business park, and modern residential, employment and recreation options (page 22).

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

The ~~in the County Plan~~Municipal Development Plan (MDP) supports higher intensity growth and sees Langdon adding or becoming a Local Business Hub (Section 5.0).

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

a. Support the development of mixed- use main streets that accommodate a wide variety of housing, retail, office and appropriate light industril uses;
b. Support the co-location of community assets and services with commercial and residential development;
c. Provide or support piped water ans wastewater services to ensure sufficient use of infrastructure and resources; and

d. Ensure high-quality public spaces that connect residents and contribute to the social fabric of the community. ~~as a Hamlet – Full Service and a Hamlet Business Area. The range of population for hamlets provided in the County Plan is a guide and final hamlet size is determined based on a number of criteria including public consultation, technical constraints, and projected growth rates based on previous trends in Langdon. The County Plan encourages the location of Hamlet Business areas and Centre Street development in Langdon to help improve the fiscal balance for the County and provide local services and employment opportunities.~~

The Hamlet Core should;~~T~~

a. Develop a main street, with a consistent urban design theme thatis accessible, pedestrian friendly, and transit-ready;

b. Provide mixed=use development including residential, retail, office and appropriate light industrial uses;

c. Provide institutional and community uses co-located with compatible uses and infrastructure;

d. Provide opportunities for employment that serves the local and wider rural community; and

e. Provide a variety of housing options which may include multi unit townhomes and row housing.

The 2016 ASP presented the vision of a charming hamlet nestled in is surrouinding wetlands and agricultural lands, rooted in its railway and early-settler heritage, while supporting modern lifestyles through a range of housing, employment and amenity options. Centre Street was seen as the major commercial location and there was a desire for a network of sidewalks and pathways throughout the community, and the ability to enjoy Langdon's parks, recreation facilities and outdoor gathering spaces. ~~he 1999 Langdon ASP identified the Langdon Hamlet as a unique, vibrant, and growing community situated in a rural setting. The community vision for the Hamlet of Langdon focused on maintaining and enhancing the "rural characteristics and community attributes", which have given the community its rural identity and defines Langdon's vibrancy and uniqueness.~~ The vision remains the same.

Engagement Process

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

Phase 1 – Awareness, Issue and Goals: This was the initial start-up phase of stakeholder engagement that extended from January to March 2015. In this phase, the County led an engagement process with a workshop to help define the vision and goals for the Langdon area. Engagement focused on raising awareness about the planning process, identifying issues, and setting priorities for the Langdon Plan Area. A door-to-door questionnaire was administered during this phase which received 659 responses out an approximate 2,000 (33% response rate).

Phase 2 – Evaluating Options and Setting Directions; This phase extended from April to June 2015. In this phase, public engagement activities through a workshop and online survey helps confirm the vision for the Plan, and identify opportunities and constraints. During this Phase a worksop for Langdon's Centre Street was also held. There were approximately 50 people in attendance for each of the public consultation session held.

Phase 3 – Draft Plan; In this phase, extending from July to September 2015, the vision and directions for the Plan were confirmed through the development of draft policies and actions, and preparation of the first draft of the Plan. The first draft was introduced to stakeholders at an open house at the end of September.

Phase 4- Plan Completion and Public Hearing; In this phase, extending from October 2015 to March 2016, the draft Plan was refined based on public comment, agency circulation and technical review. An open house for the proposed Plan was held in early February 2016 and a Public Hearing held later in March 2016.

The engagement plan for the 2026 ASP Amendment also included four phases of engagement: Open House February 2025, online survey April 2025, Open House June 2025 and virtual town hall meetings Februay 2026, in addition to the Public Hearing. The engagement indicated the residents want more services in the hamlet, significant recreational facilities, major improvements to the Provincial highway system, and maintaining the small town feel of the community. To support recreational and commercial services, an increase in the total population and the population of the service area needs to be increased, in a responsible and phased manner.

The development of the 2026 Langdon ASP Amendment was a developer led and funded ASP Update and Amendment. Rocky View County approved the process in November 2023. The developer held multiple rounds of community engagement, in addition to meeting with Staff, large landowners and other stakeholders. A dedicated email address set up to quickly respond to any inquiries. The four rounds of engagement included:

e. Community Open House at the Track Golf Course on February 11, 2025. A total of 85 residents and landowners signed the registration sheet. Display board presented the draft concept for future land use. Twenty comment sheets were submitted that evening, additional comments were submitted via three emails to the dedicated email address.

f. Online survey was opened on February 24th, 2025 and closed on April 11, 2025. A total of 405 surveys were completed. The purpose of the survey was to confirm the 7 major ares of concern that were identified at the Open House and to gather input from residents as to the potential ways to manage these areas of concern.

g. Community Open House at the Track Golf Course on June 24th, 2025. The purpose of this open house was to present the draft ASP Amendment. Over 150 people attended the open house confirming concerns about water and sewer servicing, walkability of Centre Street, need for large recreational facilities and Glenmore Trail safety.

h. Virtual Town Hall Meetings on February 9th and 18th, 2026. The purpose of these virtual town hall meetings was to present a modified land use for the quarter section

of land south on Centre Stree (NE10) to Hamlet Reserve. A total of 36 people attended the two sessions.

Key Issues and Opportunities

A number of key issues and opportunities were identified during the preparation of this Plan, through research and analysis by County staff, public input, and communication with a variety of stakeholders. Key issues and opportunities are summarized below.

Environmental Protection and Stormwater Management: The area is generally flat, has a high water table, and contains substantial wetlands. Rocky View County has developed ~~Developing~~ a strategy to protect these and other important environmental features, while addressing an appropriate stormwater management solution, is a key issue. Thoughtful and comprehensive management of water discharging to Weed Lake is integral in controlling the changes in lake chemistry and water balance fluctuations.

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

Infrastructure Servicing: There are limits to the expandability of the existing servicing infrastructure in the Plan Area. The costs for the expansion of infrastructure systems shall be addressed through the development approval process through either the collection of levies or shall be the responsibility of the developer. There were concerns expressed that sustainability and provision of sufficient drinking water may be an issue in the long term. ~~As Weed Lake is a key factor to growth within East Rocky View, without a viable outfall solution, the carrying capacity of Weed Lake and its ability to accept stormwater and treated effluent from the wastewater treatment facility is limited.~~

Centre Street Development: While Centre Street is a provincial highway, policies regarding sidewalks, commercial frontage and bike lanes should be addressed in the ASP. The adoption and implementation of ~~The County Plan indicates that enhancements to the 'main street' of a Hamlet should be identified through the ASP process. The Langdon ASP includes Centre Street Commercial policies that support increased development along Centre Street that builds on the historical hamlet area by providing local commercial development, mixed use, and a park and pathway system that connects the surrounding residences to the hamlet core.~~ Centre Street Corridor Design Guidelines will direct new development and ~~have been established as a document for reference when development proposals for Centre Street come in to the County, and to~~ provide a cohesive vision and set of goals to the area in order to create an attractive destination that provides Hamlet services for Langdon residents and the surrounding area.

Land Use: There was strong support for the Hamlet to be developed as a residential community with opportunities for residents to live, work, and play. Recognizing the primary residential use as single detached housing, the need for variety of housing types to accommodate a variety of incomes and lifestyles was identified. This could include smaller lot single detached and attached and duplex housing. Light industrial uses and local commercial development were supported in the southern portion of the Langdon Plan Area~~, providing for some live / work units, and local commercial development were supported in the southern portion of the Langdon Plan~~

~~Area. Key land issues or opportunities were; maintaining primarily single-family homes in the Hamlet, while allowing for some diversity in housing choices, creating a well-planned community that provides safer pedestrian and traffic connections through the Hamlet and on Centre Street, managing stormwater through low impact development, and focusing development in drier areas, and creating a hamlet that provides local employment and shopping opportunities for residents and the surrounding area.~~.

Loss of Agricultural Land: Concern was raised about the continued loss of agricultural land. Development will be phased and land will be farmed until such time as development occurs.

Transportation and Pedestrian Routes: There is strong support in the community for upgrades to Glenmore Trail (Highway 560). With the significant number of people that commute to Calgary daily, this route is heavily used. Upgrades to the access at Vale View Road is seen as a future need. Upgrades to Centre Street as well as traffic controls and improved pedestrian environment were the primary concerns.

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

Development Progression: While the community perception is that there is a significant amount of growth in the hamlet, with the population increase of 133 people between 208 and 2021, if appears that there were approximately 15 new houses being constructed each year. And while that may increase with the proposed employment opportunities in the region, development will progress in a logical manner, following Conceptual Schemes, servicing strategies and the market demand. ~~Servicing constraints and market conditions will determine the lands that are able to develop. Based on these conditions, all lands within the Langdon Plan Area may not be able to develop at once. Development will progress in an orderly manner based on predetermined criteria in Section 27.~~

~~**Population:** The County Plan supports a local community planning process to determine hamlet form, amenities, and population size. Ultimately population growth in Langdon will depend on the servicing that is available and how quickly development occurs. Full upgrades of the wastewater treatment plant may accommodate a population up to 8,700 at full build-out (dependent on non-residential development that uses wastewater capacity), this takes into consideration that the wastewater treatment plant capacity is shared between Balzac and Conrich.~~

~~**Public Engagement Process**~~

~~Rocky View County's commitment to an open, transparent, and inclusive process included the implementation of a communications and engagement strategy to actively engage stakeholders in meaningful discussion throughout the Plan preparation process. This strategy provided opportunities for landowners, stakeholders, adjacent municipalities, and the general public to provide input and to inform the outcome of the Plan. A summary of this process is found below:~~

~~*Phase 1* – Awareness, Issues, and Goals: This was the initial start-up phase of stakeholder engagement that extended from January to March, 2015. In this phase, the County led an engagement process with a workshop to help define the vision and goals for the Langdon area. Engagement focused on raising awareness about the planning process, identifying issues, and setting priorities for the Langdon Plan Area. A door-to-door questionnaire was administered during this phase which received 659 responses out of an approximate total of 2,000 (33% response rate).~~

~~*Phase 2* – Evaluating Options and Setting Direction: This phase extended from April to June, 2015. In this phase, public engagement activities through a workshop and on-line survey helped confirm the vision for the Plan, and identify opportunities and constraints. During this Phase a workshop for Langdon's Centre Street was also held. There were approximately 50 people in attendance for each of the public consultations sessions held.~~

~~*Phase 3* – Draft Plan: In this phase, extending from July to September, 2015, the vision and directions for the Plan were confirmed through the development of draft policies and actions, and preparation of the first draft of the Plan. The first draft was introduced to stakeholders at an open house at the end of September.~~

~~*Phase 4* – Plan Completion and Public Hearing: In this phase, extending from October, 2015 to March, 2016, the draft Plan was refined based on public comment, agency circulation, and technical review. An open house for the proposed Plan was held in early February, 2016 and a Public Hearing held later in March, 2016.~~

6. LANGDON VISION AND GOALS

Langdon Vision

The following ~~vision~~ statement provides the vision for what the Hamlet of Langdon will look ~~an idea of what the Hamlet could look~~ like in 2~~1~~0 ~~plus~~ years~~: into the future:~~

By 2025, Langdon will be a charming Hamlet nestled in its surrounding wetlands and agricultural lands. The community's character is rooted in its railway and early-settler heritage, while supporting modern lifestyles through a range of housing, employment, and amenity options. Centre Street provides a focus for meeting the daily needs of people in all stages of life. Residents and visitors travel a network of sidewalks and pathways throughout the community, and enjoy Langdon's parks, recreation facilities, and outdoor gathering spaces.

This vision sees Langdon as a complete community that supports modern lifestyles through a diversity of housing styles and prices, local employment opportunities and community amenities, ensuring recreation and education facilities are available for a safe sustainable community.

Goals

There are 11 goals that guide the development of the Langdon ASP. These goals are based on policy direction of the ~~County Plan~~Municipal Development Plan, the existing physical characteristics of the area, and the key issues, constraints, and opportunities identified during the planning process. The goals are as follows:

Community Design / Character

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

Hamlet Size

3. Establish a community through sustainable growth while continuing to maintain a strong sense of hamlet values and citizen involvement.
4. Support an appropriate amount of growth in order to have improved recreational amenities, safe and attractive roads and sidewalks.
5. Continued support for local shops and services in the community that also provides employment opportunities for people living in the Hamlet and surrounding area.

Housing

6. Continue to support existing housing forms and character that appeal to residents, while allowing housing stock to diversify to meet the needs of residents in all stages of their lives (singles, young families, and seniors).

Connected Streets / Trails and Pathways

7. Increase safety on Centre Street by directing heavy truck traffic to Vale View Road in order to focus Centre Street as a core for the Hamlet where it is safe for residents to walk, bike, and drive to local shops and services.
8. Encourage a safe and well connected network of streets, sidewalks, and multi-use trails that connect to key locations throughout the community.

Parks / Recreation

9. Encourage safety on trails and pathways through lighting and clear signage.
10. Support a park and recreation system that encourages exercise and socialization for people of all ages within the community, and is designed to meet the passive and active recreational needs of the local community.
11. Establish outdoor spaces that support cultural and community events, like concerts, celebrations, and outdoor farmer's markets.

PART II. PLAN POLICIES

A. LAND USE

7. LANGDON LAND USE STRATEGY

Purpose

The Land Use Strategy implements the vision for the Langdon ASP by detailing the physical organization of land uses in the Langdon Plan Area as identified on Map 5. The Strategy identifies general land uses, the approximate boundaries of the land use areas, and the policies that inform the development in each area. ~~The policies for this Strategy are found in Sections 7 to 26.~~

The Land Use Strategy provides for a comprehensively planned area, including Centre Street development, to provide services to the Hamlet. Residential portions of the Hamlet will be located to the east and west of Centre Street. New business parks are identified east of the current development and west of Vale View Road (mixed use). South o~~Further to the east, a new business park area will be developed and to the south o~~f ~~the existing~~ Boulder Creek and west of Painted Sky are locations for future residential development. ~~Development will be a future development area expected to contain a mix of commercial, light industrial, and some residential development.~~

The main types of land uses identified in this strategy are outlined below as well as an overview of other key policies that support the strategy.

Residential

The majority of residents will live in areas comprised mainly of single-family and multi-family dwellings (low and medium density development), neighborhood parks, and a system of sidewalks, pathways, and roadways that provide easy access to Centre Street.

The approximate estimated population density for the Hamlet is shown in Table 1. The Langdon ASP plans for a 40 years population of approximately 18,000. This target is arrived through assessment of available land, landowner aspirations, planning and engineering reviews and stakeholder consultation and feedback. Final densities will be determined by the preparation of Conceptual Schemes. ~~Although the County Plan, in Section 5.5 identifies that Hamlet populations should range between 5,000-10,000, this population target is not listed in the criteria to be considered for Hamlet development. The Langdon ASP plans for an approximate population of 13,400 and this target was arrived at through planning and engineering reviews, stakeholder consultation and feedback. Final densities will be determined with the preparation of *Local Plans*.~~

Table 1. Langdon population and density at full build-out.					
Development Area	**Gross Area Hectares (ac)**	**Gross Residential Area Hectares (ac)**	**Net ha of Residential Development (ac)~~Units per hectare (ac)~~**	**Units per Hectare (ac)~~Population (build-out of Langdon Plan Area)~~**	**Population 40-year build out of Langdon Plan Area)~~density per hectare (ac)~~**
Langdon	1,206 (2,980)~~947.58 (2,340.52)~~	647~~544.98~~ (1,668~~1,346.09~~)	485~~9.88 (4.0)~~ 1,250	12~~13,400~~ (4.85)	~~25~~ 18,042~~(10)~~
~~* Units and population density per hectare are based on gross residential area.~~					

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

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

Business

Commercial areas across the County provide a wide range of services to Rocky View residents, while contributing to the fiscal sustainability of the County. Langdon is expected to grow and develop into a complete community with a wide range of land uses and services over the next 20 to 40 ~~10 plus~~ years. The Hamlet centre will continue to develop over time and will include commercial, institutional, and residential development. Centre Street acts as the social hub for the community; it is centrally located within the Hamlet, which provides ease of access and walkability. Development along Centre Street will celebrate and honour the historic architecture and character of Langdon. The Langdon Plan Area comprises three (3) types of business development:

- Business Park
- Highway Commercial
- Centre Street

Hamlet Reserve

The NE10 is adjacent to residential development, accessed off south Centre Street, is a Gateway Location for the Hamlet and due to proximity to servicing, the potential for development is short term (less than 5 years). While originally considered for business park, it appears that a combination of uses with primarily residential may be more appropriate considering the proposed employment nodes surrounding Langdon. The quarter has been identified for Hamlet Reserve, bringing the land into the hamlet but requiring significant studies to be completed to demonstrate the market demand and serviceability for the uses determined to be appropriate. The Conceptual Scheme will include community engagement and additional background reports

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

Table 2: Future Land Use Scenario – Land Use Category

Land Use Type	Gross area hectares (ac)
Residential	591 (1,460.5)~~544.98 (1,346.09)~~
Commercial Business Park Highway Commercial Centre Street	30.15 (74.5)~~100.44 (248.08)~~ 12.9 (32) 7.9 (19.5) 3.22 (7.96)~~83.60 (206.48)~~ ~~2.29 (5.67)~~ ~~14.55 (35.93)~~
Mixed Use	227 (560.75)~~146.30 (361.36)~~
Hamlet Reserve	64.8 (160)
Light Industrial	62.82 (155.52)~~10.32 (25.50)~~
Langdon Secondary School Site and Recreational Park	17.14 (42.36)~~19.86 (49.05)~~
Public Utility Lot	23.75 (58.75)~~24.60 (60.75)~~
Schools	23.4 (58)
Park / Open Space	77.96 (192.6)~~22.34 (55.17)~~

Commercial Recreation	64.8 (160)~~78.75 (194.52)~~
Total	1,206.8 (2,982)~~947.58 (2,340.52)~~

Table Notes:

1. Reference Map 5 – Land Use Strategy.
2. All areas are approximate and should be considered as “more or less”.
3. Total area in hectares may vary from total area in acres due to conversion factors.
4. Percentage may not total 100% due to rounding of figures.

Supporting Policy Areas

Agriculture will continue to be supported within the Langdon Plan Area until such time as the desired development occurs. Interim land uses or servicing strategies will not be supported in the Langdon Plan Area.

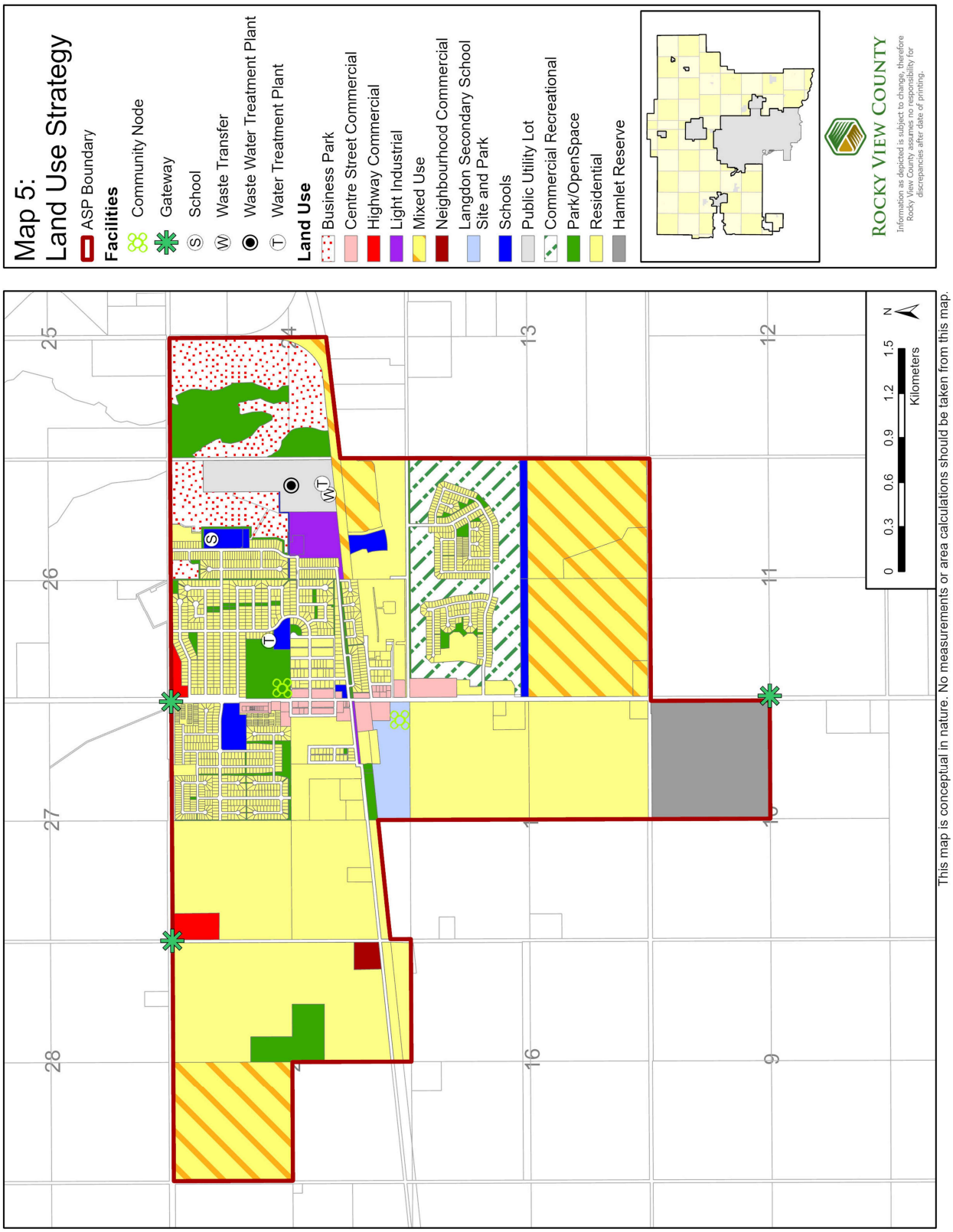
Interface areas are those where different types of land uses meet. The Plan includes policies that address issues related to the residential, commercial and agricultural land use interfaces.

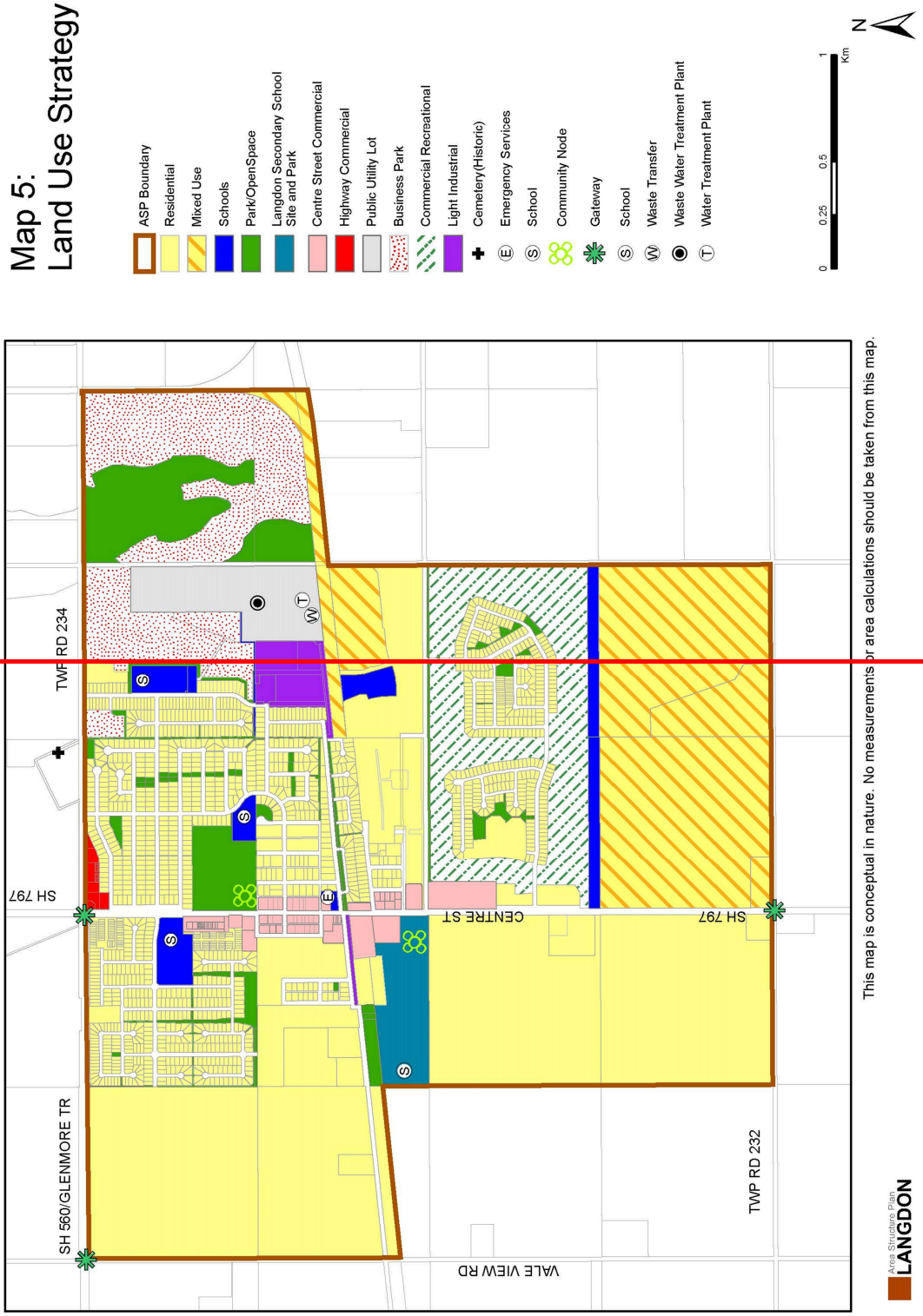
Development Sequencing

The Plan recognizes that development within the Langdon Plan Area should progress in a logical and efficient manner, recognizing future land requirements, ~~and~~ logical extensions of servicing and capacity of servicing. The Municipal Government Act requires that an ASP must describe the sequence of development proposed for the area. The Langdon ASP lists development criteria in Section 22~~7~~, that development proposals will be required to meet prior to submitting ~~*Local Plan*~~*Conceptual Schemes* applications. The development criteria identifies that the first lands to build-out should be:

- lands with existing approvals in place, and
- lands that meet the criteria outlined in Section 22~~27~~.

The Plan also provides policies with regard to all other essential components of Langdon including: emergency services, schools, recreation, institutional and community services, transportation, stormwater, utility servicing, open space, trails and pathways, and the natural environment.


Map 5:
Land Use Strategy
ASP Boundary
Facilities
Community Node
Gateway
School
Waste Transfer
Waste Water Treatment Plant
Water Treatment Plant
Land Use
Business Park
Centre Street Commercial
Highway Commercial
Light Industrial
Mixed Use
Neighbourhood Commercial
Langdon Secondary School Site and Park
Schools
Public Utility Lot
Commercial Recreational
Park/OpenSpace
Residential
Hamlet Reserve
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
25
24
13
12
26
11
27
28
16
9
0
0.3
0.6
0.9
1.2
1.5
Kilometers
N
This map is conceptual in nature. No measurements or area calculations should be taken from this map.


Map 5:
Land Use Strategy
ASP Boundary
Residential
Mixed Use
Schools
Park/OpenSpace
Langdon Secondary School Site and Park
Centre Street Commercial
Highway Commercial
Public Utility Lot
Business Park
Commercial Recreational
Light Industrial
Cemetery(Historic)
Emergency Services
School
Community Node
Gateway
School
Waste Transfer
Waste Water Treatment Plant
Water Treatment Plant
N
0
0.25
0.5
1
Km
TWP RD 234
SH 797
CENTRE ST
SH 797
SH 560/GLENMORE TR
TWP RD 232
VALE VIEW RD
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON

8. RESIDENTIAL

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

~~Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and in keeping with the rural character of Langdon. Community engagement while preparing the Langdon ASP has suggested that there is a desire for seniors housing within the Hamlet; policies in this section provide further guidance and support on seniors housing proposals.~~

Residential uses will be found primarily in areas identified on Map 5. There will be some opportunity for residential uses along Centre Street and in the mixed-use areas identified on Maps 5 and 6. ~~in the southern portion of the Langdon Plan Area, south of the Boulder Creek Development.~~

~~*Local Plan*~~*Conceptual Schemes*~~*s*~~ will consider the provision of ~~ensure consideration is given to providing~~ compatible uses such as parks and pathways, as well as schools, where appropriate.

OBJECTIVES

- Support the development of comprehensively designed residential neighbourhoods that promote a variety of housing types and encourage interaction between residents.
- Provide for a range of lot sizes and housing types to accommodate the varying needs and incomes of Rocky View County residents.
- Consider building or design guidelines that allow for new residential development to accommodate persons with mobility limitations.
- Encourage residential development for seniors within the hamlet by supporting agin in place, independent living and supportive living seniors' housing~~residential development within the Hamlet~~.
- Provide for human scale design and attractive hamlet residential areas through the use of architectural design guidelines.

POLICIES

General

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

8.2 All new residential development wil include linkages and connectivity for walking and bicycling.

~~8.2 The County supports innovative neighbourhood design within new residential areas provided the proposed design supports the Residential Objectives.~~

8.3 Where new residential neighbourhoods are developed in proximity to existing residential neighbourhoods, the design for the new residential neighbourhoods should provide an acceptable transition to the existing areas through; ~~a~~ residential building form that is similar in height, massing, and architectural design to the surrounding community or landscape and buffering.~~.~~

8.4 All forms of low and medium density residential uses will be considered, including single detached, small lot single detached, attached housing such as duplexes and row/townhouses. Heights shall not exceed three storeys or 10m. ~~The predominant land use within the Residential area shall be single detached residences; multi-family residences such as semi-detached homes, row houses and multi-unit buildings may also be considered.~~

8.5 The following uses are considered appropriate in the Residential~~:~~ ~~area may be allowed where they are determined to be compatible and appropriate:~~

a. S~~s~~eniors housing;

b. P~~p~~ublic, recreational, and institutional uses such as schools, child care facilities, special care facilities, churches; and

c. N~~n~~eighbourhood commercial.

Seniors' Housing encompasses a wide variety of housing options, including: ~~can be independent living,~~ support servces tailored to the needs of older adults. They can range fro independent living to more complex care facilities with full care. They can be detached cottages, or apartments. Independent lving units can be ground oriented. Seniors' Housing can include communal facilities such as community gardens, shared spaces, and vehicle sharing. Seniors' housing should consider parking for vehicles, scooters and electric bicycles. Seniors' housing should be located in areas that are safe, accessible and are part of the larger community. Proximity to shoppig, and other services is important. ~~ive housing / assisted living, and long-term care. There is a desire within the Hamlet for people of all ages to be able to remain in their community as they age. The Langdon ASP is supportive of senior housing proposals provided the development is sensitive to the rural identity of the Hamlet and is located near local shops and services to provide ease of access for this demographic.~~

Neighbourhood Commercial is intended to provide services to the local residential community that is immediately in the vicinity of the commercial area. Neighbourhood commercial is intended to be small to medium sized development. ~~ranging from 600 m^2 (6458 ft^2) to approximately 6,000 m^2 (64,583 ft^2).~~ The individual businesses (recognizing that it could be constructed as a mall with attached bays) should not exceed 371m^2 (4,000 sq.ft) with a total maximum area of 929m^2 (10,000 sq.ft.). ~~The type of development will be required to submit a market demand study to show the demand for the use and to provide evidence that the neighbourhood commercial development would not be competing with the Centre Street Commercial services.~~

Residential developments that are located off provincial highways may be able to provide for some highway business uses in their neighbourhood commercial developments; this would have to be supported through a market demand study.

~~Local Plan~~Conceptual Schemes~~s~~

8.6 ~~*Local Plan*~~*Conceptual Schemes*~~s~~ shall be required to support applications (see Section 2~~7~~7 and Map 12) for Residential development. The ~~*Local Plan*~~*Conceptual Schemes* should provide:

a. A~~a~~rchitectural design guidelines that reflect rural identity through the use of:

i. Street names, and

ii. Use of front porches and pitched roof liens and other elements that emphasize a rural look and feel; ~~landscaping that utilizes local / native plant species.~~

b. Landscaping that utilizes local / native plat species and is drought tolerant;

c. An analysis of open space and recreational needs and opportunities to determine the amount and location of and to be dedicated to parks and open space within a residential area;

d. Achaeological and historical clearance;

e. Assessment of natural features and water course;

f. Servicing strategy for water, sanitary sewer and stormwarer;

g. Transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the residential areas.;

h. A market demand study if neighbourhood commercial is proposed, to show that:

~~a. promote neighbourly interaction by:~~

~~i.promoting front yard aesthetics; and~~

~~ii.providing street trees and street oriented porches or patios.~~

~~b. rural identity through the use of:~~

~~i.street names;~~

~~ii.architectural design guidelines that emphasize a rural look and feel; and~~

~~iii.landscaping that utilizes local / native plant species.~~

~~c. an analysis of open space and recreational needs and opportunities to determine the amount and location of land to be dedicated to parks and open space within a Residential area.~~

~~d. a transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the Residential area.~~

~~e. a market demand study, if neighbourhood commercial is proposed, to show that:~~

i. the current supply of the proposed commercial land use is approaching build-out, and there is a demonstrated need for the use; and

ii. the proposal will contribute to the fiscal balance of the municipality.

Architectural Design Guidelines will provide a reference standard for built form and the style of buildings in order to have a cohesively designed community that meets the points listed in Section 8.6 a & b.

Rural Identity has been identified through the engagement proess as being an important element for the hamlet, primarily for commercial uses but also for residential development. This reflects the rural agricultural, railway era development of the early 1900's, reflecting a grid road system, traditional housing design and local commercial. ~~is a phrase that Hamlet of Langdon residents identified as being important to them. This style of development means 1900s themed architecture and dwellings located on larger lots.~~

Gross Residential Density calculations include land for residential lots and local uses such as, environmental reserve, stormwater facilities, hamlet commercial businesses, local parks, ~~elementary~~ schools, local roads, and small institutional sites such as child care facilities.

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

Medium density residential is a higher density form of housing compared to single detached housing units. They are considered to be three (3) or more attached dwelling units consisting of town homes, row houses, and multi-unit complexes, but not including apartement buildings.~~.~~ Medium density residential will provide a variety of housing options for people in all stages of life while continuing to maintain the Hamlet of Langdon's rural look and feel through design.

Density

8.7 The gross residential density of the Residential area should be 12 units ~~9.88 units~~ per hectare (4.85~~0~~ units per acre).

8.8 Proposals for densities more than 12~~9.88~~ units per hectare (4.85~~0~~ units per acre) may be considered in residential areas based on the following criteria:

a. the height and character~~character and physical design~~ of the development is reflective of the approved architectural guidelines; and ~~similar to what is already existing in the Hamlet; and~~

b. water and wastewater servicing capacity has been determined by the County to be available.

8.9 Medium density residential land use should comprise at least 10 per cent of the net developable area within a residential area without exceeding the overall 12 units per ha. density.~~.~~

8.10 Medium density residential development should:

a. be oriented to the public street with parking located in the rear or side; and

b. be located in proximity to community amenity areas such as open space, a park, Centre Street, institutional, or neighbourhood commercial.

8.11 Medium density residential land use shall be allowed in new residential areas only, and shall be planned within the context of a ~~*Local Plan*~~*Conceptual Schemes* prepared for the overall residential area.

8.12 All new development shall adhere to the County's ~~private lighting, including security and parking area lighting, shall be designed to respect the County's~~ 'dark sky' Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

~~**Medium Density Residential** is a higher density form of housing compared to single-detached housing units. Medium density residential will provide a variety of housing options for people in all stages of life while continuing to maintain the Hamlet of Langdon's rural look and feel through design.~~

Community Design

8.13 A residential area should provide:

a. street oriented residential design;

b. a variety of lot widths and home sizes;

c. parks and pedestrian connections to adjacent areas;

d. sidewalks on one side of the street at the minimum;

e. vehicular connections to other neighbourhoods within the Hamlet; and

f. 'dark sky' street lighting.

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

Street Oriented Design prioritizes the pedestrian environment by creating a welcoming and functional public/private interaction space along streets. It involves designing streets that are safe, comfortable, and accessible for pedestrians and cyclists, while also incorporating street furniture, landscaping and amenities that enhance the pedestrian experience. ~~affects the character of the street and how neighbours interact with each other.~~ A vital street with good design encourages activity by providing a safe and inviting pedestrian environment, a home design that encourages interaction, and a road design that calms traffic movement.

9. BUSINESS

The expansion of business land uses in the Langdon Plan Area is an important planning issue for the Hamlet. Business activities provide essential goods and services to the community and can offer valuable employment opportunities for Langdon residents. More business in the halet reduces theneed to commute to Calgary for work and shopping and recreation. Non-residential development in the Hamlet supports the County's strategic plans of diversifying its assessment base and ultimately supports services and facilities desired in the community. ~~.~~ The location of non-residential land use within the community can directly contribute to the success of a business venture, potential land use conflicts with non-commercial land uses can be avoided by taking into consideration the policies in Section 9~~15~~ of this plan.

The Land Use Strategy identifies three types of business land uses that are acceptable within the Hamlet of Langdon:

a. Business Park Commercial
b. Highway Commercial
c. Centre Street
~~c.~~d. Neighbourhood Commercial

Mixed Use Development is a category of land use on Map 5 for a mix of light industrial and business park uses that provide employment opportunities and increase the County's business assessment. Residential uses are permitted to develop in this area in the form of single detached, duplex and live / work units.

BUSINESS PARK

This Plan envisions business park development in the eastern portion of the Langdon Plan Area as identified on Map 5: Land Use Strategy. Business Park will contain a broad range of business activities and may involve light industrial activities and processing, and address a marketplace that is not restricted to local goods and services.

Business Park development on lands adjacent to existing or future residential areas must be sensitive to existing residential uses (Section 15).

Leland Business Park (identified on Map 5 as Business Park) has an approved ~~*Local Plan*~~*Conceptual Schemes* and land use designation. Future development of these lands will have to meet the Commercial, Office, and Industrial Design Guidelines and the Infrastructure policies of this Plan (Part C).

OBJECTIVES

- Provide for attractive and high quality business park development to support commerce and local and regional employment opportunities.

- Ensure commercial and office uses are compatible with existing and future land uses.

POLICIES

General

9.1 Business Park development within the Hamlet of Langdon shall be supported in the areas identified on Map 5.

9.2 The preferred land uses for the Business Park area should be light industrial activities, processing, warhousing and distribution and office uses. ~~institutional and light industrial; t~~ The Business Park area is intended to be a high quality district that provides for a wide range of local and regional employment opportunities.

9.3 Development should proceed in an orderly and efficient manner and be supported by cost-effective and efficient changes to the County's existing infrastructure and transportation networks.

9.4 All new development shall adhere to the ~~private lighting, including security and parking area lighting, shall be designed to respect the~~ County's 'dark sky' Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties, while ensuring security and protection for the businesses.

9.5 Business Park uses located adjacent to existing or future residential areas shall comply with the appropriate interface area policies (Section 10 ~~5~~ and Map 6~~)~~ of this Plan).

~~9.5~~

~~Local Plan~~Conceptual schemess

9.6 A *~~Local Plan~~Conceptual Scheme* shall be required to support applications (see Section 2~~7~~) for Business Park development. The *~~Local Plan~~Conceptual Schemes* should:

a. provide detailed planning policies and guidelines;

b. address the County's Commercial, Office, and Industrial Design Guidelines and document how the *~~Local Plan~~Conceptual Schemes* meets those guidelines;

c. provide architectural design guidelines in order to provide a consistent, thematic design to the commercial area;

d. where necessary, provide for current and future access requirements to Highway 560; and

e. where necessary, ensure vehicle and pedestrian connections with other *~~Local Plan~~Conceptual Schemes* areas are in general accordance with Maps 7 and 8.

~~e.~~

HIGHWAY COMMERCIAL

Highway Commercial is located along Highway 560 in two locations: Centre Street and Vale View Road, in the northern portion of the Langdon Plan Area (Map 5). ~~and is largely built out.~~ Highway Commercial is meant to service the Hamlet of Langdon and the surrounding area. The existing Highway Commercial is oriented towards Highway 560 in order to provide access to the

travelling public along the highway. Appropriate uses include: ~~Presently this location supports a~~ gas station with accessory car wash, restaurant and fast food services, grocery and convenience shop, services such as dental office or other~~,~~ personal service businesses, a liquor store, and other similar retail uses. ~~fast food restaurants and a car wash.~~ These types of uses are considered appropriate for the identified Highway Commercial area.

OBJECTIVES

- Provide services to the Hamlet and travelling public that are~~is~~ easily accessible by vehicles.
- Create a welcoming gateway into the community.
- The Highway Commercial area will provide a range of services that support the Hamlet of Langdon and surrounding areas.

POLICIES

General

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

9.8 The use of fencing in Highway Commercial areas should not be permitted, other than for buffering adjacent lands in Non-residential / Residential Interface areas, screening of outside storage, screening of garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.

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

9.10 Highway Business lands adjacent to Highway 560, as shown on Map 6: Non-residential / Residential Interface shall be subject to the gateway policies of this Plan (Section 143).

~~9.10~~9.11 All new development shall provide universal design for physical accessibility in accordance with the Alberta Accessibility Design Guide 2024.

CENTRE STREET

Centre Street is the primary location for retail, institutional and serices uss for ~~social hub and centre of~~ the Langdon community (Map 5). ~~, with a range of local commercial and institutional land uses to meet community needs.~~ It provides local shops and services on a pedestrian orientated streetscape, as well as community nodes for residents and visitors to hold formal or informal gatherings. Residential development and live / work units may be incorporated into Centre Street where appropriate. Centre Street south is the southern Gateway to Langdon and development will be designed to welcome people to the hamlet.

OBJECTIVES

- Support the continued development of a Centre Street that adds to the social fabric of the Hamlet and provides a wide variety of services to residents.
- Incorporate residential uses where appropriate.
- Connect Centre Street to other areas in the hamlet by pedestrian and bicycle paths to link key community sites.
- Ensure all new sidewalks and crosswalks are constructed for universal physical accessibility.
- ~~Create a formal community node that encourages formal gatherings such as a farmer's market within the Langdon Secondary School Site and Park.~~
- Ensure development of attractive, high quality local commercial development that contributes to an active Centre Street.

POLICIES

General

~~9.11~~9.12 Centre Street development within the Hamlet of Langdon shall be supported in the areas identified as 'Centre Street' on Map 5.

~~9.12~~9.13 Centre Street shall provide a mix of uses, including:

a. local commercial;
b. mixed residential;
c. community nodes and sidewalks; and
d. institutional uses.

Institutional Uses identified as appropriate within the Centre Street corridor include, but are not limited to, child care facilities, community centres, special care facilities, and places of worship.

A **Community Node** is a formal space that holds events such as a farmer's market, bake sale, craft shows, and music events. A community node can also be an informal space with street furniture such as seating areas with planter boxes that promote a sense of community and encourage activity and community presence in the core of the Hamlet.

~~9.13~~9.14 The Centre Street area shall provide a range of local commercial services for residents that contribute to an attractive pedestrian environment and meeting places for residents.

~~9.14~~9.15 Small and medium sized commercial developments should be encouraged on Centre Street.

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

~~9.15~~9.16 Large scale or "Big Box" commercial developments should not be permitted in the Centre Street area.

~~9.16~~9.17 All private lighting including security and parking area lighting shall be designed to respect the County's 'dark sky' policies.

9.18 All existing non-residential land uses on Centre Street are considered legal non-conforming uses.

9.19 New land uses proposing extensive outside storage of goods and maerials houdl not be considered appropriate uses fronting onto the Centre Street corridor.

9.20 Proposals for residental land uses, including live / work developments, may be considered within the Centre Stree area where the residential units are located above a non-residential use. Existing homes situated along Centre Street are conforming uses under this Plan.

9.21 New development shall provide wayfinding that gives clear direction for local shops and serices within the pedestrian-oriented streetscape.

9.22 Ensure Centre Street has street furniture and opportunities for shade for people of all abilities to use.

~~9.17~~ Encourage the separation of pedestrian and bicycle lanes / paths to minimize conflict and enhande the safe pedestrian environment ~~non-residential development proposed on Centre Street is encouraged to include public amenities within the development, which may include, but not be limited to a Community Node and public washrooms.~~

9.23

~~9.18 Existing non-residential land uses on Centre Street requiring extensive outside storage of goods and materials may continue to operate, and are considered conforming uses under this Plan. Notwithstanding the above policy statement, these areas are encouraged to provide appropriately screened storage areas or relocate storage areas to Business Park and Mixed Use areas.~~

~~9.19 New land uses proposing extensive outside storage of goods and materials should not be considered appropriate uses along the Centre Street corridor.~~

~~9.20 Proposals for residential land uses, including live / work developments, may be considered within the Centre Street area where the residential units are located above a non-residential use. Existing homes situated along Centre Street are conforming uses under this Plan. Notwithstanding the above policy statement, low density residential uses are encouraged to redevelop to commercial uses as part of the continued development of Centre Street.~~

~~**Community Nodes**~~

~~9.21~~9.24 Community nodes shall locate in the areas identified on Map 5 or any other location determined to be appropriate by a ~~*Local Plan*~~*Conceptual Schemes*.

~~9.22~~9.25 A community node may be of sufficient size to host community events such as concerts or farmers' markets.

~~9.23~~9.26 A community node should be a multi-purpose space, including sufficient parking that can be used at various times of day, throughout the year.

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

NEIGHBOURHOOD COMMERCIAL

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

OBJECTIVES

a. Provide easily accessible daily retail needs to residents.

POLICIES

9.28 Neighbourhood Commercial shall be located as identified on May 5 or within any new Conceptual Scheme;

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

9.30 Lighting, including security and parking areas, shall be designed to respect the County's "dark sky policies.

9.31 Neighbourhood commercial uses shall submit a market demand study to show that:

a. the current supply of the proposed commercial land use is approaching build-out, and there is a demonstrated need for the use; and

the proposal will contribute to the fiscal balance of the municipality.

b.

9.32 *Conceptual Schemess* should support and incorporate the Centre Street Corridor Design Guidelines.

9.33 *Conceptual Schemess* should encourage rural community identity through requirements for:

a. street names;

b. architectural controls that emphasize a rural look and feel;

c. regulations for signage in commercial areas;

d. landscaping that utilizes local / native plant species, and

e. appropriate street furniture.

~~9.24~~

GENERAL DESIGN POLICIES FOR BUISNESS DEVELOPMENT~~Local Plans~~

~~9.25 *Local Plans* should support and incorporate the Centre Street Corridor Design Guidelines.~~

~~9.26 *Local Plans* should encourage rural community identity through requirements for:~~

~~a. street names;~~

~~b. architectural controls that emphasize a rural look and feel;~~

~~c. regulations for signage in commercial areas;~~

~~d. landscaping that utilizes local / native plant species; and~~

~~e. appropriate street furniture.~~

~~Design~~

~~9.27~~9.34 Commercial development shall be attractively designed and address Rocky View's Commercial, Office, and Industrial Design Guidelines, and Centre Street Corridor Design Guidelines.

~~9.28~~9.35 Consideration shall be given to a high quality visual appearance when determining appropriate land use, siting, building design, and landscaping.

~~9.29~~9.36 The use, building form, height, materials, and orientation of new non-residential development along the Centre Street corridor should be compatible with the character and scale of adjacent residential areas. Overlooking and overshadowing of residential development should be minimized.

~~9.30~~9.37 Development should consider such factors as sight lines, noise attenuation, setbacks, natural land features, innovative building design, high quality landscaping, signage, and parking.

~~9.31~~9.38 Drive-through commercial development should not be permitted on Centre Street and should be encouraged to locate in the identified Highway Commercial area on Map 5.

~~9.32~~9.39 Centre Street should be designed to contain street trees, furniture, and public art to create an inviting streetscape and meet universal design for physical accessibility in accordance with the Alberta Accessibility Design Guide 2024.~~.~~

~~9.33~~9.40 Centre Street should be a barrier free area. Design should be in accordance with the Barrier Free Design Guidelines by the Safety Codes Council of Alberta.

A *Barrier Free Area* is designed so that it is accessible to all people including those who are elderly and disabled, and have a host of visible and invisible disabilities and follow the Accessibility Design Guide 2024, Ministry of Municipal Affairs, 2024, Government of Alberta. ~~.~~

~~9.34~~9.41 Pedestrian and bicycle linkages leading to and along Centre Street should be convenient, attractive, and efficient. Linkages to community nodes should allow for ease of movement between these areas and the greater Hamlet.

~~9.35~~9.42 The use of fencing in commercial areas should not be permitted, other than for buffering adjacent lands in Non-residential / Residential Interface areas, screening of garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.

10. MIXED USE

The Mixed Use areas, identified on Map 5, are~~is~~ envisioned for mainly light industrial and business park uses that provide employment opportunities and increase the County's business assessment. Residential uses are permitted to develop in this area in the form of single family, multi-family, and live / work units.

OBJECTIVES

- Promote development of non-residential uses to provide local employment opportunities for residents and increase non-residential tax revenue for the County.
- Facilitate residential development to compliment non-residential development within the Mixed Use area.
- Support development of an attractive and well planned Mixed Use area.

POLICIES

General

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

10.2 The Mixed Use area should comprise the following uses:

a. light industrial uses;

b. business uses;

c. residential uses; and

d. other uses for which a market demand can be demonstrated.

10.3 All private lighting, including security and parking area lighting, shall be designed according to the County's 'dark sky' Land Use Bylaw requirements.

Land Use

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

10.5 Light industrial uses such as warehousing, construction, manufacturing services, outdoor storage, agricultural related businesses, and other uses that do not have significant off-site impacts are encouraged.

10.6 Industrial uses with the potential for off-site impacts such as unsightly appearance, noise, odour, emission of contaminants, fire, or explosive hazards shall not be permitted in the Mixed Use area.

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

~~10.81.1 Neighbourhood commercial uses shall submit a market demand study to show that:~~

~~a. the current supply of the proposed commercial land use is approaching build-out, and there is a demonstrated need for the use; and~~

~~b.~~a. ~~the proposal will contribute to the fiscal balance of the municipality.~~

~~10.9~~10.8 Residential uses are permitted in the Mixed Use area but should comprise no more than 50% of the developable area. Residential uses may comprise of single family, multi-family, and live / work units.

~~10.10~~10.9 Residential uses should be developed in accordance with the policies of Section 8.

~~Local Plan~~Conceptual Schemes

~~10.11~~10.10 A ~~*Local Plan*~~*Conceptual Schemes* shall be required to support applications (see Section 2~~7~~) in the Mixed Use area. The ~~*Local Plan*~~*Conceptual Schemes* should:

a. provide detailed planning and design policies and guidelines;

b. address the County's Commercial, Office, and Industrial Design Guidelines and document how the ~~*Local Plan*~~*Conceptual Schemes* meets those guidelines;

c. where necessary, address the Non-residential / Residential Interface guidelines (Section 1~~5~~) of this Plan and document how the ~~*Local Plan*~~*Conceptual Schemes* meets those policies; and

d. where necessary, ensure vehicle and pedestrian connections are in general accordance with other ~~*Local Plan*~~*Conceptual Schemes* areas and this Plan.

11. LIGHT INDUSTRIAL

The light industrial area, identified on Map 5. Light industrial areas are intended to accommodate industrial uses that may require outside storage areas and development sites that are larger that those normally provided for within a business park. ~~, is on the east side of the Langdon Plan Area. The light industrial area is intended to accommodate industrial land uses that may require outside storage areas and development sites larger than those normally provided for within a business park.~~ Presently these identified lands already have a hamlet industrial zoning and are mainly undeveloped and being used for utility purposes. Light industrial uses may be combined with office uses and may be designed in a "campus" format.

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

OBJECTIVES

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

POLICIES

General

11.1 Light industrial land uses shall be supported on lands within the Hamlet of Langdon as identified as 'Light Industrial' on Map 5.

11.2 Industrial development shall be separated, screened, and buffered from adjacent residential, institutional and recreation uses. ~~non-industrial, non-business land use, and roads (refer to Section 15).~~

11.3 Residential land uses are not considered appropriate uses within the light industrial area.

11.4 Industrial uses such as warehousing, transportation, services, construction, and manufacturing that do not have a significant off-site nuisance impact are appropriate within the industrial area.

11.5 Institutional and business uses that are compatible with industrial uses and have minimal impact on the local infrastructure, and do not generate large retail traffic volumes may be appropriate within the industrial area.

11.6 All private lighting including security and parking area lighting shall be designed to respect the County's 'dark sky' Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

~~11.6~~

~~Local Plan~~Conceptual Schemes~~s~~

11.7 A ~~*Local Plan*~~*Conceptual Scheme* shall be required to support applications for industrial development (see Section 1127). The ~~*Local Plan*~~*Conceptual Schemes* should~~d~~:

a. ensure that the type of uses for the industrial area are consistent with those identified in policies 11.4 and 11.5 above;

b. where necessary, provide a strategy to mitigate off-site impacts;

c. address the policies of this Plan regarding the Non-residential / Residential Interface, where required;

d. address the County's Commercial, Office, and Industrial Design Guidelines and document how the ~~*Local Plan*~~*Conceptual Scheme* meets those guidelines; and

e. provide for high quality development through landscaping, lot, and building design.

~~12. LANGDON SECONDARY SCHOOL SITE AND RECREATIONAL PARK~~

~~The Langdon Secondary School Site and Recreational Park are identified on Map 5 and will be developed as a Joint Use Site. This partnership between the Rocky View School Board and the County will see the future development of a secondary school, sports fields, and a Community Node. The three uses together will benefit the community at large and add to the level of vibrancy and activity on Centre Street.~~

~~**Joint Use Site** is a shared site between Rocky View Schools and Rocky View County. The site is proposed to contain a high school, recreation centre and recreational fields.~~

~~OBJECTIVES~~

- ~~Provide a site for the development of a secondary school.~~
- ~~Provide additional playing fields and recreational amenities for Langdon residents and students of the secondary school.~~
- ~~Provide a community node for the benefit of residents and students.~~
- ~~Support the partnership between Rocky View Schools and Rocky View County for the joint development and use of the Langdon Secondary School Site.~~

~~POLICIES~~

~~General~~

~~12.1 The Langdon Secondary School Site and Recreational Park development shall be located along Centre Street in the area identified on Map 5.~~

~~12.2 The Site shall provide a number of Public uses that support the Hamlet of Langdon and contribute to the development of a complete community. Uses may include:~~

~~a. a secondary school;~~

~~b. a community park with playing fields, and other recreational amenities; and~~

~~c. a community node.~~

~~12.3 The secondary school, playing fields, and community node should be developed in accordance with the policies of this Plan (Sections 16, 17, and 18).~~

~~12.4 Redesignation and Development Permit applications shall take into consideration and follow policies within the Centre Street Corridor Design Guidelines.~~

~~12.5 Rocky View County and the Rocky View Schools shall work in partnership for the development of this site.~~

~~13.~~12. GATEWAYS

Gateways are important entrances, along major roads, entering and exiting a community. They represent a 'community's welcome' and it is important that they are visually attractive and well maintained. Three Gateways are identified on Map 5: Glenmore Trail and Vale View Road, Glenmore Trail and Centre Street and Centre Street and Twp. Rd. 232.

OBJECTIVE

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

POLICIES

General

~~13.1~~12.1 Gateways are supported in the areas identified as 'Gateway' on Map 5.

~~13.2~~12.2 Highway Business and industrial lands adjacent to Highway 560 and Centre Street North, and Township Road 232 and Range Road 272 as shown on Map 6: Non-residential / Residential Interface, shall be subject to the gateway policies of this Plan.

~~13.3~~12.3 Consideration shall be given to a high quality visual appearance when determining appropriate land use, siting, building design, signage, and landscaping.

~~13.4~~12.4 ~~*Local Plan*~~*Conceptual Scheme* ~~design~~ guidelines for gateways should consider such factors as; sight lines, noise attenuation, setbacks, natural land features, innovative building design, and high quality landscaping, signage and parking.

~~13.5~~12.5 Gateways should be developed in accordance with the County's Commercial, Office, and Industrial Design Guidelines and the Centre Street Corridor Design Guidelines.

~~13.6~~12.6 The Centre Street Corridor Design Guidelines should be considered in gateway development where they apply.

12.7 Rocky View County should collaborate with Alberta Transportation in creating an attractive gateway along Highway 560.

~~13.7~~12.8 Any wayfinding features should provide useful information for navigation that includes orientation, identification and general information for all users entering Langdon.

~~14.~~13. AGRICULTURE

This plan supports thee continued use of land inside the halet and plan boundary for agriculture, until such time as the land is developed for other uses., ~~is appropriate and desirable.~~ The Langdon ASP policies support the retention and development of agricultural uses as described in the Rocky View ~~County Plan~~Municipal Development Plan and the Agricultural Boundary Design Guidelines. The Agricultural Boundary Design Guideline~~s~~ is a tool that was developed to mitigate negative impacts to agricultural lands from the development of non-agricultural lands.

OBJECTIVES

- Support agricultural operations until alternative forms of development are determined to be appropriate.
- Provide for appropriate development of farmsteads and first parcels out.
- Mitigate land use conflicts between non-agricultural and agricultural uses through application of the Agricultural Boundary Design Guidelines.

POLICIES

General

~~14.1~~13.1 Existing agricultural operations within the Langdon Plan Area are encouraged to continue until development of those lands to another use is deemed desirable and that use is determined to be in accordance with the policies of this Plan.

~~14.2~~13.2 The creation of a single lot from an unsubdivided quarter section for the purposes of a farmstead, first parcel out subdivision, or other agricultural development should be supported without the requirement of a ~~*Local Plan*~~*Conceptual Schemes* when it is in accordance with the relevant policies of this Plan and the ~~County Plan~~Municipal Development Plan.

~~14.3~~13.3 Farmstead lot size shall meet the minimum and maximum size requirements of the ~~County Plan~~Municipal Development Plan and be no larger than is necessary to encompass the existing residence, associated buildings, landscape improvements, and access.

~~14.4 Residential first parcels out shall be situated in a manner that minimizes the impact on future development of the site. Residential first parcels out:~~

~~a. shall meet the site requirements of the County Plan;~~

~~b. shall meet the County's access management standards; and~~

~~c. should be located on the corners of the quarter section, or along two existing boundaries.~~

~~14.5~~13.4 Non-agricultural developments that are proposed to be alongside agricultural developments and operations shall refer to the Agricultural Boundary Design Guidelines when submitting applications for a ~~*Local Plan*~~*Conceptual Schemes*, land use, subdivision, and development permits.

~~15.~~14. NON-RESIDENTIAL / RESIDENTIAL INTERFACE

The development of the Langdon Plan Area requires careful and sensitive integration of future business uses that are adjacent to existing and planned residential areas. The goals and policies of this section are intended to achieve a compatible interface and mitigate the impact of non-residential uses.

The term **Non-residential** refers to commercial, industrial, or other types of business development.

The **Non-residential / Residential Interface** area is meant to provide a compatible interface between business and residential development. The Non-residential / Residential Interface area contains the land designated for industrial, commercial, or other business use adjacent to the residential interface. A compatible interface is achieved by providing for the appropriate land use, building setbacks, lot and building design, and landscaping within this area.

OBJECTIVES

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

POLICIES

General

~~15.1~~14.1 In order to limit the potential impact of non-residential activities within the business areas on adjacent residential areas, development and redevelopment of non-residential uses should be oriented towards Centre Street, where applicable, and not toward adjacent residential areas or local residential streets.

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

~~15.2~~14.3 Figure 6 illusttrates the concept of Non-residential / Residential Interface implementation. ~~Loading and garbage enclosures required for non-residential development should not be located immediately adjacent to residential land uses or encroach on public rights-of-way.~~

Business Uses

~~15.3~~14.4 Business uses located in those areas identified on Map 6 as Non-residential / Residential Interface shall comply with the following requirements:

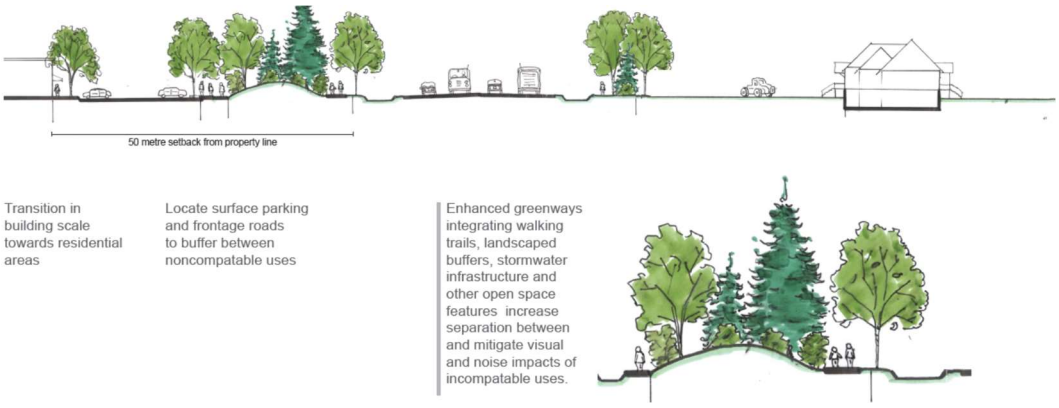
a. Uses along the edge of the site, adjacent to non residential uses should include those that are ~~acceptable uses are those business activities~~ primarily carried on within an enclosed building that generate no significant nuisance factor outside of the enclosed building;~~.~~

~~a.~~b. Business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use should not be permitted

along the edge of the site~~, even where the business activities may be fully enclosed within a building~~; and

~~b.~~c. O~~o~~utside storage is not an acceptable use in the Non-residential / Residential Interface area.

Figure 1: Illustration of the Non-residential / Residential Interface area.



Setback Area Use and Landscaping

~~15.4~~14.5 Uses within the setback of a Non-residential / Residential Interface area may include:

a. landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks; and

b. surface parking where the parking is hidden from view by berms and / or landscaping.

~~15.5~~14.6 ~~High quality landscaping should be emphasized in the setback area.~~ A landscape plan shall be prepared for the setback as part of a ~~*Local Plan*~~*Conceptual Schemes* that addresses the County's Land Use Bylaw~~. and the Centre Street Corridor Design Guidelines.~~

14.7 The County shall develop Centre Street Corridor Design Guidelines based on the work completed in the draft 2015 and 2017 guidelines.

14.8 The landscape plan prepared for the Conceptual Scheme will demonstrate how it screens the visual impact of the commercial / industrial buildings within an interface area.

~~15.6~~14.9 The landscape plan:~~Mass plantings and / or berms are required to minimize the visual impact of the commercial / industrial buildings within an interface area. The plantings and / or berms:~~

a. should incorporate natural contours and variations in height in order to achieve a natural landscaped appearance; and

b. may be located in either the Non-residential / Residential Interface area or the municipal reserve, if provided.

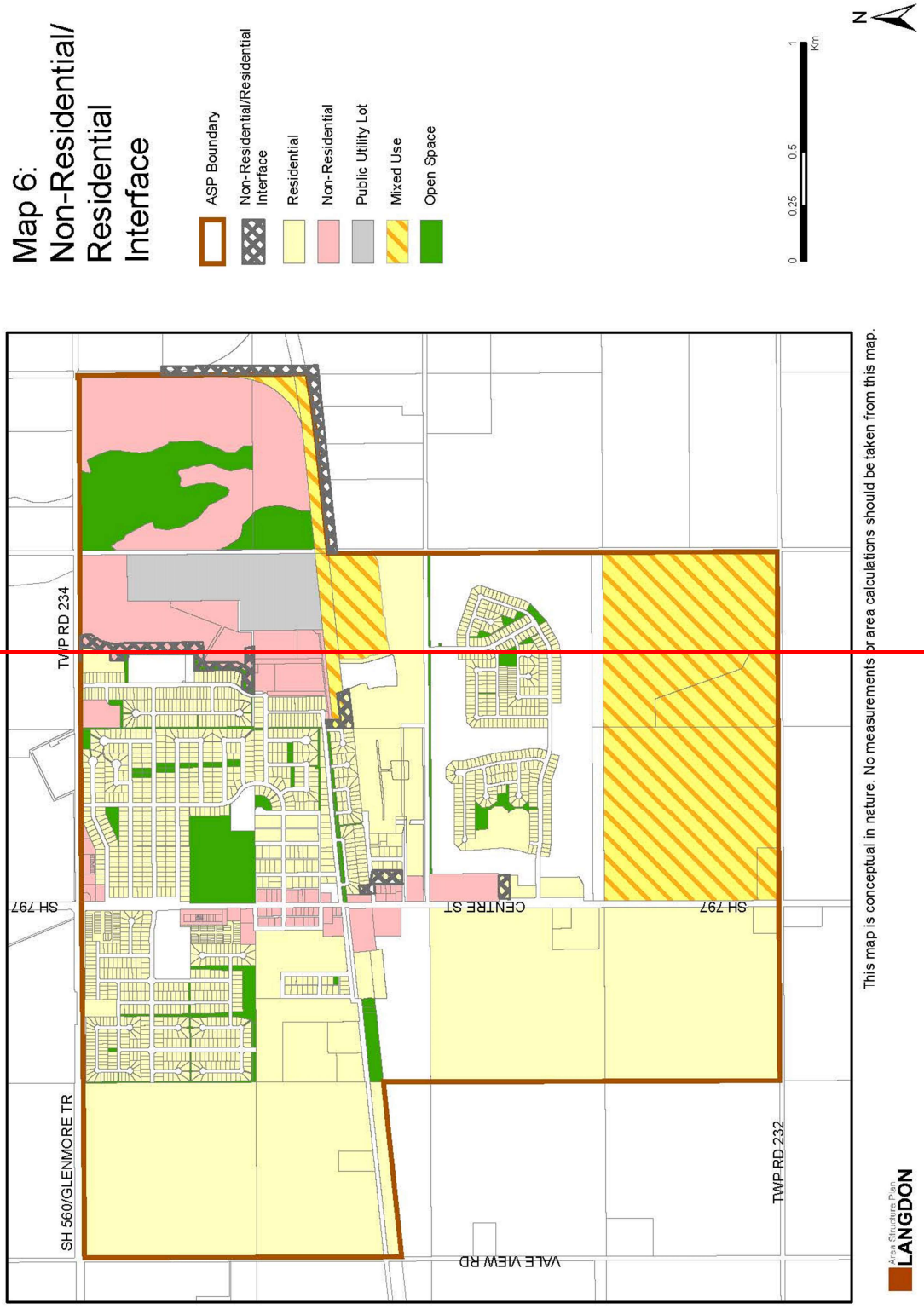
~~b.~~14.10 Landscaping should consider developing natural sound barriers, reducing noise between non residential and residential areas.

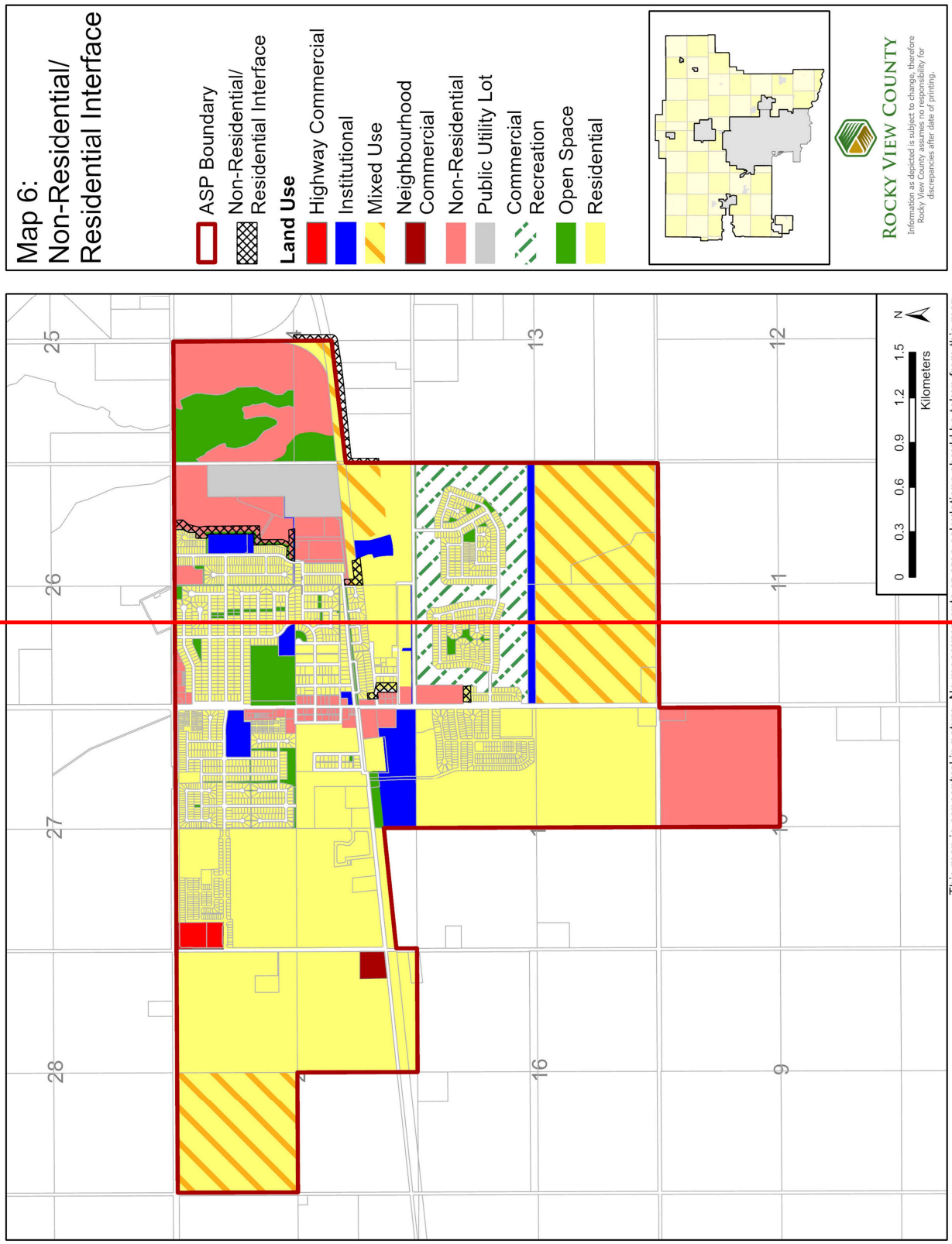
Building Quality and Appearance

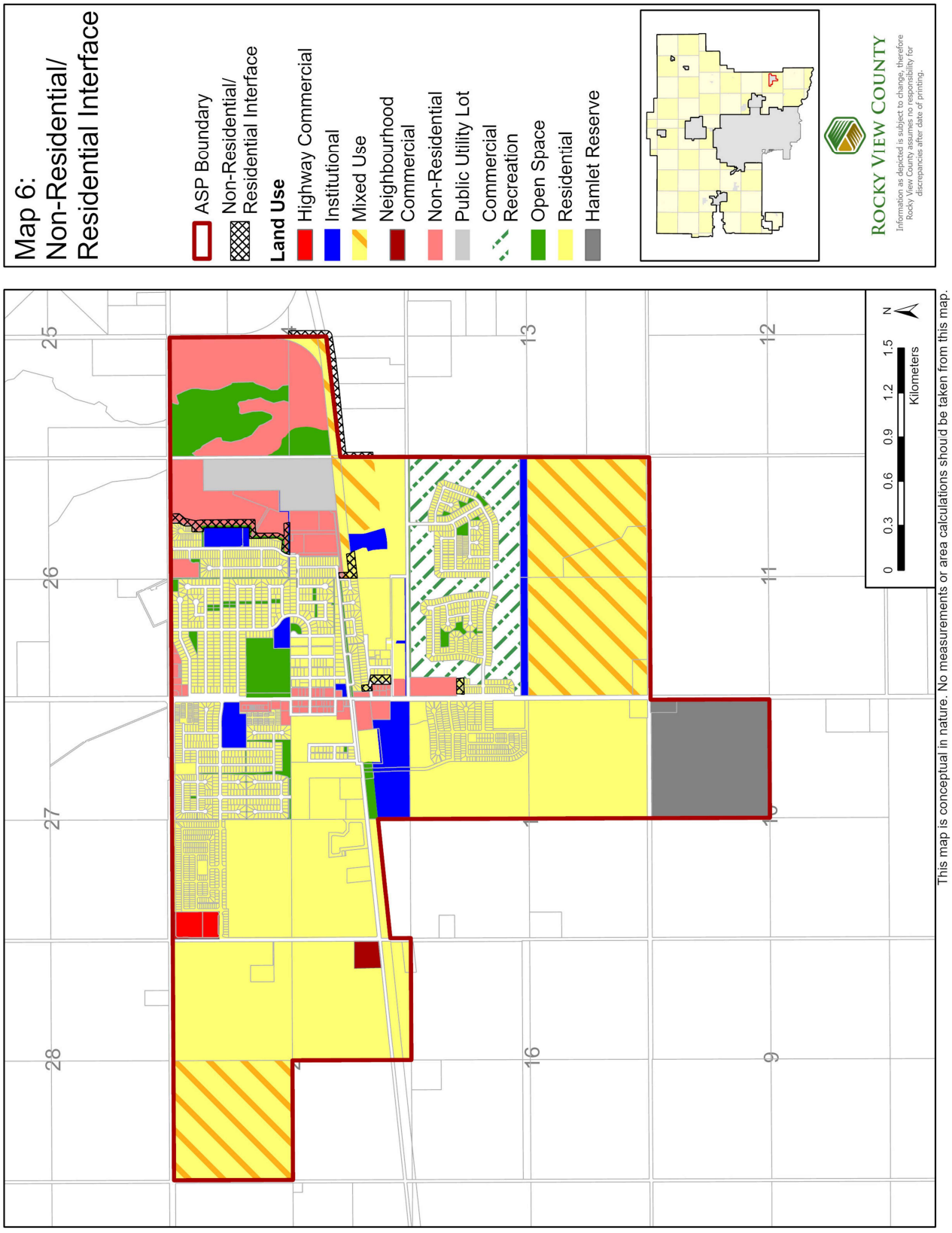
~~15.7~~14.11 High quality building appearance should be emphasized where non-residential buildings face residential areas. Building design shall address the requirements of the County's Commercial, Office, & Industrial Design Guidelines.

~~15.8~~14.12 The maximum height of buildings on lots adjacent to a residential area shall be 12.5 metres or lower, where required by the County's Land Use Bylaw.

~~15.9~~14.13 Garbage storage, loading bays, loading doors, or other activities creating heavy truck movements on lots adjacent to a residential area should not face the residential area.


Map 6:
Non-Residential/
Residential
Interface
ASP Boundary
Non-Residential/Residential Interface
Residential
Non-Residential
Public Utility Lot
Mixed Use
Open Space
N
0
0.25
0.5
1
Km
TWP RD 234
SH 797
CENTRE ST
SH 797
SH 560/GLENMORE TR
VALE VIEW RD
TWP RD 232
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON


Map 6:
Non-Residential/
Residential Interface
ASP Boundary
Non-Residential/
Residential Interface
Land Use
Highway Commercial
Institutional
Mixed Use
Neighbourhood
Commercial
Non-Residential
Public Utility Lot
Commercial
Recreation
Open Space
Residential
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore
Rocky View County assumes no responsibility for
discrepancies after date of printing.
25
26
27
28
13
12
11
16
9
N
0
0.3
0.6
0.9
1.2
1.5
Kilometers
This map is conceptual in nature. No measurements or area calculations should be taken from this map.


Map 6:
Non-Residential/
Residential Interface
ASP Boundary
Non-Residential/
Residential Interface
Land Use
Highway Commercial
Institutional
Mixed Use
Neighbourhood
Commercial
Non-Residential
Public Utility Lot
Commercial
Recreation
Open Space
Residential
Hamlet Reserve
ROCKY VIEW COUNTY
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1.5
Kilometers
N
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

B. SERVICES

~~16.~~15. SCHOOLS

Rocky View County and Rocky View School Board are the ~~the~~ school authorities administering the schools in the County.

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

Rocky View School Board monitors the enrollment, growth in the hamlet and future needs for schools. Each type of school has a land requirement to ensure the appropriate space for playing fields and the recreation required by the age category of the school. ~~have determined that 6 future schools may be required within the Hamlet of Langdon; 4 public elementary and junior high schools, 1 catholic elementary school, and 1 public high school. Presently, there are 2 existing elementary / junior high schools within the Hamlet of Langdon.~~ Current size requirements are 10 acres for an Elementary School, 15 acres for a Middle School, and 25 acres for a High School. Additional locations will be finalized based on demand and the policies of this Plan. ~~Two existing school site locations are identified on Map 5: Hamlet of Langdon. Additional locations will be finalized based on demand and the policies of this Plan.~~

> Joint Use Site is a share site between Rocky View County and Rockey View School Board. The site will contain a school and recreation field and could potentiallin include a recreation centre.

OBJECTIVES

- Ensure future development works with Rocky View School Board and the County to identify and provide land for future schools.~~Identify school needs and potential school sites in the Langdon Plan Area.~~
- Identify new schools sites in the Conceptual Schemes.~~Collaborate with school authorities on site selection and development.~~

- Support the partnership between Rocky View School Board and the County for the joing development and use of future school sites. ~~Explore the feasibility of joint use community and school facilities with school authorities.~~

POLICIES

General

~~**General**~~

15.1 The location of existing school sites are shown on Map 5: Land Use Strategy.

~~16.1~~15.2 Future school sites will be identified in new development based on the need, the type of school required and the area of land required for the specific type of school.

~~16.2~~15.3 As ~~*Local Plan*~~*Conceptual Schemes*~~s~~ are prepared, consultation shall occur with the Rocky View School Board~~s~~ and other relevant partners to confirm additional school needs and to identify further locations for future school sites.

~~16.3~~15.4 The amount of land dedicated for a future school site should be consistent with the size requirements delineated in the Reserves Agreement between Rocky View County and the School Boards.

~~16.4~~15.5 Proposals for school sites that vary from the agreed upon size requirements (as per policy 16.3) shall require the agreement of the appropriate School Board and the County.

~~16.5~~15.6 Redesignation and subdivision applications for school sites shall address land use compatibility, servicing needs, transportation requirements, and ensure the site is of sufficient size to accommodate parking needs.

~~16.6~~15.7 School sites should provide suitable land for active playfields and park space to meet the needs of students and should be connected to the community through trails, pathways, and / or sidewalks.

Joint Use

~~16.7~~15.8 The County may partner with the School Boards~~Authorities~~ to facilitate the creation of joint use facilities or amenities.

15.9 The County should encourage community groups and other organizations to consider collaboration with the School Boards~~Authorities~~ and the County for joint use opportunities on municipal land and school sites.

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

Horseshoe Crossing High Schook, Langdon, Alberta

Source: Chestermere Anchor



~~17.~~16. RECREATION, CULTURAL, AND COMMUNITY USES

Community space and facilities for recreation, culture, and community uses are an important component of a hamlet. Once the spaces are created, the recreation, cultural, institutional, and social programs can be supported through a variety of mechanisms. The Hamlet of Langdon has a number of community groups and organizations that have identified their future recreation facility needs. Future planning to secure recreation lands is something that will ~~have to~~ be a collaborative effort between the County, school boards, community groups, and private landowners.

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

OBJECTIVES

- Provide public and private space for recreation, culture, and community uses that foster the quality of life, health, and social well-being of residents.
- Support recreation, culture, institutional, and community uses in accordance with the recommendations of the ~~County Plan~~Municipal Development Plan.
- The County will provide support in future planning to secure recreation lands for community facilities (i.e., meeting space, ball diamonds, youth centre).
- Provide recreation amenities for people of all ages in the Hamlet (youth, young families, singles, and seniors).
- Intergenerational recreational programs will provide opportunities for different age groups to share skills, education, and experiences.

POLICIES

General

~~17.1~~16.1 ~~*Local Plan*~~*Conceptual Schemes*s shall consider the appropriate type, size, and scale of recreation, cultural, and community services.

~~17.2~~16.2 ~~*Local Plan*~~*Conceptual Schemes*s shall consider and, where required, provide for the location of lands for recreation, cultural, and community uses.

~~17.3~~16.3 The County shall support the development of recreation, cultural, and community facilities and amenities through grant funding programs / appropriate funding mechanisms.

~~17.4~~16.4 The County shall support the development of intergenerational recreational programs.

~~17.5~~16.5 The County may ~~should~~ encourage ~~both~~ public and private partnerships to provide recreation, cultural, and community services and specifically investigate the potential for a skating / hockey rink in the community.

~~17.6~~16.6 The County should work with the Hamlet's community groups to determine long range recreation needs and appropriate use of cash in lieu funds, which may include a skating /hockey rink.

16.7 The County should work collaboratively with the school boards and the Hamlet's community groups in order to plan for an appropriate amount of land for future recreation needs.

~~17.7~~16.8 All new development shall provide universal design for physical accessibility in accordance with the Alberta Accessibility Design Guide 2024.

Support of Programs

16.9 The County encourages and supports recreation, cultural, and community programs through appropriate mechanisms and public / private partnerships.

16.10 The County should work with other organizations to provide enhanced opportunities for all community members to have access to recreation and leisure activities for existing and future recreation facilities.

~~17.8~~16.11 The County should work with businesses and not for profit organizatins to increase the number of day care, childcare and afterschool programs.

~~18.~~17. OPEN SPACE, PARKS, PATHWAYS AND TRAILS

Open space, parks, pathways, and trails contribute to community building by preserving rural landscapes and providing residents with opportunities for passive and active recreation. Communities need to have a wide range of accessible, connected, inviting, and safe parks and *open spaces* to meet the diverse needs of residents, businesses, schools, and other institutions.

> ***Open Space*** means all land and water areas, either publicly owned or offering public access that are not covered by structures. *Open space* may include current and future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

OBJECTIVES

- Promote, conserve, and enhance an interconnected *open space* system.
- Ensure that *open space* and parks have an ecological, social, cultural, recreational, and / or aesthetic function and that each space operates in a sustainable manner.
- Provide for a variety of parks that are well designed and accommodate residents' recreational and cultural needs.
- Provide for an interconnected local network of pathway and trail connections that link the Hamlet's residential areas and link to Centre Street.
- Provide opportunities for passive recreation and active transportation modes within residential, industrial, and commercial areas.
- Ensure all new paths and open spaces are designed using Accessibility Design Guide 2024, Minisgtry of Municipal Affairs.

POLICIES

General

~~18.1~~17.1 An interconnected system of *open space* shall be provided in the Langdon Plan Area that is in general accordance with Map 7: Open Space and Pedestrian Connections.

~~18.2~~17.2 *Open space* shall be provided through such means as:

a. the dedication of reserve lands, environmental reserves, and public utility lots;
b. the provision of environmental reserve easements, conservation easements, or other easements and rights-of-way;
c. government lands for public use;
d. privately owned land that is accessible to the public;
e. publicly owned stormwater conveyance systems;
f. land purchases, endowment funds, land swaps, and donations; and / or
g. other mechanisms as may be approved by the County.

~~18.3~~17.3 *Open space* shall be planned and integrated into the Langdon Plan Area so that the function of each space will provide a positive and safe social, cultural, and / or recreational experience for the community.

~~18.4~~17.4 *Open space* shall have an ecological, social, cultural, recreational, and / or aesthetic function that is sustainable.

~~18.5~~17.5 Multi-purpose and joint use sites for schools, parks, and recreation facilities will conttibute to the Open Space Plan. ~~are encouraged, where needed.~~

~~18.6~~17.6 The network of pathways, trails, and sidewalks should promote walking and cycling; the network should provide connections between residential, commercial, institutional, and industrial areas.

~~18.7~~17.7 The design and construction of parks, pathways, trails, and associated amenities shall be of high quality and adhere to the County's Servicing Standards, Parks and Pathways: Planning, Development, and Operational Guidelines, and the County's Parks and Open Space Master Plan design criteria.

~~18.8~~17.8 Where the regional pathway, trail, boardwalk, and sidewalk network cannot be located within a park, stormwater conveyance system, natural water course, riparian area, or natural area, it may be located within a road right-of-way in accordance with applicable County standards or in municipal reserve land adjacent to a road.

~~Local Plan~~Conceptual Schemes~~s~~

~~18.9~~17.9 *~~Local Plan~~Conceptual Schemes* ~~preparation~~ should provide for a pathway, trail, and sidewalk network that generally aligns with the network shown on Map 7: Open Space, Pathways and trails and follow the recommendations of the Active Transportation Plan South County 2018. Conceptual Schemes should:~~, and~~

a. provide connections within, and external to, the *~~Local Plan~~Conceptual Schemes* area;

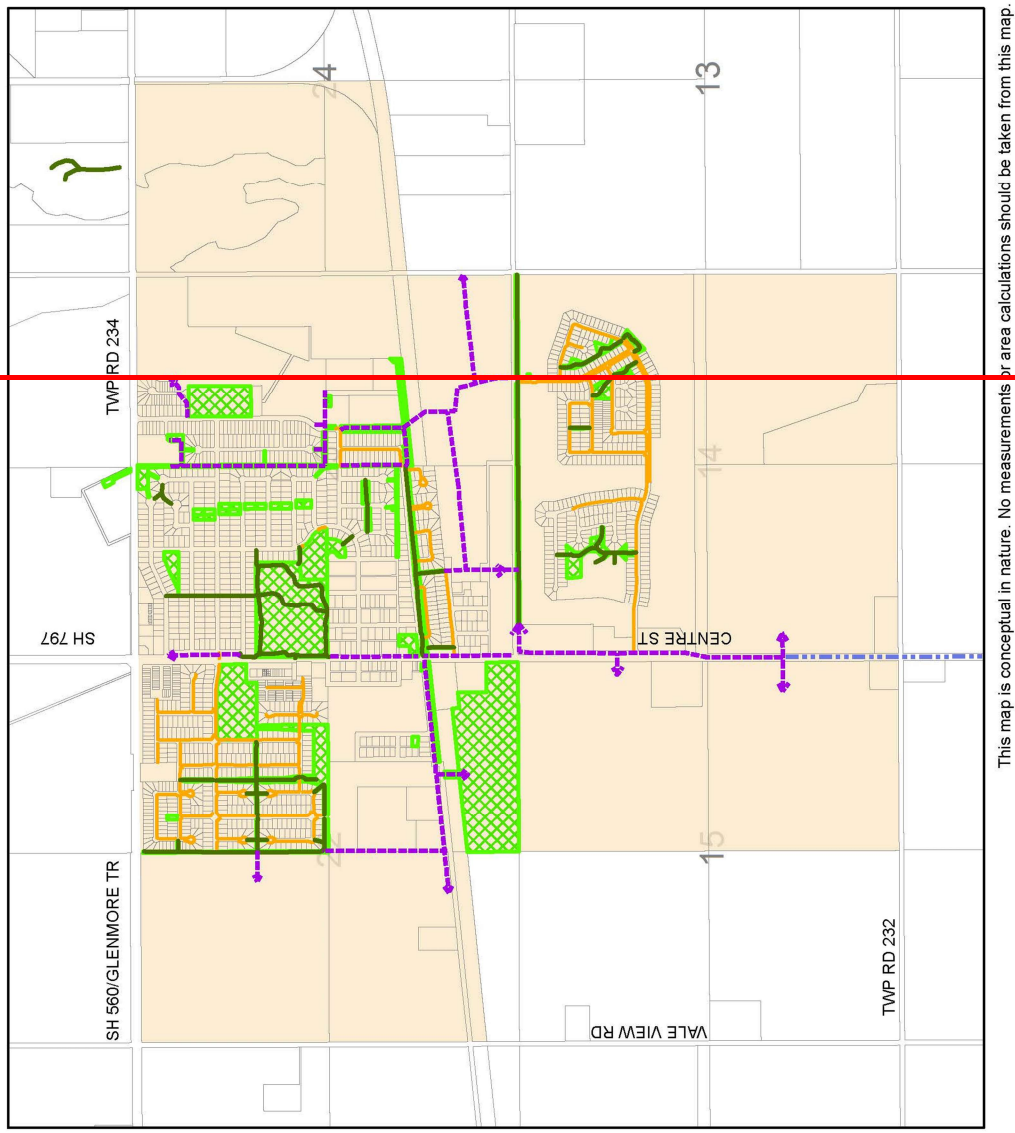
b. address parks and open spaces during all stages of development and are in alignment with the County's Parks and Open Space Master Plan;

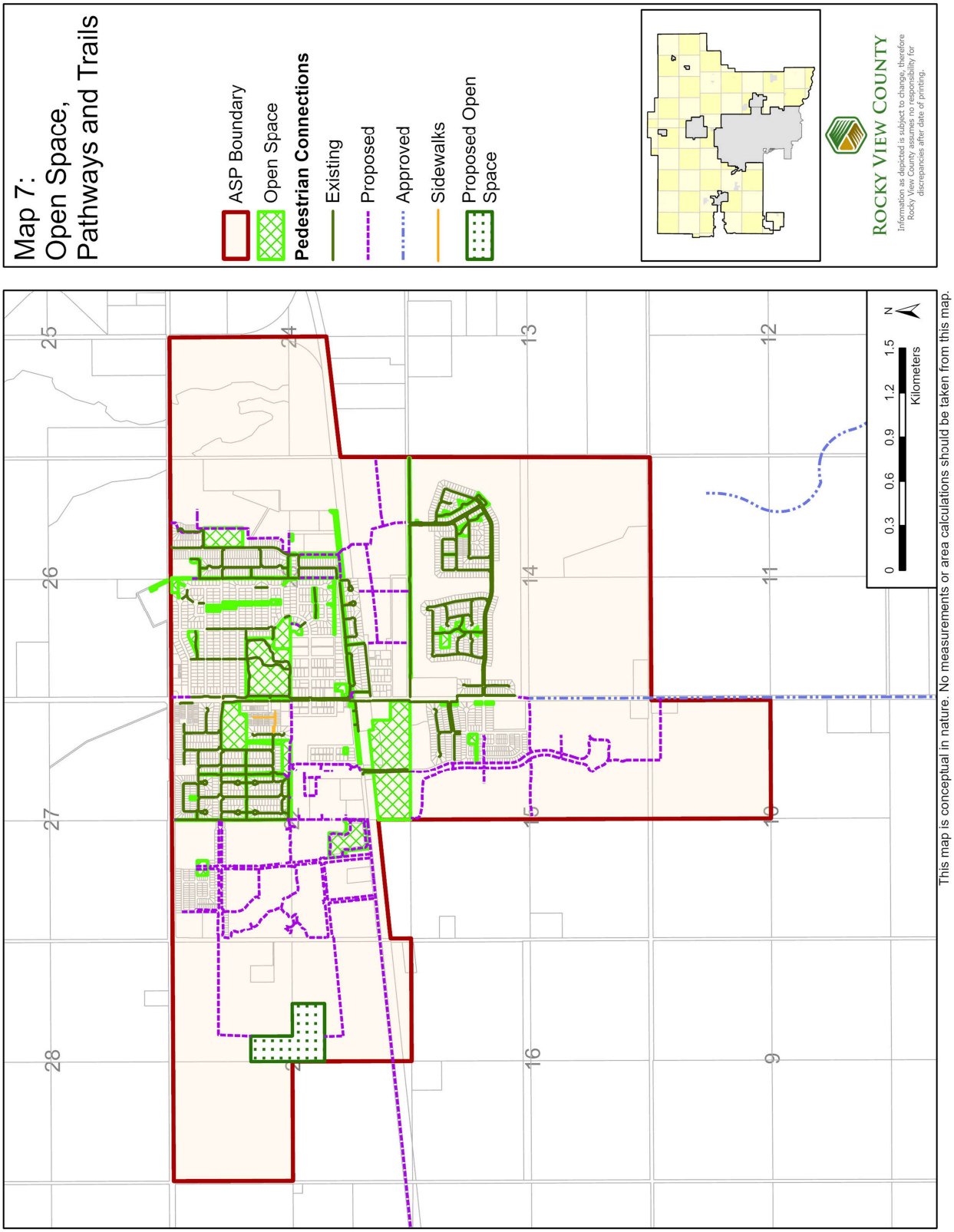
c. wherever possible, be located within, or align with, a park, wetland, stormwater conveyance system, natural water course, riparian area, or natural area;

d. incorporate Crime Prevention Through Environmental Design (CPTED) features; and

e. contribute to the regional trail and pathway system.

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


Map 7:
Open Space
and Pedestrian
Connections
ASP Area
Open Space
Pedestrian Connections
Existing
Proposed
Approved
Sidewalks
0
0.25
0.5
1
Km
N
TWP RD 234
SH 797
SH 560/GLENMORE TR
VALE VIEW RD
TWP RD 232
CENTRE ST
13
14
15
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON


Map 7:
Open Space,
Pathways and Trails
ASP Boundary
Open Space
Pedestrian Connections
Existing
Proposed
Approved
Sidewalks
Proposed Open Space
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
Kilometers
0
0.3
0.6
0.9
1.2
1.5
N
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

~~19.~~18. NATURAL ENVIRONMENT

Scattered throughout the Hamlet area are a number of wetland complexes, with a series of permanent wetlands located in the Langdon Plan Area. The purpose of these policies is to provide for the long term conservation of valued wetlands and riparian areas. The riparian protection area is based on the Province of Alberta's "Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region" as amended.

A **Wetland** is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

A **Wetland Complex** is two or more permanent or intermittent wetlands connected by natural vegetation and drainage.

Riparian Land is the vegetated (green zone) area adjacent to rivers, creeks, lakes, and wetlands. These areas have a distinct vegetative community that is a result of increased soil moisture and different soil types.

Wetlands and riparian areas connect groundwater to surface water, provide important wildlife and waterfowl habitat, clean and purify water, and provide recreational opportunities.

OBJECTIVES

- Provide for the protection and enhancement of wetlands and wetland values.
- Ensure wetlands are assessed through the ~~*Local Plan*~~*Conceptual Schemes* preparation process.
- Provide for the protection and enhancement of riparian areas adjacent to wetlands and watercourses.
- Provide guidance regarding building and development in and through riparian areas.

Wetland Value is based on the function of the wetland (e.g. abundance and biodiversity) and the benefits it provides to society (e.g. water quality improvement and flood protection).

POLICIES

Wetlands

~~19.1~~18.1 Wetland protection shall be guided by County and Provincial Policy.

~~19.2~~18.2 The County shall require the use of the Alberta Wetland Classification System to determine wetland classification and relative wetland value.

~~19.3~~18.3 ~~*Local Plan*~~*Conceptual Schemes* shall identify the classification and value of wetlands within the ~~*Local Plan*~~*Conceptual Schemes* area boundary. This shall be done as part of a wetland assessment, to be provided at the ~~*Local Plan*~~*Conceptual Schemes* preparation stage.

~~19.4~~18.4 ~~*Local Plan*~~*Conceptual Schemes*~~s~~ shall determine, through consultation with the Province, whether wetlands are Crown owned land.

> The Province has published a "Guide for Assessing Permanence of Wetland Basins" as a tool to assist in the identification of Crown owned land.

~~19.5~~18.5 Wetlands, not claimed by the Crown, that have a high relative value should be dedicated as environmental reserve or environmental reserve easement.

~~19.6~~18.6 Where the County and Province approve the removal of wetlands, compensation shall be provided in accordance with County and Provincial Policy.

Riparian Areas

~~19.7~~18.7 Riparian area protection shall be guided by County and Provincial Policy.

~~19.8~~18.8 Building and development in the riparian setback area shall be in accordance with the Riparian Protection aeras as identified in the County's Land Use Bylaw and ~~the County's~~ Riparian Land Conservation and Management Policy (C-419)~~Setback Policy~~.

~~19.9~~18.9 The riparian setback area uses may include parks, pathways, and trails.

~~19.10~~18.10 Public roads and private access roads are allowed in the riparian setback area but should be located, designed, and constructed so as to minimize disturbance to the riparian area.

~~19.11~~18.11 The riparian setback area shall remain vegetated and development proponents should maintain the natural riparian function through the use of native plant species.

~~20.~~19. RESERVES

Reserves and environmental reserves are lands dedicated to the County as public land during the subdivision process. Reserves enhance the community by providing land for parks, schools, and recreational amenities. Environmental reserves protect the community and natural environment by preventing development in hazardous areas such as ravines and floodways.

Reserves are lands dedicated to the County by the developer through the subdivision process as defined in the Municipal Government Act. They include:

- municipal reserves;
- community services reserves;
- conservation reserves;
- environmental reserves;
- school and municipal reserves; and
- school reserves.

Instead of a land dedication, the County may accept the equivalent value of the land as money. Cash in lieu money is shared between the school boards and the recreation districts.

Conservation Reserves are lands required by the subdivision authority to be dedicated to the municipality that:

a) In the opinion of the subdivision authority, the land has environmentally significant features;

b) The land is not land that could be required to be provided as environmental reserve;

c) The purpose of taking the conservation reserve is to enable the municipality to protect and conserve the land; and

d) The taking of the land as conservation reserve is consistent with the municipality's municipal development plan and ASP.

Community Services Reserves are defined in the Municipal Government Act as lands declared surplus by the school boards. *Community services reserve* land may be used for:

- a public library;
- a police station, a fire station, or an ambulance services facility, or a combination of them;
- a non-profit day care facility;
- a non-profit senior citizens facility;
- a non-profit special needs facility;
- a municipal facility providing service directly to the public;
- affordable housing.

Environmental Reserves are defined in the Municipal Government Act (Section 664) as:

~~12.~~ a swamp, gully, ravine, coulee or natural drainage course,

~~13.~~ land that is subject to flooding or is, in the opinion of the subdivision authority, unstable, or

~~14.~~ a strip of land, not less than 6 metres in width, abutting the bed and shore of any lake, river, stream or other body of water for the purpose of

(i) preventing pollution,

(ii) providing public access to and beside the bed and shore.

OBJECTIVES

- Provide for the dedication of reserves to meet the educational, recreational, cultural, social, and other community service needs of the community.
- Provision for the taking of money in place of land for municipal reserve, school reserve, or municipal school reserve.
- Provide direction on the timing of reserve dedication.
- Provide for the identification and protection of environmentally significant land or hazard land through the dedication of environmental reserve or environmental reserve easements.

POLICIES

~~20.1~~19.1 Reserves owing on a parcel of land shall be provided as:

a. municipal reserve, school reserve, or municipal and school reserve;

b. money in place of reserve land; or

c. a combination of land and money.

~~20.2~~19.2 Municipal reserve, school reserve, or municipal and school reserve, shall be provided through the subdivision process to the maximum amount allowed by the Municipal Government Act.

~~20.3~~19.3 Prior to the disposition of municipal or school reserve land declared surplus by the school board, the County shall determine if the land is required for community services reserve land as provided for in the Municipal Government Act.

~~20.4~~19.4 Voluntary dedication of reserve land beyond the maximum amount allowed by the Municipal Government Act may be considered if it is demonstrated that the additional reserve will benefit the community and result in no additional acquisition costs to the County.

~~20.5~~19.5 All, or a portion of, reserve land requirements may be deferred by registering a deferred reserve caveat if it is determined that the reserve could be provided through future subdivision.

~~20.6~~19.6 The acquisition, deferral, and disposal of reserve land, and the use of money in place of reserve land, shall adhere to County Policy, agreements with local school boards, and the requirements of the Municipal Government Act.

~~20.7~~19.7 Provision and allocation of reserves shall be determined at the time of subdivision by the County's Subdivision Approving Authority.

~~20.8 The dedication of reserves should meet the present or future needs of the Langdon Plan Area by considering the recommendations of this ASP, Agricultural Edge Design Guidelines, the Parks and Open Space Master Plan, Recreation and Culture Master Plan, *Local Plan*, school boards, and / or recreation boards.~~

~~20.9~~19.8 The amount, type, location, and shape of reserve land shall be suitable for public use and readily accessible to the public.

~~20.10~~19.9 Where an identified park, trail, and pathway system (Map 7) or land for recreational or cultural amenities cannot be provided through the dedication of municipal reserves or private easement, consideration should be given to acquiring land through the use of:

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

Environmental Reserves

~~20.11~~19.10 Lands that qualify as environmental reserve should be dedicated as environmental reserve or environmental reserve easement through the subdivision process, as per the Municipal Government Act.

~~20.12~~19.11 Other lands determined to be of environmental significance, but not qualifying as environmental reserve, should be protected in their natural state through a conservation reserve dedication, ~~alternative means~~ as determined by the County.

~~20.13~~19.12 Environmental reserves should be determined by conducting:

a. a Biophysical Impact Analysis report;

b. a Geotechnical Analysis; and / or

c. other assessments acceptable to the County.

~~c.~~

Reserve Analysis

~~20.14~~19.13 A reserve analysis shall be required with the preparation of a ~~*Local Plan*~~*Conceptual Scheme* to determine the amount, type, and use of reserves owing within the ~~*Local Plan*~~*Conceptual Scheme* area.

~~20.15~~19.14 The reserve analysis shall include a determination of:

a. the total gross area of the ~~*Local Plan*~~*Conceptual Schemes*;

b. the type and use of reserves to be provided within the ~~*Local Plan*~~*Conceptual Schemes* area;

c. other reserves owing on an ownership basis;

d. the location of the reserve types and amounts in relation to the ~~*Local Plan*~~*Conceptual Schemes* area's overall *open space* system, with this information to be shown on a map; and

e. the amount of residual reserves to be taken as money in place of land.

~~21.~~20. EMERGENCY SERVICES

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

OBJECTIVES

- Ensure an appropriate and efficient level of fire and protective services is made available for current and future residents in order to provide for a safe and liveable community.
- Ensure communities are designed and constructed to optimize the delivery of fire and protective services.

An **Emergency Services Facility** is a site and building(s) containing the staff, equipment, and other apparatus required to deliver fire and / or protective services within the County and may include facilities and space for other related services.

POLICIES

General

~~21.1~~20.1 In association with County Fire Services, the RCMP, and other emergency service providers, an adequate level of service shall be provided to meet current needs, as well as future needs, based on projected population growth and demographic change in the Langdon Plan Area.

~~21.2~~20.2 Policing will be provided by the RCMP as per the Provincial Police Service Agreement, until such time as another policing solution is required or sought out.

~~21.3~~20.3 The County should review the policing requirements for the Hamlet area and identify additional needed resources.

~~21.4~~20.4 All industrial and commercial buildings should provide fire suppression systems and they shall be in compliance with the County's Fire Hydrant Suppression Bylaw and the Alberta Fire Code.

~~21.5~~20.5 ~~*Local Plan*~~*Conceptual Schemes*~~*s*~~ shall address fire and protection response measures and on-site firefighting requirements through consideration of such factors as efficient road design, safe and efficient access for emergency service vehicles, wildland fire protection, and fire control measures.

20.6 Crime Prevention T~~t~~hrough Environmental Design (CPTED)features should be considered and incorporated into the design and construction of all new development, wherever possible.

Emergency Service Infrastructure

20.7 All industrial and commercial buildings are required to provide fire suppression systems and shall be in accordance with the County Fire Hydrant Water Suppression Bylaw, and the National fire Protection Association (NFPA)

20.8 , and the Alberta Fire Code.

~~21.6~~20.9 The water provider shall provide for an adequately sized reservoir and distribution system to provide fireflows to the Plan Area that meets the requirements of the County Fire Hydrant Water Suppression Bylaw, the National Fire Protection Association (NFPA) and the Alberta Fire Code.

C. INFRASTRUCTURE

~~22.~~21. TRANSPORTATION

The transportation network must develop in a manner that is safe, functional, and efficient. The network should minimize impacts on major wetlands and natural features, integrate development within the Langdon Plan Area, and provide regional opportunities for walking, cycling, and public transportation. Map 8: Transportation Network 2020-2030 shows the provincial, regional, and local transportation networks in the Langdon Plan Area, as well as provides information on road classifications.

The engagement completed for the development of this Plan indicated the residents are most concerned about Glenmore Trail traffic and the intersection at Highway 797 (Centre Street) as well as the traffic and pedestrian environment on Centre Street.

OBJECTIVES

- Support a regional road network, based on the township and grid system.
- Create a road network that efficiently accesses and aligns with the provincial and regional highway network.
- Encourage the separation of residential, commercial, and industrial traffic by developing Vale View Road as a regional arterial road for industrial use.
- Provide for an internal road network that contributes to a high quality built environment and efficiently and safely aligns to the regional road network and provides safe pedestrian and bicycle routes.
- Provide for an internal road network within the residential areas that facilitates connectivity within and between neighbourhoods.

POLICIES

General

~~22.1~~21.1 All transportation infrastructure should be developed in accordance with the Langdon Transportation Modelling and Review report.

21.2 A Transportation Impact Assessment shall be required as part of the ~~*Local Plan*~~*Conceptual Scheme* preparation and / or subdivision application process where applicable.

~~22.2~~21.3 All new development shall provide universal design for physical accessibility in accordance with the Alberta Accessibility Design Guide 2024.

Regional Transportation Network

~~22.3~~21.4 The regional transportation system should be developed in general accordance with Map 8:Transportation Network 2020-2030. The classifications of the grid road network may be refined through further transportation analysis and / or at the ~~*Local Plan*~~*Conceptual Schemes* stage.

~~22.4~~21.5 The County shall collaborate with the Province regarding regional road connections and access to Highway 560.

21.6 The County shall work with the Province to upgrade Glenmore Trail to a four-lane highway from Langdon, west to connect with the current four-laned section of the highway.

~~22.5~~21.7 The County shall work with the Province to monitor the operation of the existing intersections on Highway 560 (Glenmore Trail) and Highway 797 (Centre Street) and Highway 560 (Glenmore Trail) and Vale View Road within the Langdon Plan Area, and ensure that growth within the Plan area does not adversely affect the safe and effective operation of these intersections and / or the operation of both highways.

~~22.6~~21.8 Infrastructure improvements to support subdivision / development are to be constructed by the developers, and may consist of upgrades to the existing at-grade intersections to improve safety and operations, or the redirection of traffic to an intersection location with additional capacity.

~~22.7~~21.9 At the time of subdivision,~~development~~ road rights of way shall be dedicated in accordance with the Langdon Network Analysis study prepared by Watt Consulting Group.

~~22.8~~21.10 Where required, ~~*Local Plan*~~*Conceptual Schemes**s*** shall accommodate existing and / or potential changes in access to the provincial transportation network, as identified on Map 8.

~~22.9~~21.11 The County encourages and supports opportunities to connect to a regional public / private transportation system. Development of such a system shall consider design standards, costs associated with upgrading the road network, and long term operation and maintenance requirements**.**

Local Transportation Network - General

22.1~~0~~ The design and construction of roadways within the local transportation network shall utilize sound access management principles and shall be in accordance with the County Servicing Standards.

22.1~~1~~ The designation and design of local roads within the transportation network, including classification, street sizing, and intersection / access spacing, shall be determined at the time of the ~~*Local Plan*~~*Conceptual Schemes* preparation.

22.1~~2~~ At the time of l~~L~~ocal road s ~~shall be~~ design~~ed~~, the developer will follow the cross-section standard approved in the Conceptual Scheme and ~~in accordance with the urban or rural cross-section requirements established by the~~ County Servicing Standards.

Local Roads – Non-Residential ~~Mixed Use and Commercial~~

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

22.14 Non-residential ~~Light Industrial / Commercial areas~~ should provide internal pathways and pathway connections to the regional trail network.

22.15 All roads within commercial areas should be designed to an urban road standard requirements established by the County Servicing Standards.

22.16 Light Industrial / Commercial development shall provide for safe and efficient pedestrian and bicycle circulation between buildings, sites, and, where applicable, adjacent areas.

22.17 Centre Street shall be designed to an urban road standard and provide for pedestrian~~-~~ and bicycle circulation movement on both sides of the road and ensure curb cuts at every driveway and intersection to accommodate for accessibility needs. ~~movement on both sides of the road, refer to the Centre Street Corridor Design Guidelines.~~

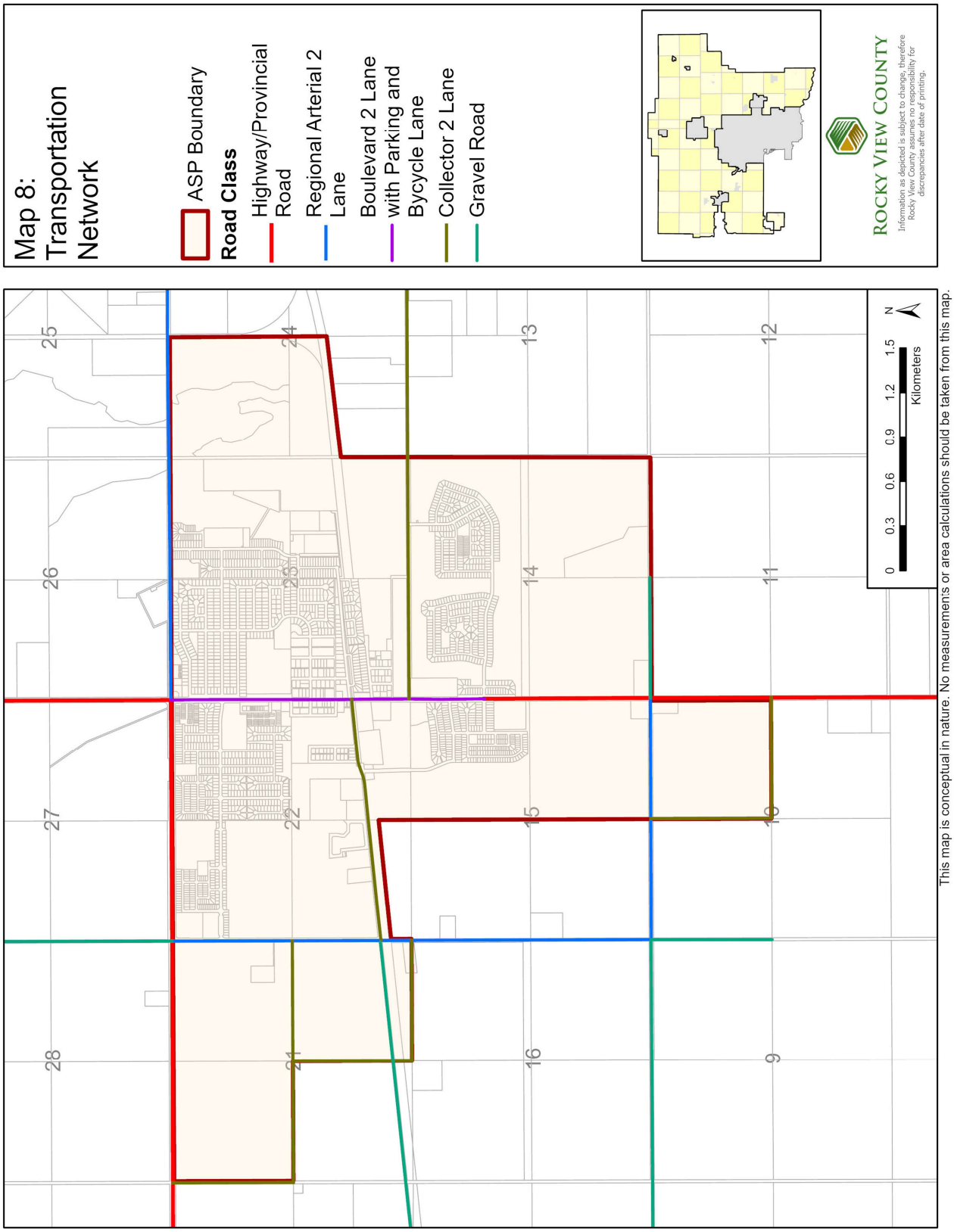
Local Roads - Residential

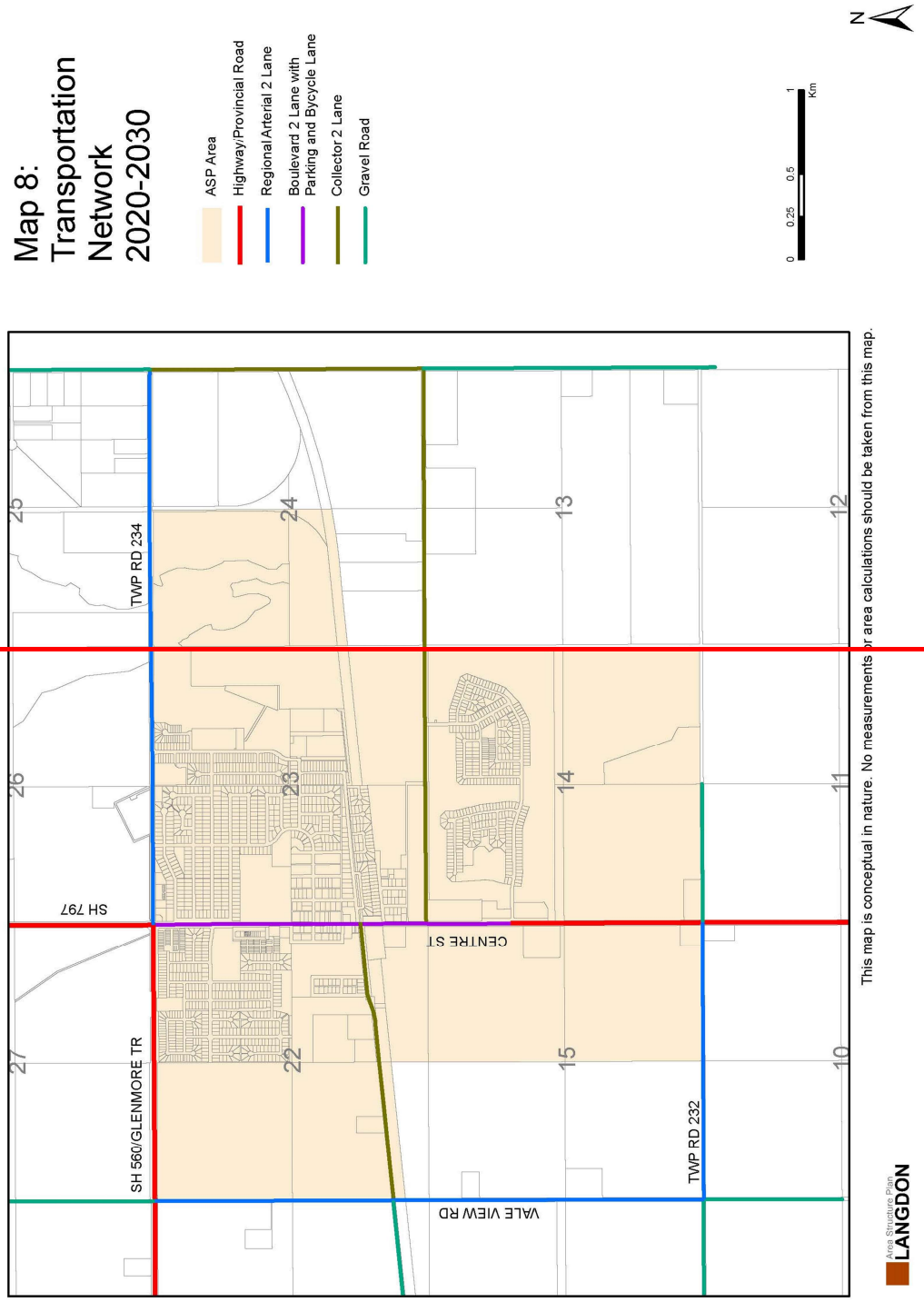
22.18 The road network in residential areas shall be designed to support an interconnected road and pedestrian system.

~~**Business Park & Mixed Use**~~

~~22.19 The type of road cross-section within business park and mixed use areas should be an urban standard and should be identified in the *Local Plan*.~~

~~22.20 Business park and mixed use areas should provide for safe movement of pedestrian traffic through the provision of internal pathways and pathway connections to the regional trail network.~~


Map 8:
Transportation
Network
ASP Boundary
Road Class
Highway/Provincial Road
Regional Arterial 2 Lane
Boulevard 2 Lane with Parking and Bycycle Lane
Collector 2 Lane
Gravel Road
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
25
24
13
12
26
23
14
11
27
22
15
10
28
21
16
9
0
0.3
0.6
0.9
1.2
1.5
Kilometers
N
This map is conceptual in nature. No measurements or area calculations should be taken from this map.


Map 8:
Transportation
Network
2020-2030
ASP Area
Highway/Provincial Road
Regional Arterial 2 Lane
Boulevard 2 Lane with
Parking and Bycycle Lane
Collector 2 Lane
Gravel Road
N
0
0.25
0.5
1
Km
TWP RD 234
SH 797
CENTRE ST
SH 560/GLENMORE TR
VALE VIEW RD
TWP RD 232
25
24
13
12
26
23
14
11
27
22
15
10
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON

~~23.~~22. UTILITY SERVICES

Well-designed and effective utility services are the foundation of a well-planned community. New development cannot occur unless the development can be responsibly and sustainably serviced with utilities. In this section, the utilities addressed include: water, waste water, storm water and shallow utilities. All new development is expected to connect to the piped County wastewater system and to the Langdon Waterworks Ltd. system for potable water.

Upgrades proposed to the current water and wastewater systems will allow for additional growth in the Hamlet. As Weed Lake is a key factor to growth within East Rocky View, without a viable outfall solution, the carrying capacity of Weed Lake and its ability to accept stormwater and treated effluent from the wastewater treatment facility is limited.

Private companies provide shallow utilities such as gas, electricity, and telecommunications to the Langdon Plan Area.

Map 9: Water shows the alignments of existing water transmission lines in the Hamlet area. Map 10: Wastewater shows existing sewage transmission lines, lift stations, and sanitary catchment areas in the Hamlet area. All new development is expected to connect to piped services.

OBJECTIVES

- Ensure potable water and wastewater systems are provided to the Langdon Plan Area in a safe, cost-effective, and fiscally sustainable manner.
- Identify and protect utility service routes.
- Support water conservation.
- Ensure shallow private utility systems are provided to new developments.
- Ensure fire suppression and water supply infrastructure is provided to deliver the appropriate level of fire protection, in accordance with industry standards, within the Langdon Plan Area.
- Rocky View County, in co-operation with key stakeholders, will manage stormwater and treated effluent discharges to manage the seasonal water levels and quality of Weed Lake.

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

POLICIES

General

~~23.1~~22.1 Land use applications relying on services provided by the County and the water supplier shall not be supported until the County has confirmed servicing capacity exists, or will be provided, to the satisfaction of the County.

~~23.2~~22.2 New development will be required to develop a Conceptual Scheme which will provie the details of the demand, capacity and connection for water and wastewater prior to an approval by t~~T~~he County. ~~shall determine servicing wastewater capacity requirements and allocation within, and external to, the Langdon Plan Area.~~

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

~~23.3~~22.4 The County and the water supplier shall determine potable water capacity requirements and allocation within the Langdon Plan Area.

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

22.6 All new development shall pay for the cost of connecting to the exsing water and wastewater system and may be required to contribute to the expansion of the wastewater system, as required by the County.

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

~~23.4~~

~~**Utility Location**~~

~~23.5 The development of utility services should support an orderly, logical, and sequential pattern of development.~~

~~23.6~~22.8 The location and size of utility rights-of-way and easements, and related line assignments, should be determined at the ~~*Local Plan*~~*Conceptual Scheme* stage to the mutual satisfaction of the County, the developer, and the utility companies.

~~23.7~~22.9 Utility rights-of-way and easements shall be provided to accommodate County wastewater, ~~and~~ potable water utilities and shallow utilities at the subdivision or development permit stage, as deemed necessary by the utility provider.

Water

~~23.8~~22.10 All new development shall connect to the piped potable water system.

~~23.9~~22.11 A Water Use Assessment shall be required with ~~*Local Plan*~~*Conceptual Scheme* preparation, subdivision applications, and / or development permit applications to determine water demand and infrastructure requirements.

~~23.10~~22.12 ~~TNotwithstanding policies 23.8 and 23.9, t~~he following uses may be allowed to attain their potable water from water wells in accordance with County and Provincial requirements:

a. agriculture land uses; and

b. golf course playing areas for irrigation purposes.

~~23.11~~22.13 In advance of future planning approvals within the Langdon Plan Area, the water provider should plan the staged upgrading of its water treatment plant and attendant works to accommodate the potable water needs of a service population projected within this Plan.

~~23.12~~22.14 In addition to the extension of treatment capacity, planning for the upgrading of the water treatment plant and attendant works should address municipal fire flow and storage standards and requirements, in accordance with industry standards.

~~23.13~~22.15 All new d~~D~~evelopment and buildings relying on potable water provided by the water provider's utility system should use low flow fixtures and appliances. Existing development is encouraged to convert to low flow fixtures and appliances.

Wastewater

~~23.14~~22.16 All new development shall be required to connect to the County's wastewater system.

~~23.15~~22.17 A Wastewater Servicing Study shall be required with ~~*Local Plan*~~*Conceptual Scheme* preparation, subdivision applications, and / or development permit applications to determine wastewater demand and infrastructure requirements.

~~23.16~~22.18 ~~Notwithstanding policies 23.4 and 23.14, a~~The exception to the requirement for all development to tie into piped services is agriculture land uses which may provide wastewater service by a private sewage treatment system in accordance with County Policy and Provincial regulation.

~~23.17~~22.19 Sump pumps shall be connected to the storm system and not to the wastewater system.

~~23.18~~22.20 An agreement between Rocky View County, Ducks Unlimited and the Western Irrigation District should be in place prior to Rocky View County expanding its options for treated effluent discharges to Weed Lake. Alberta Environment and Parks should be consulted through this process as well.

~~23.19~~22.21 ~~Concurrent with Policy 23.20~~ Rocky View County should immediately commence the planning for East Rocky View Sanitary Sewer Treatment Facility upgrading in order to provide expanded service to the Hamlets of Balzac, Conrich and Langdon.

~~23.20~~22.22 Rocky View County, in cooperation with key stakeholders, should manage stormwater discharges and treated effluent discharges to maintain the operating levels of Weed Lake.

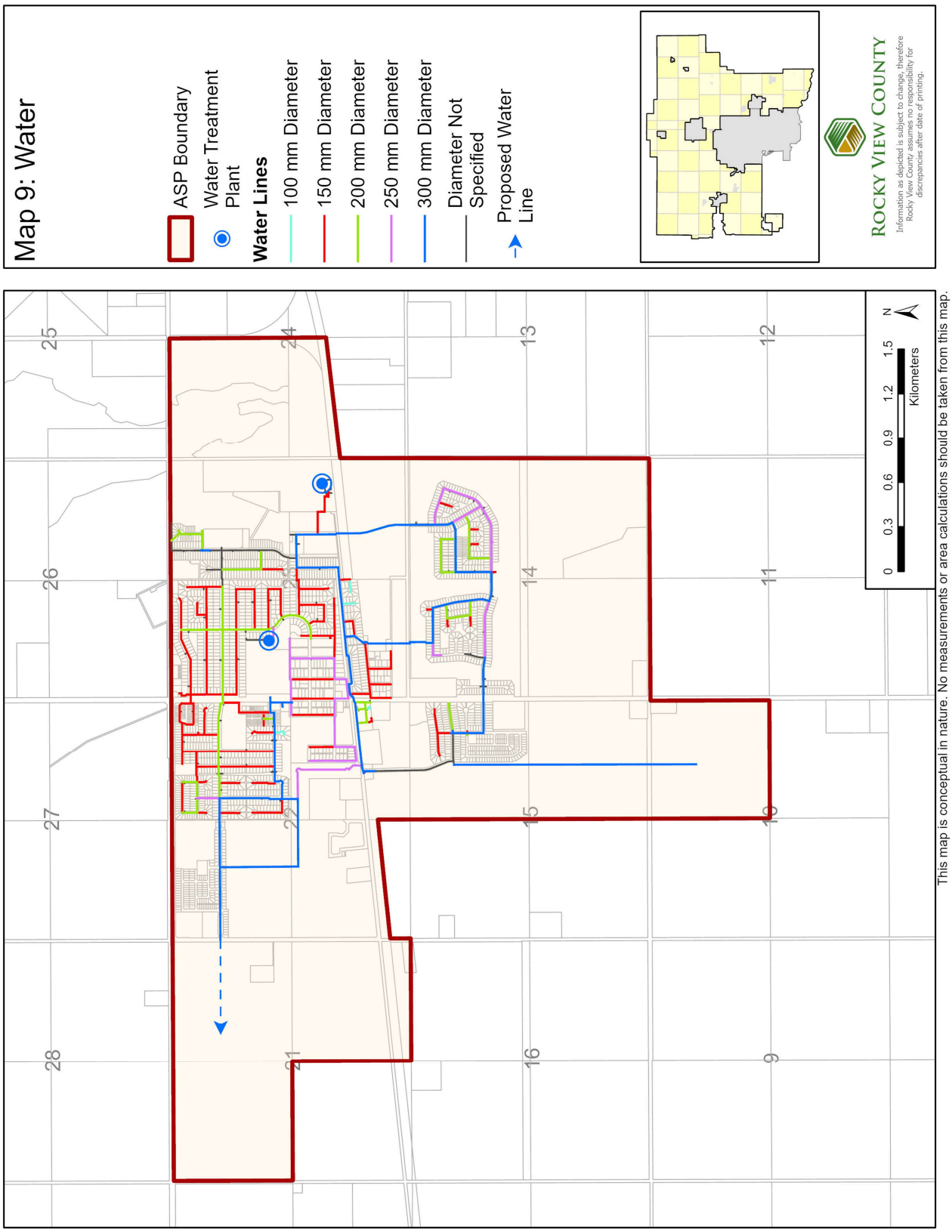
~~23.21~~22.23 Design upgrades to the East Rocky View Regional Sewer Treatment Facility shall comprise advanced treatment techniques and dedicated treated effluent wetlands that target a reduction of the nutrient loading levels, phosphorous in particular.

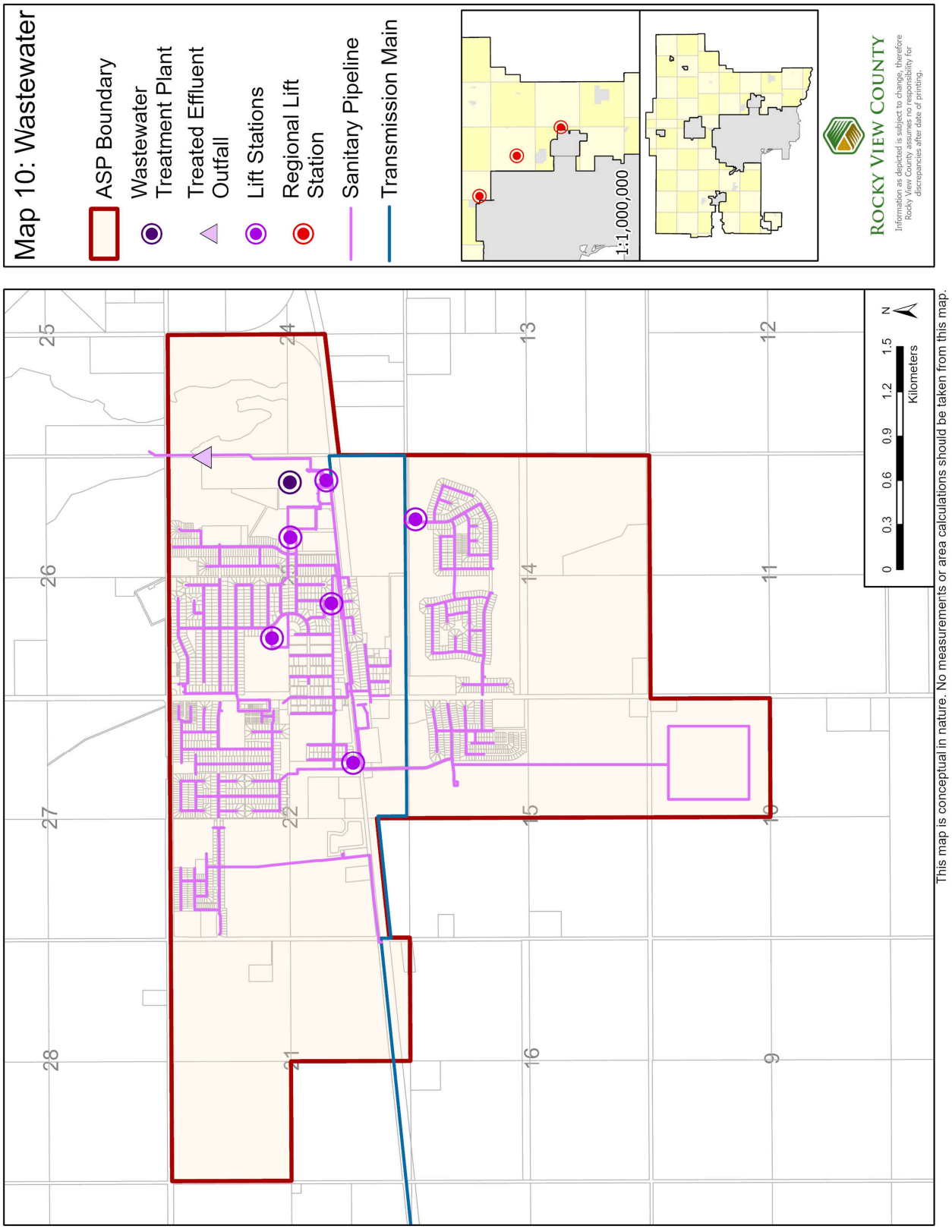
~~23.22~~22.24 All collection systems proposing connection to the East Rocky View Regional Sewer Treatment Facility, and designed for lands within the Langdon Plan Area, should include a system design strategy that eliminates and / or mitigates inflow and infiltration to the collection system.

Shallow Utilities

~~23.23~~22.25 All new development shall be serviced with shallow utilities at the expense of the developer.

~~23.24~~22.26 Commercial Communications Facilities should locate on land identified for industrial, commercial, or business park uses and be in accordance with County Policy.

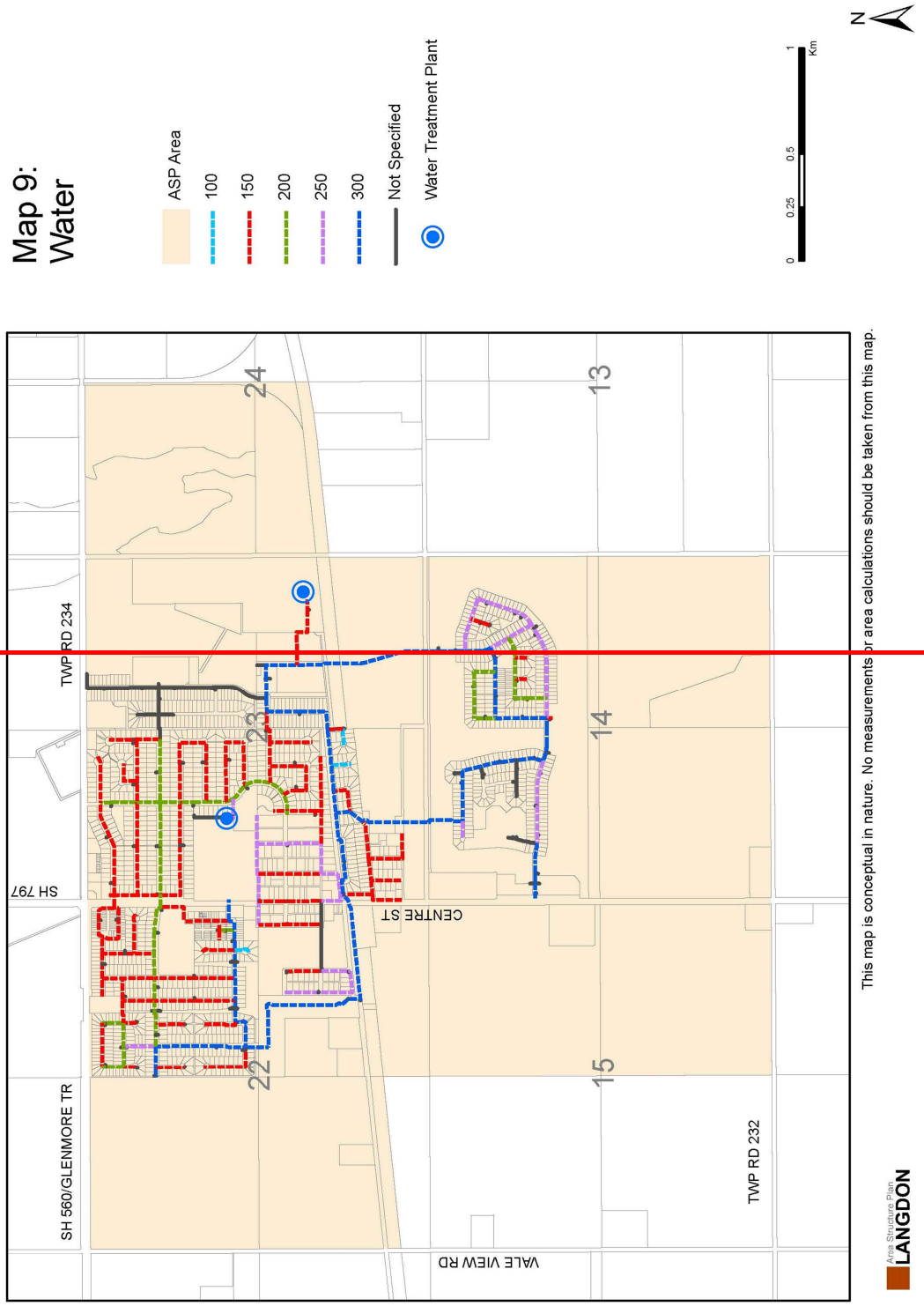

Map 9: Water
ASP Boundary
Water Treatment Plant
Water Lines
100 mm Diameter
150 mm Diameter
200 mm Diameter
250 mm Diameter
300 mm Diameter
Diameter Not Specified
Proposed Water Line
ROCKY VIEW COUNTY
Information as depicted is subject to change; therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
0 0.3 0.6 0.9 1.2 1.5
Kilometers
N
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

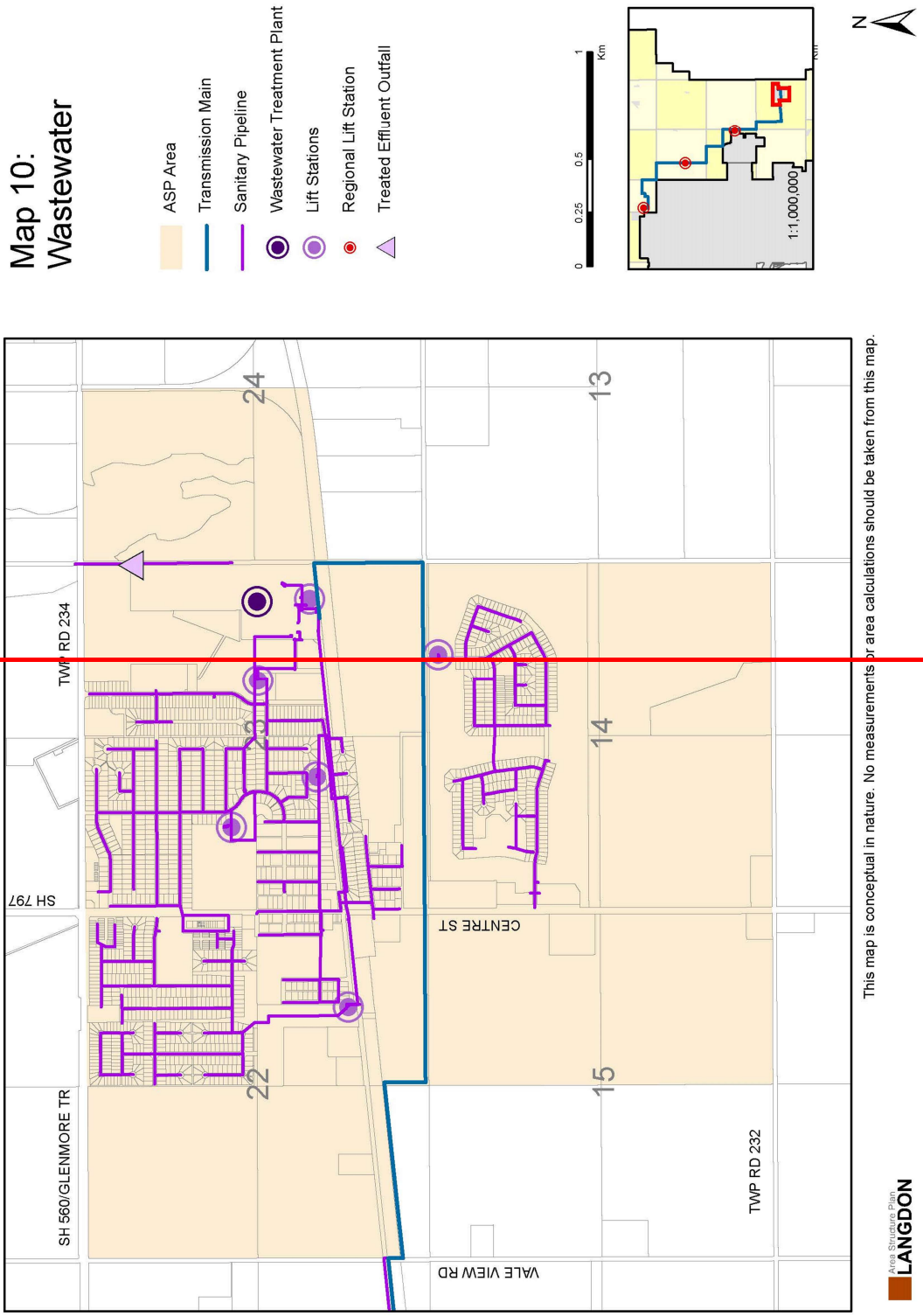

Map 10: Wastewater
ASP Boundary
Wastewater Treatment Plant
Treated Effluent Outfall
Lift Stations
Regional Lift Station
Sanitary Pipeline
Transmission Main
1:1,000,000
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
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Kilometers
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

~~**Emergency Service Infrastructure**~~

~~23.25 All industrial and commercial buildings are required to provide fire suppression systems and shall be in accordance with the County Fire Hydrant Water Suppression Bylaw, the National Fire Protection Association, and the Alberta Fire Code.~~

~~23.26 The water provider shall provide for an adequately sized reservoir and distribution system to provide firewater to the Plan Area that meets the requirements of the County Fire Hydrant Water Suppression Bylaw, the National Fire Protection Association (NFPA), and the Alberta Fire Code.~~


Map 9:
Water
ASP Area
100
150
200
250
300
Not Specified
Water Treatment Plant
N
0
0.25
0.5
1
Km
24
13
23
14
22
15
TWP RD 234
SH 797
CENTRE ST
SH 560/GLENMORE TR
TWP RD 232
VALE VIEW RD
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON


Map 10:
Wastewater
ASP Area
Transmission Main
Sanitary Pipeline
Wastewater Treatment Plant
Lift Stations
Regional Lift Station
Treated Effluent Outfall
0
0.25
0.5
1
Km
1:1,000,000
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TWP RD 234
SH 797
CENTRE ST
SH 560/GLENMORE TR
TWP RD 232
VALE VIEW RD
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON

~~24.~~23. STORMWATER

The Hamlet of Langdon exists within a low-lying area of the Weed Lake Watershed, which consists of approximately 4600 hectares of primarily rural, undeveloped lands. Weed Lake is a wetland that was restored in 2008 as part of a joint effort between Rocky View County and Ducks Unlimited. Restorations to Weed Lake were initiated to provide an outlet for the East Rocky View wastewater treatment plant and to accept additional stormwater runoff that is expected to be generated from future growth of the Hamlet. The study examined the water quality and balance to ensure the Lake operated within a defined range of water quality parameters to ensure the functional aspects of the Lake were maintained under existing and future development growth scenarios.

Stormwater is conveyed to Weed Lake via a system of constructed ditches. Maps 11A and 11B show the main wetland areas and the existing and proposed stormwater conveyance routes in the Hamlet area.

There were two stormwater conveyance and treatment systems that were reviewed at the time this Area Structure Plan was being prepared. These were the:

- Cooperative Stormwater Management Initiative (regional); and
- Langdon Comprehensive Stormwater Review (local).

The Cooperative Stormwater Management Initiative (CSMI) proposes to take water east to incorporate Weed Lake into the regional stormwater management to eventually convey stormwater to the east and north to the Red Deer River. CSMI was formed to assist municipalities and the Western Irrigation District (WID) in working together to find an effective and feasible solution to stormwater management as it affects each group in different ways. The partners in this initiative include: WID, Rocky View County, City of Calgary, Town of Strathmore, Wheatland County, and City of Chestermere.

The CSMI study area includes the Hamlet of Langdon and Weed Lake catchments, and therefore is directly relevant when considering future stormwater management requirements for existing and future developments. As recommended in the CSMI study, all stormwater runoff from urban development shall be managed and treated as necessary through stormwater Best Management Practices (BMPs) as it will be eventually released into a natural water course.

To support the continued growth of the Plan Area and the Hamlet, the Langdon Stormwater Management Review provided recommendations to redirect upstream stormwater flows directly to Weed Lake and to implement various upgrades within the drainage network to safely convey stormwater to Weed Lake.

OBJECTIVES

- Ensure effective, sustainable, and responsible stormwater services to the Langdon Plan Area.
- Provide and protect stormwater storage areas and conveyance routes.
- Maximize the use of existing stormwater drainage conveyance systems.

- Support innovative conservation methods such as Low Impact Development (LID) and BMPs with respect to stormwater management and incorporate stormwater reuse principles in subdivision and development designs.
- Preserve high value wetlands within the Langdon Plan Area.
- Provide wetland treatment systems that improve the stormwater quality.

Low Impact Development is a comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds (Definition from the Low Impact Development Centre, www.lowimpactdevelopment.org).

Best Management Practices (BMPs) minimize the impact of increased runoff volumes and poor water quality in the CSMI's study area, the types of key stormwater Best Management Practices (BMPs) that can be employed in future land development areas include:

- Minimize generation of runoff.
- Retain runoff on site through evapotranspiration, infiltration and / or reuse.
- Capture, hold and use runoff within a development or municipal area for reuse (green space irrigation).
- Treat stormwater using filtering and settling systems.

POLICIES

General

~~24.1~~23.1 Development that is required to tie-in to the stormwater conveyance network shall be required to:

a. provide payment of the stormwater levy; or

b. front end the cost of the improvements to the specific drainage course servicing the proposed development with the possibility to receive future cost recoveries.

Regional Stormwater Management

~~24.2~~23.2 The County shall work collaboratively with the Western Irrigation District, Alberta Environment and Parks, and Ducks Unlimited to develop a regional approach to the management of Weed Lake.

~~24.3~~23.3 Collaborative discussion between Rocky View County, Ducks Unlimited and the Western Irrigation District should aim to reach an agreement among the parties that:

a. clearly articulates the importance of Weed Lake to the objectives of the stakeholder organizations;

b. defines the roles and responsibilities that each organization will assume with respect to Weed Lake; and

c. outlines an implementation strategy and action framework that will ensure the long-term viability and sustainability of Weed Lake.

~~24.4~~23.4 All new~~future~~ development must include an integrated storm water management plan in the Conceptual Scheme and address~~s shall be required to adhere to~~ future CSMI stormwater management policies and County policy and considers the regional storm water movement..

23.5 All new development shall implement low impact development, storm water collection, and utilize storm ponds for the retention and quality improvement before release of storm ater at pre development rates.

~~24.5~~23.6 The County shall investigate and, if necessary, implement stormwater treatment standards necessary for discharge into Weed Lake and the overall CSMI system.

~~24.6~~23.7 The volume and rate of stormwater discharge to Weed Lake shall be in accordance with the recommendations made in the Langdon Comprehensive Stormwater Review and any other plans that may amend, replace, or add to this plan.

~~24.7~~23.8 Until such time as a regional conveyance system is finalized, the stormwater drainage system (conveyance and storage areas) shall be designed to comply with the Langdon Comprehensive Stormwater Review (Map 11B: Proposed Stormwater Infrastructure).

~~24.8~~23.9 Stormwater management systems should be designed at a scale that services the Langdon Plan Area. The County discourages stormwater ponds designed for individual lots.

Cooperative Stormwater Management Initiative

Future land development should incorporate the following to meet the CSMI collaborative Stormwater Management guidelines:

- Low Impact Development practices;
- Stormwater reuse (green space irrigation) to reduce overall stormwater volume;
- Wetponds and / or wetlands for management of peak flows and treatment of stormwater;
- Manage runoff pollutants at source;
- Control runoff volumes to minimize impacts on the receiving water body;
- Ensure peak flow rates from urban land development meet ESRD Stormwater Drainage Standards and Guidelines;
- Convey the stormwater to its ultimate end-use or destination;
- Provide an ultimate end-use (or destination) of the stormwater; and
- The design of these practices requires “optimization” for phosphorus management.

Local Stormwater Management

~~24.9~~23.10 Stormwater conveyance systems should develop in an orderly, logical, and sequential pattern of development.

~~24.10~~23.11 Stormwater shall be conveyed in a manner that protects downstream properties and downstream water quality.

~~24.11~~23.12 Where required, proponents of new development shall identify, secure, and implement, in consultation with the County, the downstream stormwater conveyance system.

~~24.12~~23.13 Stormwater conveyance systems must provide a right-of-way of sufficient width to accommodate upstream stormwater flow.

~~24.13~~23.14 Where required, proponents of new development may be required to dedicate sufficient rights-of-way to secure the long term drainage network as identified in the Langdon Comprehensive Stormwater Review.

Local Stormwater Standards and Design

~~24.14~~23.15 Stormwater infrastructure shall be constructed, operated, and maintained in accordance with the County Servicing Standards, County Policy, Langdon Comprehensive Stormwater Review and Provincial regulations. The stormwater management system should be designed to:

a. operate on a gravity basis or mechanical methods with appropriate power backup;
b. accommodate stormwater flows from adjacent transportation networks;
c. accommodate stormwater flows from upstream lands;
d. preserve the value of existing wetlands; and
e. conform to an urban standard where a curb and gutter transportation system is provided.

~~24.15~~23.16 As part of a ~~*Local Plan*~~*Conceptual Scheme* preparation process, the applicant shall submit a Stormwater Management Report consistent with the approved Master Drainage Plan, County Servicing Standards, County Policy, Langdon Comprehensive Stormwater Review, and the policies of this Plan.

~~24.16~~23.17 The Stormwater Management Report shall comply with any new stormwater plans, management policies, and interim servicing policies that may be introduced after the adoption of this Plan.

~~24.17~~23.18 A Stormwater Management Report should address the following:

a. impacts on existing infrastructure such as ponds, pipes, pumps, and ditches;
b. using ~~the use of~~ gravity systems rather than ~~are preferred~~ over pressurized pipe or pumped systems;
c. an adequate emergency escape path;
d. the potential staging and practical tie-in points for proposed development;
e. inclusion of backup generators to power pumps in case of power outages;
f. accommodate the additional base flow generated~~s~~ from sump pumps;
g. flow contributions from the upstream natural catchments; and
h. downstream impacts.

A **Stormwater Pond** is an artificial, man made or enhanced pond that is designed to collect and treat stormwater to an acceptable County and Provincial standard. The stormwater pond disposes of stormwater through controlled release, absorption into the ground, and / or evaporation. Stormwater ponds offer numerous benefits, primarily focusing on managing stormwater runoff and improving water quality. They help reduce flooding, control erosion, and improve water quality by trapping pollutants and allowing sediments to settle. Additionally, they can create or enhance wildlife habitats and provide asethestic benefits for communities.

A **Constructed Wetland** is an artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a stormwater pond.

A **Wetland** is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activities that are adapted to a wet environment.

~~24.18~~23.19 Stormwater ponds or constructed wetlands should be located:

a. on an accessible public utility lot;

b. outside of the riparian setback area; and

c. designed in accordance with the requirements of the Langdon Comprehensive Stormwater Review and the County's Servicing Standards.

A **Master Drainage Plan** is a plan that determines the rate and volume of stormwater flow and addresses the methods and infrastructure requirements for stormwater treatment and conveyance.

Purple Pipe refers to the colour of pipe used to transport water that has been recycled from a stormwater retention area or municipal waste system. Reclaimed water is filtered and processed to a required Provincial standard.

~~24.19~~23.20 As part of preparation of a ~~*Local Plan*~~*Conceptual Scheme*, findings and recommendations from supporting studies such as the Langdon Comprehensive Stormwater Review and storm water reports for adjacent developents (when available), shall be reviewed and implemented.

~~24.20~~23.21 Best Management Practices and alternative solutions for the improvement of stormwater quality and reduction of stormwater quantity should also be implemented. Solutions may include:

a. design of stormwater facilities to incorporate source controls in order to reduce the amount of water moving downstream and the need for end-of-pipe stormwater treatment solutions;

b. use of Low Impact Development methods, such as constructed wetlands and bio-swales;

c. reduction of impermeable surface runoff;

d. reuse of stormwater for irrigation;

e. consideration of stormwater ponds at the sub-regional level to support the reuse of stormwater; and

f. protect downstream conveyance routes and properties.

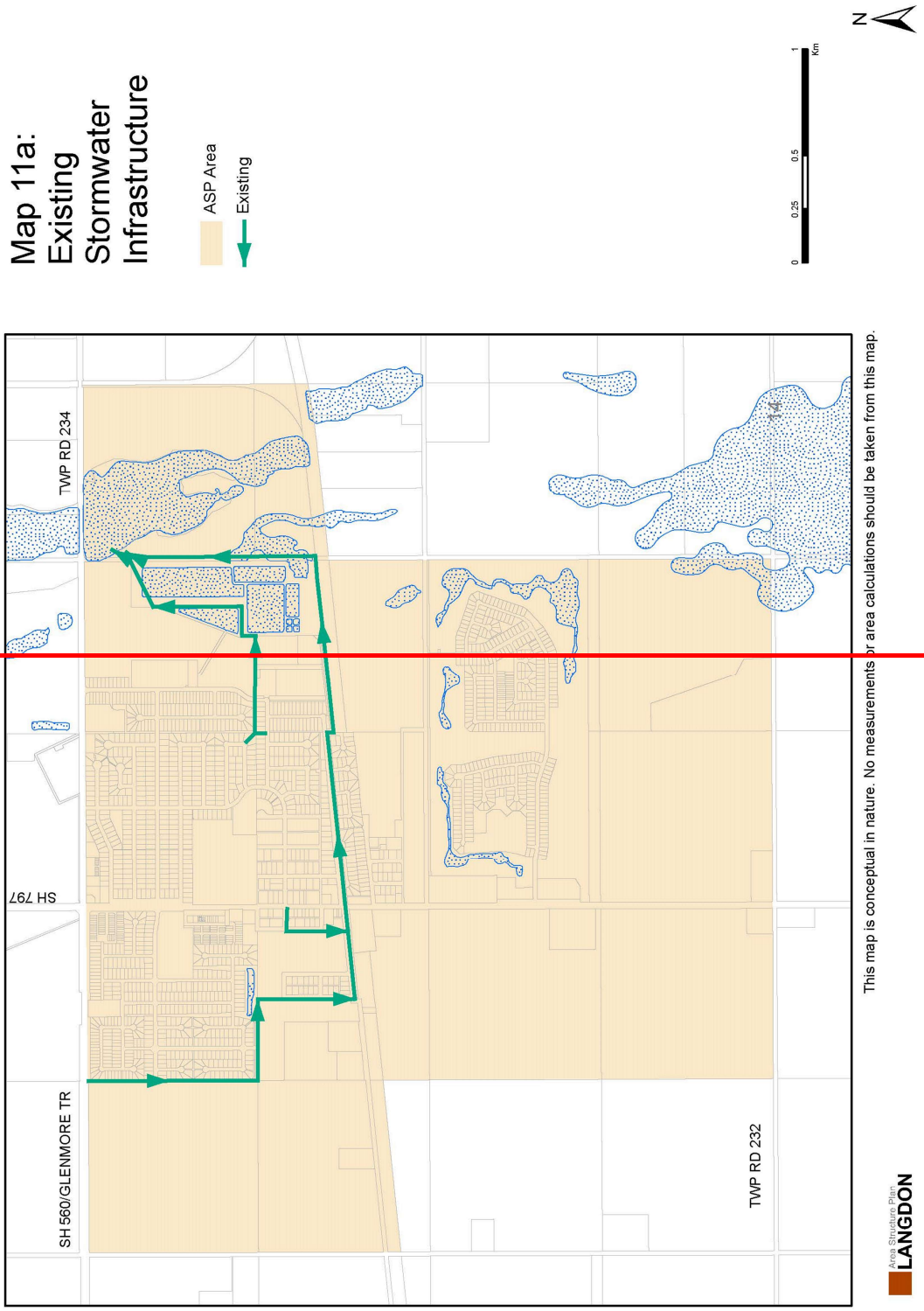
Utility Costs

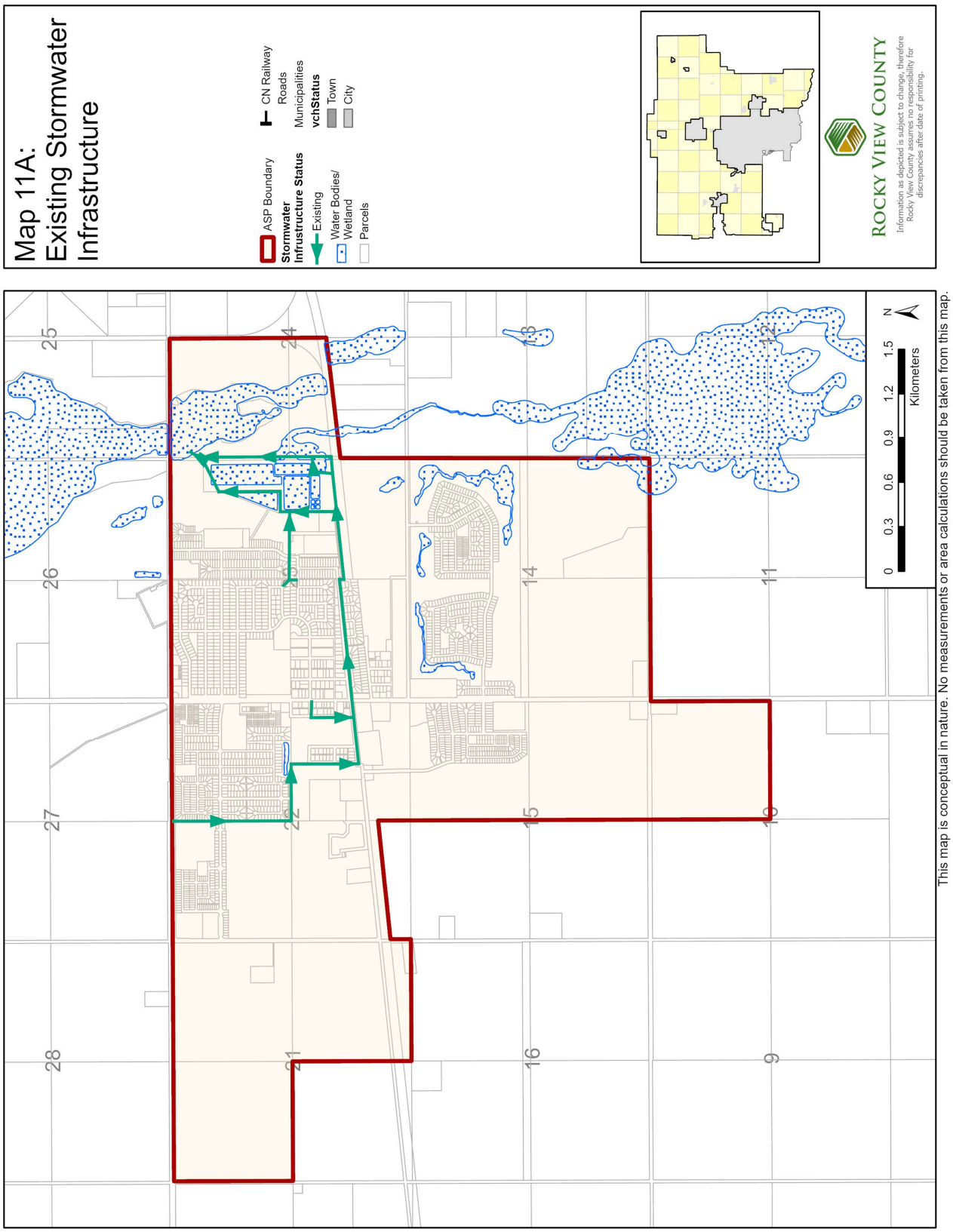
~~24.21~~23.22 Developers relying on regional County stormwater services may be required to front-end or contribute to the costs of service upgrades where deemed necessary by the County.

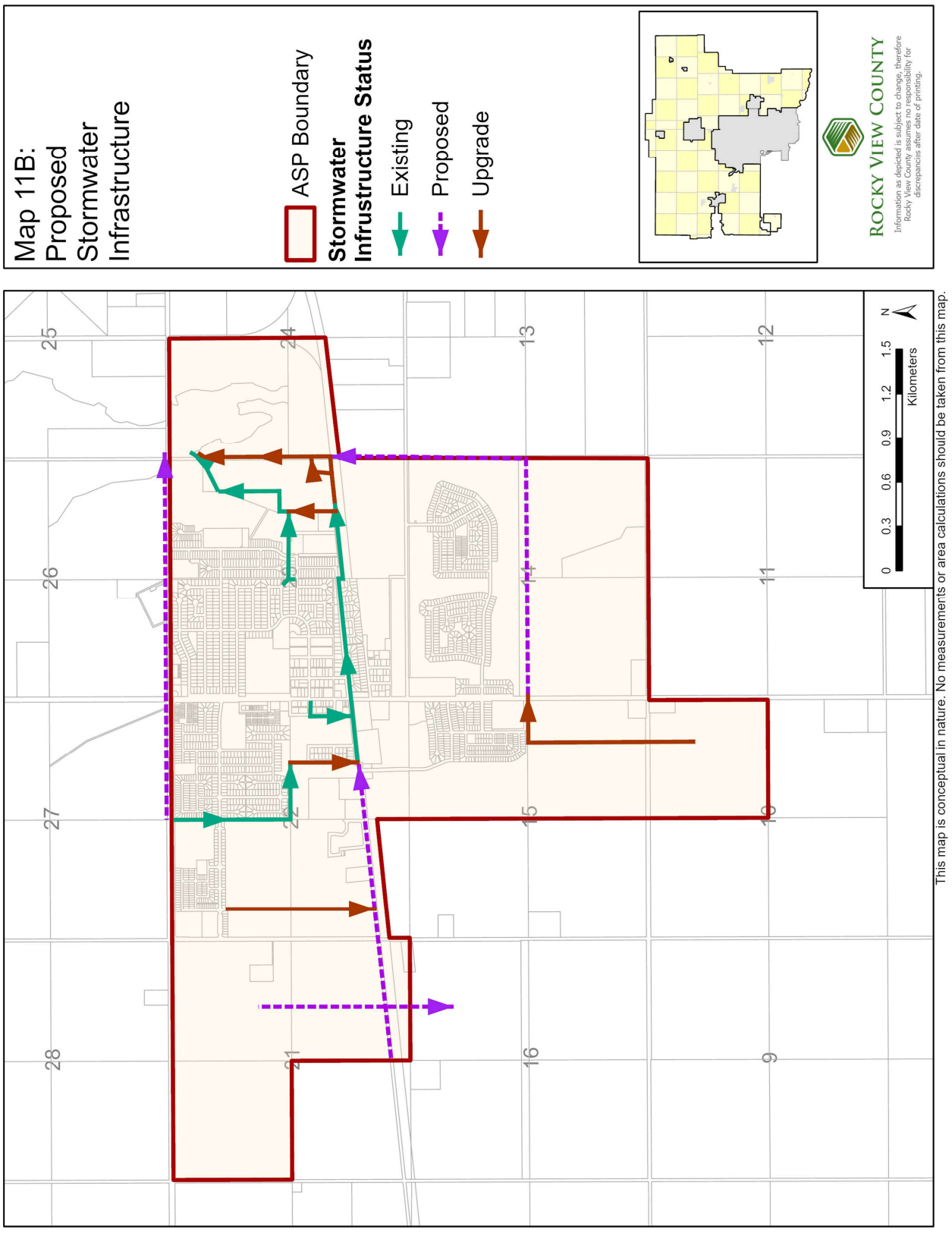
~~24.22~~23.23 Development relying on County stormwater services shall be required to pay the Rocky View County Stormwater Off-Site Levy at the time of subdivision endorsement, or as a condition of Development Permit.

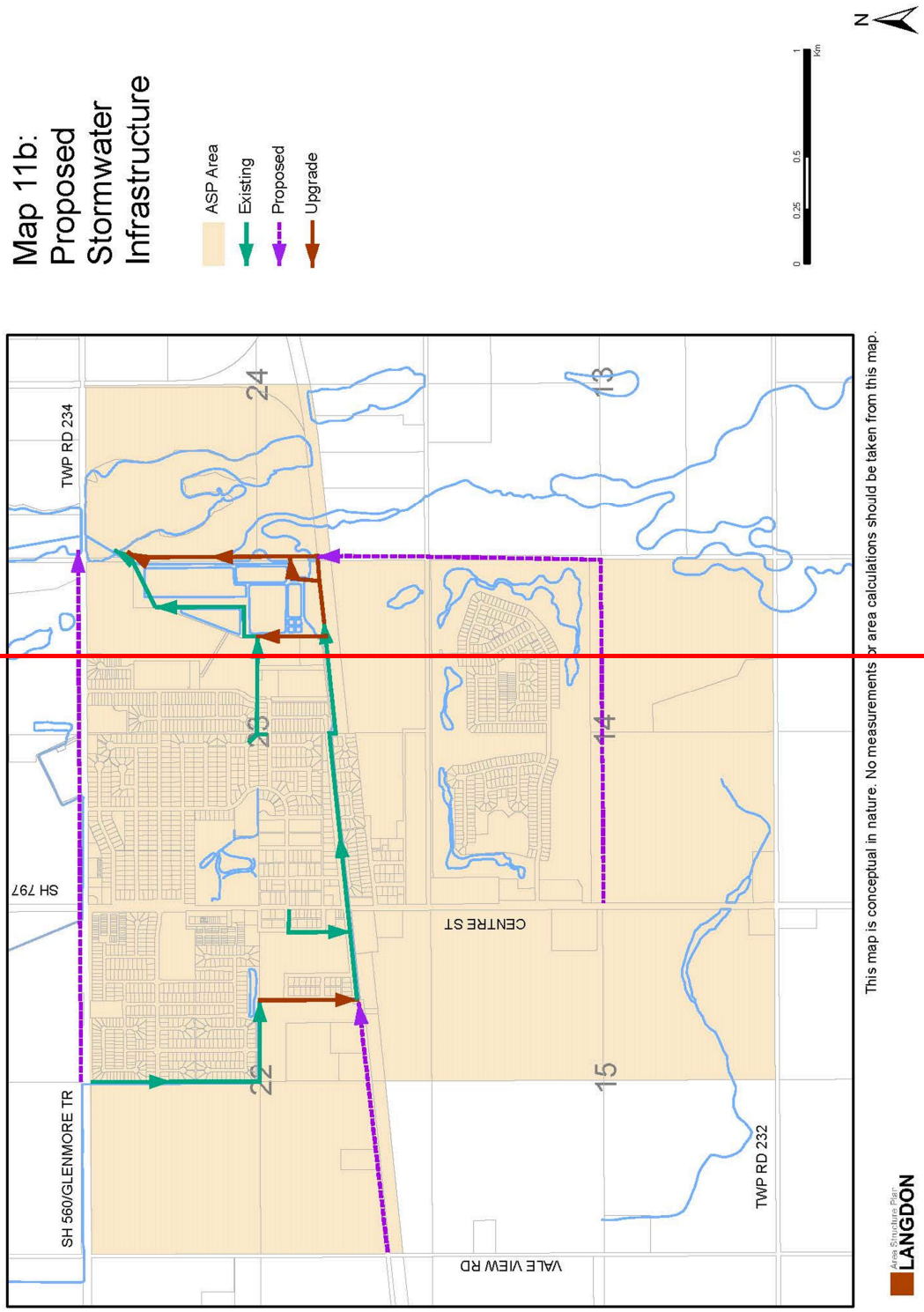
~~24.23~~23.24 Costs associated with stormwater service improvements are the developer's responsibility.

~~24.24~~23.25 Developers relying on stormwater infrastructure improvements provided by other developments shall be required to pay cost recovery as per the requirements of the applicable cost contribution agreement.


Map 11a:
Existing
Stormwater
Infrastructure
ASP Area
Existing
N
0
0.25
0.5
1
Km
TWP RD 234
SH 797
SH 560/GLENMORE TR
TWP RD 232
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON


Map 11A:
Existing Stormwater
Infrastructure
CN Railway
Roads
Municipalities
vchStatus
Town
City
ASP Boundary
Stormwater
Infrastructure Status
Existing
Water Bodies/
Wetland
Parcels
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore
Rocky View County assumes no responsibility for
discrepancies after date of printing.
N
0
0.3
0.6
0.9
1.2
1.5
Kilometers
This map is conceptual in nature. No measurements or area calculations should be taken from this map.


Map 11B:
Proposed
Stormwater
Infrastructure
ASP Boundary
Stormwater
Infrastructure Status
Existing
Proposed
Upgrade
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
N
0
0.3
0.6
0.9
1.2
1.5
Kilometers
This map is conceptual in nature. No measurements or area calculations should be taken from this map.


Map 11b:
Proposed
Stormwater
Infrastructure
ASP Area
Existing
Proposed
Upgrade
N
0
0.25
0.5
1
km
TWP RD 234
SH 797
SH 560/GLENMORE TR
CENTRE ST
VALE VIEW RD
TWP RD 232
24
23
22
13
14
15
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON

~~25.~~24. SOLID WASTE & RECYCLING

Solid waste policies address the management of solid waste through all stages of development; from construction and demolition to full build-out. The policies emphasize the reduction and diversion of waste to the landfill through the separation, recycling, composting and reuse of materials. Each development stage has different solid waste requirements and the policies below provide guidance to developers and residents on effectively managing solid waste.

OBJECTIVES

- Ensure ~~*Local Plan*~~*Conceptual Scheme*s address solid waste management during all stages of development and are in alignment with the County's Solid Waste Master Plan.
- Promote proper disposal and recycling of solid waste material from construction sites.
- Encourage solid waste management plans to have a diversion target of 50 per cent for construction and development.
- Provide direction on the expected level of post-construction waste management service.
- Provide for consideration of relocating the waste transfer site and recycling facility.
- Encourage the future collection of organics with curbside pickup service.

POLICIES

General

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

~~25.1 should continue its actions respecting the implementation of curbside solid waste, recycling, and organic collection programs for the Hamlet of Langdon in order to reduce and divert the volume of material to an upgraded solid waste recycling and disposal facility and align with the Rocky View County Solid Waste Master Plan, the Rocky View County Plan and the Provincial Standards and Requirements.~~

~~25.2~~24.2 Rocky View County's Solid Waste Services should plan facility upgrading to accommodate the solid waste, recycling, and disposal requirements of a service population provided in this ASP.

24.3 ~~The~~ Any new condominium development in the Plan area shall be required to engage private waste collection services.

~~25.3~~24.4 The developer shall be responsible for the management and disposal of solid waste generated through all stages of construction.

~~25.4~~24.5 Waste minimization and waste diversion practices are encouraged in the Langdon Plan Area. A diversion target of 50 per cent is recommended.

~~25.5~~24.6 A ~~*Local Plan*~~*Conceptual Scheme* should:

a. prepare a construction management plan that will address solid waste management through all stages of development, including occupancy;

b. identify the Hamlet of Langdon waste transfer site as the local site to serve the ~~*Local Plan*~~*Conceptual Scheme* area;

c. conform to the policies of the County's Solid Waste Master Plan;

d. ensure appropriate access and location for bins for every new residential unit developed. Freehold (not condominium) row housing, town housing, and duplexes with street access, will be serviced by County curbside collection; and

~~d. residential development consisting of no more than 2 attached dwelling units (e.g., duplexes) shall coordinate on lot layout with the County's Solid Waste and Recycling Services department to ensure that solid waste collection can be collected efficiently; and~~

e. ~~s~~set a solid waste diversion target to inform the subdivision construction management plan.

The Province of Alberta has developed a provincial waste strategy document titled "Too Good to Waste: Making Conservation a Priority" in order to promote the diversion of waste from landfills through the reuse and recycling of materials.

Medium Density Residential

~~25.6~~24.7 As noted in 24.3, condominium multi unit ~~Medium density r~~residential developments shall make their own arrangements for the proper removal and disposal of garbage, recyclables, and other waste materials, as per Rocky View County's Solid Waste Bylaw.

Industrial and Commercial

~~25.7~~24.8 Industrial and commercial business owners shall make their own arrangements for the proper removal and disposal of garbage, recyclables, and other waste materials, as per Rocky View County's Solid Waste Bylaw.

~~26.~~25. OIL AND GAS

Oil and gas facilities, infrastructure, and operations are industrial land uses that have the potential to affect public safety, quality of life, and the natural environment. The coexistence of these oil and gas activities with other forms of development in the Hamlet area is an important consideration in the area's development.

Map 4: Existing Conditions identifies the locations of gas lines and operating wells within the Langdon Plan Area.

OBJECTIVES

- Ensure appropriate and safe land development in relationship to petroleum facilities and wells.
- Allow for the continued safe operation of petroleum facilities and wells.

Petroleum facilities are plants, pipelines, and batteries used to process and transport oil and gas. Petroleum wells are producing, suspended, or abandoned oil and gas wells.

POLICIES

General

~~26.1~~25.1 Applicants proposing to develop land in the vicinity of petroleum facilities and wells shall adhere to the setback requirements and policies of this Plan, Subdivision and Development Regulations, and the Directives and Bulletins of the Alberta Energy Regulator (Appendix B).

Directives are documents that set out Alberta Energy Regulator (AER) requirements or processes for implementation. Licensees, permittees, and other approval holders under the jurisdiction of the AER are required to obey all directives.

Bulletins inform the energy industry and the public of an Alberta Energy Regulator activity, such as a consultation, new regulatory requirement, new program, or electronic submission of data.

~~26.2~~25.2 At the time of subdivision or development, a restrictive covenant shall be registered that prevents the construction of any building within the setback area associated with an active, suspended, or abandoned well.

~~26.3~~25.3 As part of a ~~*Local Plan*~~*Conceptual Schemes* preparation process, applicants shall obtain a Land Development Information package from the AER and identify the locations of all petroleum wells and pipelines (abandoned and operating) in the ~~*Local Plan*~~*Conceptual Scheme* area. In addition, the applicant must determine if an Emergency Planning Zone has been established around a sour gas facility or well.

~~26.4~~25.4 Prior to the preparation of a ~~*Local Plan*~~*Conceptual Schemes* to develop lands within 1.5 km of a petroleum facility that is situated within an Emergency Planning Zone, the developer shall consult with the County and the operator of the facility to determine

how an Emergency Response Plan will be prepared, updated, or replaced.

~~26.5~~25.5 The location, development setbacks, emergency planning zones, and emergency response planning regarding all petroleum facilities shall be identified in the ~~*Local Plan*~~*Conceptual Scheme* and included in any marketing information and other public communication materials for petroleum facilities.

Pipelines

~~26.6~~25.6 All setbacks from a pipeline shall be in accordance with Provincial regulations.

~~26.7~~25.7 All land uses on pipeline rights-of-way shall have regard for the safe, ongoing operation of the pipeline.

~~26.8~~25.8 Crossing and access agreements shall be in place prior to conditional subdivision plan approval for lands encumbered by a pipeline right-of-way.

~~26.9~~25.9 Pathways and other recreational uses may be allowed on pipeline rights-of-way with the consent of the easement holder and at the discretion of the Approving Authority.

PART III. IMPLEMENTATION

~~27.~~26. IMPLEMENTATION

The Langdon ASP~~rea Structure Plan~~ outlines the vision for the physical development of the Langdon Plan Area and provides guidance with regard to infrastructure, land use, subdivision, and development. The purpose of this Section is to describe the implementation process, to provide detail on the sequence of development, and to specify requirements to ensure the Area Structure Plan policies and strategies are adhered to.

OBJECTIVES

- Implement the Land Use Strategy and policies of the Langdon Area Structure Plan.
- Ensure ~~*Local Plan*~~*Conceptual Scheme*~~s~~ adhere to the vision and policies of the Plan. Provide development criteria for the logical progression of development, specifically relating to the the capacity of te servicing infrastructure to accommodate new development.
- Implement key actions to facilitate development, provide guidance to ~~*Local Plan*~~*Conceptual Scheme*~~s~~, and ensure a coordinated planning and implementation approach.
- Provide for the review and amendment of the Plan as required.

POLICIES

~~Local Plan~~Conceptual Scheme~~s~~, Redesignation, Subdivision, and Development Applications

~~*Local Plan*~~*Conceptual Scheme**s*** are to be developed within the framework provided by this Area Structure Plan. Policy sections identify the unique requirements that must be addressed in the ~~*Local Plan*~~*Conceptual Schemes* due to the location and specific conditions of the proposed development area. The standard technical requirements of a Conceptual Scheme or Master Site Development Plan are identified in the ~~County Plan~~Municipal Development. ~~(Section 29 and Appendix C).~~

~~27.1~~26.1 Applications for redesignation, subdivision, and / or development require the concurrent or prior adoption of a ~~*Local Plan*~~*Conceptual Scheme*, unless otherwise directed by the policies of this Plan or determined by the County not to be required.

~~27.2~~26.2 ~~*Local Plan*~~*Conceptual Scheme**s*** ~~*s*~~ shall address and adhere to the requirements of the Langdon ASP~~rea Structure Plan~~. In support of ~~*Local Plan*~~*Conceptual Scheme**s*** and redesignation applications, the developer will be required to submit a rationale showing how their proposal is consistent with the vision and policies of the Langdon ASP~~rea Structure Plan~~.

~~27.3~~26.3 Land use, subdivision and development applications shall address and adhere to the requirements of the ~~*Local Plan*~~*Conceptual Scheme* and the policies of the Langdon Area Structure Plan.

~~27.4~~26.4 The identification, implementation and timing of any required off-site improvements and / or community services should be determined to the satisfaction of the County, in conjunction with the ~~*Local Plan*~~*Conceptual Schemes* approval process.

~~27.5~~26.5 Where a ~~*Local Plan*~~*Conceptual Schemes* does not exist or is silent on a subject, the policies of the Langdon Area Structure Plan shall apply.

~~27.6~~26.6 ~~*Local Plan*~~*Conceptual Schemes**s*** shall address the requirements as set out in the policies of this Plan and ~~Section 29 and Appendix C of~~ the ~~County Plan~~Municipal Development Plan.

~~27.7~~26.7 All planning or development applications, and any associated infrastructure construction, should meet the technical requirements of the ~~County Plan~~Municipal Development Plan, County Land Use Bylaw, Langdon Area Structure Plan, and associated technical studies, relevant ~~*Local Plan*~~*Conceptual Schemes*, County Servicing Standards, County Policy, and provincial and federal requirements.

~~Local Plan~~Conceptual Schemes Boundaries

The boundaries of ~~*Local Plan*~~*Conceptual Scheme**s*** should be based on the natural and physical conditions in the Hamlet area, as well as other factors such as the availability of servicing and proposed transportation improvements. Map 12~~: Local Plans~~ identifies the locations of existing and future ~~*Local Plan*~~*Conceptual Scheme**s***.

~~27.8~~26.8 All ~~*Local Plan*~~*Conceptual Schemes* boundaries shall be developed in consultation with the County. The preferred minimum planning area is one quarter section (160 acres) in size.

~~27.9~~26.9 Where the policies of an existing ~~*Local Plan*~~*Conceptual Schemes* conflict with the Langdon Area Structure Plan, the policies of the Langdon Area Structure Plan shall prevail.

Appendix Interpretation

~~27.10~~26.10 The appendices do not form part of the statutory portion of the ASP. The intent of the appendices is to provide information and guidelines to support the policies of the ASP.

Infrastructure Costs and Levies

The Langdon Plan recognizes development implementation will require infrastructure improvements within, and external to, the Langdon Plan Area. The costs incurred by development of lands will be covered through a variety of revenue sources including developer improvements, development levies, County improvements, provincial contributions, and user fees.

The need, cost, and timing of infrastructure vary with the type of infrastructure improvement. Off-site Levies for transportation, water, wastewater, and stormwater servicing have, or will be developed for the Langdon Area Structure Plan. All levies are subject to periodic review and include development costs associated with internal and external improvements to service the Langdon Plan Area. Non-levy cost contribution and improvements will be determined through

periodic review of the master servicing documents and at the ~~*Local Plan*~~*Conceptual Scheme* preparation stage.

It is important to note that infrastructure costs do not represent the full costs to service the Langdon Plan Area. Complete community costs also include costs associated with program and service delivery to residents and business owners (e.g. community recreation, fire and property protection, parks maintenance, waste and recycling operations, etc.), which serve community needs and are an essential part of a community.

~~27.11~~26.11 As part of the ~~*Local Plan*~~*Conceptual Scheme* approval process, the identification, timing, and funding of any required off-site improvements is required. Off-site improvements that are:

a. internal to the Langdon Plan Area should be determined to the satisfaction of the County; or

b. external to the Langdon Plan Area, including provincial infrastructure should be determined to the satisfaction of the County, in consultation with the relevant municipality and / or provincial department.

Development Criteria

The development criteria outline a series of conditions that developments must meet before being considered for approval. This will provide for a logical and cost effective progression of development to accommodate ultimate land uses, densities, and infrastructure systems proposed in this Plan.

~~27.12~~26.12 ~~Local Plan~~Conceptual Scheme~~s~~ approved prior to adoption of this Plan may proceed~~ss~~ with existing approvals in accordance with approvals and the requirements in this ASP~~rea Structure Plan~~.

~~27.13~~26.13 New development areas should be contiguous to existing development or approved developmental~~s~~.

~~27.14~~26.14 The applicant shall demonstrate market demand for any neighbourhood commercial uses ~~proposed~~ to be included within a residential area ~~proposal~~ through the development of a market demand study. The market demand study should show that:

a. the current supply of the proposed commercial land use is approaching build-out, and / or there is a demonstrated need for the use to maintain a walkable community; and

b. the proposal will contribute to the fiscal balance of the municipality.

~~27.15~~26.15 The County shall confirm that servicing capacity exists or confirm that capacity has been purchased for the proposed development through payment of the Water & Wastewater Off-site Levy or other methods satisfactory to the County, where:

a. the extension of wastewater services is logical and cost-effective; and

b. the development is located in close proximity to existing utility infrastructure.

~~27.16~~26.16 The applicant shall confirm that water servicing capacity exists or confirm that capacity has been reserved or purchased for the proposed development through agreement with Langdon Waterworks or other methods satisfactory to the County.

Monitoring

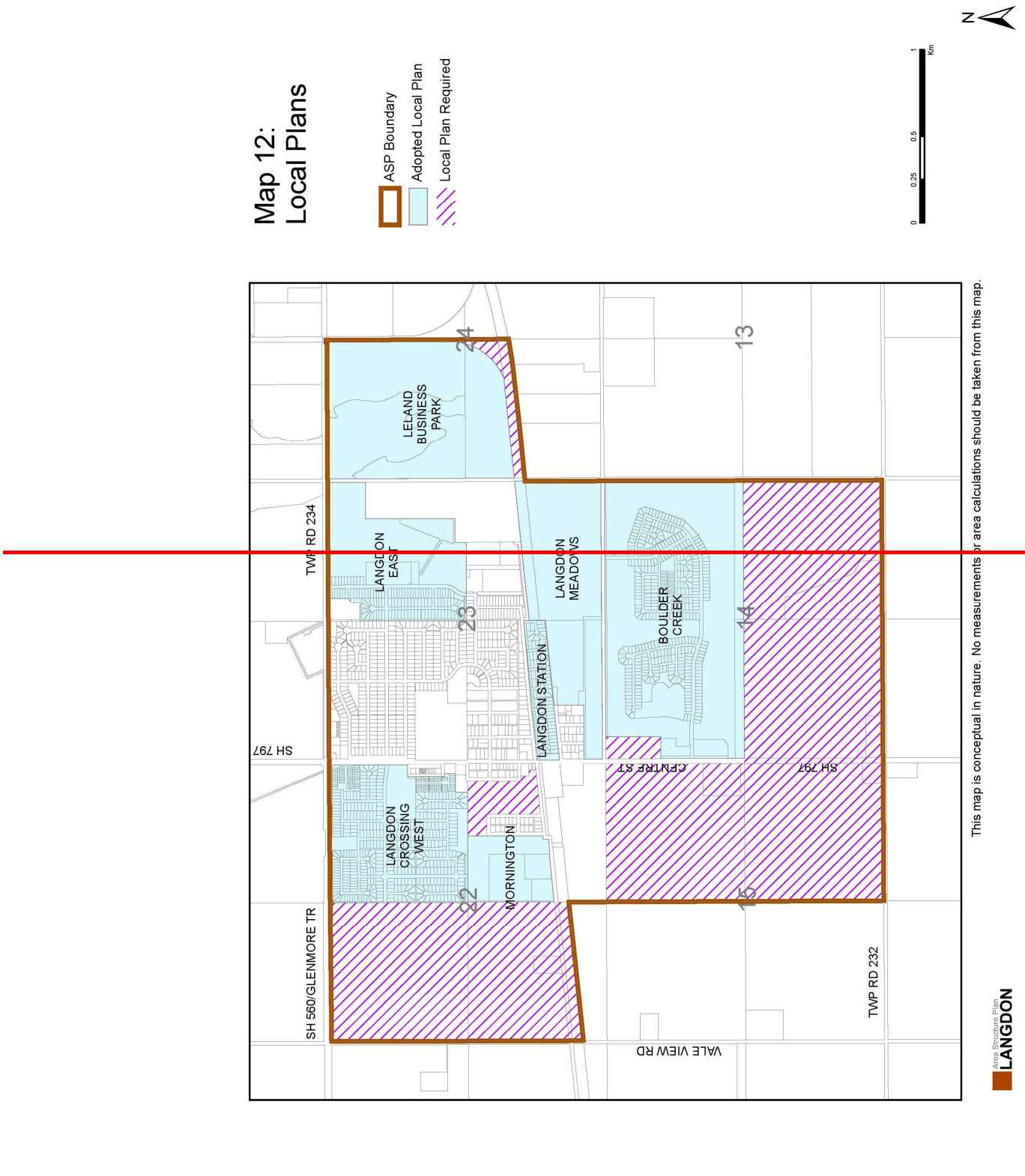
The progress in implementing the Langdon Area Structure Plan will be monitored based on a number of performance measures including population growth, development activity, and infrastructure expansion. Where necessary, County Administration will make recommendations as to how to manage growth in the Hamlet or how the Plan may be updated to meet changing circumstances.

~~27.17~~26.17 County Administration shall report to Council on implementation of the Langdon Area Structure Plan as part of Administration's yearly reporting on the overall implementation of the ~~County Plan~~Municipal Development Plan.

Plan Review and Amendment

~~27.18~~26.18 The future land use and development outlined in the Langdon ASP~~rea Structure Plan~~ is intended to address a 4~~1~~0 year plus build-out of the area. While the ASP~~rea Structure Plan~~ is sufficiently flexible to account for change, periodic review and occasional amendment of the Area Structure Plan may be required.

~~27.19~~26.19 Prior to amending this Plan a public engagement process involving area stakeholders shall be undertaken.


Map 12:
Local Plans
ASP Boundary
Adopted Local Plan
Local Plan Required
N
0
0.25
0.5
1
km
LELAND BUSINESS PARK
LANGDON EAST
LANGDON MEADOWS
BOULDER CREEK
LANGDON STATION
LANGDON CROSSING WEST
MORNINGTON
CENTRE ST
SH 797
TWP RD 234
SH 560/GLENMORE TR
VALE VIEW RD
TWP RD 232
13
14
15
22
23
24
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON

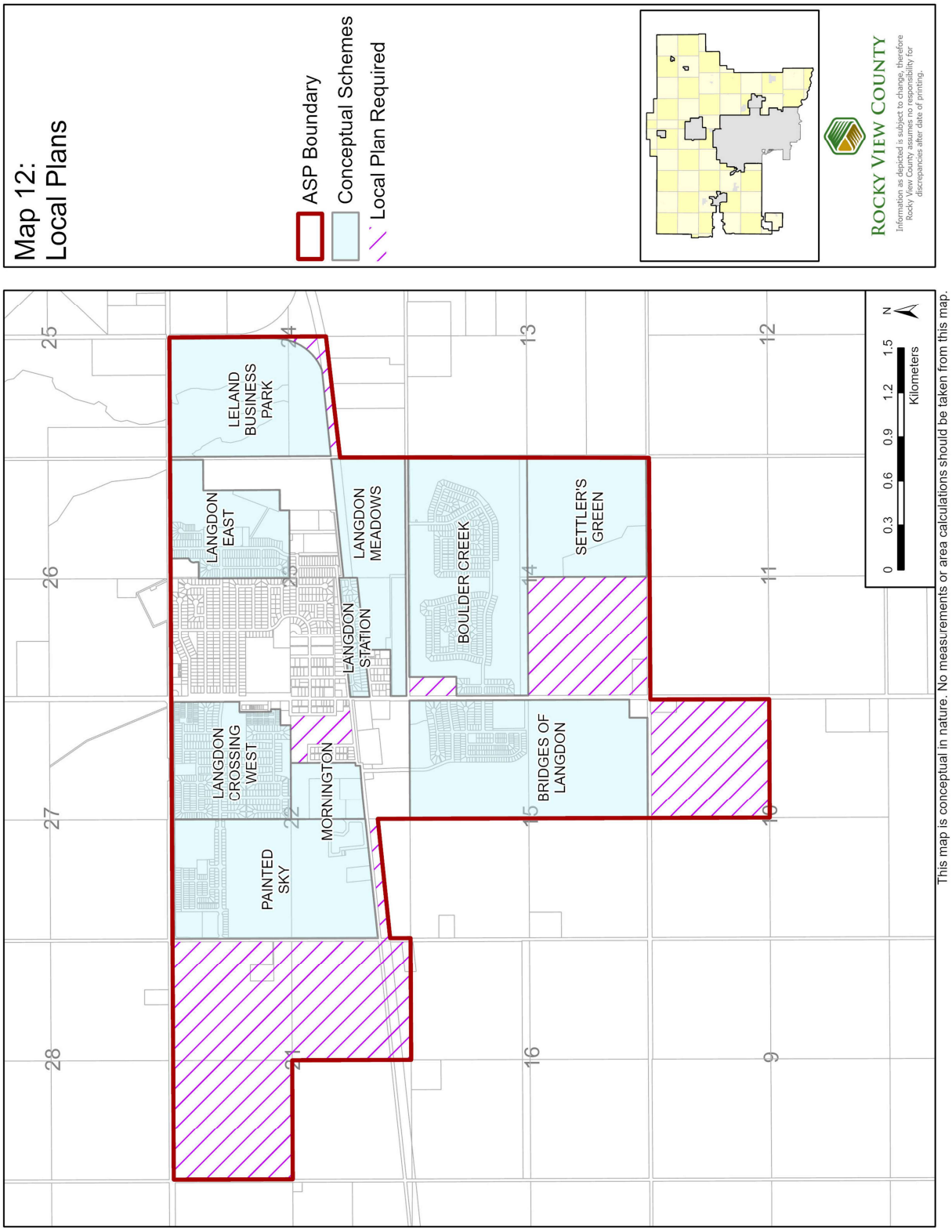
Actions

The following is a list of aActions that are activities that need to be completed carried out by the County to achieve the goals, objectives, and policies of the Plan. The following are the recommended County actions to assist in the implementation of the Langdon Area Structure Plan.

1. Develop and adopt design guidelines for the development of Centre Street. , as per Section 14 of the County Plan.

1.

2. Consider the adoption of a new Hamlet of Langdon boundary.
3. Consider funding and design strategy for sidewalks and lighting along Centre Street for the Hamlet of Langdon.
4. Adopt and implement a stormwater levy for the Hamlet area.
5. Monitor and report on the Plan implementation as part of the yearly County PlanMunicipal Development Plan reporting (Policy 27.17).
6. Consider a plan for necessary upgrades to the wastewater facilities.
7. Prior to the Hamlet of Langdon's population exceeding 5,000 residents, the County will:
   a. review the community's policing requirements and identify additional needed resources, if any (Policy 22.5); and
   b. consider expanding the Hamlet area with County managed solid waste servicess (Policy 26.7).


Map 12:
Local Plans
ASP Boundary
Conceptual Schemes
Local Plan Required
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
LELAND BUSINESS PARK
LANGDON EAST
LANGDON MEADOWS
LANGDON STATION
BOULDER CREEK
SETTLER'S GREEN
LANGDON CROSSING WEST
MORNINGTON
BRIDGES OF LANGDON
PAINTED SKY
0 0.3 0.6 0.9 1.2 1.5
Kilometers
N
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

~~b.~~

APPENDICES

Appendix A: Future Study Area

Future Study Area

A Future Study Area is identified on Map 13. The area identified as Future Study Area are lands that can be considered for the future expansion of the Hamlet of Langdon once the Langdon Plan Area approaches build-out, and suitable transportation and servicing infrastructure is in place. In the interim, existing uses will be allowed to remain, and limited development for agricultural purposes including farmsteads and first parcels out will be permitted in the Future Study Area.

Items to be addressed when looking to expand the Hamlet and ASP boundary:

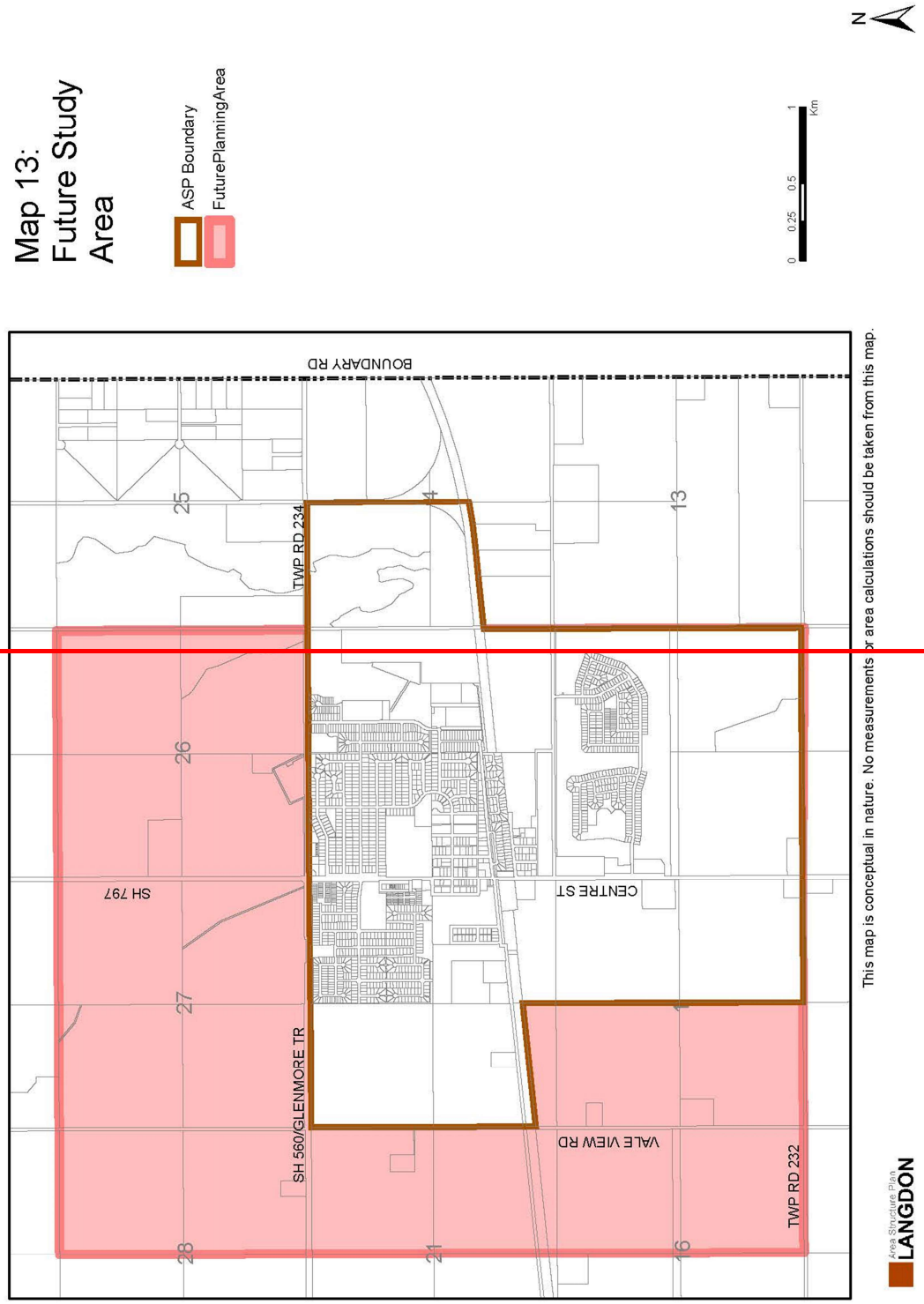
a. strong consideration for amending the ~~County Plan~~Municipal Development Plan should expansion of the ASP and Hamlet boundaries result in a population projection that is much greater than the projected population targets listed in the ~~county plan~~Municipal Development Plan for hamlets;

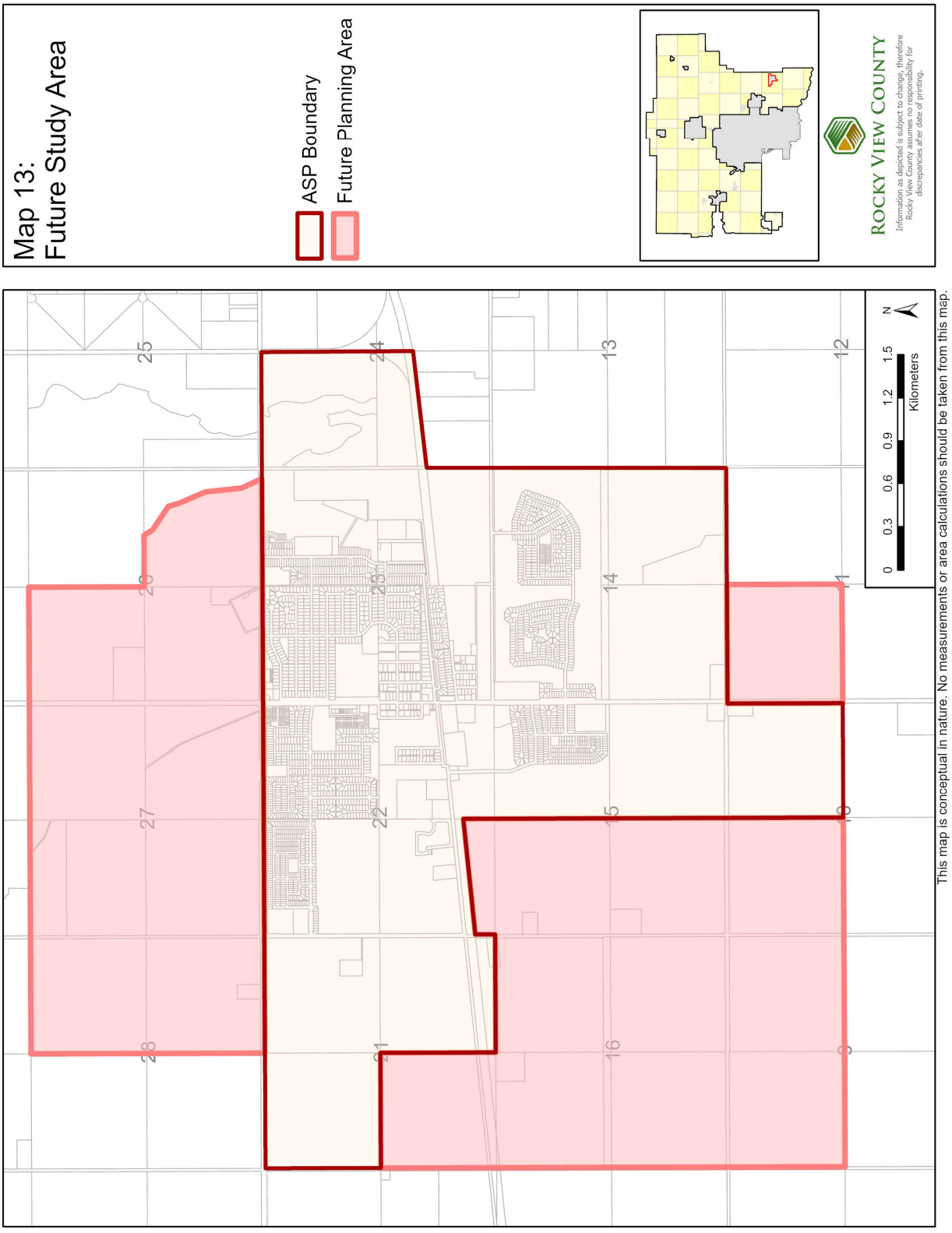
b. a public engagement process involving area stakeholders shall be undertaken and an overall Land Use Strategy and supporting policies for the Future Study Area shall be developed;

c. mechanisms to implement the construction of the transportation network shall be identified;

d. availability of wastewater treatment capacity including a viable outfall for the treated effluent from the East Rocky View Wastewater Treatment Plant; and

e. it shall be demonstrated that the development is a logical and efficient extension of existing infrastructure.


Map 13:
Future Study
Area
ASP Boundary
FuturePlanningArea
N
0
0.25
0.5
1
Km
BOUNDARY RD
TWP RD 234
SH 797
CENTRE ST
SH 560/GLENMORE TR
VALE VIEW RD
TWP RD 232
25
26
27
28
24
13
21
16
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON


Map 13:
Future Study Area
ASP Boundary
Future Planning Area
ROCKY VIEW COUNTY
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.
N
0 0.3 0.6 0.9 1.2 1.5
Kilometers
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Appendix B: Key Alberta Energy Regulator Information

- AER Bulletin 2013-03 Mandated Subdivision and Development Application Referrals, Setback Relaxations, Land Development Information Package, and Abandoned Well Information.
- Interim Directive ID 81-3: Minimum Distance Requirements Separating New Sour Gas Facilities from Residential and Other Developments.
- Directive 026: Setback Requirements for Oil Effluent Pipelines.
- Directive 079: Surface Development in Proximity to Abandoned Wells.
- Directive 056: Energy Development Applications and Schedules.
- EnerFAQs: Explaining AER Setbacks - This EnerFAQs explains setbacks in the energy industry, how they are determined, and how they may affect Alberta citizens and their communities.

Area Structure Plan
LANGDON

APPROVED MAY 10, 2016
BYLAW C-7564-2016

ROCKY VIEW COUNTY
Cultivating Communities

014-1203 © ROCKY VIEW COUNTY

BYLAW C-7564-2016

A Bylaw of Rocky View County to adopt the Langdon Area Structure Plan, pursuant to Section 633 of the Municipal Government Act

The Council of Rocky View County enacts as follows:

PART I - TITLE

This Bylaw shall be known as the "Langdon Area Structure Plan".

PART II – EFFECT OF BYLAW

THAT Schedule 'A' to Bylaw C-7564-2016 is adopted as the "Langdon Area Structure Plan" to provide a policy framework for land use, subdivision, and development in a portion of east Rocky View County.

THAT Bylaw C-5049-1999, known as the "Hamlet of Langdon Area Structure Plan" is rescinded, as it is replaced with the adoption of the "Langdon Area Structure Plan".

PART III – TRANSITIONAL

Bylaw C-7564-2016 is passed when it receives third and final reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

Bylaw C-5049-1999 is hereby repealed.

Division: 4

File: 1013-550

PUBLIC HEARING WAS HELD IN COUNCIL this	*8th*	*day of*	*March*	*, 2016*
READ A FIRST TIME IN COUNCIL this	8th	day of	March	, 2016
PUBLIC HEARING WAS RE-OPENED IN COUNCIL this	*10th*	*day of*	*May*	*, 2016*
READ A SECOND TIME IN COUNCIL this	10th	day of	May	, 2016
READ A THIRD TIME IN COUNCIL this	10th	day of	May	, 2016

Reeve

CAO or Designate

May 10, 2016
Date Bylaw Signed

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PART I: INTRODUCTION

1.0 PLAN PURPOSE

What is an Area Structure Plan?

An area structure plan (ASP) is a statutory document approved by Council and adopted by bylaw. An ASP outlines the vision for the future development of an area with regard to such things as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements.

An ASP provides Council with a road map when considering land use changes, subdivision, and development. When making decisions regarding development within an area structure plan, Council must consider the plan and a wide range of other factors such as the economic goals of the County, County-wide growth, and the ability to provide servicing.

An ASP does not predict the rate of development within the plan area; ultimately, growth is determined by market demand which reflects the overall economic climate of the region.

Through the process of preparing an ASP, citizens are provided with opportunities at various stages in the process to have input into the development of policy. It is important that the vision, goals, and policies contained in the plan address the interests of residents and stakeholders in the plan area, as well as the interests of those in other parts of the County.

The Alberta *Municipal Government Act* states an ASP must describe:

- the sequence of development proposed for the area,
- the land uses proposed for the area, either generally or with respect to specific parts of the area,
- the density of population proposed for the area either generally or with respect to specific parts of the area,
- the general location of major transportation routes and public utilities, and
- may contain other matters the council considers necessary.

The policies in an ASP form a bridge between the general planning policies contained in the *County Plan* and the more detailed planning and design direction contained in a local plan which may be in the form of either a conceptual scheme or a master site development plan. ASP policies must align with the *County Plan* and applicable County policies. The ASP must be based on sound planning principles and respond to the particular natural and physical development of the plan area.

Local Plans

For brevity, this document uses the term local plan to refer to a conceptual scheme or master site development plan. The County anticipates the majority of local plans within the ASP boundary will be submitted as conceptual schemes. Criteria that are to be considered for local plans are found in Section 27 of this Plan and Section 29 of the *County Plan*.

Local plans are developed within the framework provided by an area structure plan. Based on this framework, the local plan must demonstrate how development in the local area will retain the integrity of the overall area structure plan planning concept and how development will be connected and integrated with adjacent areas. Policy sections in the ASP identify the unique requirements that must be addressed in the local plan due to the location and specific development conditions of the area.

The standard technical requirements of a conceptual scheme or master site development plan are identified in the *Rocky View County Plan* (Section 29 and Appendix C).

For the hamlet of Langdon, multi-lot subdivisions (subdivisions not recognized as a first parcel out or not exempt from providing municipal reserves under the *Municipal Government Act*) would be expected to submit a local plan in the form of a conceptual scheme. Development that does not propose any subdivision would be expected to submit a local plan in the form of a master site development plan. A local plan will have unique planning requirements based on the planning direction provided in the ASP. Local plans must also address the general requirements for preparing a conceptual scheme or master site development plan identified in the *County Plan* (Section 29 and Appendix C).

A *conceptual scheme* is a non-statutory plan, subordinate to an area structure plan. It may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an area structure plan boundary and must conform to the policies of the area structure plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public.

If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as development cells.

A *master site development plan* is a non-statutory plan that is adopted by Council resolution. A master site development plan accompanies a land use redesignation application and provides design guidance for the development of a large area of land with little or no anticipated subdivision. A master site development plan addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on-site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.

Plan Interpretation

The following describes the meaning of some of the key words that are contained in a policy:

Shall/Must: a directive term that indicates the actions outlined are mandatory and therefore must be complied with, without discretion, by Administration, the developer, the development authority, and subdivision authority.

Should: a directive term that indicates a strongly preferred course of action by Council, Administration, and/or the developer, but one that is not mandatory.

May: a discretionary term, meaning the policy in question can be enforced by the County if it chooses to do so, dependent on the particular circumstances of the site and/or application.

2.0 PLAN ORGANIZATION

The Langdon ASP is organized in three parts followed by three appendices.

Part I: Introduction

This part outlines the Plan purpose, boundaries, policy terminology, relationship to other plans, the public engagement process, and key issues, opportunities, and design ideas that informed the plan preparation process. It also contains a description of the development of the Langdon area from its early beginnings to today. Finally, it presents a vision of what Langdon could be like 10 years into the future and provides 11 broad goals that will guide the development of the area over this period.

Part II: Plan Policies

This part is the core of the Plan, containing the policy direction to guide development in the Langdon Plan area. Part II contains sections 7 to 26 that deal with specific land uses, services, or infrastructure in the subject area. Each section contains an overall purpose statement, a list of objectives, introductory paragraphs, and a series of policies addressing the subject area. Where a purpose statement or introductory paragraph introduces a series of policies, it is provided for information to enhance the understanding of the policies.

Part III: Implementation and Monitoring

This part presents the Plan implementation process, provides information on local plan areas and development criteria, specifies requirements to ensure the Langdon ASP policies and strategies are adhered to, and provides direction regarding the process for the review and amendment of the Plan. The Langdon ASP deals with sequencing development through the development criteria listed in Section 27.

Appendix A

Identifies a future study area for the hamlet.

Appendix B

Provides a list of key Alberta Energy Regulator documents that applicants should refer to when developing near oil and gas infrastructure.

3.0 PLAN AREA

The entire hamlet of Langdon is located with the Langdon Plan area. The Langdon Plan area applies to the lands contained within Map 1: Plan Area Location and Map 2: Plan Area Air Photo. Langdon ASP policies are to reference the lands within the Langdon Plan area boundaries.

The Langdon Plan area is positioned along Centre Street, and extends approximately one mile east and west from Centre Street. The Langdon Plan area encompasses approximately 15 quarter sections for a total of 947 hectares (2,340 acres) (Table 2). The Langdon Plan area includes the following elements:

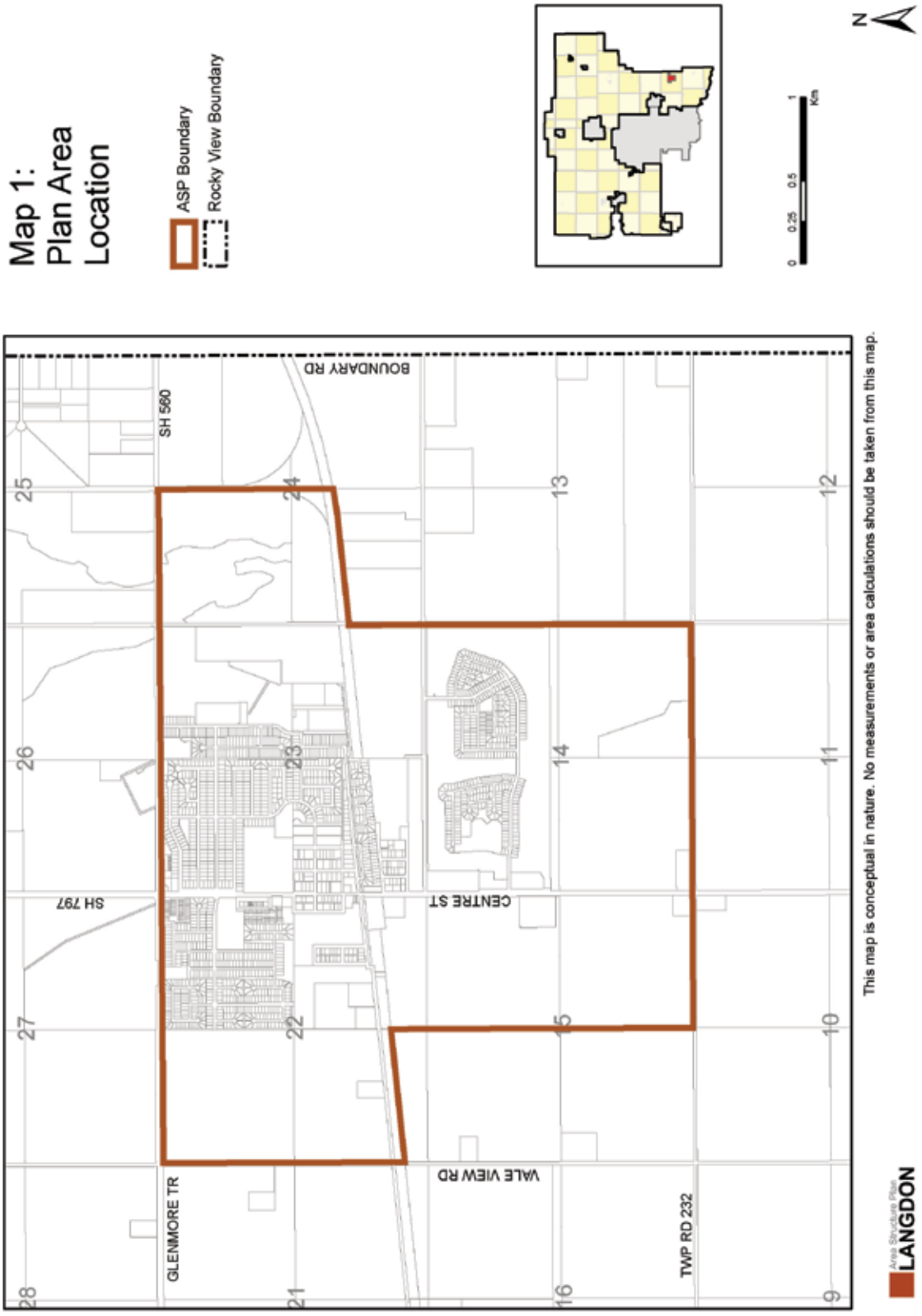
- The existing hamlet of Langdon is located at the intersection of Highway 560 (Glenmore Tr.) and Highway 797 (Centre St.) (Map 1);
- An existing elementary and junior high school, community park, community centre, fire hall, and a golf course;
- Seven adopted conceptual schemes including: Langdon Crossing West, Mornington, Langdon East, Langdon Station, Langdon Meadows, Boulder Creek, and Leland Business Park; and
- Surrounding agricultural lands.

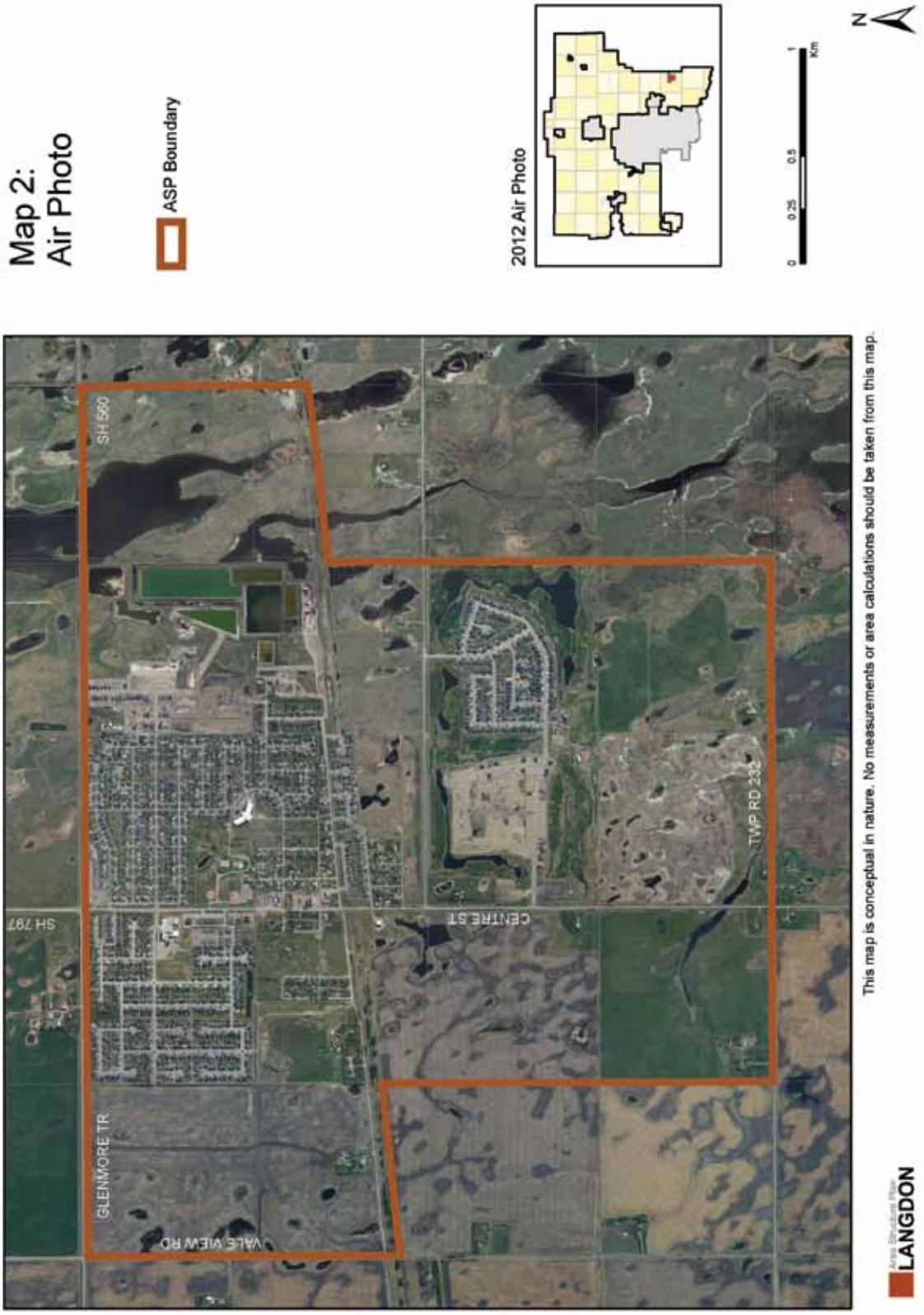
A *hamlet* is an unincorporated community, governed by the rules and regulations of the County with boundaries approved by Council.

The form of a hamlet may vary from a small cluster of houses to a mixed use community with houses, a commercial main street, a central gathering area or park, and possibly a school or a place of worship. The *County Plan* identifies the hamlet of Langdon as a full- service hamlet community with a range of land uses, housing types, rural services, and associated businesses.

Plan Area Maps

The boundaries and locations of areas shown on the maps within the Plan boundary are not intended to define exact areas except where they coincide with clearly recognizable features or fixed boundaries such as municipal boundaries, property lines, roads, or utility rights-of-way. Furthermore, the locations of symbols depicting specific features on the maps are approximate only, not absolute, and should be interpreted as such. The precise location of these boundaries and areas will be determined by the County at the time of local plan consideration and approval.


Map 1:
Plan Area
Location
ASP Boundary
Rocky View Boundary
N
0
0.25
0.5
1
Km
BOUNDARY RD
SH 560
SH 797
CENTRE ST
VALE VIEW RD
GLENMORE TR
TWP RD 232
25
24
13
12
26
23
14
11
27
22
15
10
28
21
16
9
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON


Map 2:
Air Photo
ASP Boundary
2012 Air Photo
0
0.25
0.5
1
Km
N
SH 560
SH 797
CENTRE ST
TWP RD 232
GLENMORE TR
VALE VIEW RD
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON

4.0 LANGDON TODAY

History

Langdon has a rich western heritage and pioneering spirit. In 1883, a branch of the Canadian Pacific Railway station was built in Langdon to serve the needs of families who flocked to the area for rich ranch and farmland. The surname of the contractor who built the rail line was Langdon and the station was named after him.

By 1892, one store and four houses were built. During the early 1900s Langdon's population decreased significantly from 161 people in 1916 to 83 people by 1931. During the early 1900s Langdon had a bank, general and hardware store, hotel, drug store, newspaper, and a lawyer's office.

The area's high water table and poor drainage historically contributed to numerous floods, impassable roads and sewage disposal problems for the community. The construction of a rail line to Dalemead removed the community's prominence as a supply centre for the surrounding agricultural area. By the end of 1950, Langdon's population had declined to approximately 100 residents. Many of the residential lots created during Langdon's growth years were never developed and instead were consolidated into larger parcels. Of the two grain elevators that were constructed in the hamlet, one was relocated to Carseland in 1968, and the other was demolished in 1979.

In 1976 Langdon lost its village status and was designated a hamlet under the Administration of the M.D. of Rocky View No. 44 (County). In 1983, the County installed a sanitary sewer system within the hamlet. Development interest reappeared in 1995 as evidenced by a proposal to build approximately 400 residential dwelling units and an expansion to the hamlet boundary. This development is now the neighbourhood of Langdon Crossing West.

The County adopted the first ASP for Langdon in April 1999 to respond to the growth pressures facing the community. The ASP was amended twice, first in 2003 and again in 2005. Today the area is a well-established hamlet. According to the 2013 census done by Rocky View County, the current population is 4,897 residents, with the hamlet residential areas being approximately 67% built out. In 2014, County Council approved the Terms of Reference directing the preparation of a new area structure plan to replace the existing Langdon ASP, consider expansion of the current ASP's boundaries and ensure compliance with the *County Plan*.

Surrounding Context

The Langdon Plan area is approximately a ½ mile from the border of Wheatland County to the east. Adjacent land uses within Wheatland County are agricultural in nature.

Lands within Rocky View to the north, south and west of the Plan area are mainly agricultural and are governed by the agricultural policies of the *County Plan*. They comprise mainly of un-fragmented quarter sections and farmstead parcels.

Existing Land Use

Langdon offers a variety of amenities and services for its nearly 5,000 residents including schools, open space, local shops, businesses, and recreational uses (Map 3: Existing Land Use).

The hamlet has been largely developed into a residential community with some commercial development found along Highway 560 (Glenmore Trail) and Centre Street. In the southern portion of the existing hamlet is the Boulder Creek Golf Course; an 18-hole private course.

Seven conceptual schemes have been adopted within the ASP area including, Langdon Crossing West, Mornington, Langdon East, Langdon Station, Langdon Meadows, Leland Business Park, and

Boulder Creek.

Existing Conditions

Langdon is part of the East Rocky View region as described in the *County Plan* (Section 25.0). It is predominantly characterized by prairie grasslands, major wetland complexes, water fowl migration areas, a high water table, and groundwater discharge. The existing conditions are shown on Map 4: Existing Conditions, and are discussed below.

Drainage and Wetlands: Lands in the Langdon Plan area are characterized by a high water table and wetlands. County and provincial policies guide wetland protection in Langdon. The lands are part of the Weed Lake catchment area that is estimated to be 130 square kilometres. Stormwater from Langdon feeds into Weed Lake through major and minor ditch systems, with the regional drainage ditch running through the hamlet along Railway Avenue. As in most parts of the County, much of the existing development has adopted rural stormwater management practices incorporating culverts, ditches, and natural conveyance systems. The Langdon ASP is able to support stormwater infrastructure upgrades within the Plan area boundary, further boundary expansion is not required to implement stormwater solutions in the hamlet.

Transportation: The transportation system outside the hamlet comprises a grid network of arterial roads consisting of township and range roads. This network connects into the provincial highway system at Highway 560 (Glenmore Trail) and Highway 797 (Centre Street). The hamlet has been developed with an internal system of collector and local roads to provide adequate access to previously developed areas.

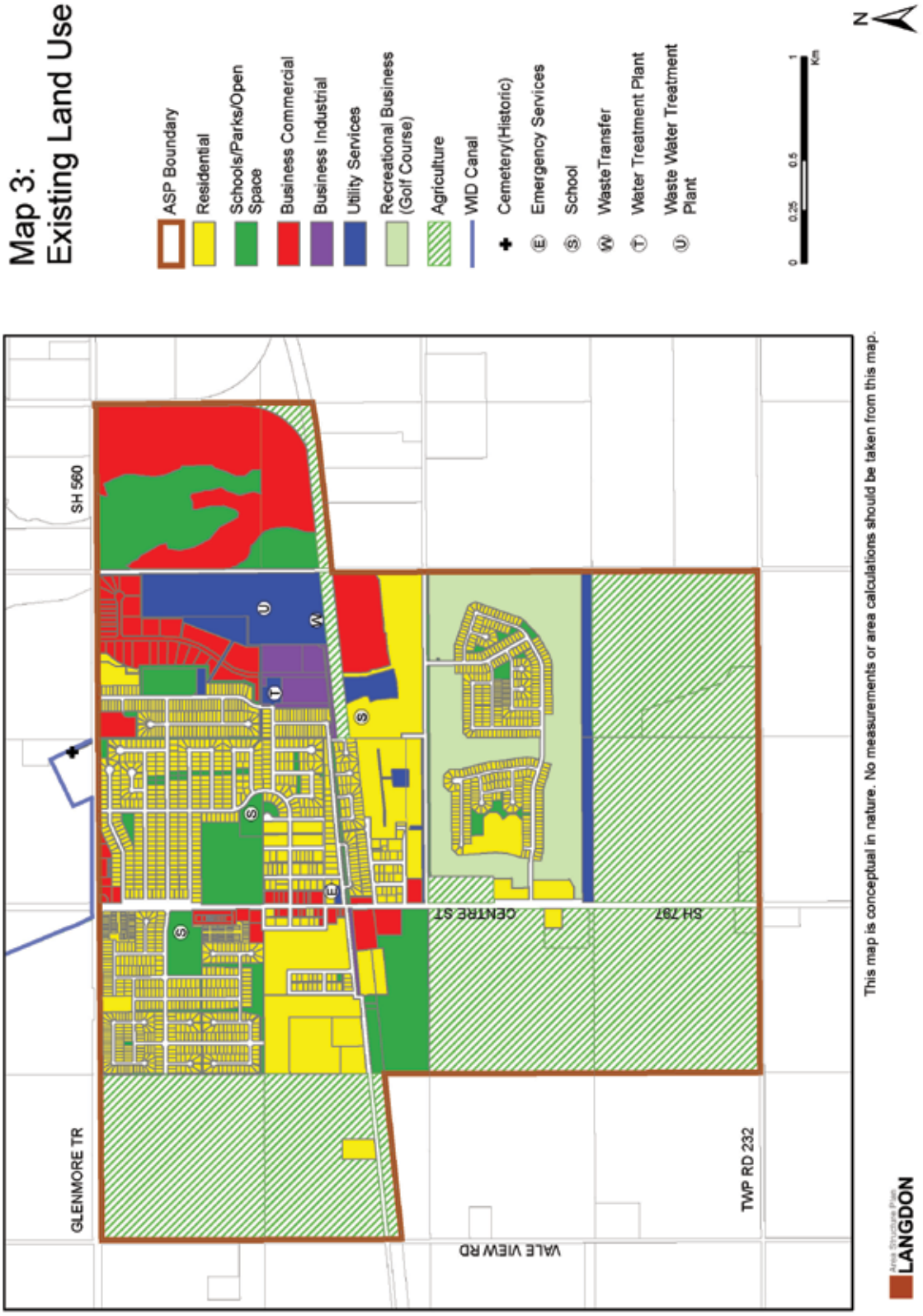
Hamlet Development: The hamlet's primary form of development has been single family dwellings. The existing hamlet has approximately 1,587 dwellings and is home to approximately 4,897 residents. Commercial development has occurred at the junction of Highway 560 and Highway 797 and along Centre Street within the hamlet. The hamlet also contains recreational amenities such as Langdon Park, which has multiple play fields, and a public golf course located in the Boulder Creek Development. The 1999 ASP identified lands for business development in the eastern portion of the hamlet but little development has taken place to date.

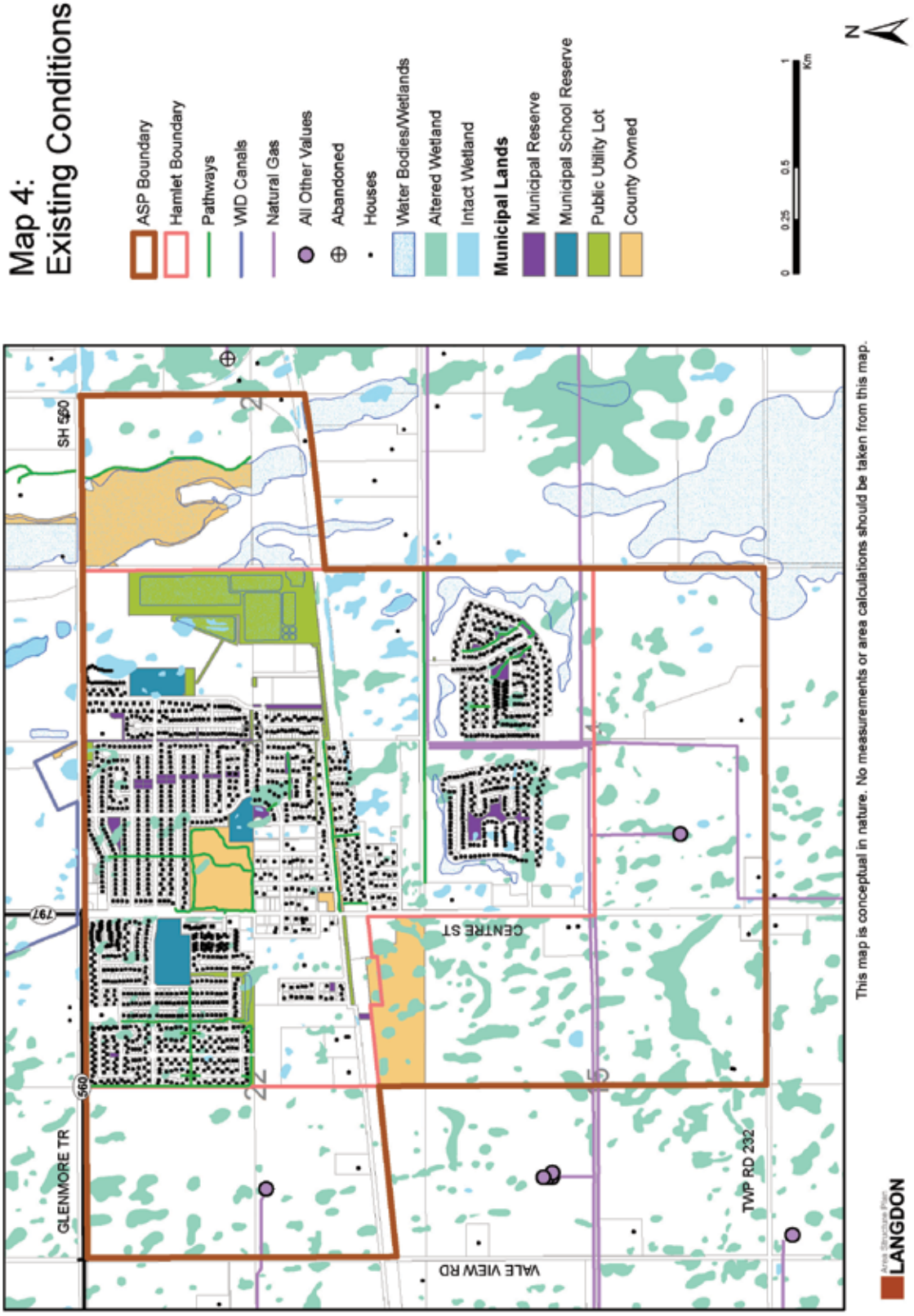
Water: Langdon Waterworks Ltd., a privately owned and operated utility company, provides potable water servicing throughout the hamlet through a franchise agreement with the County. Raw water is sourced from the underlying Paskapoo and Lacombe aquifers from five source wells. The water is then treated and distributed through the existing treatment system and distribution network consisting of two treatment plants, three potable water storage reservoirs, and the distribution pumping system. Upgrades and expansion of the water treatment system and network may need to be implemented to support the population identified in the Plan.

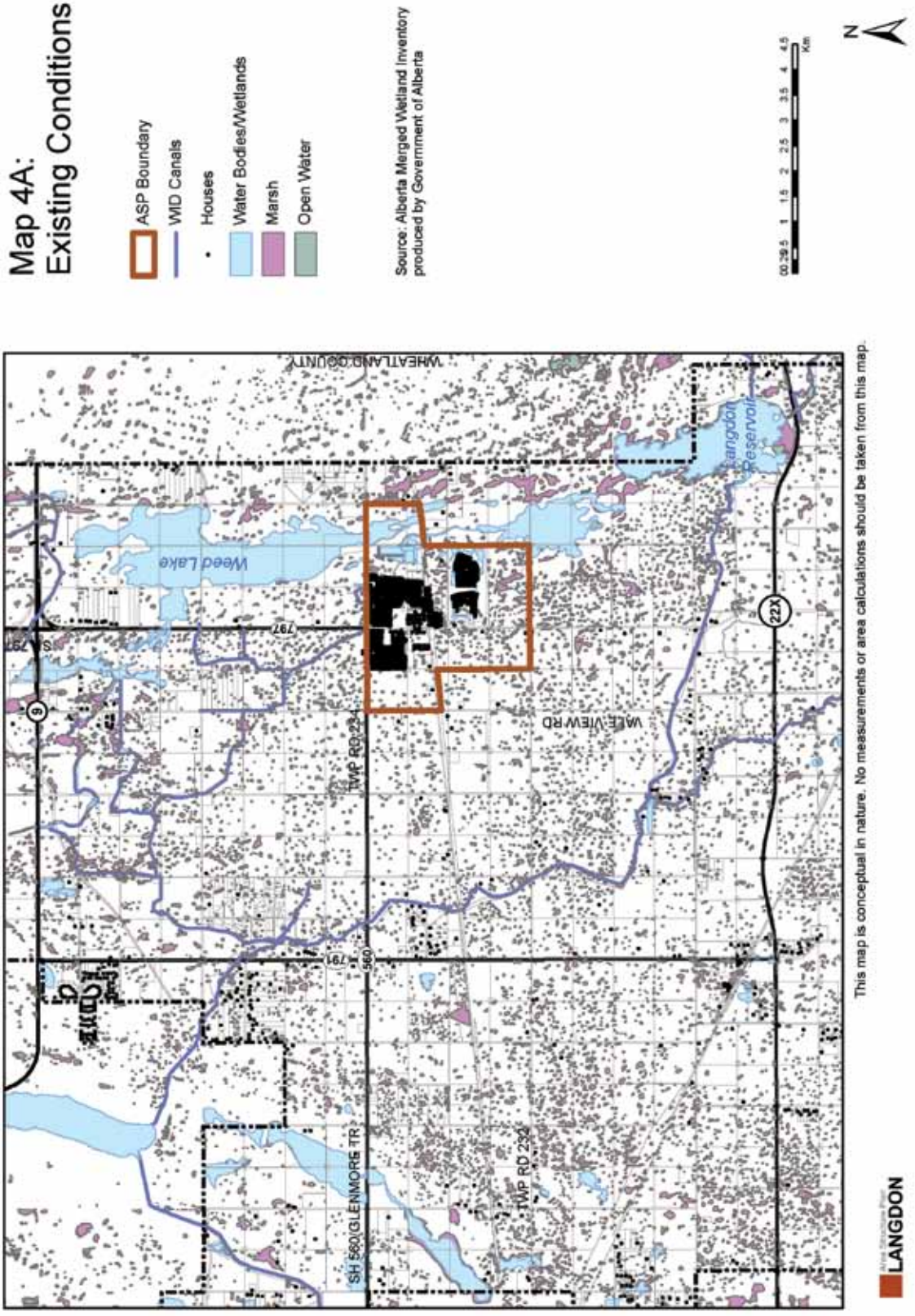
Wastewater: Wastewater from within the hamlet is collected, conveyed, and treated at the East Rocky View Sewage Treatment facility located in Langdon. The facility also treats wastewater from the hamlets of Balzac and Conrich. One third of future upgraded capacity of the facility shall be dedicated to future development within the hamlet of Langdon, which at full build-out of the facility, amounts to approximately 2,400 cubic metres of treatment capacity. This equates to approximately 2,710 total dwelling units (including existing dwelling units) and a population of approximately 8,400 residents. It should be noted that the number of homes and residents calculated would be less if wastewater capacity is dedicated to non-residential development. Capacity of the East Rocky View Sewage Treatment facility is dependent on the ultimate loading capacity of Weed Lake and the quality of treated effluent discharged to the lake.

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

Agricultural Lands: There are agricultural lands within the Langdon Plan area. The majority of lands outside the Langdon Plan area are agricultural. They are mainly used in crop cultivation of cereal crops (wheat/barley) and oil seeds (canola).


Map 3:
Existing Land Use
ASP Boundary
Residential
Schools/Parks/Open Space
Business Commercial
Business Industrial
Utility Services
Recreational Business (Golf Course)
Agriculture
MID Canal
Cemetery(Historic)
Emergency Services
School
WasteTransfer
Water Treatment Plant
Waste Water Treatment Plant
N
0
0.25
0.5
1
Km
SH 560
GLENMORE TR
CENTRE ST
SH 797
TWP RD 232
VALE VIEW RD
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON


Map 4:
Existing Conditions
ASP Boundary
Hamlet Boundary
Pathways
MID Canals
Natural Gas
All Other Values
Abandoned
Houses
Water Bodies/Wetlands
Altered Wetland
Intact Wetland
Municipal Lands
Municipal Reserve
Municipal School Reserve
Public Utility Lot
County Owned
0
0.25
0.5
1
Km
N
SH 560
797
560
GLENMORE TR
CENTRE ST
TWP RD 232
VALE VIEW RD
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON


Map 4A:
Existing Conditions
ASP Boundary
WID Canals
Houses
Water Bodies/Wetlands
Marsh
Open Water
Source: Alberta Merged Wetland Inventory produced by Government of Alberta
N
0 0.25 0.5 1 1.5 2 2.5 3 3.5 4 4.5 Km
WHEATLAND COUNTY
Weed Lake
Langdon Reservoir
797
SH 797
9
22X
MILE VIEW RD
TWP RD 234
SH 560(GLENMORE TR)
TWP RD 232
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
LANGDON

5.0 PLANNING FOR TOMORROW

Overview

The need for a new Langdon ASP has been determined based on a number of factors. These factors, among others, have been considered through the preparation of the Langdon ASP and include:

- strategic direction and policy within the *County Plan* and other relevant County policy;
- continued development pressure in the area;
- physical constraints and attributes of the area, including servicing capacity; and
- key issues and opportunities identified by Administration, residents, landowners, and stakeholders through the public and stakeholder engagement process.

An overview of the above-mentioned key factors informing the preparation of the Langdon ASP is outlined below.

Policy Direction from Other Plans

Langdon is identified in the *County Plan* as a Hamlet – Full Service and a Hamlet Business Area. The range of population for hamlets provided in the *County Plan* is a guide and final hamlet size is determined based on a number of criteria including public consultation, technical constraints, and projected growth rates based on previous trends in Langdon. The *County Plan* encourages the location of hamlet business areas and Centre Street development in Langdon to help improve the fiscal balance for the County and provide local services and employment opportunities.

The 1999 Langdon ASP identified the Langdon hamlet as a unique, vibrant, and growing community situated in a rural setting. The community vision for the hamlet of Langdon focused on maintaining and enhancing the "rural characteristics and community attributes", which have given the community its rural identity and define Langdon's vibrancy and uniqueness.

Key Issues and Opportunities

A number of key issues and opportunities were identified during the preparation of this Plan, through research and analysis by County staff, public input, and communication with a variety of stakeholders. Key issues and opportunities are summarized below.

Environmental Protection and Stormwater Management: The area is generally flat, has a high water table, and contains substantial wetlands. Developing a strategy to protect these and other important environmental features, while addressing an appropriate stormwater management solution, is a key issue. Thoughtful and comprehensive management of water discharging to Weed Lake is integral in controlling the changes in lake chemistry and water balance fluctuations.

Infrastructure Servicing: There are limits to the expandability of the existing servicing infrastructure in the Plan area. The costs for the expansion of infrastructure systems shall be addressed through the development approval process through either the collection of levies or shall be the responsibility of the developer. As Weed Lake is a key factor to growth within East Rocky View, without a viable outfall solution, the carrying capacity of Weed Lake and its ability to accept stormwater and treated effluent from the wastewater treatment facility is limited.

Centre Street Development: The *County Plan* indicates that enhancements to the "main street" of a hamlet should be identified through the ASP process. The Langdon ASP includes Centre Street commercial policies that support increased development along Centre Street that builds on the historical hamlet area by providing local commercial development, mixed use, and a park and pathway system that connects the surrounding residences to the hamlet core. The Centre Street Corridor

Design Guidelines has been established as a document for reference when development proposals for Centre Street come in to the County, and to provide a cohesive vision and set of goals to the area in order to create an attractive destination that provides hamlet services for Langdon residents and the surrounding area.

Land Use: There was strong support for the hamlet to be developed as a residential community with opportunities for residents to live, work, and play. Light industrial uses, providing for some live/work units, and local commercial development were supported in the southern portion of the Langdon Plan area. Key land issues or opportunities were; maintaining primarily single-family homes in the hamlet while allowing for some diversity in housing choices, creating a well-planned community that provides safer pedestrian and traffic connections through the hamlet and on Centre Street, managing stormwater through low impact development, and focusing development in drier areas, and creating a hamlet that provides local employment and shopping opportunities for residents and the surrounding area.

Development Progression: Servicing constraints and market conditions will determine the lands that are able to develop. Based on these conditions, all lands within the Langdon Plan area may not be able to develop at once. Development will progress in an orderly manner based on predetermined criteria in Section 27.

Population: The *County Plan* supports a local community planning process to determine hamlet form, amenities, and population size. Ultimately population growth in Langdon will depend on the servicing that is available and how quickly development occurs. Full upgrades of the wastewater treatment plant may accommodate a population up to 8,700 at full build-out (dependent on non-residential development that uses wastewater capacity), this takes into consideration that the wastewater treatment plant capacity is shared with Balzac and Conrich.

Public Engagement Process

Rocky View County's commitment to an open, transparent, and inclusive process included the implementation of a communications and engagement strategy to actively engage stakeholders in meaningful discussion throughout the Plan preparation process. This strategy provided opportunities for landowners, stakeholders, adjacent municipalities, and the general public to provide input and to inform the outcome of the Plan. A summary of this process is found below:

Phase 1 – Awareness, Issues, and Goals: This was the initial start-up phase of stakeholder engagement that extended from January to March, 2015. In this phase, the County led an engagement process with a workshop to help define the vision and goals for the Langdon area. Engagement focused on raising awareness about the planning process, identifying issues, and setting priorities for the Langdon Plan area. A door-to-door questionnaire was administered during this phase which received 659 responses out of an approximate total of 2,000 (33% response rate).

Phase 2 – Evaluating Options and Setting Direction: This phase extended from April to June, 2015. In this phase, public engagement activities through a workshop and online survey helped confirm the vision for the Plan, and identify opportunities and constraints. During this phase a workshop for Langdon's Centre Street was also held. There were approximately 50 people in attendance for each of the public consultations sessions held.

Phase 3 – Draft Plan: In this phase, extending from July to September, 2015, the vision and directions for the Plan were confirmed through the development of draft policies and actions, and preparation of the first draft of the Plan. The first draft was introduced to stakeholders at an open house at the end of September.

Phase 4 – Plan Completion and Public Hearing: In this phase, extending from October, 2015 to March, 2016, the draft Plan was refined based on public comment, agency circulation, and technical review. An open house for the proposed Plan was held in early February, 2016 and a public hearing held later in March, 2016.

6.0 LANGDON VISION AND GOALS

Langdon Vision

The following vision statement provides an idea of what the hamlet could look like 10 plus years into the future:

By 2025, Langdon will be a charming hamlet nestled in its surrounding wetlands and agricultural lands. The community's character is rooted in its railway and early-settler heritage, while supporting modern lifestyles through a range of housing, employment, and amenity options. Centre Street provides a focus for meeting the daily needs of people in all stages of life. Residents and visitors travel a network of sidewalks and pathways throughout the community, and enjoy Langdon's parks, recreation facilities, and outdoor gathering spaces.

Goals

There are 11 goals that guide the development of the Langdon ASP. These goals are based on policy direction of the *County Plan*, the existing physical characteristics of the area, and the key issues, constraints, and opportunities identified during the planning process. The goals are as follows:

Community Design/Character

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

Hamlet Size

3. Establish a community through sustainable growth while continuing to maintain a strong sense of hamlet values and citizen involvement.
4. Support an appropriate amount of growth in order to have improved recreational amenities, safe and attractive roads and sidewalks.
5. Continued support for local shops and services in the community that also provides employment opportunities for people living in the hamlet and surrounding area.

Housing

6. Continue to support existing housing forms and character that appeal to residents, while allowing housing stock to diversify to meet the needs of residents in all stages of their lives (singles, young families, and seniors).

Connected Streets/Trails and Pathways

7. Increase safety on Centre Street by directing heavy truck traffic to Vale View Road in order to focus Centre Street as a core for the hamlet where it is safe for residents to walk, bike, and drive to local shops and services.
8. Encourage a safe and well connected network of streets, sidewalks, and multi-use trails that connect to key locations throughout the community.

Parks/Recreation

9. Encourage safety on trails and pathways through lighting and clear signage.
10. Support a park and recreation system that encourages exercise and socialization for people of all ages within the community, and is designed to meet the passive and active recreational needs of the local community.
11. Establish outdoor spaces that support cultural and community events, like concerts, celebrations, and outdoor farmers markets.

PART II: PLAN POLICIES

A. LAND USE

7.0 LANGDON LAND USE STRATEGY

Purpose

The land use strategy implements the vision for the Langdon ASP by detailing the physical organization of land uses in the Langdon Plan area as identified on Map 5. The strategy identifies general land uses, the approximate boundaries of the land use areas, and the policies that inform the development in each area. The policies for this strategy are found in Sections 7 to 26.

The land use strategy provides for a comprehensively planned area, including Centre Street development, to provide services to the hamlet. Residential portions of the hamlet will be located to the east and west of Centre Street. Further to the east, a new business park area will be developed and to the south of the existing Boulder Creek development will be a future development area expected to contain a mix of commercial, light industrial, and some residential development.

The main types of land uses identified in this strategy are outlined below as well as an overview of other key policies that support the strategy.

Residential

The majority of residents will live in areas comprised mainly of single-family and multi-family dwellings (low and medium density development), neighbourhood parks, and a system of sidewalks, pathways, and roadways that provide easy access to Centre Street.

The approximate estimated population density for the hamlet is shown in Table 1. Although the *County Plan*, in Section 5.5 identifies that hamlet populations should range between 5,000-10,000, this population target is not listed in the criteria to be considered for hamlet development. The Langdon ASP plans for an approximate population of 13,400 and this target was arrived at through planning and engineering reviews, stakeholder consultation and feedback. Final densities will be determined with the preparation of local plans.

Table 1. Langdon population and density at full build-out.

Development Area	Gross Area Hectares (ac)	Gross Residential Area Hectares (ac)	Units per hectare (ac)	Population (build-out of Langdon Plan Area)	Population density per hectare (ac)
Langdon	947.58 (2,340.52)	544.98 (1,346.09)	9.88 (4.0)	13,400	25 (10)

* Units and population density per hectare are based on gross residential area.

Business

Commercial areas across the County provide a wide range of services to Rocky Viewers, while contributing to the fiscal sustainability of the County. Langdon is expected to grow and develop into a complete community with a wide range of land uses and services over the next 10 plus years. The hamlet centre will continue to develop over time and will include commercial, institutional, and residential development. Centre Street acts as the social hub for the community; it is centrally located within the hamlet, which provides ease of access and walkability. Development along Centre Street will

celebrate and honour the historic architecture and character of Langdon. The Langdon Plan area comprises three types of business development:

- Business Park
- Highway Commercial
- Centre Street

Table 2: Future Land Use Scenario – Land Use Category

Land Use Type	Gross area	
	hectares	acres
Residential	544.98	(1,346.09)
Commercial	100.44	(248.08)
Business Park	83.60	(206.48)
Highway Commercial	2.29	(5.67)
Centre Street	14.55	(35.93)
Mixed Use	146.30	(361.36)
Light Industrial	10.32	(25.50)
Langdon Secondary School Site and Recreational Park	19.86	(49.05)
Public Utility Lot	24.60	(60.75)
Park/Open Space	22.34	(55.17)
Commercial Recreation	78.75	(194.52)
Total	947.58	(2,340.52)

Table Notes:

1. Reference Map 5 – Land Use Strategy.
2. All areas are approximate and should be considered as "more or less".
3. Total area in hectares may vary from total area in acres due to conversion factors.
4. Percentage may not total 100% due to rounding of figures.

Supporting Policy Areas

Agriculture will continue to be supported within the Langdon Plan area until such time as the desired development occurs. Interim land uses or servicing strategies will not be supported in the Langdon Plan area.

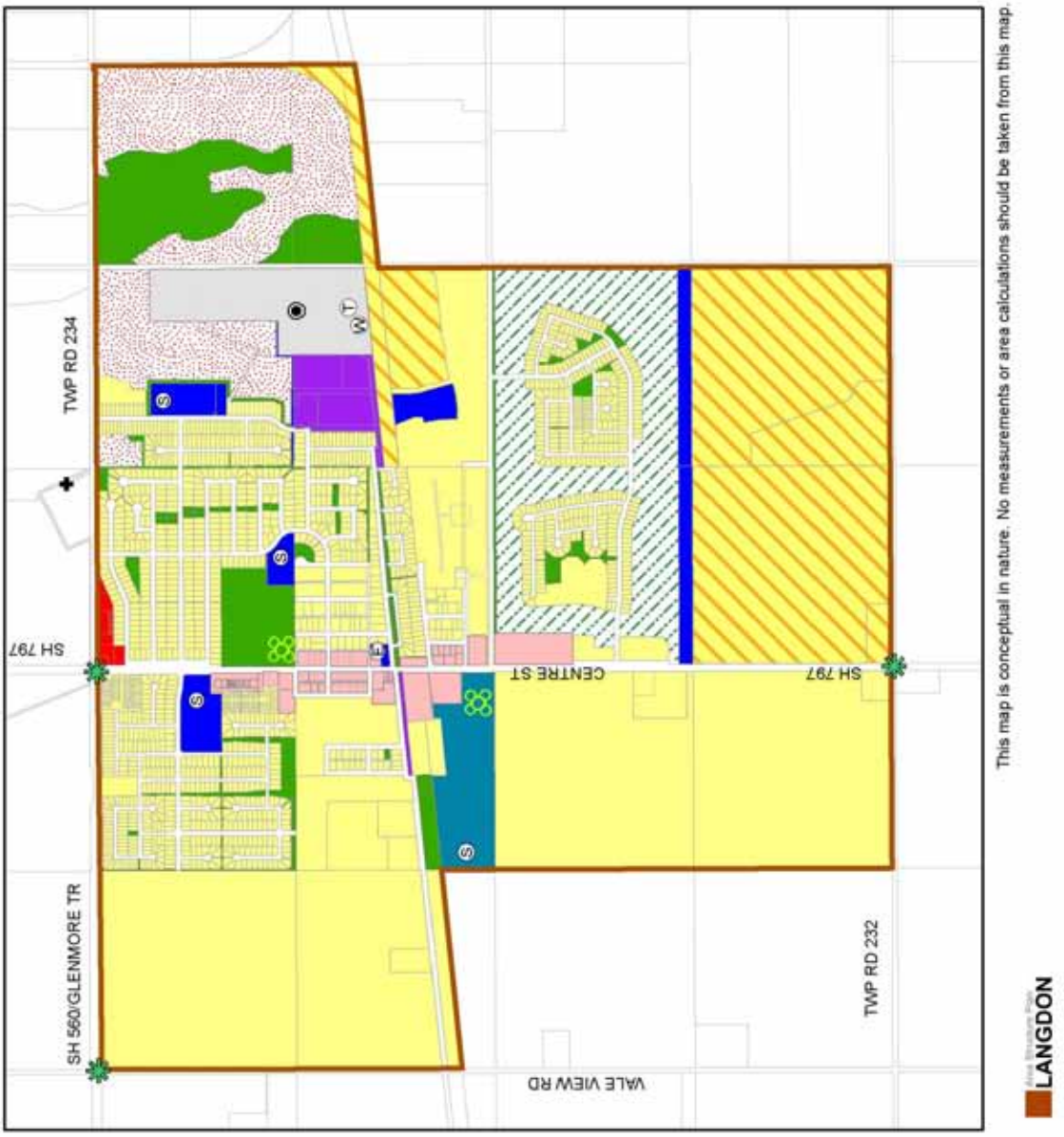
Interface areas are those where different types of land uses meet. The Plan includes policies that address issues related to the residential, commercial and agricultural land use interfaces.

Development Sequencing

The Plan recognizes that development within the Langdon Plan area should progress in a logical and efficient manner, recognizing future land requirements, and logical extensions of servicing. The *Municipal Government Act* requires that an ASP must describe the sequence of development proposed for the area. The Langdon ASP lists development criteria in Section 27, that development proposals will be required to meet prior to submitting local plan applications. The development criteria identifies that the first lands to build-out should be:

- lands with existing approvals in place, and
- lands that meet the criteria outlined in Section 27.

The Plan also provides policies with regard to all other essential components of Langdon including: emergency services, schools, recreation, institutional and community services, transportation, stormwater, utility servicing, open space, trails and pathways, and the natural environment.


Map 5:
Land Use Strategy
ASP Boundary
Residential
Mixed Use
Schools
Park/OpenSpace
Langdon Secondary School Site and Park
Centre Street Commercial
Highway Commercial
Public Utility Lot
Business Park
Commercial Recreational
Light Industrial
Cemetery(Historic)
Emergency Services
School
Community Node
Gateway
School
Waste Transfer
Waste Water Treatment Plant
Water Treatment Plant
N
0
0.25
0.5
1
Km
TWP RD 234
SH 797
CENTRE ST
SH 797
SH 560/GLENMORE TR
TWP RD 232
VALE VIEW RD
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
LANGDON

8.0 RESIDENTIAL

Residential development will accommodate future population growth while maintaining hamlet charm and rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and in keeping with the rural character of Langdon. Community engagement while preparing the Langdon ASP has suggested that there is a desire for seniors housing within the hamlet; policies in this section provide further guidance and support on seniors housing proposals.

Residential uses will be found primarily in areas identified on Map 5. There will be some opportunity for residential uses along Centre Street and in the mixed-use area identified in the southern portion of the Langdon Plan area, south of the Boulder Creek development.

Local plans will ensure consideration is given to providing compatible uses such as parks and pathways, as well as schools, where appropriate.

OBJECTIVES

- Support the development of comprehensively designed residential neighbourhoods that promote interaction between residents.
- Provide for a range of lot sizes and housing types to accommodate the varying needs and incomes of Rocky View County residents.
- Encourage seniors residential development within the hamlet.
- Provide for human scale design and attractive hamlet residential areas through the use of architectural design guidelines.

POLICIES

General

8.1 Residential development within the hamlet of Langdon shall be supported in the areas identified as residential on Maps 5 and 6.

8.2 The County supports innovative neighbourhood design within new residential areas provided the proposed design supports the residential objectives.

8.3 Where new residential neighbourhoods are developed in proximity to existing residential neighbourhoods, the design for the new residential neighbourhoods should provide an acceptable transition to the existing areas through a residential building form that is similar in height, massing, and architectural design to the surrounding community.

8.4 The predominant land use within the residential area shall be single detached residences; multi-family residences such as semi-detached homes, row houses and multi-unit buildings may also be considered.

8.5 The following uses in the residential area may be allowed where they are determined to be compatible and appropriate:

a. seniors housing;

b. public, recreational, and institutional uses such as schools, child care facilities, special care facilities, churches; and

c. neighbourhood commercial.

Seniors housing can be independent living, supportive housing/assisted living, and long-term care. There is a desire within the hamlet for people of all ages to be able to remain in their community as they age. The Langdon ASP is supportive of senior housing proposals provided the development is sensitive to the rural identity of the hamlet and is located near local shops and services to provide ease of access for this demographic.

Neighbourhood commercial is intended to provide services to the local residential community that is immediately in the vicinity of the commercial area. Neighbourhood commercial is intended to be small to medium sized development ranging from 600 m^2 (6458 ft^2) to approximately 6,000 m^2 (64,583 ft^2). The type of development will be required to submit a market demand study to show the demand for the use and to provide evidence that the neighbourhood commercial development would not be competing with the Centre Street commercial services.

Residential developments that are located off provincial highways may be able to provide for some highway business uses in their neighbourhood commercial developments; this would have to be supported through a market demand study.

Local Plans

8.6 Local plans shall be required to support applications (see Section 27 and Map 12) for residential development. The local plan should provide:

a. architectural design guidelines that promote neighbourly interaction by:
   i. promoting front yard aesthetics; and
   ii. providing street trees and street-oriented porches or patios.
b. rural identity through the use of:
   i. street names;
   ii. architectural design guidelines that emphasize a rural look and feel; and
   iii. landscaping that uses local/native plant species.
c. an analysis of open space and recreational needs and opportunities to determine the amount and location of land to be dedicated to parks and open space within a residential area.
d. a transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the residential area.
e. a market demand study, if neighbourhood commercial is proposed, to show that:
   i. the current supply of the proposed commercial land use is approaching build-out, and there is a demonstrated need for the use; and
   ii. the proposal will contribute to the fiscal balance of the municipality.

Architectural design guidelines will provide a reference standard for built form and the style of buildings in order to have a cohesively designed community that meets the points listed in Section 8.6 a & b.

Rural identity is a phrase that hamlet of Langdon residents identified as being important to them. This style of development means 1900s-themed architecture and dwellings located on larger lots.

Gross residential density calculations include land for residential lots and local uses such as hamlet commercial businesses, local parks, elementary schools, local roads, and small institutional sites such as child care facilities.

Density

8.7 The gross residential density of the residential area should be 9.88 units per hectare (4.0 units per acre).

8.8 Proposals for densities more than 9.88 units per hectare (4.0 units per acre) may be considered in residential areas based on the following criteria:

a. the character and physical design of the development is similar to what is already existing in the hamlet; and

b. water and wastewater servicing capacity has been determined by the County to be available.

8.9 Medium density residential land use should comprise at least 10 percent of the net developable area within a residential area.

8.10 Medium density residential development should:

a. be oriented to the public street with parking located in the rear or side; and

b. be located in proximity to community amenity areas such as open space, a park, Centre Street, institutional, or neighbourhood commercial.

8.11 Medium density residential land use shall be allowed in new residential areas only, and shall be planned within the context of a local plan prepared for the overall residential area.

8.12 All private lighting, including security and parking area lighting, shall be designed to respect the County's "dark sky" Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

Medium density residential is a higher density form of housing compared to single-detached housing units, consisting of three or more attached dwelling units that may be town homes, row houses, and multi-unit complexes. Medium density residential will provide a variety of housing options for people in all stages of life while continuing to maintain the hamlet of Langdon's rural look and feel through design.

Community Design

8.13 A residential area should provide:

a. street-oriented residential design;

b. a variety of lot widths and home sizes;

c. parks and pedestrian connections to adjacent areas;

d. sidewalks on one side of the street at the minimum;

e. vehicular connections to other neighbourhoods within the hamlet; and

f. "dark sky" street lighting.

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

Street-oriented design affects the character of the street and how neighbours interact with each other. A vital street with good design encourages activity by providing a safe and inviting pedestrian environment, a home design that encourages interaction, and a road design that calms traffic movement.

9.0 BUSINESS

The expansion of business land uses in the Langdon Plan area is an important planning issue for the hamlet. Business activities provide essential goods and services to the community and can offer valuable employment opportunities for Langdon residents. Non-residential development in the hamlet supports the County's strategic plans of diversifying its assessment base. The location of non-residential land use within the community can directly contribute to the success of a business venture, potential land use conflicts with non-commercial land uses can be avoided by taking into consideration the policies in Section 15 of this Plan.

The land use strategy identifies three types of business land uses that are acceptable within the hamlet of Langdon:

a. Business Park Commercial
b. Highway Commercial
c. Centre Street

A. Business Park Commercial

This Plan envisions business park development in the eastern portion of the Langdon Plan area as identified on Map 5: Land Use Strategy. Business parks will contain a broad range of business activities and may involve light industrial activities and processing, and address a marketplace that is not restricted to local goods and services.

Business park development on lands adjacent to existing or future residential areas must be sensitive to existing residential uses (Section 15).

Leland Business Park (identified as business park on Map 5) has an approved local plan and land use designation. Future development of these lands will have to meet the Commercial, Office and Industrial Design Guidelines and the infrastructure policies of this Plan (Part C).

OBJECTIVES

- Provide for attractive and high quality business park development to support commerce and local and regional employment opportunities.
- Ensure commercial and office uses are compatible with existing and future land uses.

POLICIES

General

9.1 Business park development within the hamlet of Langdon shall be supported in the areas identified on Map 5.

9.2 The preferred land uses for the business park area should be institutional and light industrial; the business park area is intended to be a high quality district that provides for a wide range of local and regional employment opportunities.

9.3 Development should proceed in an orderly and efficient manner and be supported by cost-effective and efficient changes to the County's existing infrastructure and transportation networks.

9.4 All private lighting, including security and parking area lighting, shall be designed to respect the County's "dark sky" Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

9.5 Business park uses located adjacent to existing or future residential areas shall comply with the appropriate interface area policies (Section 15 and Map 6) of this Plan.

Local Plans

9.6 A local plan shall be required to support applications (see Section 27) for business park development. The local plan should:

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

B. Highway Commercial

Highway commercial is located along Highway 560, in the northern portion of the Langdon Plan area (Map 5) and is largely built out. Highway commercial is meant to service the hamlet of Langdon and the surrounding area. The existing highway commercial is oriented towards Highway 560 in order to provide access to the travelling public along the highway. Presently this location supports a gas station, restaurant, dental office, personal service businesses, a liquor store, fast food restaurants and a car wash. These types of uses are considered appropriate for the identified highway commercial area.

OBJECTIVES

- Provide services to the hamlet and travelling public that is easily accessible by vehicles.
- Create a welcoming gateway into the community.
- Provide a range of services that support the hamlet of Langdon and surrounding areas.

POLICIES

General

9.7 Highway commercial development within the hamlet of Langdon shall be supported along Highway 560 in the areas identified as highway commercial on Map 5.

9.8 The use of fencing in highway commercial areas should not be permitted, other than for buffering adjacent lands in non-residential/residential interface areas, screening of outside storage, screening of garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.

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

9.10 Highway business lands adjacent to Highway 560, as shown on Map 6: Non-Residential/ Residential Interface shall be subject to the gateway policies of this Plan (Section 13).

C. Centre Street

Centre Street is the social hub and centre of the Langdon community, with a range of local commercial and institutional land uses to meet community needs. It provides local shops and services on a pedestrian-oriented streetscape, as well as community nodes for residents and visitors to hold formal or informal gatherings. Residential development and live/work units may be incorporated into Centre Street where appropriate.

OBJECTIVES

- Support the continued development of a Centre Street that adds to the social fabric of the hamlet and provides a wide variety of services to residents.
- Incorporate residential uses where appropriate.
- Create a formal community node that encourages formal gatherings such as a farmers market within the Langdon secondary school site and park.
- Ensure development of attractive, high quality local commercial development that contributes to an active Centre Street.

POLICIES

General

9.11 Centre Street development within the hamlet of Langdon shall be supported in the areas identified as Centre Street on Map 5.

9.12 Centre Street shall provide a mix of uses, including:

a. local commercial;
b. mixed residential;
c. community nodes and sidewalks; and
d. institutional uses.

Institutional uses identified as appropriate within the Centre Street corridor include, but are not limited to, child care facilities, community centres, special care facilities, and places of worship.

A *community node* is a formal space that holds events such as farmers markets, bake sales, craft shows, and music events. A community node can also be an informal space with street furniture such as seating areas with planter boxes that promote a sense of community and encourage activity and community presence in the core of the hamlet.

9.13 The Centre Street area shall provide a range of local commercial services for residents that contribute to an attractive pedestrian environment and meeting places for residents.

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

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

9.15 Large scale or "big box" commercial developments should not be permitted in the Centre Street area.

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

9.17 New non-residential development proposed on Centre Street is encouraged to include public amenities within the development, which may include, but not be limited to a community node and public washrooms.

9.18 Existing non-residential land uses on Centre Street requiring extensive outside storage of goods and materials may continue to operate, and are considered conforming uses under this Plan. Notwithstanding the above policy statement, these areas are encouraged to provide appropriately screened storage areas or relocate storage areas to business park and mixed use areas.

9.19 New land uses proposing extensive outside storage of goods and materials should not be considered appropriate uses along the Centre Street corridor.

9.20 Proposals for residential land uses, including live/work developments, may be considered within the Centre Street area where the residential units are located above a non-residential use. Existing homes situated along Centre Street are conforming uses under this Plan. Notwithstanding the above policy statement, low density residential uses are encouraged to redevelop to commercial uses as part of the continued development of Centre Street.

Community Nodes

9.21 Community nodes shall locate in the areas identified on Map 5 or any other location determined to be appropriate by a local plan.

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

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

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

Local Plans

9.25 Local plans should support and incorporate the Centre Street Corridor Design Guidelines.

9.26 Local plans should encourage rural community identity through requirements for:

a. street names;
b. architectural controls that emphasize a rural look and feel;
c. regulations for signage in commercial areas;
d. landscaping that uses local/native plant species; and
e. appropriate street furniture.

Design

9.27 Commercial development shall be attractively designed and address Rocky View County's Commercial, Office and Industrial Design Guidelines, and Centre Street Corridor Design Guidelines.

9.28 Consideration shall be given to a high quality visual appearance when determining appropriate land use, siting, building design, and landscaping.

9.29 The use, building form, height, materials, and orientation of new non-residential development along the Centre Street corridor should be compatible with the character and scale of adjacent residential areas. Overlooking and overshadowing of residential development should be minimized.

9.30 Development should consider such factors as sight lines, noise attenuation, setbacks, natural land features, innovative building design, high quality landscaping, signage, and parking.

9.31 Drive-through commercial development should not be permitted on Centre Street and should be encouraged to locate in the identified highway commercial area on Map 5.

9.32 Centre Street should be designed to contain street trees, furniture, and public art to create an inviting streetscape.

9.33 Centre Street should be a barrier free area. Design should be in accordance with the Barrier Free Design Guidelines by the Safety Codes Council of Alberta.

A *barrier free area* is designed so that it is accessible to all people including those who are elderly and disabled.

9.34 Pedestrian and bicycle linkages leading to and along Centre Street should be convenient, attractive, and efficient. Linkages to community nodes should allow for ease of movement between these areas and the greater hamlet.

9.35 The use of fencing in commercial areas should not be permitted, other than for buffering adjacent lands in non-residential/residential interface areas, screening of garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.

10.0 MIXED USE

The mixed use area, identified on Map 5, is envisioned for mainly light industrial and business park uses that provide employment opportunities and increase the County's business assessment. Residential uses are permitted to develop in this area in the form of single family, multi-family, and live/work units.

OBJECTIVES

- Promote development of non-residential uses to provide local employment opportunities for residents and increase non-residential tax revenue for the County.
- Facilitate residential development to complement non-residential development within the mixed use area.
- Support development of an attractive and well planned mixed use area.

POLICIES

General

10.1 Mixed use development within the hamlet of Langdon shall be supported in the areas identified as mixed use on Map 5.

10.2 The mixed use area should comprise the following uses:

a. light industrial uses;

b. business uses;

c. residential uses; and

d. other uses for which a market demand can be demonstrated.

10.3 All private lighting, including security and parking area lighting, shall be designed according to the County's "dark sky" Land Use Bylaw requirements.

Land Use

10.4 Primary uses in the mixed use area should be light industrial and business park uses.

10.5 Light industrial uses such as warehousing, construction, manufacturing services, outdoor storage, agricultural related businesses, and other uses that do not have significant off-site impacts are encouraged.

10.6 Industrial uses with the potential for off-site impacts such as unsightly appearance, noise, odour, emission of contaminants, fire, or explosive hazards shall not be permitted in the mixed use area.

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

10.8 Neighbourhood commercial uses shall submit a market demand study to show that:

a. the current supply of the proposed commercial land use is approaching build-out, and there is a demonstrated need for the use; and

b. the proposal will contribute to the fiscal balance of the municipality.

10.9 Residential uses are permitted in the mixed use area but should comprise no more than 50 percent of the developable area. Residential uses may comprise of single family, multi-family, and live/work units.

10.10 Residential uses should be developed in accordance with the policies of Section 8.

Local Plans

10.11 A local plan shall be required to support applications (see section 27) in the mixed use area. The local plan should:

a. provide detailed planning and design policies and guidelines;

b. address the County's Commercial, Office and Industrial Design Guidelines and document how the local plan meets those guidelines;

c. where necessary, address the non-residential/residential interface guidelines (Section 15) of this Plan and document how the local plan meets those policies; and

d. where necessary, ensure vehicle and pedestrian connections are in general accordance with other local plan areas and this Plan.

11.0 LIGHT INDUSTRIAL

The light industrial area, identified on Map 5, is on the east side of the Langdon Plan area. The light industrial area is intended to accommodate industrial land uses that may require outside storage areas and development sites larger than those normally provided for within a business park. Presently these identified lands already have a hamlet industrial zoning and are mainly undeveloped and being used for utility purposes.

OBJECTIVES

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

POLICIES

General

11.1 Light industrial land uses shall be supported on lands within the hamlet of Langdon as identified as light industrial on Map 5.

11.2 Industrial development shall be separated, screened, and buffered from adjacent non-industrial, non-business land use, and roads (refer to Section 15).

11.3 Residential land uses are not considered appropriate uses within the light industrial area.

11.4 Industrial uses such as warehousing, transportation, services, construction, and manufacturing that do not have a significant off-site nuisance impact are appropriate within the industrial area.

11.5 Institutional and business uses that are compatible with industrial uses and have minimal impact on the local infrastructure, and do not generate large retail traffic volumes may be appropriate within the industrial area.

11.6 All private lighting including security and parking area lighting shall be designed to respect the County's "dark sky" Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

Local Plans

11.7 A local plan shall be required to support applications for industrial development (see Section 27). The local plan should:

a. ensure that the type of uses for the industrial area are consistent with those identified in policies 11.4 and 11.5 above;

b. where necessary, provide a strategy to mitigate off-site impacts;

c. address the policies of this Plan regarding the non-residential/residential interface, where required;

d. address the County's Commercial, Office and Industrial Design Guidelines and document how the local plan meets those guidelines; and

e. provide for high quality development through landscaping, lot, and building design.

12.0 LANGDON SECONDARY SCHOOL SITE AND RECREATIONAL PARK

The Langdon secondary school site and recreational park are identified on Map 5 and will be developed as a joint use site. This partnership between Rocky View Schools and the County will see the future development of a secondary school, sports fields, and a community node. The three uses together will benefit the community at large and add to the level of vibrancy and activity on Centre Street.

A *joint use site* is a shared site between Rocky View Schools and Rocky View County. The site is proposed to contain a high school, recreation centre and recreational fields.

OBJECTIVES

- Provide a site for the development of a secondary school.
- Provide additional playing fields and recreational amenities for Langdon residents and students of the secondary school.
- Provide a community node for the benefit of residents and students.
- Support the partnership between Rocky View Schools and Rocky View County for the joint development and use of the Langdon secondary school site.

POLICIES

General

12.1 The Langdon secondary school site and recreational park development shall be located along Centre Street in the area identified on Map 5.

12.2 The site shall provide a number of public uses that support the hamlet of Langdon and contribute to the development of a complete community. Uses may include:

a. a secondary school;

b. a community park with playing fields, and other recreational amenities; and

c. a community node.

12.3 The secondary school, playing fields, and community node should be developed in accordance with the policies of this Plan (Sections 16, 17, and 18).

12.4 Redesignation and development permit applications shall take into consideration and follow policies within the Centre Street Corridor Design Guidelines.

12.5 Rocky View County and Rocky View Schools shall work in partnership for the development of this site.

13.0 GATEWAYS

Gateways are important entrances along major roads entering and exiting a community. They represent a "community's welcome" and it is important that they are visually attractive and well maintained.

OBJECTIVE

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

POLICIES

General

13.1 Gateways are supported in the areas identified as gateway on Map 5.

13.2 Highway business and industrial lands adjacent to Highway 560 and Centre Street North, and Township Road 232 and Range Road 272 as shown on Map 6: Non-Residential/Residential Interface, shall be subject to the gateway policies of this Plan.

13.3 Consideration shall be given to a high quality visual appearance when determining appropriate land use, siting, building design, signage, and landscaping.

13.4 Local plan design guidelines for gateways should consider such factors as sight lines, noise attenuation, setbacks, natural land features, innovative building design, and high quality landscaping, signage, and parking.

13.5 Gateways should be developed in accordance with the County's Commercial, Office and Industrial Design Guidelines and the Centre Street Corridor Design Guidelines.

13.6 The Centre Street Corridor Design Guidelines should be considered in gateway development where they apply.

13.7 Rocky View County should collaborate with Alberta Transportation in creating an attractive gateway along Highway 560.

14.0 AGRICULTURE

The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The Langdon ASP policies support the retention and development of agricultural uses as described in the *Rocky View County Plan* and the Agricultural Boundary Design Guidelines. The Agricultural Boundary Design Guidelines is a tool that was developed to mitigate negative impacts to agricultural lands from the development of non-agricultural lands.

OBJECTIVES

- Support agricultural operations until alternative forms of development are determined to be appropriate.
- Provide for appropriate development of farmsteads and first parcels out.
- Mitigate land use conflicts between non-agricultural and agricultural uses through application of the Agricultural Boundary Design Guidelines.

POLICIES

General

14.1 Existing agricultural operations within the Langdon Plan area are encouraged to continue until development of those lands to another use is deemed desirable and that use is determined to be in accordance with the policies of this Plan.

14.2 The creation of a single lot from an un-subdivided quarter section for the purposes of a farmstead, first parcel out subdivision, or other agricultural development should be supported without the requirement of a local plan when it is in accordance with the relevant policies of this Plan and the *County Plan*.

14.3 Farmstead lot size shall meet the minimum and maximum size requirements of the *County Plan* and be no larger than is necessary to encompass the existing residence, associated buildings, landscape improvements, and access.

14.4 Residential first parcels out shall be situated in a manner that minimizes the impact on future development of the site. Residential first parcels out:

a. shall meet the site requirements of the *County Plan*;

b. shall meet the County's access management standards; and

c. should be located on the corners of the quarter section, or along two existing boundaries.

14.5 Non-agricultural developments that are proposed to be alongside agricultural developments and operations shall refer to the Agricultural Boundary Design Guidelines when submitting applications for a local plan, land use, subdivision, and development permits.

15.0 NON-RESIDENTIAL/RESIDENTIAL INTERFACE

The development of the Langdon Plan area requires careful and sensitive integration of future business uses that are adjacent to existing and planned residential areas. The goals and policies of this section are intended to achieve a compatible interface and mitigate the impact of non-residential uses.

The term *non-residential* refers to commercial, industrial, or other types of business development.

The *non-residential/residential interface* area is meant to provide a compatible interface between business and residential development. The non-residential/residential interface area contains the land designated for industrial, commercial, or other business use adjacent to the residential interface. A compatible interface is achieved by providing for the appropriate land use, building setbacks, lot and building design, and landscaping within this area.

OBJECTIVES

- Minimize the impact of non-residential development on residential development.
- Provide edge conditions in non-residential/residential interface areas that are complementary to adjacent residential areas.

POLICIES

General

15.1 In order to limit the potential impact of non-residential activities within the business areas on adjacent residential areas, development and redevelopment of non-residential uses should be oriented towards Centre Street, where applicable, and not toward adjacent residential areas or local residential streets.

15.2 Loading and garbage enclosures required for non-residential development should not be located immediately adjacent to residential land uses or encroach on public rights-of-way.

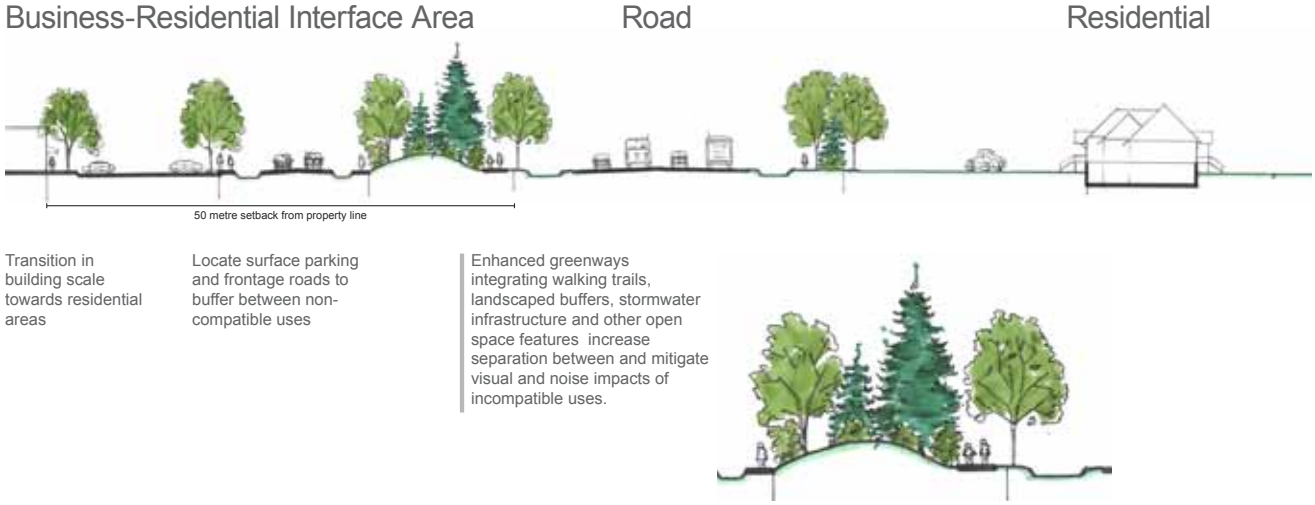
Business Uses

15.3 Business uses located in those areas identified on Map 6 as non-residential/residential interface shall comply with the following requirements:

a. acceptable uses are those business activities primarily carried on within an enclosed building that generate no significant nuisance factor outside of the enclosed building. Business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use should not be permitted, even where the business activities may be fully enclosed within a building; and

b. outside storage is not an acceptable use in the non-residential/residential interface area.

Figure 1: Illustration of the Non-residential/Residential Interface area.



Setback Area Use and Landscaping

15.4 Uses within the setback of a non-residential/residential interface area may include:

a. landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks; and

b. surface parking where the parking is hidden from view by berms and/or landscaping.

15.5 High quality landscaping should be emphasized in the setback area. A landscape plan shall be prepared for the setback as part of a local plan that addresses the County's Land Use Bylaw and the Centre Street Corridor Design Guidelines.

15.6 Mass plantings and/or berms are required to minimize the visual impact of the commercial/industrial buildings within an interface area. The plantings and/or berms:

a. should incorporate natural contours and variations in height in order to achieve a natural landscaped appearance; and

b. may be located in either the non-residential/residential interface area or the municipal reserve, if provided.

Building Quality and Appearance

15.7 High quality building appearance should be emphasized where non-residential buildings face residential areas. Building design shall address the requirements of the County's Commercial, Office and Industrial Design Guidelines.

15.8 The maximum height of buildings on lots adjacent to a residential area shall be 12.5 metres or lower, where required by the County's Land Use Bylaw.

15.9 Garbage storage, loading bays, loading doors, or other activities creating heavy truck movements on lots adjacent to a residential area should not face the residential area.


Map 6:
Non-Residential/
Residential
Interface
ASP Boundary
Non-Residential/Residential Interface
Residential
Non-Residential
Public Utility Lot
Mixed Use
Open Space
N
0
0.25
0.5
1
Km
TWP RD 234
SH 797
CENTRE ST
SH 797
SH 560/GLENMORE TR
VALE VIEW RD
TWP RD 232
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
LANGDON

B. SERVICES

16.0 SCHOOLS

Rocky View County and the school authorities administering the schools in the County have determined that six future schools may be required within the hamlet of Langdon; four public elementary and junior high schools, one Catholic elementary school, and one public high school. Presently, there are two existing elementary/junior high schools within the hamlet of Langdon. Current size requirements are 10 acres for an elementary school, 15 acres for a middle school, and 25 acres for a high school. Two existing school site locations are identified on Map 5: Hamlet of Langdon. Additional locations will be finalized based on demand and the policies of this Plan.

OBJECTIVES

- Identify school needs and potential school sites in the Langdon Plan area.
- Collaborate with school authorities on site selection and development.
- Explore the feasibility of joint use community and school facilities with school authorities.

POLICIES

General

16.1 The location of existing school sites are shown on Map 5: Land Use Strategy.

16.2 As local plans are prepared, consultation shall occur with the school boards and other relevant partners to confirm additional school needs and to identify further locations for future school sites.

16.3 The amount of land dedicated for a future school site should be consistent with the size requirements delineated in the reserves agreement between Rocky View County and the school boards.

16.4 Proposals for school sites that vary from the agreed upon size requirements (as per policy 16.3) shall require the agreement of the appropriate school board and the County.

16.5 Redesignation and subdivision applications for school sites shall address land use compatibility, servicing needs, transportation requirements, and ensure the site is of sufficient size to accommodate parking needs.

16.6 School sites should provide suitable land for active playfields and park space to meet the needs of students and should be connected to the community through trails, pathways, and/or sidewalks.

Joint Use

16.7 The County may partner with the school authorities to facilitate the creation of joint use facilities or amenities.

16.8 The County should encourage community groups and other organizations to consider collaboration with the school authorities and the County for joint use opportunities on municipal land and school sites.

17.0 RECREATION, CULTURAL, AND COMMUNITY USES

Community space and facilities for recreation, culture, and community uses are an important component of a hamlet. Once the spaces are created, the recreation, cultural, institutional, and social programs can be supported through a variety of mechanisms. The hamlet of Langdon has a number of community groups and organizations that have identified their future recreation facility needs. Future planning to secure recreation lands is something that will have to be a collaborative effort between the County, school boards, community groups, and private landowners.

OBJECTIVES

- Provide public and private space for recreation, culture, and community uses that foster the quality of life, health, and social well-being of residents.
- Support recreation, culture, institutional, and community uses in accordance with the recommendations of the *County Plan*.
- Provide support in future planning to secure recreation lands for community facilities (e.g. meeting space, ball diamond, youth centre).
- Provide recreation amenities for people of all ages in the hamlet (youth, young families, singles, and seniors).
- Provide intergenerational recreational programs to give opportunities for different age groups to share skills, education, and experiences.

POLICIES

General

17.1 Local plans shall consider the appropriate type, size, and scale of recreation, cultural, and community services.

17.2 Local plans shall consider and, where required, provide for the location of lands for recreation, cultural, and community uses.

17.3 The County shall support the development of recreation, cultural, and community facilities and amenities through grant funding programs/appropriate funding mechanisms.

17.4 The County shall support the development of intergenerational recreational programs.

17.5 The County should encourage both public and private partnerships to provide recreation, cultural, and community services.

17.6 The County should work with the hamlet's community groups to determine long range recreation needs and appropriate use of cash in lieu funds.

17.7 The County should work collaboratively with the school boards and the hamlet's community groups in order to plan for an appropriate amount of land for future recreation needs.

Support of Programs

17.8 The County encourages and supports recreation, cultural, and community programs through appropriate mechanisms and public/private partnerships.

18.0 OPEN SPACE, PARKS, PATHWAYS AND TRAILS

Open space, parks, pathways, and trails contribute to community building by preserving rural landscapes and providing residents with opportunities for passive and active recreation. Communities need to have a wide range of accessible, connected, inviting, and safe parks and open spaces to meet the diverse needs of residents, businesses, schools, and other institutions.

Open space means all land and water areas, either publicly owned or offering public access that are not covered by structures. Open space may include current and future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

OBJECTIVES

- Promote, conserve, and enhance an interconnected open space system.
- Ensure that open space and parks have an ecological, social, cultural, recreational, and/or aesthetic function, and that each space operates in a sustainable manner.
- Provide for a variety of parks that are well designed and accommodate residents' recreational and cultural needs.
- Provide for an interconnected local network of pathway and trail connections that link the hamlet's residential areas and link to Centre Street.
- Provide opportunities for passive recreation and active transportation modes within residential, industrial, and commercial areas.

POLICIES

General

18.1 An interconnected system of open space shall be provided in the Langdon Plan area that is in general accordance with Map 7: Open Space and Pedestrian Connections.

18.2 Open space shall be provided through such means as:

a. the dedication of reserve lands, environmental reserves, and public utility lots;
b. the provision of environmental reserve easements, conservation easements, or other easements and rights-of-way;
c. government lands for public use;
d. privately owned land that is accessible to the public;
e. publicly owned stormwater conveyance systems;
f. land purchases, endowment funds, land swaps, and donations; and
g. other mechanisms as may be approved by the County.

18.3 Open space shall be planned and integrated into the Langdon Plan area so that the function of each space will provide a positive and safe social, cultural, and/or recreational experience for the community.

18.4 Open space shall have an ecological, social, cultural, recreational, and/or aesthetic function that is sustainable.

18.5 Multi-purpose and joint use sites for schools, parks, and recreation facilities are encouraged, where needed.

18.6 The network of pathways, trails, and sidewalks should promote walking and cycling; the network should provide connections between residential, commercial, institutional, and industrial areas.

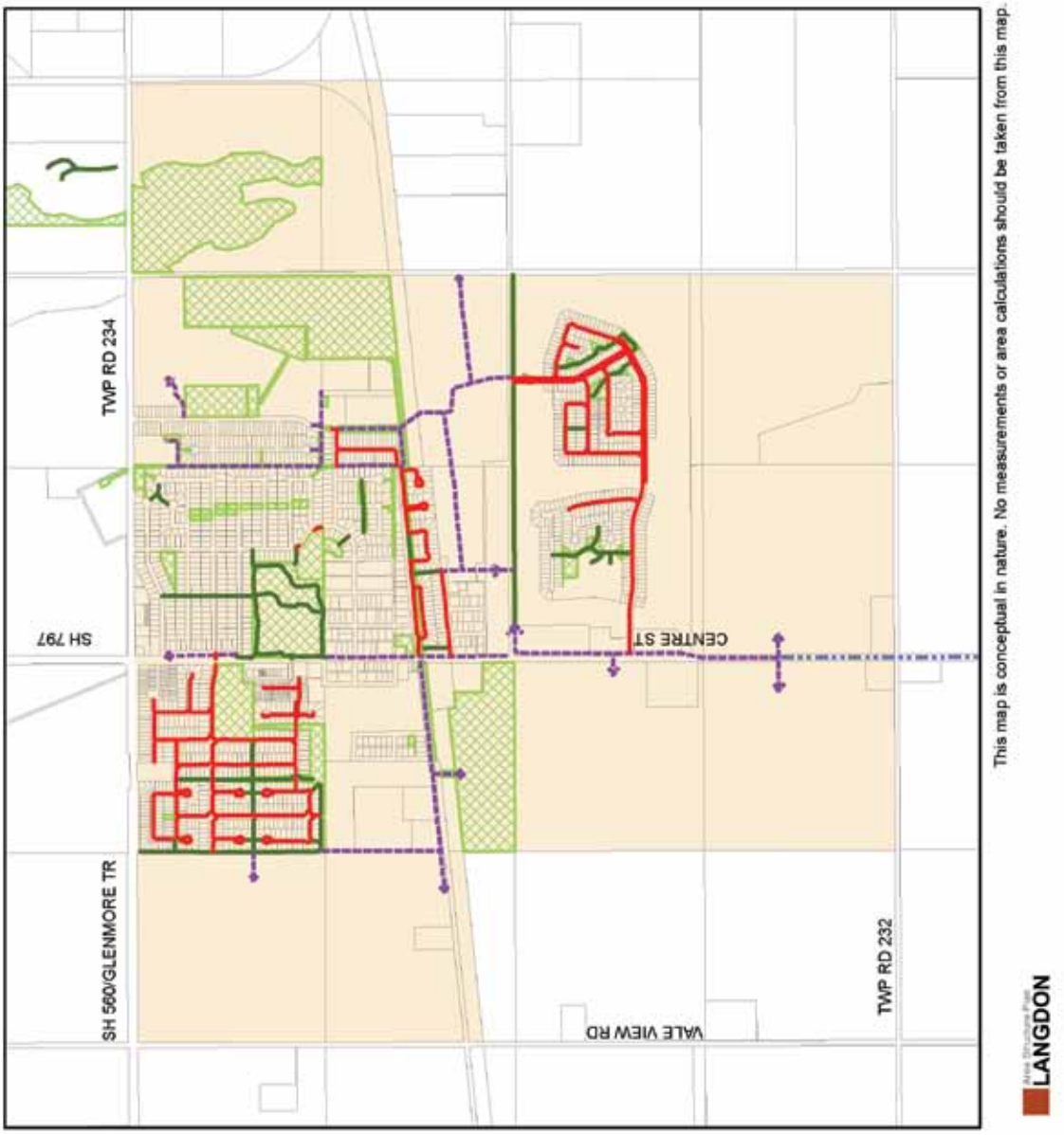
18.7 The design and construction of parks, pathways, trails, and associated amenities shall be of high quality and adhere to the County Servicing Standards, Parks and Pathways: Planning, Development, and Operational Guidelines, and the County's Parks and Open Space Master Plan design criteria.

18.8 Where the regional pathway, trail, boardwalk, and sidewalk network cannot be located within a park, stormwater conveyance system, natural water course, riparian area, or natural area, it may be located within a road right-of-way in accordance with applicable County standards or in municipal reserve land adjacent to a road.

Local Plans

18.9 Local plan preparation should provide for a pathway, trail, and sidewalk network that generally aligns with the network shown on Map 7, and

a. provide connections within, and external to, the local plan area;
b. address parks and open spaces during all stages of development in alignment with the County's Parks and Open Space Master Plan;
c. wherever possible, be located within, or align with a park, wetland, stormwater conveyance system, natural water course, riparian area, or natural area;
d. incorporate crime prevention through environmental design (CPTED) features; and
e. contribute to the regional trail and pathway system.


Map 7:
Open Space
and Pedestrian
Connections
ASP Area
Open Space
Pedestrian Connections
Existing
Proposed
Approved
Sidewalks
0
0.25
0.5
1
Km
N
TWP RD 234
SH 797
CENTRE ST
SH 560/GLENMORE TR
VALE VIEW RD
TWP RD 232
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
LANGDON

19.0 NATURAL ENVIRONMENT

Scattered throughout the hamlet area are a number of wetland complexes, with a series of permanent wetlands located in the Langdon Plan area. The purpose of these policies is to provide for the long term conservation of valued wetlands and riparian areas. The riparian protection area is based on the Province of Alberta's "Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region" as amended.

A *wetland* is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

A *wetland complex* is two or more permanent or intermittent wetlands connected by natural vegetation and drainage.

Riparian land is the vegetated (green zone) area adjacent to rivers, creeks, lakes, and wetlands. These areas have a distinct vegetative community that is a result of increased soil moisture and different soil types.

Wetlands and riparian areas connect groundwater to surface water, provide important wildlife and waterfowl habitat, clean and purify water, and provide recreational opportunities.

OBJECTIVES

- Provide for the protection and enhancement of wetlands and wetland values.
- Ensure wetlands are assessed through the local plan preparation process.
- Provide for the protection and enhancement of riparian areas adjacent to wetlands and watercourses.
- Provide guidance regarding building and development in and through riparian areas.

Wetland value is based on the function of the wetland (e.g. abundance and biodiversity) and the benefits it provides to society (e.g. water quality improvement and flood protection).

POLICIES

Wetlands

19.1 Wetland protection shall be guided by County and provincial policy.

19.2 The County shall require the use of the Alberta Wetland Classification System to determine wetland classification and relative wetland value.

19.3 Local plans shall identify the classification and value of wetlands within the local plan area boundary. This shall be done as part of a wetland assessment, to be provided at the local plan preparation stage.

19.4 Local plans shall determine, through consultation with the Province, whether wetlands are Crown owned land.

The Province has published a "Guide for Assessing Permanence of Wetland Basins" as a tool to assist in the identification of Crown owned land.

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

19.6 Where the County and Province approve the removal of wetlands, compensation shall be provided in accordance with County and provincial policy.

Riparian Areas

19.7 Riparian area protection shall be guided by County and provincial policy.

19.8 Building and development in the riparian setback area shall be in accordance with the County's Land Use Bylaw and the County's Riparian Setback Policy.

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

19.10 Public roads and private access roads are allowed in the riparian setback area but should be located, designed, and constructed so as to minimize disturbance to the riparian area.

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

20.0 RESERVES

Reserves and environmental reserves are lands dedicated to the County as public land during the subdivision process. Reserves enhance the community by providing land for parks, schools, and recreational amenities. Environmental reserves protect the community and natural environment by preventing development in hazardous areas such as ravines and floodways.

Reserves are lands dedicated to the County by the developer through the subdivision process as defined in the *Municipal Government Act*. They include:

- municipal reserves;
- community services;
- environmental reserves;
- school and municipal reserves; and
- school reserves.

Instead of a land dedication, the County may accept the equivalent value of the land as money. Cash in lieu money is shared between the school boards and the recreation districts.

Community services reserves are defined in the *Municipal Government Act* as lands declared surplus by the school boards. Community services reserve land may be used for:

- a public library;
- a police station, a fire station, or an ambulance services facility, or a combination of them;
- a non-profit day care facility;
- a non-profit senior citizens facility;
- a non-profit special needs facility;
- a municipal facility providing service directly to the public;
- affordable housing.

Environmental reserves are defined in the *Municipal Government Act* (Section 664) as:

- a swamp, gully, ravine, coulee or natural drainage course,
- land that is subject to flooding or is, in the opinion of the subdivision authority, unstable, or
- a strip of land, not less than six metres in width, abutting the bed and shore of any lake, river, stream or other body of water for the purpose of
  i. preventing pollution,
  ii. providing public access to and beside the bed and shore.

OBJECTIVES

- Provide for the dedication of reserves to meet the educational, recreational, cultural, social, and other community service needs of the community.
- Provide for the taking of money in place of land for municipal reserve, school reserve, or municipal school reserve.

- Provide direction on the timing of reserve dedication.
- Provide for the identification and protection of environmentally significant land or hazard land through the dedication of environmental reserve or environmental reserve easements.

POLICIES

20.1 Reserves owing on a parcel of land shall be provided as:

a. municipal reserve, school reserve, or municipal and school reserve;

b. money in place of reserve land; or

c. a combination of land and money.

20.2 Municipal reserve, school reserve, or municipal and school reserve, shall be provided through the subdivision process to the maximum amount allowed by the *Municipal Government Act*.

20.3 Prior to the disposition of municipal or school reserve land declared surplus by the school board, the County shall determine if the land is required for community services reserve land as provided for in the *Municipal Government Act*.

20.4 Voluntary dedication of reserve land beyond the maximum amount allowed by the *Municipal Government Act* may be considered if it is demonstrated that the additional reserve will benefit the community and result in no additional acquisition costs to the County.

20.5 All, or a portion of, reserve land requirements may be deferred by registering a deferred reserve caveat if it is determined that the reserve could be provided through future subdivision.

20.6 The acquisition, deferral, and disposal of reserve land, and the use of money in place of reserve land, shall adhere to County policy, agreements with local school boards, and the requirements of the *Municipal Government Act*.

20.7 Provision and allocation of reserves shall be determined at the time of subdivision by the County's subdivision approving authority.

20.8 The dedication of reserves should meet the present or future needs of the Langdon Plan area by considering the recommendations of this ASP, the Agricultural Edge Design Guidelines, the Parks and Open Space Master Plan, the Recreation and Culture Master Plan, local plans, school boards, and/or recreation boards.

20.9 The amount, type, location, and shape of reserve land shall be suitable for public use and readily accessible to the public.

20.10 Where an identified park, trail, and pathway system (Map 7) or land for recreational or cultural amenities cannot be provided through the dedication of municipal reserves or private easement, consideration should be given to acquiring land through the use of:

a. money in place of reserve land;

b. money from the sale of surplus reserve land; or

c. other sources of identified funding.

Environmental Reserves

20.11 Lands that qualify as environmental reserve should be dedicated as environmental reserve or environmental reserve easement through the subdivision process, as per the *Municipal Government Act*.

20.12 Other lands determined to be of environmental significance, but not qualifying as environmental reserve, should be protected in their natural state through alternative means as determined by the County.

20.13 Environmental reserves should be determined by conducting:

a. a biophysical impact analysis report;
b. a geotechnical analysis; and/or
c. other assessments acceptable to the County.

Reserve Analysis

20.14 A reserve analysis shall be required with the preparation of a local plan to determine the amount, type, and use of reserves owing within the local plan area.

20.15 The reserve analysis shall include a determination of:

a. the total gross area of the local plan;
b. the type and use of reserves to be provided within the local plan area;
c. other reserves owing on an ownership basis;
d. the location of the reserve types and amounts in relation to the local plan area's overall open space system, with this information to be shown on a map; and
e. the amount of residual reserves to be taken as money in place of land.

21.0 EMERGENCY SERVICES

Emergency services within the Langdon Plan area include fire and protective service needs.

OBJECTIVES

- Ensure an appropriate and efficient level of fire and protective services is made available for current and future residents in order to provide for a safe and liveable community.
- Ensure communities are designed and constructed to optimize the delivery of fire and protective services.

An *emergency services facility* is a site and building(s) containing the staff, equipment, and other apparatus required to deliver fire and/or protective services within the County and may include facilities and space for other related services.

POLICIES

General

21.1 In association with Rocky View County Fire Services, the RCMP, and other emergency service providers, an adequate level of service shall be provided to meet current needs, as well as future needs, based on projected population growth and demographic change in the Langdon Plan area.

21.2 Policing will be provided by the RCMP as per the Provincial Police Service Agreement, until such time as another policing solution is required or sought out.

21.3 The County should review the policing requirements for the hamlet area and identify additional needed resources.

21.4 All industrial and commercial buildings should provide fire suppression systems and they shall be in compliance with the County's Fire Hydrant Suppression Bylaw and the *Alberta Fire Code*.

21.5 Local plans shall address fire and protection response measures and on-site firefighting requirements through consideration of such factors as efficient road design, safe and efficient access for emergency service vehicles, wildland fire protection, and fire control measures.

21.6 Crime prevention through environmental design features should be considered and incorporated into the design and construction of all new development, wherever possible.

C. INFRASTRUCTURE

22.0 TRANSPORTATION

The transportation network must develop in a manner that is safe, functional, and efficient. The network should minimize impacts on major wetlands and natural features, integrate development within the Langdon Plan area, and provide regional opportunities for walking, cycling, and public transportation. Map 8: Transportation Network 2020-2030 shows the provincial, regional, and local transportation networks in the Langdon Plan area, and provides information on road classifications.

OBJECTIVES

- Support a regional road network, based on the township and grid system.
- Create a road network that efficiently accesses and aligns with the provincial and regional highway network.
- Encourage the separation of residential, commercial, and industrial traffic by developing Vale View Road as a regional arterial road for industrial use.
- Provide for an internal road network that contributes to a high quality built environment and efficiently and safely aligns to the regional road network.
- Provide for an internal road network within the residential areas that facilitates connectivity within and between neighbourhoods.

POLICIES

General

22.1 All transportation infrastructure should be developed in accordance with the Langdon Transportation Modelling and Review report.

22.2 A transportation impact assessment shall be required as part of the local plan preparation and/or subdivision application process where applicable.

Regional Transportation Network

22.3 The regional transportation system should be developed in general accordance with Map 8. The classifications of the grid road network may be refined through further transportation analysis and/or at the local plan stage.

22.4 The County shall collaborate with the Province regarding regional road connections and access to Highway 560.

22.5 The County shall work with the Province to monitor the operation of the existing intersections on Highway 560 (Glenmore Trail) and Highway 797 (Centre Street) and Highway 560 (Glenmore Trail) and Vale View Road within the Langdon Plan area, and ensure that growth within the Plan area does not adversely affect the safe and effective operation of these intersections and/or the operation of both highways.

22.6 Infrastructure improvements to support subdivision/development are to be constructed by the developers, and may consist of upgrades to the existing at-grade intersections to improve safety and operations, or the redirection of traffic to an intersection location with additional capacity.

22.7 At the time of development rights-of-way shall be dedicated in accordance with the Langdon Network Analysis study prepared by Watt Consulting Group.

22.8 Where required, local plans shall accommodate existing and/or potential changes in access to the provincial transportation network, as identified on Map 8.

22.9 The County encourages and supports opportunities to connect to a regional public/private transportation system. Development of such a system shall consider design standards, costs associated with upgrading the road network, and long term-operation and maintenance requirements.

Local Transportation Network - General

22.10 The design and construction of roadways within the local transportation network shall use sound access management principles and shall be in accordance with County Servicing Standards.

22.11 The designation and design of local roads within the transportation network, including classification, street sizing, and intersection/access spacing, shall be determined at the time of the local plan preparation.

22.12 Local roads shall be designed in accordance with the urban or rural cross-section requirements established by the County Servicing Standards.

Local Roads – Mixed Use and Commercial

22.13 An urban standard cross-section should be used in the development of new industrial/commercial areas and should be identified in the local plan.

22.14 Light industrial/commercial areas should provide internal pathways and pathway connections to the regional trail network.

22.15 All roads within commercial areas should be designed to urban road standard requirements established by the County Servicing Standards.

22.16 Light industrial/commercial development shall provide for safe and efficient pedestrian and bicycle circulation between buildings, sites, and, where applicable, adjacent areas.

22.17 Centre Street shall be designed to an urban road standard and provide for pedestrian movement on both sides of the road, refer to the Centre Street Corridor Design Guidelines.

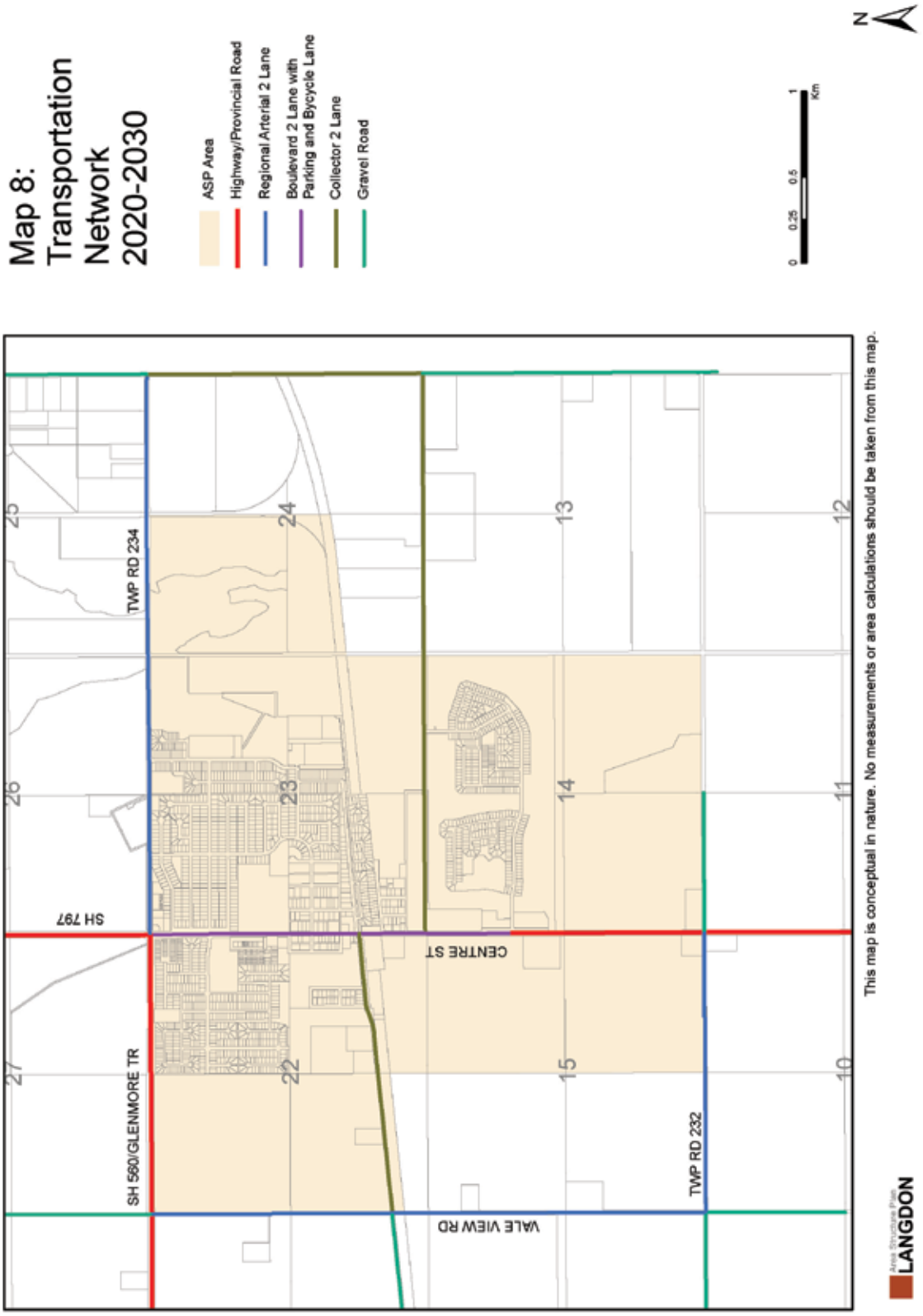
Local Roads - Residential

22.18 The road network in residential areas shall be designed to support an interconnected road and pedestrian system.

Business Park & Mixed Use

22.19 The type of road cross-section within business park and mixed use areas should be an urban standard and should be identified in the local plan.

22.20 Business park and mixed use areas should provide for safe movement of pedestrian traffic through the provision of internal pathways and pathway connections to the regional trail network.


Map 8:
Transportation
Network
2020-2030
ASP Area
Highway/Provincial Road
Regional Arterial 2 Lane
Boulevard 2 Lane with
Parking and Bycycle Lane
Collector 2 Lane
Gravel Road
N
0
0.25
0.5
1
Km
TWP RD 234
SH 797
CENTRE ST
SH 560/GLENMORE TR
VALE VIEW RD
TWP RD 232
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
LANGDON

23.0 UTILITY SERVICES

Well-designed and effective utility services are the foundation of a well-planned community. New development is expected to connect to the County wastewater system and to the Langdon Waterworks Ltd. system for potable water. Upgrades proposed to the current water and wastewater systems will allow for additional growth in the hamlet. As Weed Lake is a key factor to growth within East Rocky View, without a viable outfall solution, the carrying capacity of Weed Lake and its ability to accept stormwater and treated effluent from the wastewater treatment facility is limited. Private companies provide shallow utilities such as gas, electricity, and telecommunications to the Langdon Plan area.

Map 9: Water shows the alignments of existing water transmission lines in the hamlet area. Map 10: Wastewater shows existing sewage transmission lines, lift stations, and sanitary catchment areas in the hamlet area. All new development is expected to connect to piped services.

OBJECTIVES

- Ensure potable water and wastewater systems are provided to the Langdon Plan area in a safe, cost-effective, and fiscally sustainable manner.
- Identify and protect utility service routes.
- Support water conservation.
- Ensure shallow private utility systems are provided to new developments.
- Ensure fire suppression and water supply infrastructure is provided to deliver the appropriate level of fire protection, in accordance with industry standards, within the Langdon Plan area.
- Manage, in co-operation with key stakeholders, stormwater and treated effluent discharges to manage the seasonal water levels and quality of Weed Lake.

POLICIES

General

23.1 Land use applications relying on services provided by the County and the water supplier shall not be supported until the County has confirmed servicing capacity exists, or will be provided, to the satisfaction of the County.

23.2 The County shall determine servicing wastewater capacity requirements and allocation within, and external to, the Langdon Plan area.

23.3 The County and the water supplier shall determine potable water capacity requirements and allocation within the Langdon Plan area.

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

Utility Location

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

23.6 The location and size of utility rights-of-way and easements, and related line assignments, should be determined at the local plan stage to the mutual satisfaction of the County, the developer, and the utility companies.

23.7 Utility rights-of-way and easements shall be provided to accommodate County and potable water utilities and shallow utilities at the subdivision or development permit stage, as deemed necessary by the utility provider.

Water

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

23.9 A water use assessment shall be required with local plan preparation, subdivision applications, and/or development permit applications to determine water demand and infrastructure requirements.

23.10 Notwithstanding policies 23.8 and 23.9, the following uses may be allowed to attain their potable water from water wells in accordance with County and provincial requirements:

a. agriculture land uses; and

b. golf course playing areas for irrigation purposes.

23.11 In advance of future planning approvals within the Langdon Plan area, the water provider should plan the staged upgrading of its water treatment plant and attendant works to accommodate the potable water needs of a service population projected within this Plan.

23.12 In addition to the extension of treatment capacity, planning for the upgrading of the water treatment plant and attendant works should address municipal fire flow and storage standards and requirements, in accordance with industry standards.

23.13 Development and buildings relying on potable water provided by the water provider's utility system should use low flow fixtures and appliances.

Wastewater

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

23.15 A wastewater servicing study shall be required with local plan preparation, subdivision applications, and/or development permit applications to determine wastewater demand and infrastructure requirements.

23.16 Notwithstanding policies 23.4 and 23.14, agriculture land uses may provide wastewater service by a private sewage treatment system in accordance with County policy and provincial regulation.

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

23.18 An agreement between Rocky View County, Ducks Unlimited and the Western Irrigation District should be in place prior to Rocky View County expanding its options for treated effluent discharges to Weed Lake. Alberta Environment and Parks should be consulted through this process as well.

23.19 Concurrent with Policy 23.20 Rocky View County should immediately commence the planning for East Rocky View Sanitary Sewer Treatment facility upgrading in order to provide expanded service to the hamlets of Balzac, Conrich, and Langdon.

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

23.21 Design upgrades to the East Rocky View Regional Sewer Treatment facility shall comprise advanced treatment techniques and dedicated treated effluent wetlands that target a reduction of the nutrient loading levels, phosphorous in particular.

23.22 All collection systems proposing connection to the East Rocky View Regional Sewer Treatment facility, and designed for lands within the Langdon Plan area, should include a system design strategy that eliminates and/or mitigates inflow and infiltration to the collection system.

Shallow Utilities

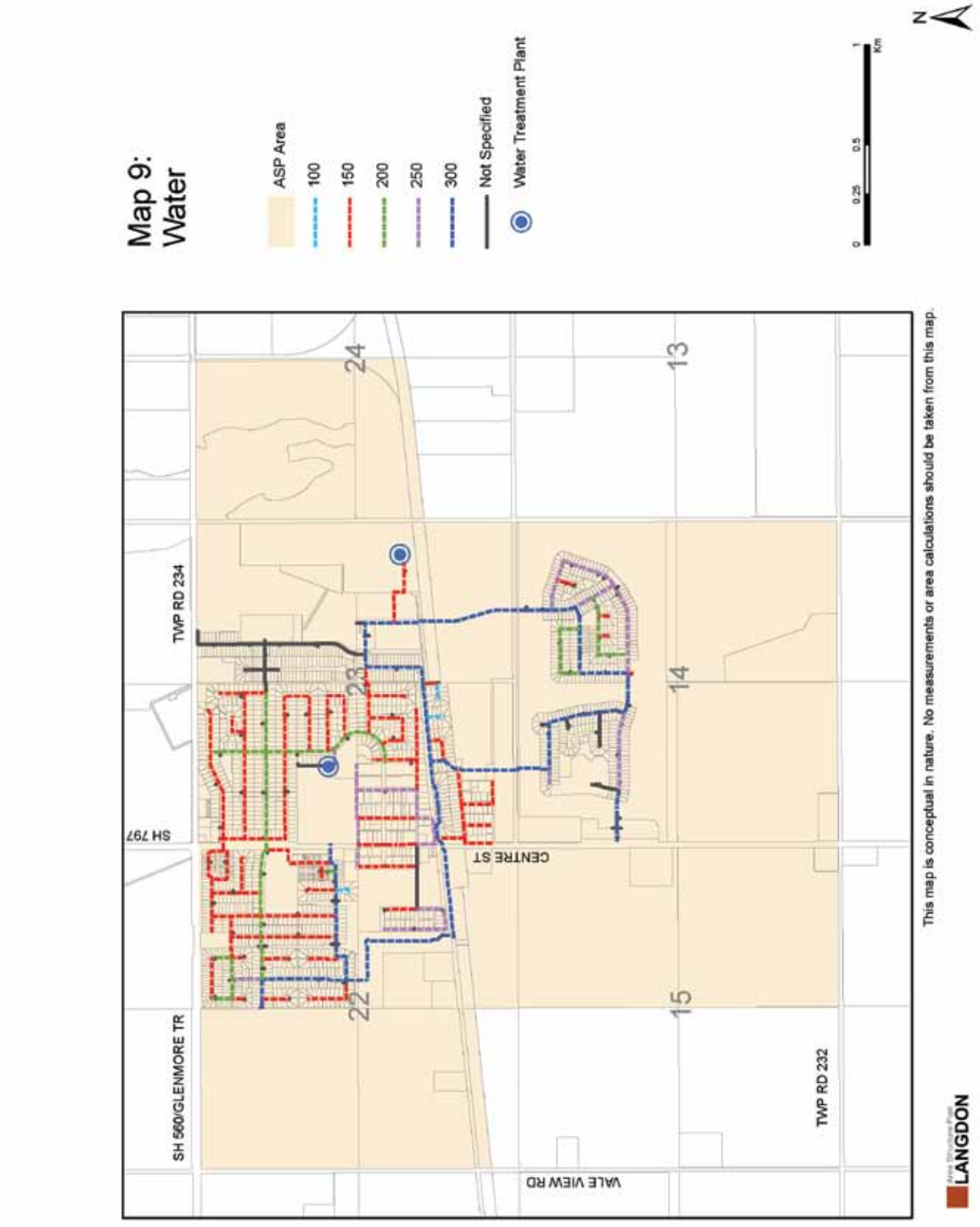
23.23 All new development shall be serviced with shallow utilities at the expense of the developer.

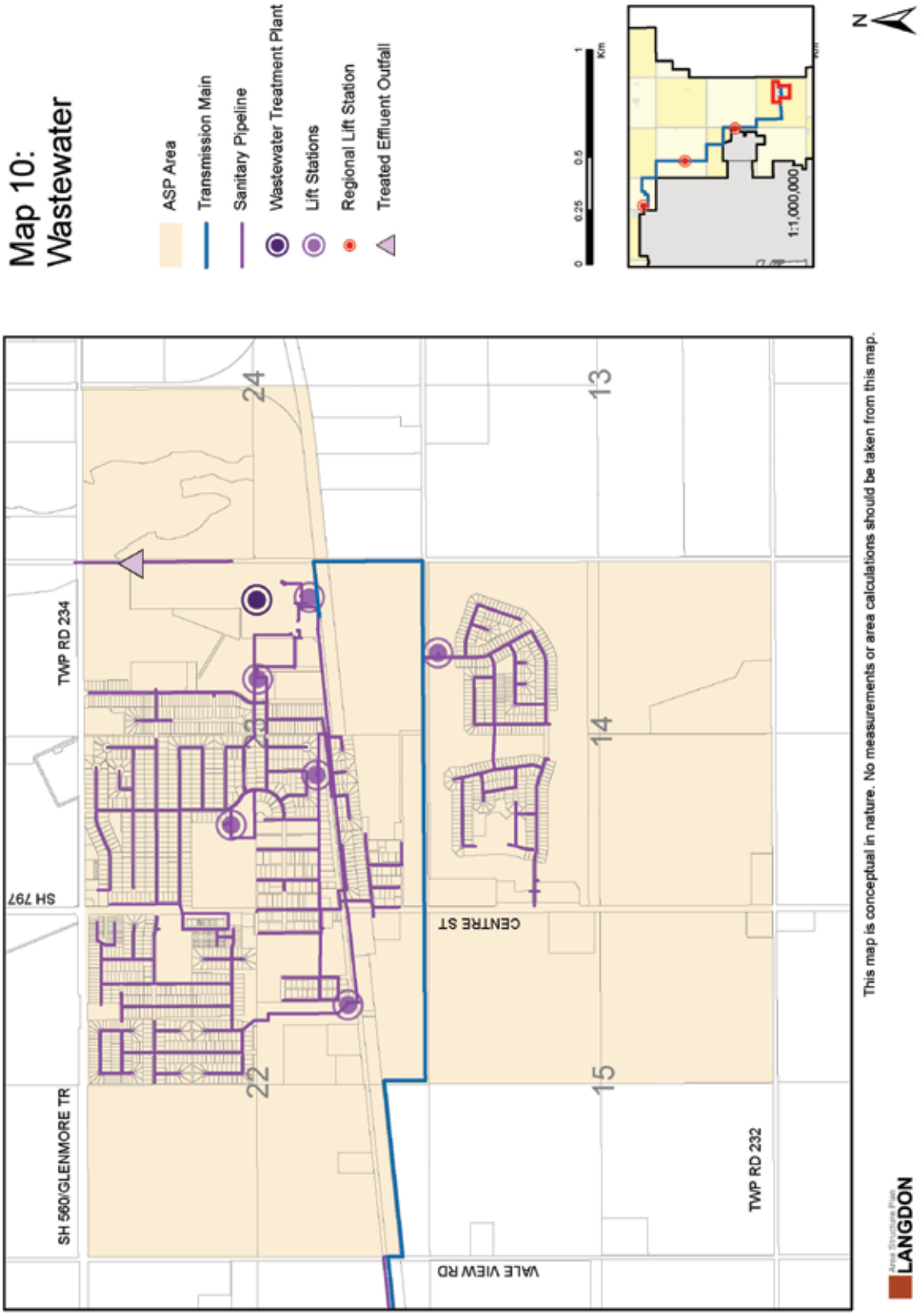
23.24 Commercial communications facilities should locate on land identified for industrial, commercial, or business park uses and be in accordance with County policy.

Emergency Service Infrastructure

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

23.26 The water provider shall provide for an adequately sized reservoir and distribution system to provide firewater to the Plan area that meets the requirements of the County Fire Hydrant Water Suppression Bylaw, the National Fire Protection Association (NFPA), and the *Alberta Fire Code*.


Map 9:
Water
ASP Area
100
150
200
250
300
Not Specified
Water Treatment Plant
0
0.25
0.5
1
Km
N
24
13
23
14
22
15
TWP RD 234
SH 797
CENTRE ST
SH 560/GLENMORE TR
TWP RD 232
VALE VIEW RD
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
LANGDON


Map 10:
Wastewater
ASP Area
Transmission Main
Sanitary Pipeline
Wastewater Treatment Plant
Lift Stations
Regional Lift Station
Treated Effluent Outfall
0
0.25
0.5
1
Km
1:1,000,000
N
TWP RD 234
SH 797
SH 560/GLENMORE TR
CENTRE ST
VALE VIEW RD
TWP RD 232
22
23
24
13
14
15
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON

24.0 STORMWATER

The hamlet of Langdon exists within a low-lying area of the Weed Lake watershed, which consists of approximately 4,600 hectares of primarily rural, undeveloped lands. Weed Lake is a wetland that was restored in 2008 as part of a joint effort between Rocky View County and Ducks Unlimited. Restorations to Weed Lake were initiated to provide an outlet for the East Rocky View wastewater treatment plant and to accept additional stormwater runoff that is expected to be generated from future growth of the hamlet. The study examined the water quality and balance to ensure the lake operated within a defined range of water quality parameters to ensure the functional aspects of the lake were maintained under existing and future development growth scenarios.

Stormwater is conveyed to Weed Lake via a system of constructed ditches. Maps 11A and 11B show the main wetland areas and the existing and proposed stormwater conveyance routes in the hamlet area.

There were two stormwater conveyance and treatment systems that were reviewed at the time this area structure plan was being prepared. These were the:

- Cooperative Stormwater Management Initiative (regional); and
- Langdon Comprehensive Stormwater Review (local).

The Cooperative Stormwater Management Initiative (CSMI) proposes to take water east to incorporate Weed Lake into the regional stormwater management to eventually convey stormwater to the east and north to the Red Deer River. CSMI was formed to assist municipalities and the Western Irrigation District (WID) in working together to find an effective and feasible solution to stormwater management as it affects each group in different ways. The partners in this initiative include: WID, Rocky View County, The City of Calgary, the Town of Strathmore, Wheatland County, and the City of Chestermere.

The CSMI study area includes the hamlet of Langdon and Weed Lake catchments, and therefore is directly relevant when considering future stormwater management requirements for existing and future developments. As recommended in the CSMI study, all stormwater runoff from urban development shall be managed and treated as necessary through stormwater best management practices (BMPs) as it will be eventually released into a natural water course.

To support the continued growth of the Plan area and the hamlet, the Langdon stormwater management review provided recommendations to redirect upstream stormwater flows directly to Weed Lake and to implement various upgrades within the drainage network to safely convey stormwater to Weed Lake.

OBJECTIVES

- Ensure effective, sustainable, and responsible stormwater services to the Langdon Plan area.
- Provide and protect stormwater storage areas and conveyance routes.
- Maximize the use of existing stormwater drainage conveyance systems.
- Support innovative conservation methods such as low impact development (LID) and BMPs with respect to stormwater management and incorporate stormwater reuse principles in subdivision and development designs.
- Preserve high value wetlands within the Langdon Plan area.
- Provide wetland treatment systems that improve the stormwater quality.

Low impact development is a comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds (definition from the Low Impact Development Centre, www.lowimpactdevelopment.org).

Best management practices (BMPs) minimize the impact of increased runoff volumes and poor water quality in the CSMI's study area, the types of key stormwater best management practices (BMPs) that can be employed in future land development areas include:

- Minimize generation of runoff.
- Retain runoff on-site through evapotranspiration, infiltration and/or reuse.
- Capture, hold and use runoff within a development or municipal area for reuse (green space irrigation).
- Treat stormwater using filtering and settling systems.

POLICIES

General

24.1 Development that is required to tie into the stormwater conveyance network shall be required to:

a. provide payment of the stormwater levy; or

b. front end the cost of the improvements to the specific drainage course servicing the proposed development with the possibility to receive future cost recoveries.

Regional Stormwater Management

24.2 The County shall work collaboratively with the Western Irrigation District, Alberta Environment and Parks, and Ducks Unlimited to develop a regional approach to the management of Weed Lake.

24.3 Collaborative discussion between Rocky View County, Ducks Unlimited and the Western Irrigation District should aim to reach an agreement among the parties that

a. clearly articulates the importance of Weed Lake to the objectives of the stakeholder organizations;

b. defines the roles and responsibilities that each organization will assume with respect to Weed Lake; and

c. outlines an implementation strategy and action framework that will ensure the long-term viability and sustainability of Weed Lake.

24.4 All future developments shall be required to adhere to future CSMI stormwater management policies.

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

24.6 The volume and rate of stormwater discharge to Weed Lake shall be in accordance with the recommendations made in the Langdon Comprehensive Stormwater Review and any other plans that may amend, replace, or add to this plan.

24.7 Until such time as a regional conveyance system is finalized, the stormwater drainage system (conveyance and storage areas) shall be designed to comply with the Langdon Comprehensive Stormwater Review (Map 11B: Proposed Stormwater Infrastructure).

24.8 Stormwater management systems should be designed at a scale that services the Langdon Plan area. The County discourages stormwater ponds designed for individual lots.

Cooperative Stormwater Management Initiative

Future land development should incorporate the following to meet the CSMI collaborative Stormwater Management guidelines:

- Low impact development practices;
- Stormwater reuse (green space irrigation) to reduce overall stormwater volume;
- Wetponds and/or wetlands for management of peak flows and treatment of stormwater;
- Management of runoff pollutants at source;
- Control of runoff volumes to minimize impacts on the receiving water body;
- Ensuring peak flow rates from urban land development meet ESRD Stormwater Drainage Standards and Guidelines;
- Convey the stormwater to its ultimate end-use or destination;
- Provide an ultimate end-use (or destination) of the stormwater; and
- The design of these practices requires "optimization" for phosphorus management.

Local Stormwater Management

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

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

24.11 Where required, proponents of new development shall identify, secure, and implement, in consultation with the County, the downstream stormwater conveyance system.

24.12 Stormwater conveyance systems must provide a right-of-way of sufficient width to accommodate upstream stormwater flow.

24.13 Where required, proponents of new development may be required to dedicate sufficient rights-of-way to secure the long term drainage network as identified in the Langdon Comprehensive Stormwater Review.

Local Stormwater Standards and Design

24.14 Stormwater infrastructure shall be constructed, operated, and maintained in accordance with the County Servicing Standards, County Policy, Langdon Comprehensive Stormwater Review and provincial regulations. The stormwater management system should be designed to:

a. operate on a gravity basis or mechanical methods with appropriate power backup;
b. accommodate stormwater flows from adjacent transportation networks;
c. accommodate stormwater flows from upstream lands;
d. preserve the value of existing wetlands; and
e. conform to an urban standard where a curb and gutter transportation system is provided.

24.15 As part of a local plan preparation process, the applicant shall submit a stormwater management report consistent with the approved master drainage plan, County Servicing Standards, County policy, Langdon Comprehensive Stormwater Review, and the policies of this Plan.

24.16 The stormwater management report shall comply with any new stormwater plans, management policies, and interim servicing policies that may be introduced after the adoption of this Plan.

24.17 A stormwater management report should address the following:

a. impacts on existing infrastructure such as ponds, pipes, pumps, and ditches;
b. the use of gravity systems are preferred over pressurized pipe or pumped systems;

c. an adequate emergency escape path;
d. the potential staging and practical tie-in points for proposed development;
e. inclusion of backup generators to power pumps in case of power outages;
f. accommodate the additional base flow generates from sump pumps;
g. flow contributions from the upstream natural catchments; and
h. downstream impacts.

A *stormwater pond* is an artificial pond that is designed to collect and treat stormwater to an acceptable County and provincial standard. The stormwater pond disposes of stormwater through controlled release, absorption into the ground, and/or evaporation.

A *constructed wetland* is an artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a stormwater pond.

A *wetland* is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activities that are adapted to a wet environment.

24.18 Stormwater ponds or constructed wetlands should be located:
a. on an accessible public utility lot;
b. outside of the riparian setback area; and
c. designed in accordance with the requirements of the Langdon Comprehensive Stormwater Review and the County Servicing Standards.

A *master drainage plan* is a plan that determines the rate and volume of stormwater flow and addresses the methods and infrastructure requirements for stormwater treatment and conveyance.

Purple pipe refers to the colour of pipe used to transport water that has been recycled from a stormwater retention area or municipal waste system. Reclaimed water is filtered and processed to a required provincial standard.

24.19 As part of preparation of a local plan, findings and recommendations from supporting studies such as the Langdon Comprehensive Stormwater Review shall be reviewed and implemented.

24.20 Best management practices and alternative solutions for the improvement of stormwater quality and reduction of stormwater quantity should also be implemented. Solutions may include:
a. design of stormwater facilities to incorporate source controls in order to reduce the amount of water moving downstream and the need for end-of-pipe stormwater treatment solutions;
b. use of low impact development methods, such as constructed wetlands and bio-swales;
c. reduction of impermeable surface runoff;
d. reuse of stormwater for irrigation;
e. consideration of stormwater ponds at the sub-regional level to support the reuse of stormwater; and
f. protect downstream conveyance routes and properties.

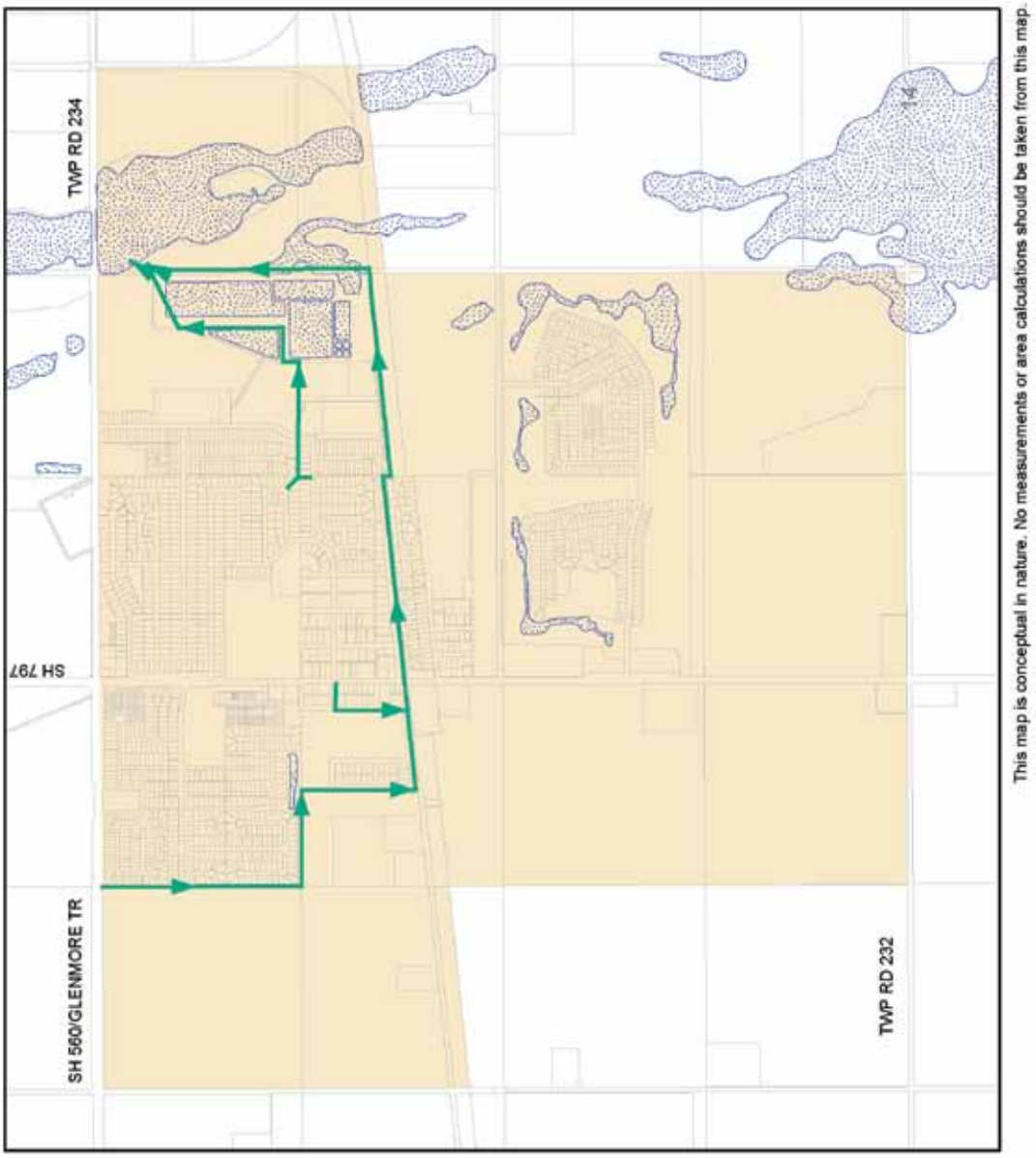
Utility Costs

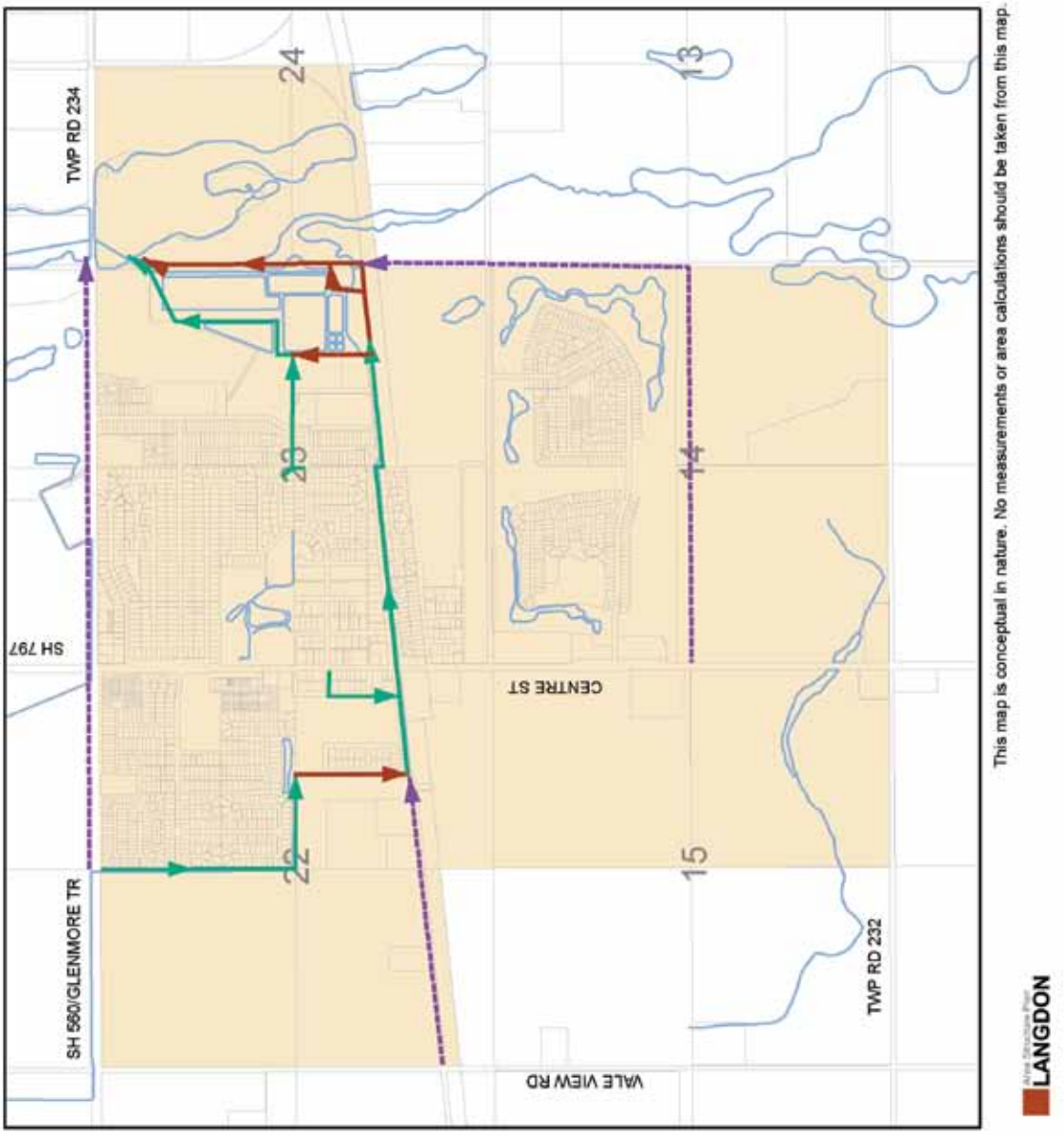
24.21 Developers relying on regional County stormwater services may be required to front-end or contribute to the costs of service upgrades where deemed necessary by the County.

24.22 Development relying on County stormwater services shall be required to pay the Rocky View County stormwater off-site levy at the time of subdivision endorsement, or as a condition of development permit.

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

24.24 Developers relying on stormwater infrastructure improvements provided by other developments shall be required to pay cost recovery as per the requirements of the applicable cost contribution agreement.


Map 11a:
Existing
Stormwater
Infrastructure
ASP Area
Existing
N
0
0.25
0.5
1 km
TWP RD 234
SH 797
SH 560/GLENMORE TR
TWP RD 232
14
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
LANGDON


Map 11b:
Proposed
Stormwater
Infrastructure
ASP Area
Existing
Proposed
Upgrade
N
TWP RD 234
SH 797
SH 560/GLENMORE TR
CENTRE ST
VALE VIEW RD
TWP RD 232
24
13
23
14
22
15
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
LANGDON

25.0 SOLID WASTE AND RECYCLING

Solid waste policies address the management of solid waste through all stages of development; from construction and demolition to full build-out. The policies emphasize the reduction and diversion of waste through the recycling and reuse of materials. Each development stage has different solid waste requirements and the policies below provide guidance to developers and residents on effectively managing solid waste.

OBJECTIVES

- Ensure local plans address solid waste management during all stages of development and are in alignment with the County's Solid Waste Master Plan.
- Promote proper disposal and recycling of solid waste material from construction sites.
- Encourage solid waste management plans to have a diversion target of 50 percent for construction and development.
- Provide direction on the expected level of post-construction waste management service.
- Provide for consideration of relocating the waste transfer site and recycling facility.
- Encourage the future collection of organics with curbside pickup service.

POLICIES

General

25.1 Rocky View County should continue its actions respecting the implementation of curbside solid waste, recycling, and organic collection programs for the hamlet of Langdon in order to reduce and divert the volume of material to an upgraded solid waste recycling and disposal facility and align with the Rocky View County Solid Waste Master Plan, the *Rocky View County Plan* and provincial standards and requirements.

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

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

25.4 Waste minimization and waste diversion practices are encouraged in the Langdon Plan area. A diversion target of 50 percent is recommended.

25.5 A local plan should:

a. address solid waste management through all stages of development, including occupancy;
b. identify the hamlet of Langdon waste transfer site as the local site to serve the local plan area;
c. conform to the policies of the County's Solid Waste Master Plan;
d. residential development consisting of no more than two attached dwelling units (e.g., duplexes) shall coordinate on lot layout with the County's Solid Waste and Recycling Services department to ensure that solid waste collection can be collected efficiently; and
e. set a solid waste diversion target to inform the subdivision construction management plan.

The Province of Alberta has developed a provincial waste strategy document titled "Too Good to Waste: Making Conservation a Priority" in order to promote the diversion of waste from landfills through the reuse and recycling of materials.

Medium Density Residential

25.6 Medium density residential developments shall make their own arrangements for the proper removal and disposal of garbage, recyclables, and other waste materials, as per Rocky View County's Solid Waste Bylaw.

Industrial and Commercial

25.7 Industrial and commercial business owners shall make their own arrangements for the proper removal and disposal of garbage, recyclables, and other waste materials, as per Rocky View County's Solid Waste Bylaw.

26.0 OIL AND GAS

Oil and gas facilities, infrastructure, and operations are industrial land uses that have the potential to affect public safety, quality of life, and the natural environment. The coexistence of these oil and gas activities with other forms of development in the hamlet area is an important consideration in the area's development.

Map 4: Existing Conditions identifies the locations of gas lines and operating wells within the Langdon Plan area.

OBJECTIVES

- Ensure appropriate and safe land development in relationship to petroleum facilities and wells.
- Allow for the continued safe operation of petroleum facilities and wells.

Petroleum facilities are plants, pipelines, and batteries used to process and transport oil and gas. Petroleum wells are producing, suspended, or abandoned oil and gas wells.

POLICIES

General

26.1 Applicants proposing to develop land in the vicinity of petroleum facilities and wells shall adhere to the setback requirements and policies of this Plan, subdivision and development regulations, and the directives and bulletins of the Alberta Energy Regulator (Appendix B).

Directives are documents that set out Alberta Energy Regulator (AER) requirements or processes for implementation. Licensees, permittees, and other approval holders under the jurisdiction of the AER are required to obey all directives.

Bulletins inform the energy industry and the public of an Alberta Energy Regulator activity, such as a consultation, new regulatory requirement, new program, or electronic submission of data.

26.2 At the time of subdivision or development, a restrictive covenant shall be registered that prevents the construction of any building within the setback area associated with an active, suspended, or abandoned well.

26.3 As part of a local plan preparation process, applicants shall obtain a land development information package from the AER and identify the locations of all petroleum wells and pipelines (abandoned and operating) in the local plan area. In addition, the applicant must determine if an emergency planning zone has been established around a sour gas facility or well.

26.4 Prior to the preparation of a local plan to develop lands within 1.5 kilometres of a petroleum facility that is situated within an emergency planning zone, the developer shall consult with the County and the operator of the facility to determine how an emergency response plan will be prepared, updated, or replaced.

26.5 The location, development setbacks, emergency planning zones, and emergency response planning regarding all petroleum facilities shall be identified in the local plan and included in any marketing information and other public communication materials for petroleum facilities.

Pipelines

26.6 All setbacks from a pipeline shall be in accordance with provincial regulations.

26.7 All land uses on pipeline rights-of-way shall have regard for the safe, ongoing operation of the pipeline.

26.8 Crossing and access agreements shall be in place prior to conditional subdivision plan approval for lands encumbered by a pipeline right-of-way.

26.9 Pathways and other recreational uses may be allowed on pipeline rights-of-way with the consent of the easement holder and at the discretion of the approving authority.

PART III: IMPLEMENTATION

27.0 IMPLEMENTATION

The Langdon Area Structure Plan outlines the vision for the physical development of the Langdon Plan area and provides guidance with regard to infrastructure, land use, subdivision, and development. The purpose of this section is to describe the implementation process, to provide detail on the sequence of development, and to specify requirements to ensure the ASP policies and strategies are adhered to.

OBJECTIVES

- Implement the land use strategy and policies of the Langdon Area Structure Plan.
- Ensure local plans adhere to the vision and policies of the Plan. Provide development criteria for the logical progression of development.
- Implement key actions to facilitate development, provide guidance to local plans, and ensure a coordinated planning and implementation approach.
- Provide for the review and amendment of the Plan as required.

POLICIES

Local Plans, Redesignation, Subdivision, and Development Applications

Local plans are to be developed within the framework provided by this Plan. Policy sections identify the unique requirements that must be addressed in the local plan due to the location and specific conditions of the proposed development area. The standard technical requirements of a conceptual scheme or master site development plan are identified in the *County Plan* (Section 29 and Appendix C).

27.1 Applications for redesignation, subdivision, and/or development require the concurrent or prior adoption of a local plan, unless otherwise directed by the policies of this Plan or determined by the County not to be required.

27.2 Local plans shall address and adhere to the requirements of the Langdon Area Structure Plan. In support of local plans and redesignation applications, the developer will be required to submit a rationale showing how their proposal is consistent with the vision and policies of the Plan.

27.3 Land use, subdivision and development applications shall address and adhere to the requirements of the local plan and the policies of this Plan.

27.4 The identification, implementation, and timing of any required off-site improvements and/or community services should be determined to the satisfaction of the County, in conjunction with the local plan approval process.

27.5 Where a local plan does not exist or is silent on a subject, the policies of the Langdon Area Structure Plan shall apply.

27.6 Local plans shall address the requirements as set out in the policies of this Plan and Section 29 and Appendix C of the *County Plan*.

27.7 All planning or development applications, and any associated infrastructure construction, should meet the technical requirements of the *County Plan*, County Land Use Bylaw, Langdon Area Structure Plan, and associated technical studies, relevant local plan, County Servicing Standards, County policy, and provincial and federal requirements.

Local Plan Boundaries

The boundaries of local plans should be based on the natural and physical conditions in the hamlet area, as well as other factors such as the availability of servicing and proposed transportation improvements. Map 12: Local Plans identifies the locations of existing and future local plans.

27.8 All local plan boundaries shall be developed in consultation with the County. The preferred minimum planning area is one quarter section (160 acres) in size.

27.9 Where the policies of an existing local plan conflict with the Langdon Area Structure Plan, the policies of the Langdon Area Structure Plan shall prevail.

Appendix Interpretation

27.10 The appendices do not form part of the statutory portion of the ASP. The intent of the appendices is to provide information and guidelines to support the policies of the ASP.

Infrastructure Costs and Levies

The Langdon Plan recognizes development implementation will require infrastructure improvements within, and external to, the Langdon Plan area. The costs incurred by development of lands will be covered through a variety of revenue sources including developer improvements, development levies, County improvements, provincial contributions, and user fees.

The need, cost, and timing of infrastructure vary with the type of infrastructure improvement. Off-site levies for transportation, water, wastewater, and stormwater servicing have, or will be developed for the Langdon Area Structure Plan. All levies are subject to periodic review and include development costs associated with internal and external improvements to service the Langdon Plan area. Non-levy cost contribution and improvements will be determined through periodic review of the master servicing documents and at the local plan preparation stage.

It is important to note that infrastructure costs do not represent the full costs to service the Langdon Plan area. Complete community costs also include costs associated with program and service delivery to residents and business owners (e.g. community recreation, fire and property protection, parks maintenance, waste and recycling operations, etc.) that serve community needs and are an essential part of a community.

27.11 As part of the local plan approval process the identification, timing, and funding of any required off-site improvements is required. Off-site improvements that are:

a. internal to the Langdon Plan area should be determined to the satisfaction of the County; or

b. external to the Langdon Plan area, including provincial infrastructure should be determined to the satisfaction of the County, in consultation with the relevant municipality and/or provincial department.

Development Criteria

The development criteria outline a series of conditions that developments must meet before being considered for approval. This will provide for a logical and cost-effective progression of development to accommodate ultimate land uses, densities, and infrastructure systems proposed in this Plan.

27.12 Local plans approved prior to adoption of this Plan may proceed with existing approvals in accordance with approvals and the requirements in this Area Structure Plan.

27.13 New development areas should be contiguous to existing development or approvals.

27.14 The applicant shall demonstrate market demand for any neighbourhood commercial uses proposed to be included within a residential proposal through the development of a market demand study. The market demand study should show that:

a. the current supply of the proposed commercial land use is approaching build-out, and there is a demonstrated need for the use; and

b. the proposal will contribute to the fiscal balance of the municipality.

27.15 The County shall confirm that servicing capacity exists or confirm that capacity has been purchased for the proposed development through payment of the water & wastewater off-site levy or other methods satisfactory to the County, where:

a. the extension of wastewater services is logical and cost-effective; and

b. is located in close proximity to existing utility infrastructure.

27.16 The applicant shall confirm that water servicing capacity exists or confirm that capacity has been reserved or purchased for the proposed development through agreement with Langdon Waterworks or other methods satisfactory to the County.

Monitoring

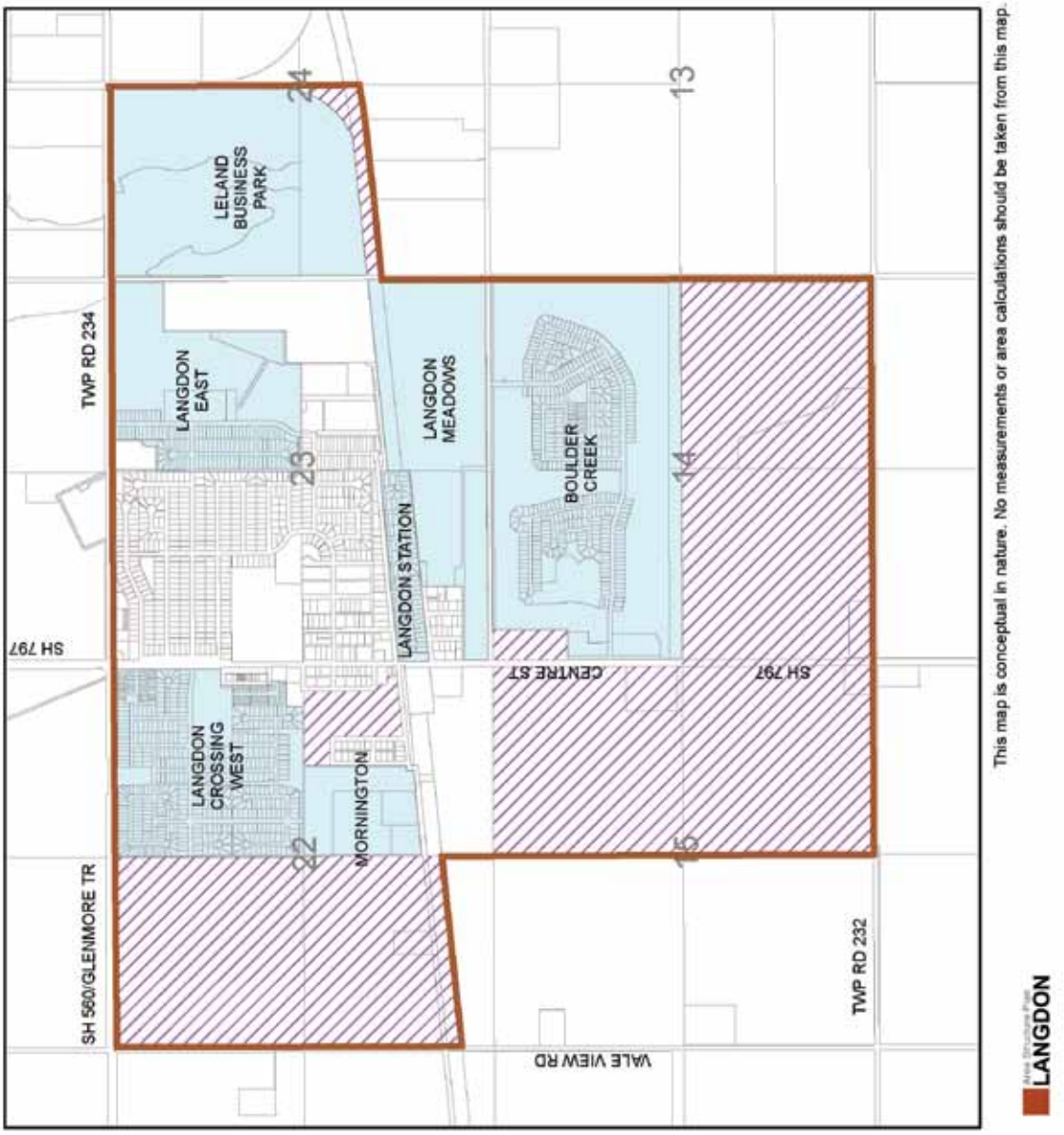
The progress in implementing the Langdon Area Structure Plan will be monitored based on a number of performance measures including population growth, development activity, and infrastructure expansion. Where necessary, County Administration will make recommendations as to how to manage growth in the hamlet or how the Plan may be updated to meet changing circumstances.

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

Plan Review and Amendment

27.18 The future land use and development outlined in the Langdon Area Structure Plan is intended to address a 10 year plus build-out of the area. While the Plan is sufficiently flexible to account for change, periodic review and occasional amendment may be required.

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


Map 12:
Local Plans
ASP Boundary
Adopted Local Plan
Local Plan Required
N
0
0.25
0.5
1
LELAND BUSINESS PARK
LANGDON EAST
LANGDON MEADOWS
BOULDER CREEK
LANGDON STATION
LANGDON CROSSING WEST
MORNINGTON
TWP RD 234
SH 797
CENTRE ST
SH 797
SH 560/GLENMORE TR
VALE VIEW RD
TWP RD 232
24
13
23
14
22
15
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON

Actions

Actions are activities that need to be carried out by the County to achieve the goals, objectives, and policies of the Plan. The following are the recommended County actions to assist in the implementation of the Langdon Area Structure Plan.

1. Develop design guidelines for the development of Centre Street, as per Section 14 of the *County Plan*.
2. Consider the adoption of a new hamlet of Langdon boundary.
3. Consider funding and design strategy for sidewalks and lighting along Centre Street for the hamlet of Langdon.
4. Adopt and implement a stormwater levy for the hamlet area.
5. Monitor and report on the Plan implementation as part of the yearly *County Plan* reporting (Policy 27.17).
6. Consider a plan for necessary upgrades to the wastewater facilities.
7. Prior to the hamlet of Langdon's population exceeding 5,000 residents, the County will:
    a. review the community's policing requirements and identify additional needed resources, if any (Policy 22.5); and
    b. consider expanding the hamlet area with County managed solid waste services (Policy 26.7).

APPENDICES

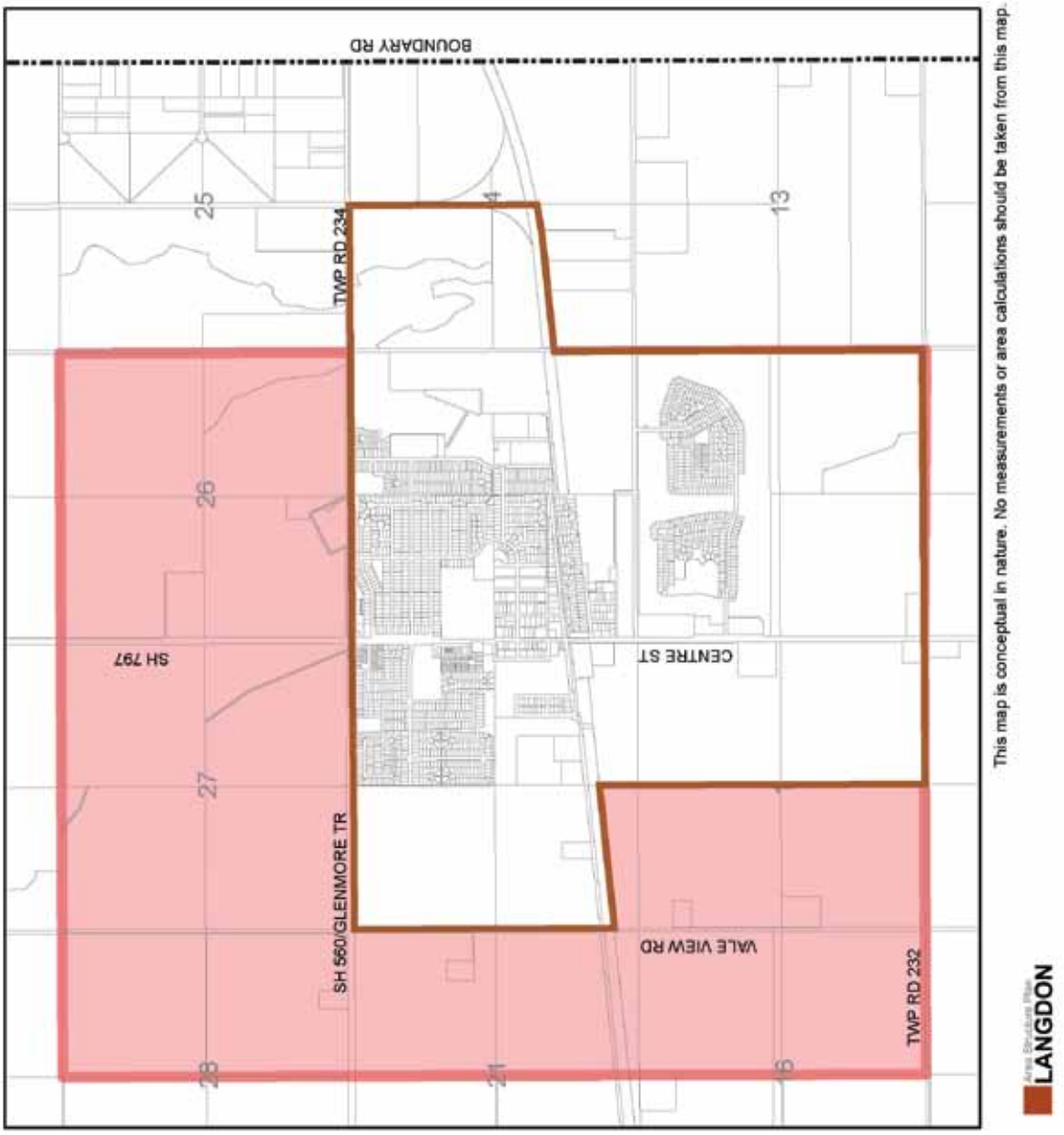
Appendix A: Future Study Area

FUTURE STUDY AREA

A future study area is identified on Map 13. The area identified as future study area are lands that can be considered for the future expansion of the hamlet of Langdon once the Langdon Plan area approaches build-out, suitable transportation and servicing infrastructure is in place. In the interim, existing uses will be allowed to remain, and limited development for agricultural purposes including farmsteads and first parcels out will be permitted in the future study area.

Items to be addressed when looking to expand the hamlet and ASP boundary:

a. strong consideration for amending the *County Plan* should expansion of the ASP and hamlet boundaries result in a population projection that is much greater than the projected population targets listed in the *County Plan* for hamlets;
b. a public engagement process involving area stakeholders shall be undertaken and an overall land use strategy and supporting policies for the future study area shall be developed;
c. mechanisms to implement the construction of the transportation network shall be identified;
d. availability of wastewater treatment capacity including a viable outfall for the treated effluent from the East Rocky View Wastewater Treatment Plant; and
e. it shall be demonstrated that the development is a logical and efficient extension of existing infrastructure.


Map 13:
Future Planning
Area
ASP Boundary
FuturePlanningArea
N
0
0.25
0.5
1
Km
BOUNDARY RD
TWP RD 234
25
24
13
26
SH 797
CENTRE ST
27
SH 560/GLENMORE TR
VALE VIEW RD
TWP RD 232
28
21
16
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
Area Structure Plan
LANGDON

Appendix B: Key Alberta Energy Regulator Information

- AER Bulletin 2013-03 Mandated Subdivision and Development Application Referrals, Setback Relaxations, Land Development Information Package, and Abandoned Well Information.
- Interim Directive ID 81-3: Minimum Distance Requirements Separating New Sour Gas Facilities from Residential and Other Developments.
- Directive 026: Setback Requirements for Oil Effluent Pipelines.
- Directive 079: Surface Development in Proximity to Abandoned Wells.
- Directive 056: Energy Development Applications and Schedules.
- EnerFAQs: Explaining AER Setbacks - This EnerFAQs explains setbacks in the energy industry, how they are determined, and how they may affect Alberta citizens and their communities.

Rocky View County

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ROCKY VIEW COUNTY
Cultivating Communities

Engagement for Langdon West
Langdon Area Structure Plan Amendment

What We Heard

February 24, 2026

Patricia Maloney Consulting

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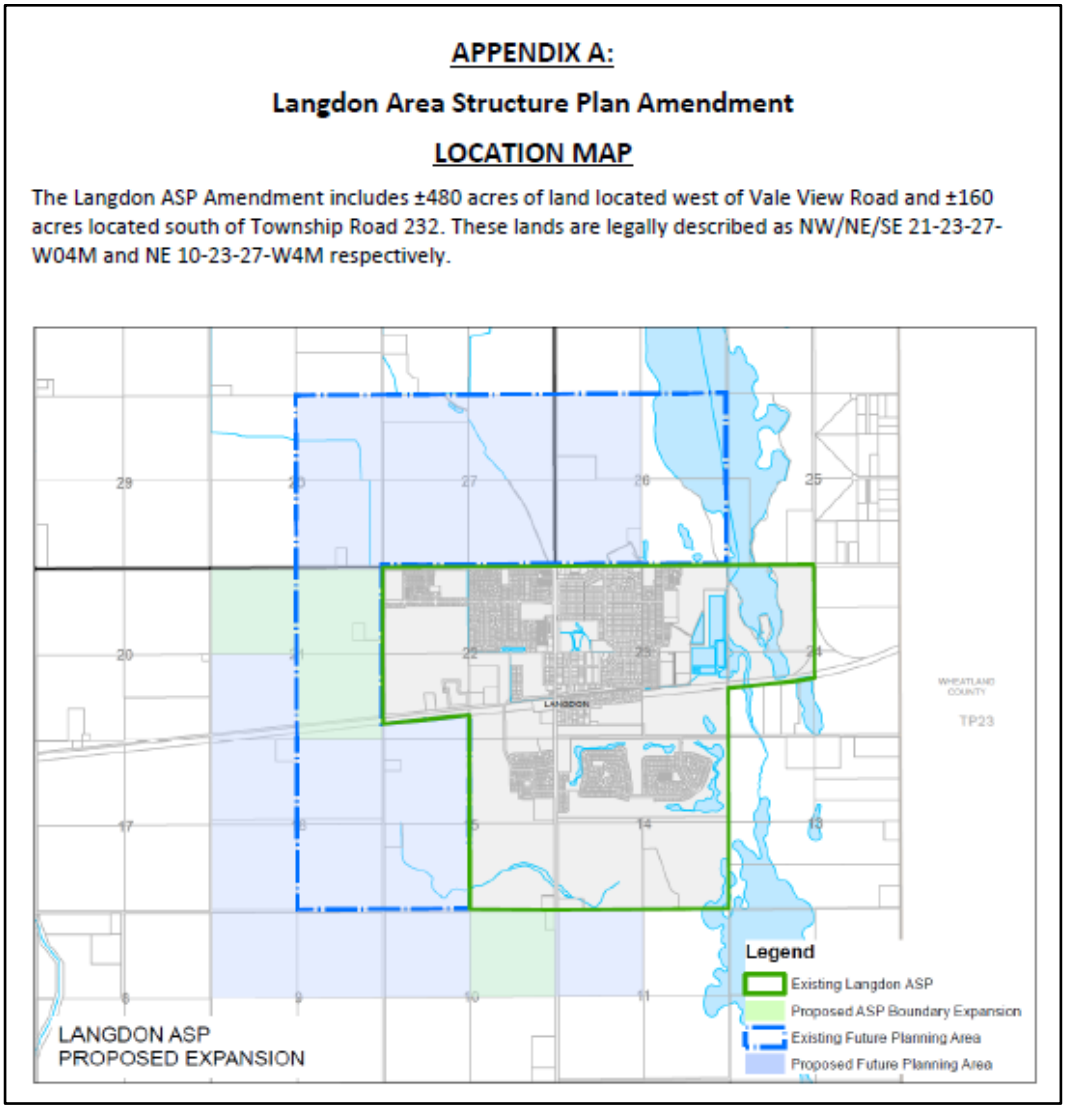
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1. Introduction

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

Figure 1: Approved Langdon Area Structure Plan Amendment Map



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

2. Project Summary and Project Status

2.1 Summary

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

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

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

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

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

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

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

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

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

2.2 Project Status

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

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

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

3. Engagement Methods

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

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

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

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

4. What We Heard

4.1 Open House #1

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

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

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

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

Themes for the comments:

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

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

4.2 Online Survey

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

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

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

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

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

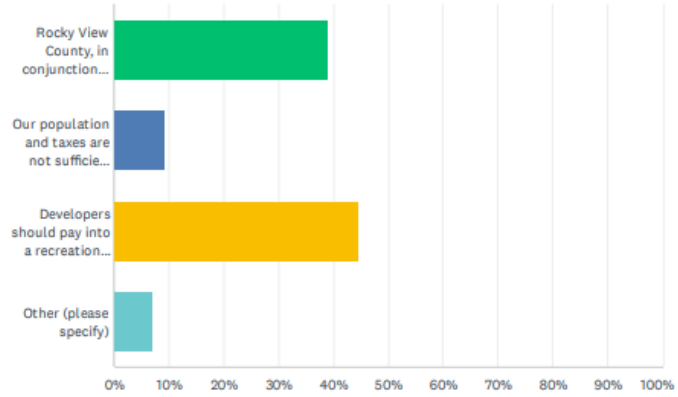
- 47.76% of the respondents said they were concerned that Langdon Waterworks Ltd, did not have a sufficient water license to accommodate approved growth;
- 11.94% of the respondents felt that an alternate water provider be considered; and
- 35.82% of the respondents felt confident that Rocky View County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

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

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

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

Answered: 402 Skipped: 3

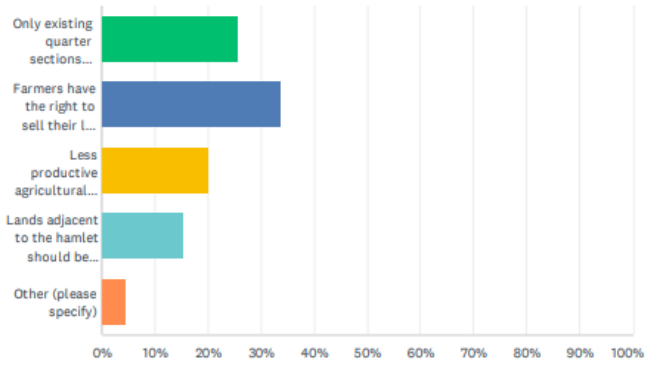


ANSWER CHOICES	RESPONSES	
Rocky View County, in conjunction with other levels of government, should fund the construction and management of a recreation centre that may include a swimming pool and/or a hockey/ice rink.	39.05%	157
Our population and taxes are not sufficient to support a recreation centre.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

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

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

Answered: 398 Skipped: 7



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

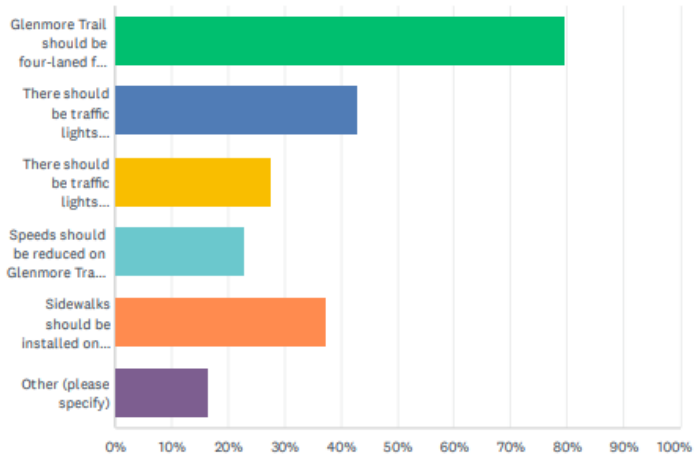
Another issue raised at the Open House was the need to retain the small town historic character of the hamlet (note, people wre allowed to provide more than one answer):

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

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

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

Answered: 399 Skipped: 6



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

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

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

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

4.3 Open House #2

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

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

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

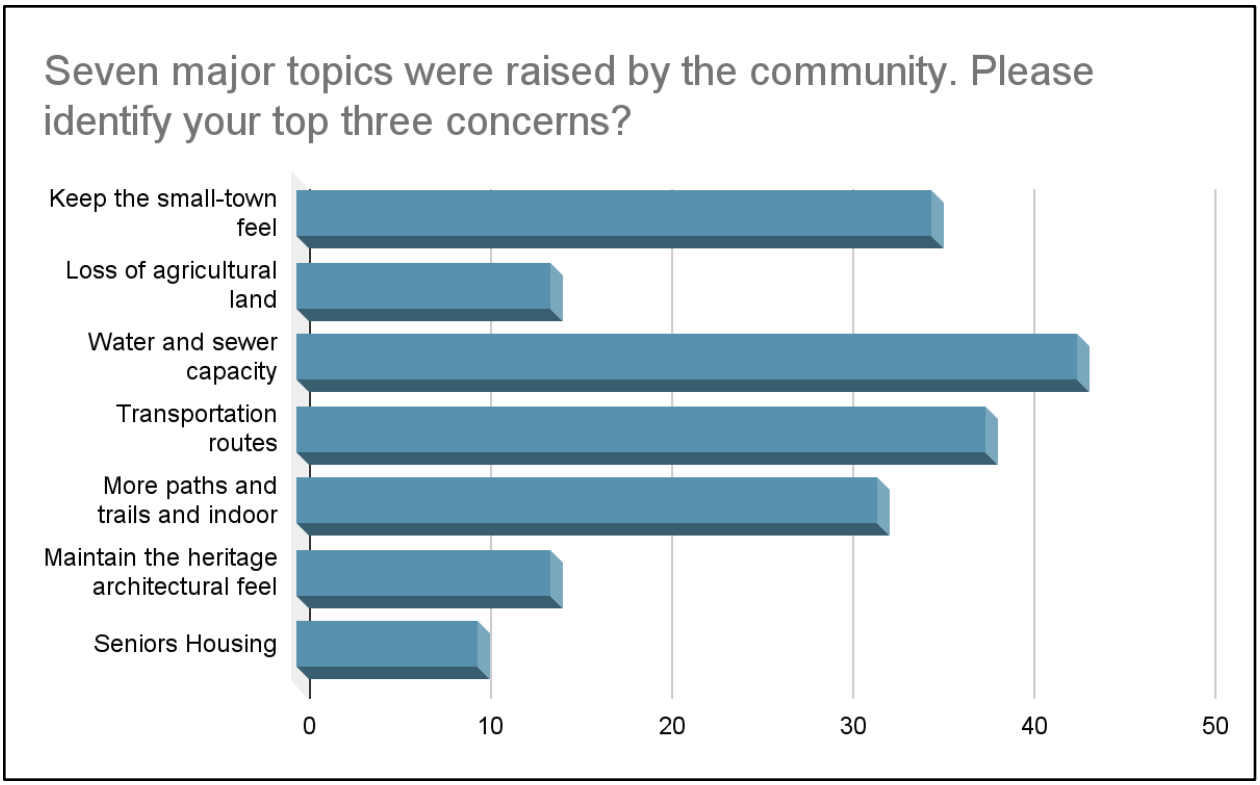
There were four questions posed on the comment sheet, aimed at gathering additional community feedback, including concerns and ideas to be considered in the Final Area Structure Plan. Two of the questions were multiple-choice, while the other two were open-ended.

4.3.1 Community Concerns

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

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

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



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

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

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

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

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

4.3.2 Land Uses to be Considered in the Hamlet

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

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

1. Growth and Small-Town Character

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

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

2. Transportation and Roads

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

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

3. Recreation and Community Facilities

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

4. Commercial, Industrial, and Employment Uses

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

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

5. Connectivity and Pathways

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

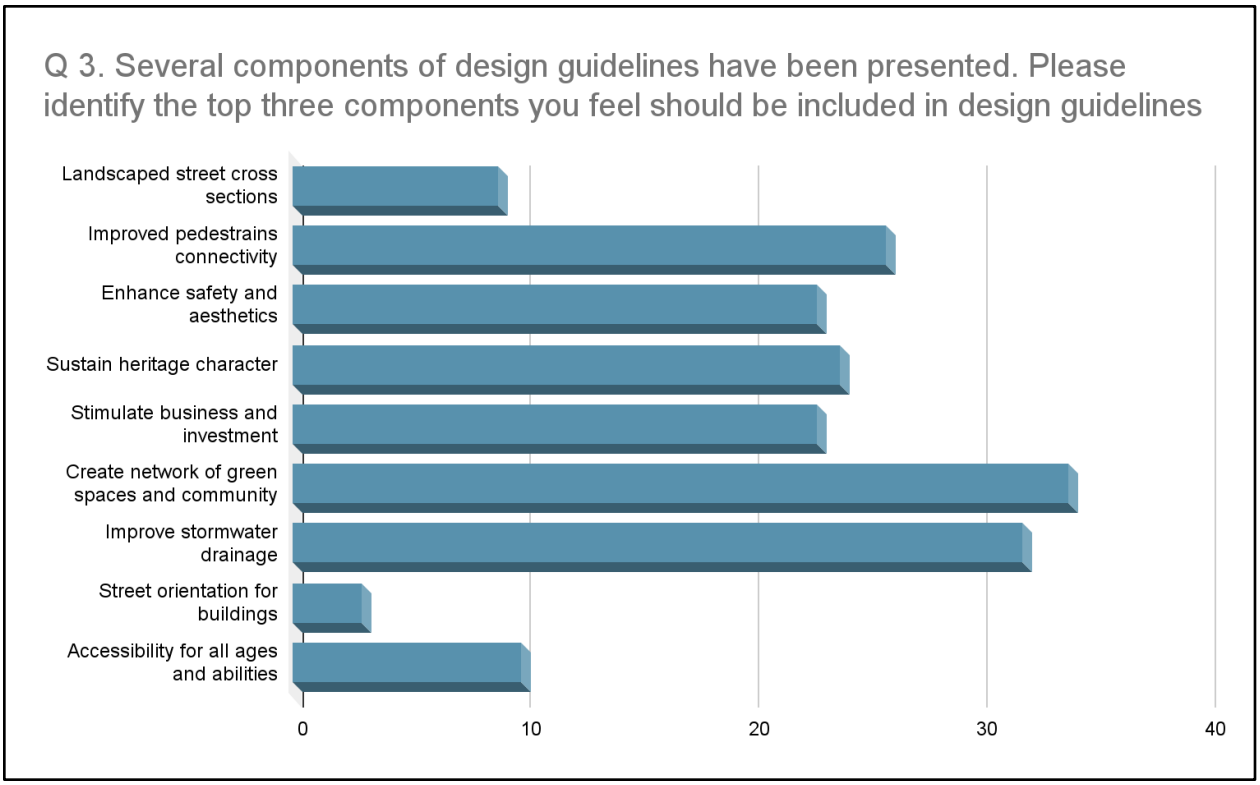
Overall, people want growth that balances housing, services, and recreation, while keeping Langdon's small-town character and improving roads, pathways, connectivity, and community facilities.

4.3.3. Design Guidelines for the Hamlet

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

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

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



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

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

4.3.4. Additional Comments - Area Structure Plan (ASP)

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

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

1. Pace of Growth

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

2. Connectivity and Pedestrian Safety

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

3. Water, Sewer & Utilities

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

4. Recreation & Community Facilities

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

5. Policing, Fire & EMS

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

6. Infrastructure Funding & Responsibility

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

7. ASP Process & Trust

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

8. Mixed Support & Overall Positives

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

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

4.4 Written Submissions

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

4.5 Virtual Town Hall Meetings

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

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

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

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

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

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

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

Virtual Town Hall Meetings

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

The two online sessions are as follows:

February 9, 2026

Time: 6:00 – 7:00pm

Meeting Link

February 18, 2026

Time: 5:00 – 6:00pm

5. Conclusions

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

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

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

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

Appendix A – Notice for Open House #1

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

Langdon ASP Amendment

OPEN HOUSE

TUESDAY FEBRUARY 11, 2025

5:00 PM TO 8:30 PM

THE TRACK EVENTS ROOM
333 BOULDER CREEK DR, LANGDON

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

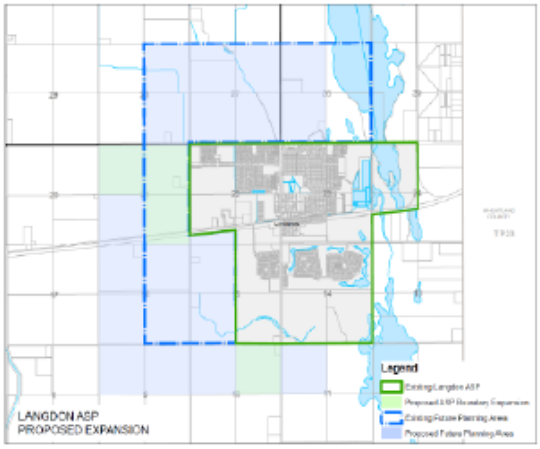
The purpose of the Open House is to present findings from background studies, the proposed land use strategy and gather input from the residents and landowners.

APPENDIX A:

Langdon Area Structure Plan Amendment

LOCATION MAP

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



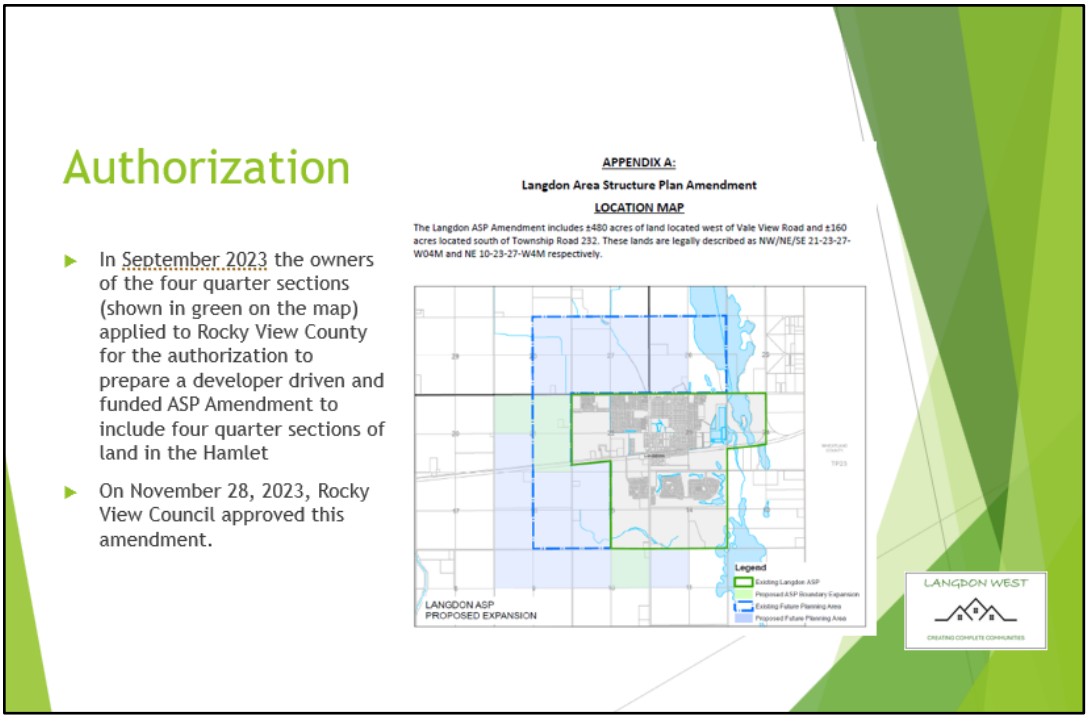
Learn more at rockyview.ca/langdon-area-structure-plan

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

Appendix B – Open House #1 Display Boards

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





Scope of Work

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

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

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

The Langdon ASP Amendment must include: :

a) Community and stakeholder input;

b) Technical studies including:

- i. Water and Sewer servicing strategy;
- iii. Storm water management plan;
- iv. Transportation Impact Assessment;
- v. Historical Resources Overview;
- vi. Biophysical Inventory; and,
- vii. Shallow Utility assessment.

c) Fiscal Analysis Report; and

d) Market demand analyses.

LANGDON WEST
CREATING COMPLETE COMMUNITIES

Proposed Vision

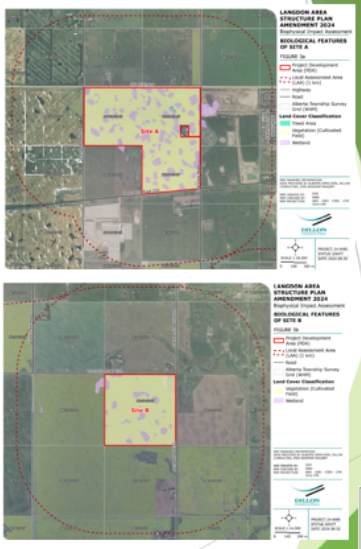
Langdon is a complete community that supports modern lifestyles through a diversity of housing styles and prices, local employment opportunities and community amenities, ensuring recreation and educational facilities are available for a safe, sustainable community.



LANGDON WEST
CREATING COMPLETE COMMUNITIES

Biophysical

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



Historical and Archaeological

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

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

The approval states:

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



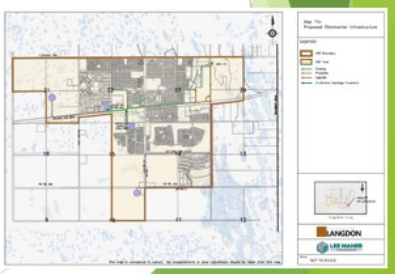


Engineering

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







Traffic Study

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

North Site:

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

South Site:

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



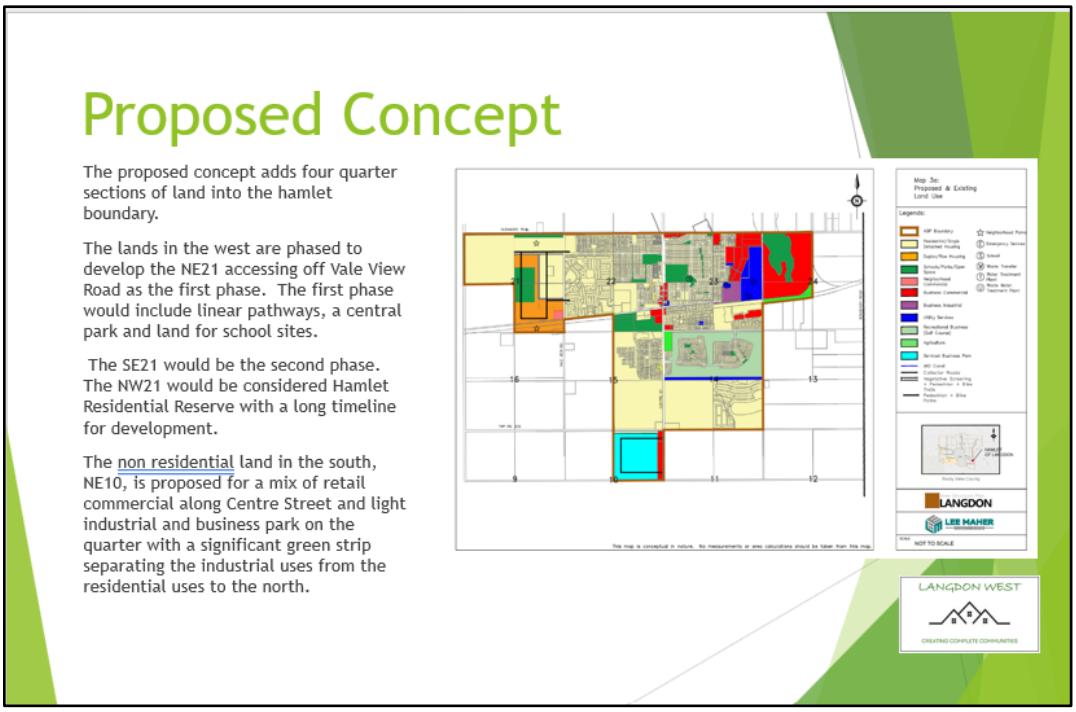
The report showed that, given the other development as currently approved in the hamlet, there are many road upgrades required prior to the development of the Langdon West quarter sections.

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

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

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


Market Demand Study
Nichols Applied Management was engaged to complete a Market Demand Study and a Fiscal Impact Assessment for the four quarter sections and the proposed conceptual uses.
The report concluded that the proposed residential and non residential uses meet the expected demand and historic growth trends of the Hamlet.
Langdon offers a small-town alternative to Calgary, but is located close to existing and proposed employment areas in Rocky View and Wheatland Counties.
The 1,955 proposed residential units over a proposed 60-year development timeline fall well within the expected growth for Langdon.
The non-residential development of 125 net acres is greater than the historic average for the Hamlet, but only represents a small portion of county-wide non-residential growth.
It is noted that there are potential competing areas. The Conrich ASP Amendment has identified substantial ambitions for both residential and non-residential development in Conrich. This could extend the timeline for growth in Langdon.
LANGDON WEST


Proposed Concept
The proposed concept adds four quarter sections of land into the hamlet boundary.
The lands in the west are phased to develop the NE21 accessing off Vale View Road as the first phase. The first phase would include linear pathways, a central park and land for school sites.
The SE21 would be the second phase. The NW21 would be considered Hamlet Residential Reserve with a long timeline for development.
The non residential land in the south, NE10, is proposed for a mix of retail commercial along Centre Street and light industrial and business park on the quarter with a significant green strip separating the industrial uses from the residential uses to the north.
LANGDON
LEE MAHER
LANGDON WEST


Next Steps
We are here
Council authorization
Background reports
Open House #1 February 10, 2025
Online Survey March 2025
Prepare Draft Plan
Open House #2 April 2025
Final Draft Plan
Public Hearing
Approval Process
LANGDON WEST

Appendix C – Open House #1 Comment Sheet Summary

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

1. The draft vision for the Hamlet of Langdon:

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

- Diverse housing without a definition will ruin this community.

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

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

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

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

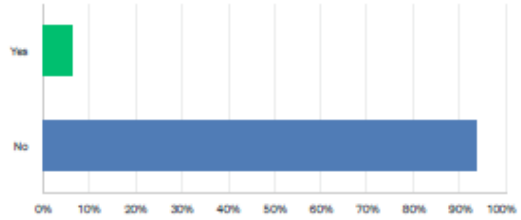
- Water supply – don't need to have issues like Okotoks. Just because we have good supply now, need to ensure growth takes that into consideration.
- Duplex/Townhouse/Rowhouse – what is parking provisions? Do not nee an area like Belvedere and area around Costco at East Hills. People need to have room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

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

Appendix D – Online Survey Results

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

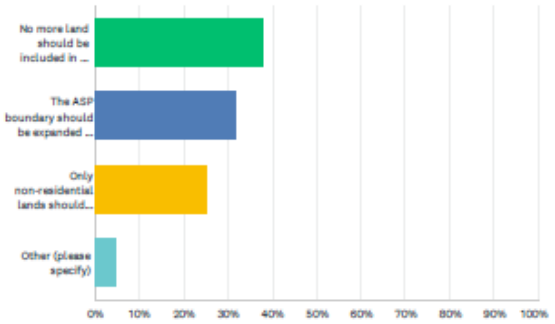
Answered: 396 Skipped: 9



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

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

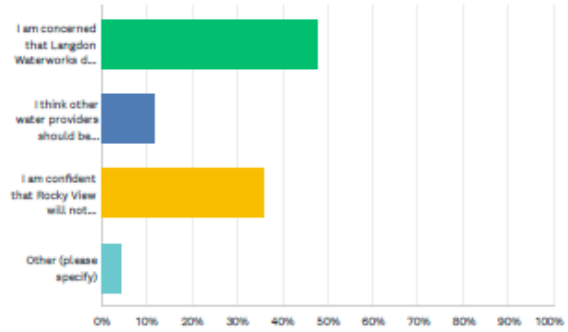
Answered: 400 Skipped: 5



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

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

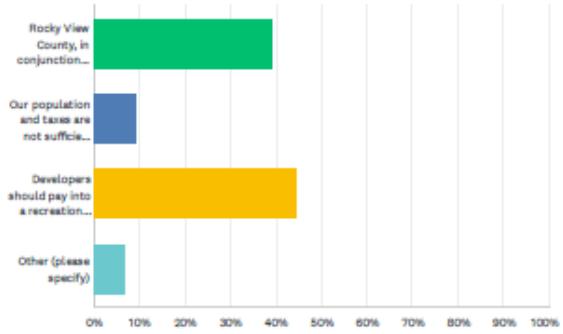
Answered: 402 Skipped: 3



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

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

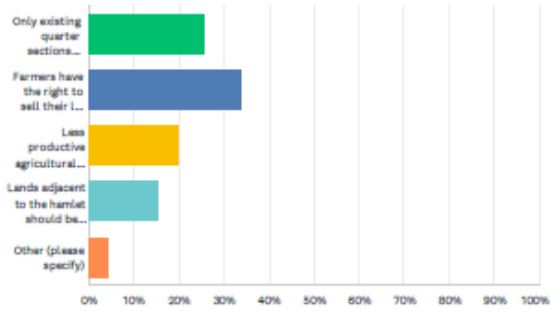
Answered: 402 Skipped: 3



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

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

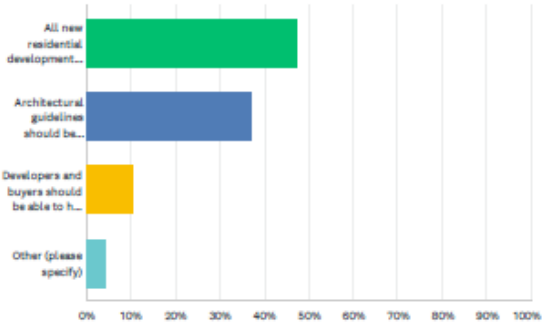
Answered: 398 Skipped: 7



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

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

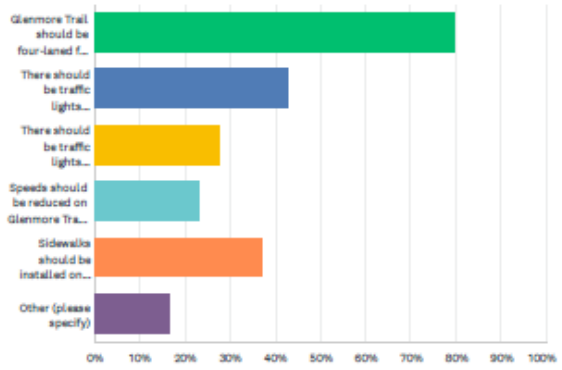
Answered: 401 Skipped: 4



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

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

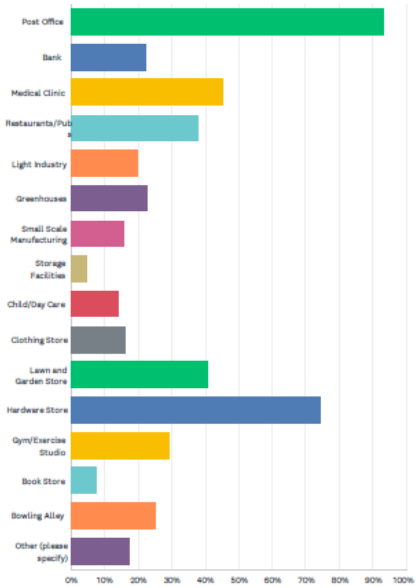
Answered: 399 Skipped: 6



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

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

Answered: 403 Skipped: 2



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

Appendix E - Summary of Email Correspondence

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

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

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

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

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

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

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

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

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

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

Appendix F – Letters Submitted

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

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

Feb 16/ 2025

Hello Patricia,

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

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

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

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

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

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

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

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

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

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

Thank you for your attention to this matter.

Appendix G - Notice of Open House #2

You are invited!

OPEN HOUSE #2

Langdon Area Structure Plan (ASP) Amendments

Hosted by Patricia Maloney Consulting on behalf of Rocky View County

---

TUESDAY JUNE 24, 2025
5:00 PM TO 8:30 PM

THE TRACK EVENTS ROOM
333 BOULDER CREEK DR, LANGDON

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

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

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

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

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

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

Or planning_policy@rockyview.ca

Appendix H – Open House 2 Display Boards

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





What we Heard

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

Top Concerns

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

June 24, 2025 Langdon West

LANGDON WEST
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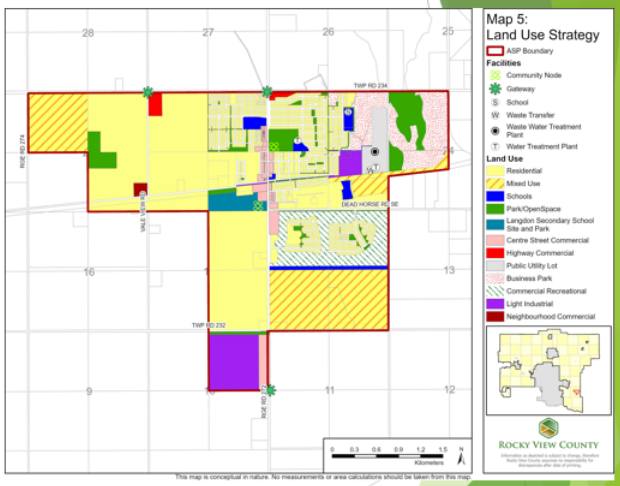
Proposed Concept

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

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

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

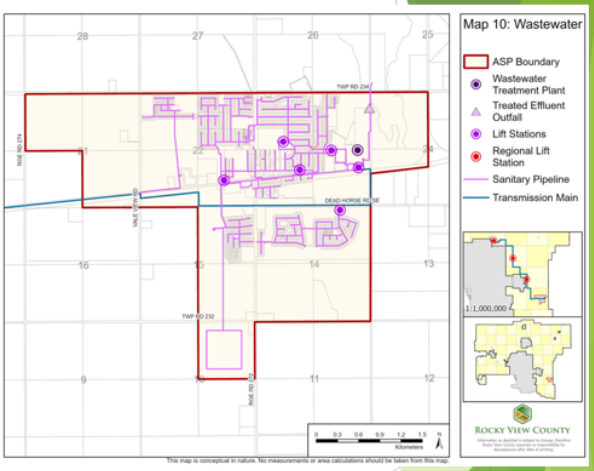
The remainder of the hamlet land use remains as was allocated in the 2012 Area Structure Plan.



LANGDON WEST
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Sanitary Sewer

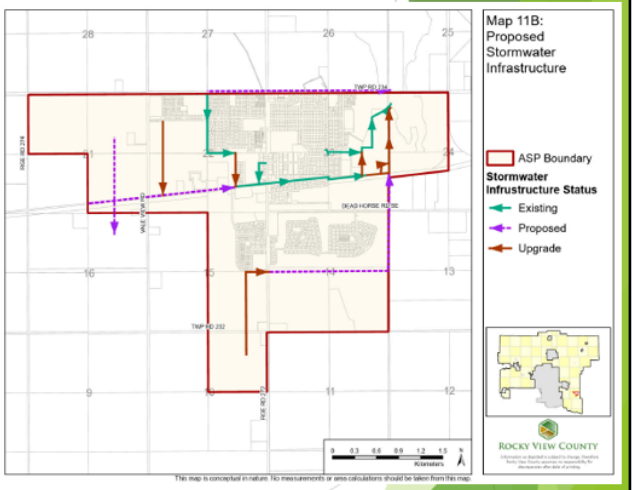
- Sanitary sewer collection and treatment is provided by Rocky View County.
- No new development can proceed until the capacity to service the development with Sanitary sewer is demonstrated.
- Developer will be responsible for construction of the distribution systems.



LANGDON WEST
CREATING COMPLETE COMMUNITIES

Stormwater

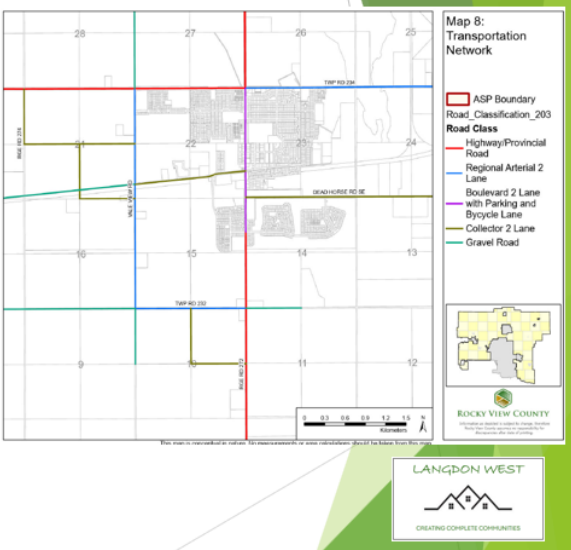
- The Langdon area is relatively flat. Stormwater management is critical.
- Weed Lake provides a destination for stormwater.
- Development is encouraged to use low impact elements and permeable surfaces to reduce site runoff.
- New development will be required to meet standards for on site storm water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



LANGDON WEST
CREATING COMPLETE COMMUNITIES

Transportation Network

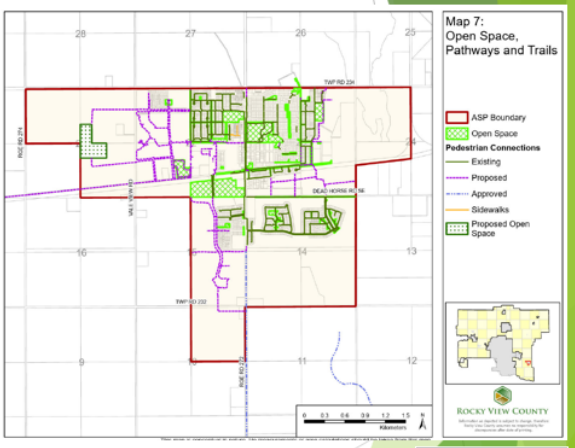
- Langdon is serviced by provincial highways: Glenmore Trail (SR 560) and Centre Street (SR 797)
- 4 miles south of the TransCanada Highway and 2.5 miles north of Highway 22X
- Access at Centre Street and Vale View Roads at Glenmore Trail will be upgraded as development progresses.
- Developers will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



June 24, 2025 Langdon West

Parks, Open Space and Pedestrian Environment

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



Design Guidelines

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

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

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

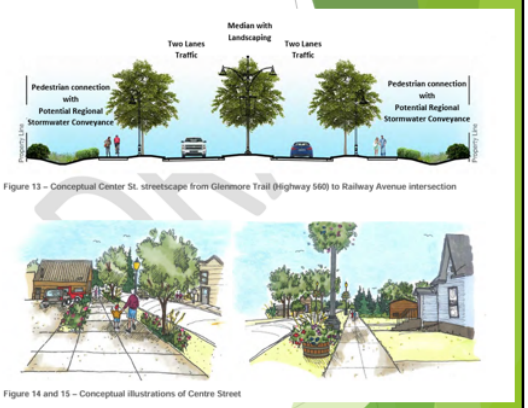
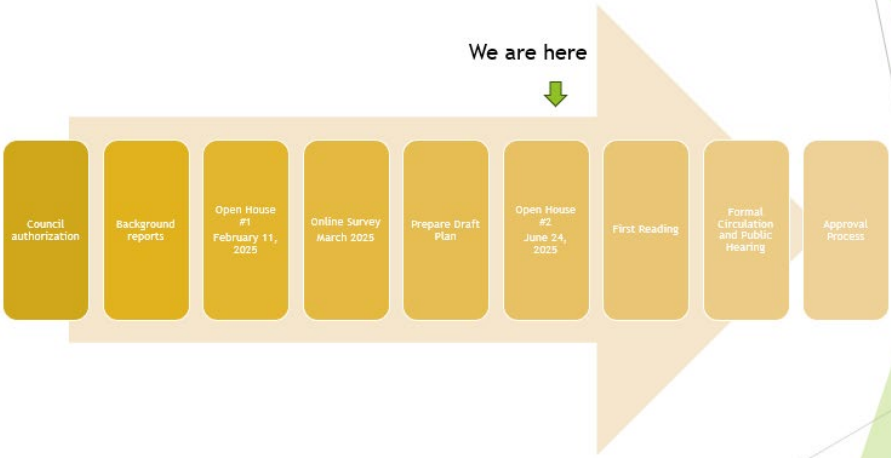


Figure 13 – Conceptual Center St. streetscape from Glenmore Trail (Highway 560) to Railway Avenue intersection

Figure 14 and 15 – Conceptual illustrations of Centre Street

LANGDON WEST
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Next Steps



LANGDON WEST
CREATING COMPLETE COMMUNITIES

Appendix I - Open House #2 Comment Sheet Summary

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

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

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

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

Total responses – 49

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

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

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

Landscaped street cross sections	9
Improved pedestrians connectivity	26

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

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

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

Total responses – 50

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

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

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

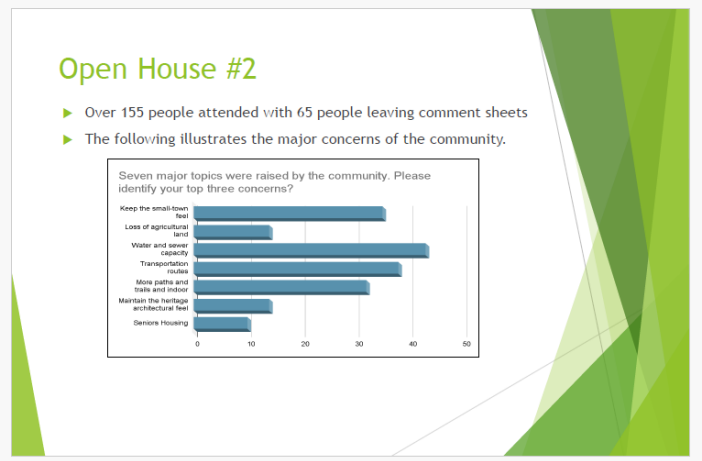
- Concerned about future water supply - sewage supply twinning of Glenmore Trail and highway 797, traffic control, such as traffic lights, 4-way stops, policing.
- Glenmore must be upgraded for the volume and the big trucks using it. Police patrols would help.
- Kind of late to ask now! With new commercial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

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

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



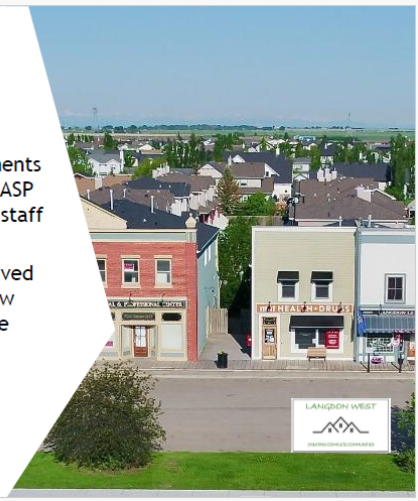




Draft Langdon ASP Amendment

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

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



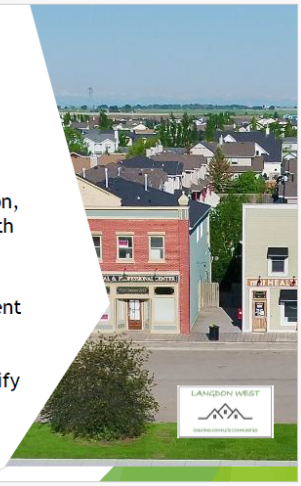


NE10 Quarter Section

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

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

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



Hamlet Reserve

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



Moving Forward

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

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

Purpose of this Engagement

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

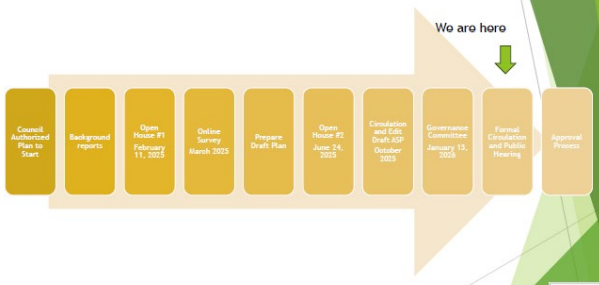
Rationale for Change to Hamlet Reserve

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

Proposed Land Use Strategy



Next Steps



Outlook

RE: Langdon Area Structure Plan Amendment - Circulation - Reply by: September 15, 2025

From Setbackreferrals [redacted]
Date Thu 8/14/2025 9:55 AM
To Jan Sotocinal <JSotocinal@rockyview.ca>

2 attachments (258 KB)
2025-100 Report.pdf; 2025-100 Map.pdf;

Good Day,

Please find the attachment(s) from the AER in response to your subdivision/development referral, a map and list of sour wells and/or pipelines. The map shows the maximum setback for the level of well and may not represent the setback required for future development. The report lists all sour wells and pipelines within the quarter.

Please be advised, you are encouraged to contact the licensee(s) to obtain current sour gas setback level designations and to discuss land use planning, at the earliest stage of development planning.

Thank you,

Setback Referrals

Alberta Energy Regulator
[redacted]
Suite 1000, 250 – 5 Street SW, Calgary, Alberta T2P 0R4

inquiries 1-855-297-8311 24-hour emergency 1-800-222-6514 www.aer.ca

Security Classification: Protected A

From: PAA_PlanningCirculation <PlanningCirculation@rockyview.ca>
Sent: August 13, 2025 9:46 AM
Subject: Langdon Area Structure Plan Amendment - Circulation - Reply by: September 15, 2025

CAUTION: External email alert.
DO NOT click links, open attachments, reply, or enter AER credentials

unless you recognize the sender and know the content is safe. Report phishing via Outlook 'Report Message' button.

Good day,

Please review the attached notice and reply with comments, if any, by emailing them directly to **Jan Sotocinal** at JSotocinal@rockyview.ca.

Comments for this application are due on or before **Monday, September 15, 2025.**

Thank you,

PLANNING SERVICES | ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-230-1401 | Fax: 403-277-5977
www.rockyview.ca

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August 18, 2025
Jan Sotocinal
Rocky View County
Planning
Email: Jsotocinal@rockyview.ca

Attn: Jan Sotocinal,

RE: Langdon Area Structure Plan amendment:

Project Overview

Proponent is proposing an amendment to the Langdon Area Structure Plan (ASP) to adjust the Langdon ASP boundary to include approximately ±480.00 acres of land located west of Vale View Road, and ±160.00 acres of land located south of Township Road 232. These lands will provide for a range of housing, employment and amenity options, reflecting the amendments being proposed to the Langdon ASP. The key highlights of the planning include:

- Residential and mixed-use developments to be accommodated in the future, which will be located west of Vale View Road;
- Business uses/commercial/light industrial developments to be included, which is located south of Township Road 232;
- Identification of additional infrastructure for Servicing and Transportation; and
- Identification of additional green space for recreation/public use.

Thank you for your referral to Alberta Health Services (AHS), Environmental Public Health (EPH). After review of the documents provided, there is no objection to this application however the following comments do apply:

- The application indicates that potable water may be supplied by Langdon Water Works. AHS-EPH recommends that the Applicant confirms that the existing water system will be able to meet any increased water demand resulting from this proposed development.

- The application indicates that wastewater servicing may be accommodated by the existing Rocky View County wastewater sewage collection system and wastewater treatment facility. AHS-EPH recommends that the Applicant confirms that the existing wastewater system will be able to meet any increased water demand resulting from this proposed development.

I can be reached at [redacted] if you or the applicant has any further questions.

Sincerely,

Airdrie
Airdrie Public Health Centre
604 Main Street South
Airdrie, AB T4B 3K7
Phone: 403-943-2288

Banff
Banff Health Centre
303 Lynx Street
PO Box 1266
Banff, AB T1L 1B3
Phone:403-762-2990

Calgary
Southport Atrium
10101 Southport Road SW
Calgary, AB T2W 3N2
Phone:403-943-2288

Canmore
Canmore Public Health
#104, 800 Railway Avenue
Canmore, AB T1W 1P1
Phone: 403-678-5656

Cochrane
Cochrane Community Health Centre
60 Grande Boulevard
Cochrane, AB T4C 0S4
Phone: 403-851-6171

High River
High River Public Health
310 Macleod Trail SW
High River, AB T1V 1Z5
Phone: 403 943-2288

Okotoks
Okotoks Public Health Centre
11 Cimarron Commons
Okotoks, AB T1S 2E9
Phone: 403-943-2288

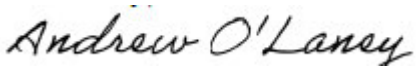
Strathmore
Public Health Building
650 Westchester Road
Strathmore, AB T1P 1H8
Phone: 403-361-7200

Toll Free: 1-855-943-2288
www.albertahealthservices.ca/eph.asp

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Andrew O'Laney BSc. BEH(AD), CPHI(C)
Public Health Inspector/Executive Officer
Alberta Health Services

Outlook

RE: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

From Evan Neilsen [redacted]
Date Wed 11/19/2025 3:15 PM
To Jan Sotocinal <JSotocinal@rockyview.ca>
Cc Andrew Chell <AChell@rockyview.ca>

1 attachment (10 MB)
Hwy 560 Reportl 070409 74.pdf;

Thanks Jan,

As you may have seen – response has been provided. We accept the provided TIA, and would furthermore want to ensure that the SW corner of the intersection of Hwy 560 (Glenmore Tr) and Vale view Rd is protected for future development into a stormwater pond as per the attached plan.

This plan has also been uploaded into RPATH for record-keeping as well.

Please advise if there are any further questions and thank you again for the opportunity to comment.

Best regards,

Evan Neilsen
Development/Planning Technologist
Construction and Maintenance Division, Southern Region
Transportation and Economic Corridors I Government of Alberta

[redacted]

Alberta Transportation and Economic Corridors

Access Roadside Planning Application Tracking Hub (RPATH) here:
https://roadsideplanning.alberta.ca/rpath – Transportation and Economic Corridors' online system for planning referrals, and roadside permits and approvals.
Effective April 17, 2023, Transportation and Economic Corridors will *only* review applications and referrals submitted through the RPATH portal.

Classification: Protected A

From: Jan Sotocinal <JSotocinal@rockyview.ca>
Sent: November 7, 2025 4:01 PM
To: Evan Neilsen [redacted]

Cc: Andrew Chell <AChell@rockyview.ca>
Subject: Re: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good Afternoon Evan,

Please see the link to access the ASP document:
https://ftp.rockyview.ca/WebClientNew/index.html/?ShareToken=BB3EF7CB6419663980C6B6F7ED3930B83EE62437

Please let me know if you cannot access the link.
Thanks!

Kind Regards,

Jan Sotocinal, MSc, RPP/MCIP

He/Him/His

Planner | Planning

Rocky View County

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-6377

JSotocinal@rockyview.ca | www.rockyview.ca

-

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From: Evan Neilsen [redacted]
Sent: Thursday, November 6, 2025 2:41 PM
To: Jan Sotocinal <JSotocinal@rockyview.ca>
Cc: Andrew Chell <AChell@rockyview.ca>
Subject: RE: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

Thanks Jan – appreciate you sending this along.

Based on all the recent conversation on the Hwy 560 (Glenmore tr.) and Vale View Rd (Twp Rd 273) intersection I was hoping to give the ASP a quick second look to confirm what it says about that intersection, but the link appears to have expired for me – could I ask you to resend the draft just so I can give it a look?

If it won't send via email you should be able to upload directly to the RPATH file.

Thanks Jan.

Best regards,

Evan Neilsen
Development/Planning Technologist
Construction and Maintenance Division, Southern Region
Transportation and Economic Corridors I Government of Alberta

[redacted]

Alberta Transportation and Economic Corridors

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https://roadsideplanning.alberta.ca/rpath – Transportation and Economic Corridors' online system for planning referrals, and roadside permits and approvals.
Effective April 17, 2023, Transportation and Economic Corridors will *only* review applications and referrals submitted through the RPATH portal.

Classification: Protected A

From: Jan Sotocinal <JSotocinal@rockyview.ca>
Sent: November 5, 2025 9:36 AM
To: Evan Neilsen [redacted]
Cc: Andrew Chell <AChell@rockyview.ca>
Subject: Re: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

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Good Morning Evan,

I have passed on your additional comments on the TIA, to the consultant.
The updated TIA reflecting those changes is attached to this email.

Please let us know if there are any other additional changes respecting the TIA for the Langdon ASP amendment.

Thank you again.

Kind Regards,

Jan Sotocinal, MSc, RPP/MCIP

He/Him/His

Planner | Planning

Rocky View County

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-6377

JSotocinal@rockyview.ca | www.rockyview.ca

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From: Evan Neilsen [redacted]
Sent: Tuesday, October 14, 2025 10:47 AM
To: Jan Sotocinal <JSotocinal@rockyview.ca>
Cc: Andrew Chell <AChell@rockyview.ca>
Subject: RE: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

Hi Jan – we've given the updated TIA a review, and would have the following additional comments:

- Please compile recommended road upgrades along with their respective timelines (year) in a separate section. Currently it is provided in the summary (sec 1.2) but is mixed up with other findings.
- The trip distribution in exhibit 3.1 should be reviewed and corrected as needed; we would suggest the numbers (%) should also be marked at the accesses to the two sites. Apparently the sum of the assigned numbers is much less than 100%.
- Sec 4.6.3/Table 4.21: TEC follows TAC's 100 points system for the signal warrant, and not 80. Warrant for Highway 22X/Highway 797 should be corrected accordingly.

Thanks Jan – always happy to advise further if there are any questions.

Best regards,

Evan Neilsen
Development/Planning Technologist
Construction and Maintenance Division, Southern Region
Transportation and Economic Corridors I Government of Alberta

[redacted]

Alberta Transportation and Economic Corridors

Access Roadside Planning Application Tracking Hub (RPATH) here: https://roadsideplanning.alberta.ca/rpath – Transportation and Economic Corridors' online system for planning referrals, and roadside permits and approvals.

Effective April 17, 2023, Transportation and Economic Corridors will *only* review applications and referrals submitted through the RPATH portal.

Classification: Protected A

From: Jan Sotocinal <JSotocinal@rockyview.ca>
Sent: October 8, 2025 3:53 PM
To: Evan Neilsen [redacted]
Cc: Andrew Chell <AChell@rockyview.ca>
Subject: Re: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good Afternoon Evan,

Please see attached updated TIA that we have received from the proponents.
I just want to pass this on, as I did receive it today.

If you have additional questions/concerns regarding this recent version of the TIA, as this relates to the proposed amendments to the Langdon ASP, please let us know.

Looking forward to your comments.

Kind Regards,

Jan Sotocinal, MSc, RPP/MCIP

He/Him/His

Planner | Planning

Rocky View County

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-6377

JSotocinal@rockyview.ca | www.rockyview.ca

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From: Evan Neilsen [redacted]
Sent: Tuesday, October 7, 2025 8:57 AM

To: Jan Sotocinal <JSotocinal@rockyview.ca>
Subject: RE: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

All good thanks Jan – was going through my current files and just wanting make sure there's not any outstanding follow-up on my end.

Thanks for confirming and please feel free to reach out if there's anything further I can assist with..

Best regards,

Evan Neilsen
Development/Planning Technologist
Construction and Maintenance Division, Southern Region
Transportation and Economic Corridors I Government of Alberta

[redacted]

Alberta Transportation and Economic Corridors

Access Roadside Planning Application Tracking Hub (RPATH) here:
https://roadsideplanning.alberta.ca/rpath – Transportation and Economic Corridors' online system for planning referrals, and roadside permits and approvals.
Effective April 17, 2023, Transportation and Economic Corridors will *only* review applications and referrals submitted through the RPATH portal.

Classification: Protected A

From: Jan Sotocinal <JSotocinal@rockyview.ca>
Sent: October 7, 2025 8:30 AM
To: Evan Neilsen [redacted]
Subject: Re: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Hi Evan,

Thank you for reaching out to me regarding these comments.

I did receive them via RPATH, but I did forward them to the proponent of the Langdon ASP amendment.

From my talks with the proponent, they will be providing a TIA amendment based on the information received from your group.
They have not provided any timeline when they would be able to provide those amendments.

Kind Regards,

Jan Sotocinal, MSc, RPP/MCIP

He/Him/His

Planner | Planning

Rocky View County

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-6377

JSotocinal@rockyview.ca | www.rockyview.ca

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From: Evan Neilsen [redacted]
Sent: Monday, October 6, 2025 4:28 PM
To: Jan Sotocinal <JSotocinal@rockyview.ca>
Subject: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

Hi Jan,

Not sure if my RPATH comments cam through, so just wanted to forward via email for your consideration:

1. This TIA is based on the assumptions of highway upgrades (three signalized intersections along highway 560) in-place on the opening day (2028) by previously approved other developments; this needs to be confirmed well before the opening day of the proposed development.

2. There seems to be errors in trip generation, which should be reviewed and corrected or otherwise clarified; for example: Sec 3.1: With 30% FAR, the 10 acre business park in 2028 is shown as 232,000 sq. ft (table3.3), which should be 130680 sqft? 10 acre X .3 X 43560 sft

3. Similarly the trip distribution, exhibits 3.1 to 3.4 should be reviewed in comparison with tables 3.3 to 3.5 and correction should be made as needed. For example, the opening day peak hour AM outgoing trips for the south site are 472 (table 3.3) but the exhibit 3.2 shows 39 (33 + 6 at the access).

4. The future 10 and 20 years horizons should be 2038 and 2048, but the report shows 2034 and 2044. One of the exhibits (3.3) even shows 2039 site traffic volumes?

5. Sec 4.4.2, table 4.8, 2028 after development analysis: Highway 564/ Vale View road; the WBL movement fails, but an EBR lane is proposed to be added? Also the related exhibit 4.12 does not show any additional lanes.

6. Signal warrant for Highway 22X / Highway 797?

Please let me know if any questions, and looking forward to providing final comments once the above have been addressed.

Best regards,

Evan Neilsen
Development/Planning Technologist
Construction and Maintenance Division, Southern Region
Transportation and Economic Corridors I Government of Alberta

[redacted]

Alberta Transportation and Economic Corridors

Access Roadside Planning Application Tracking Hub (RPATH) here:
https://roadsideplanning.alberta.ca/rpath – Transportation and Economic Corridors' online system for planning referrals, and roadside permits and approvals.
Effective April 17, 2023, Transportation and Economic Corridors will *only* review applications and referrals submitted through the RPATH portal.

Classification: Protected A

Outlook

Langdon Area Structure Plan Amendment - Langdon Waterworks Response to Circulation Notice

From Alan Boucher [redacted]
Date Mon 9/15/2025 3:57 PM
To Jan Sotocinal <JSotocinal@rockyview.ca>
Cc Peter Loats [redacted]

2 attachments (487 KB)
9.15.2025 - Langdon Waterworks - Circulation Response to Langdon ASP Amendment (Final).pdf; Langdon ASP Expansion - Agency Circulation Notice.pdf;

Hi Jan,

Please see attached Langdon Waterworks' formal response to the circulation for the Langdon Area Structure Plan amendment.

As their consultant, I'm forwarding this on their behalf for the file. Should you have any questions or require clarification, please contact Peter or myself.

In reviewing the circulation notice provided, I noticed a typo of the deadline for comments being Friday, September 15th 2025. It is assumed that Monday September 15th 2025 was the correct date, which is today.

Can you please confirm receipt at your earliest convenience.

Thank you,

Alan Boucher RPP, MCIP
Principal
BLV Development Management
[redacted]

Langdon WATERWORKS

September 15, 2025

Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2
Attn: Jan Sotocinal

Delivered Via Email: jsotocinal@rockyview.ca

Subject: Response to Agency Circulation Notice - Langdon Area Structure Plan Amendment

Dear Jan,

On behalf of Langdon Waterworks (LWW), thank you for the opportunity to comment on the proposed amendment to the Langdon Area Structure Plan (ASP) as per the notice dated August 13th 2025.

LWW is currently working closely with Rocky View County through the Council-approved Technical Review Committee to develop master-level servicing strategies for the Langdon area. This work is a joint requirement of LWW and RVC under the terms of our franchise agreement, and will form the foundation for a coordinated, sustainable, and cost-effective servicing framework for future expansions to the Langdon ASP.

After reviewing the materials circulated, we note that the current submission is more akin to a Conceptual Plan and does not provide the level of rigour and comprehensive approach that is typically expected at the ASP stage. An ASP is intended to be the community's master planning document, establishing:

- **Comprehensive Servicing Strategies** – supported by system-wide technical studies across multiple landowners that address potable water, sanitary, and stormwater in a coordinated manner;
- **Phasing and Sequencing Frameworks** – identifying how infrastructure will be staged to ensure logical extensions, financial sustainability, and equitable cost recovery across all benefiting lands;
- **Transportation and Mobility Plans** – integrating local and regional road networks, active modes, and transit considerations;
- **Land Use and Density Analysis** – aligning proposed development with growth management policies, market demand, and infrastructure capacity; and
- **Implementation and Funding Mechanisms** – including strategies for offsite levies, developer contributions, and benefit areas.

Langdon Waterworks Ltd.
220, 355 Centre Street North
Langdon, Alberta T0J 1X2

Langdon WATERWORKS

These elements are critical to ensuring that growth proceeds in a manner that is efficient, coordinated, and in public interest. By contrast, a landowner-specific ASP submission at this stage lacks the broader context needed to guide long-term planning for Langdon.

We also note that the servicing report prepared by Lee Maher Engineering Associates references a refusal of feedback from LWW. To clarify, LWW did not withhold feedback arbitrarily. Rather, LWW is unable to provide meaningful input on isolated or landowner-specific proposals until the ongoing Council-approved Technical Review Committee studies are completed.

While studies are also required at the Conceptual Scheme or site-specific level, they are by nature scoped narrowly for a single parcel or development concept. These studies are valuable, but they are not sufficient to establish a servicing framework for Langdon, resulting in:

- **Redundancy and Inefficiency** – Independent concepts may result in duplicated or misaligned infrastructure that ultimately increases costs to ratepayers and developers.
- **Capacity Uncertainty** – Without a system-wide hydraulic model and coordinated demand projections, any capacity confirmation is speculative and may compromise long-term reliability and other active development initiatives who are seeking services.
- **Staging and Sequencing Issues** – Proper servicing requires coordinated phasing to ensure logical system extensions, avoid stranded assets, and support equitable cost recovery.
- **Lack of Equity Across Landowners** – Only a comprehensive ASP amendment ensures that all benefitting lands contribute fairly to infrastructure, rather than advantaging early movers at the expense of others.

For these reasons, LWW and RVC established the Technical Review Committee process. Once this work is complete, an ASP amendment across a larger benefiting area will set servicing strategies, staging, and a funding framework that can support all landowner-driven development proposals in the area.

With respect to the site-specific proposed development concept and land use typologies, LWW remains agnostic under the framework of the County's MDP. We respect landowners' rights to pursue what they feel is the highest and best use for their lands. However, confirmation of servicing feasibility must await completion of the ongoing technical studies and a comprehensive ASP expansion.

In conclusion, advancing a site-specific ASP amendment in isolation, without the benefit of master studies, risks inefficiencies and uncertainty for all parties involved. We would strongly encourage the landowners to participate in these technical studies without further delay. To date LWW has not received any such commitments. A formal commitment to contribute to the funding of these studies, as per Section 32 of the approved Langdon Technical Review Committee Terms of Reference, will allow Langdon Waterworks to confirm the allocation and reservation of necessary water capacity and support this proposal. Until then Langdon Waterworks cannot confirm these requirements, and as such, does not support the proposed application at this time.

Langdon Waterworks Ltd.
220, 355 Centre Street North
Langdon, Alberta T0J 1X2

We appreciate the opportunity to comment and look forward to continued collaboration with the County and landowners as this important planning work advances.

Please contact me directly should you have any questions.

Sincerely,



PETER LOATS
PRESIDENT
Langdon Waterworks Ltd.
[redacted]
[redacted]

Langdon Waterworks Ltd.
220, 355 Centre Street North
Langdon, Alberta T0J 1X2

ROCKY VIEW SCHOOLS

2651 Chinook Winds Drive SW, Airdrie, Alberta T4B 0B4
403.945.4000 p 403.945.4001 f
www.rockyview.ab.ca

September 24, 2025

Jan Sotocinal
Planning Services Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

RE: Comments on Rocky View County – Langdon Area Structure Plan Amendment

Dear Mr. Sotocinal,

Thank you for the opportunity to review and comment on the above-noted circulation. Rocky View Schools (RVS) has completed its review and offers the following feedback for consideration.

We understand that the Langdon Area Structure Plan (ASP) is a high-level document, with details such as housing types and residential densities to be determined through subsequent Local Area Plans. This amendment confirms additional residential development in Langdon, which in turn creates the need for additional school sites.

Existing school sites in Painted Sky and Bridges of Langdon will meet student needs in those communities. For the new areas within this amendment, RVS anticipates a minimum of two school sites in the southeast quadrant and two more in the west three quarter-sections.

While a 40-acre parcel is identified for schools and open space on the west side, the precise location and configuration of sites remain unknown. Flexibility in how this land is distributed will be essential as details are finalized through the Local Area Plan. At this stage, RVS cannot confirm the size or type of schools required. Importantly, these requirements reflect only the needs of RVS. The County will also need to work with other school jurisdictions to determine their additional requirements, which will be in addition to those outlined by RVS.

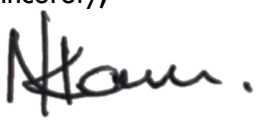
To support population growth and Langdon's active transportation goals, school sites should be walkable, centrally located, and integrated with pathways and parks. Early development phases should also prioritize land dedication and servicing to ensure sites are functional when needed.

Policy Requirements
To support these objectives, RVS recommends the following additions to Policy 15:

1. School sites secured within the first two phases of the Local Plan.
2. Sites abutting a minimum of two roads.
3. Servicing and recreational amenities within joint-use MR to be the responsibility of the developer.

We trust these comments will help strengthen the ASP and support the development of complete, sustainable communities. Please contact us if further clarification is required.

Sincerely,



Navi Sunkaranam
Director of Planning and Capital Projects

Outlook

FW: Public Hearing Notice - Bylaw C-8740-2026, to amend the Langdon Area Structure Plan

From Legislative Officers <LegislativeOfficers@rockyview.ca>
Date Wed 4/15/2026 8:21 AM
To Jan Sotocinal <JSotocinal@rockyview.ca>; Andrew Chell <AChell@rockyview.ca>
Cc Legislative Officers <LegislativeOfficers@rockyview.ca>

Good morning Jan,

Please see Wheatlands comments below.

Thank you,

KIRIN WRZOSEK
Legislative Officer | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-6312

KWrzosek@rockyview.ca | www.rockyview.ca

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From: PlanningAndDevelopment <planninganddevelopment@wheatlandcounty.ca>
Sent: Wednesday, April 15, 2026 8:03 AM
To: Legislative Officers <LegislativeOfficers@rockyview.ca>
Subject: RE: Public Hearing Notice - Bylaw C-8740-2026, to amend the Langdon Area Structure Plan

Morning,

Please find the following comments from our Planning Department.
No objections. The lands to be included in the Langdon ASP area are located immediately west and south of the current plan area, and outside of the Wheatland/Rocky View County intermunicipal plan area. Advisory note: Wheatland County is not a CSMI partner.

Thanks,

WHEATLAND COUNTY

wheatlandcounty.ca infinitewc.ca

Diane Bodie
Administrative Assistant to Community and Development Services

P: 403 361 2024

242006 Range Road 243
Wheatland County, AB T1P 2C4

From: Legislative Officers <LegislativeOfficers@rockyview.ca>
Sent: Friday, April 10, 2026 4:39 PM
To: Legislative Officers <LegislativeOfficers@rockyview.ca>
Subject: Public Hearing Notice - Bylaw C-8740-2026, to amend the Langdon Area Structure Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Good afternoon,

Please take notice that Rocky View County will be holding a public hearing on April 28, 2026 to consider:

- Bylaw C-8740-2026 to amend the Langdon Area Structure Plan to add four (4) quarter sections legally described as NW-21-23-27-W04M, SE-21-23-27-W04M, NE-21-23-27-W04M and NE-10-23-27-W04M to the Plan Area, and designate lands for mixed-use, residential, commercial, and hamlet reserve.

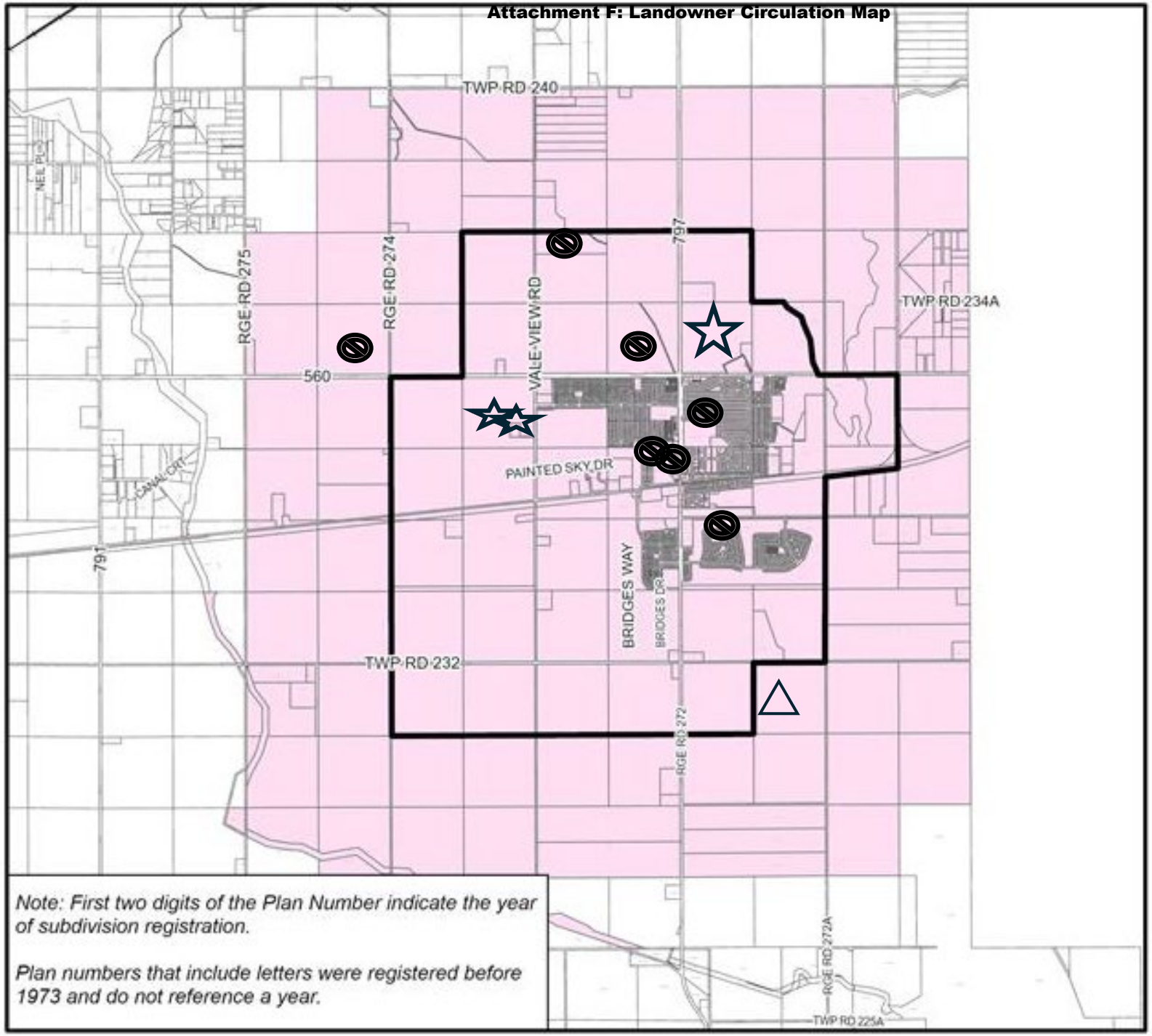
Please see the attached public hearing notice for more information about the public hearing. For further information regarding the proposed Langdon Area Structure Plan (ASP) amendment, please visit: https://www.rockyview.ca/node/4255/planning-projects-underway/langdon-area-structure-plan

MICAH NAKONECHNY
He/Him/His
Legislative Officer | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-6366
MNakonechny@rockyview.ca | www.rockyview.ca

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ROCKY VIEW COUNTY



Legend

Support

Opposition

Comment with no clear support/opposition

Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

Division: 6 and 7
File: 1013-515
Printed: 3/24/2026

Jo-El Buerlen

From: [redacted]
Sent: Wednesday, April 15, 2026 4:31 PM
To: Legislative Officers
Subject: RE: Bylaw C-8740-2026-1013-515

Hello,
The main yard is on the NE and SE and the other farm site is on the SW as listed below.
NE 29-34-27 W4
SE 29-23-27 W4
SW 28-23-27 W4

Our mailing address is Box 169 Langdon AB T0J 1X0
Thank you

From: Legislative Officers <LegislativeOfficers@rockyview.ca>
Sent: April 15, 2026 4:27 PM
To: [redacted] Legislative Services <LegislativeServices@rockyview.ca>
Subject: RE: Bylaw C-8740-2026-1013-515

Good afternoon Gordon and Chris,

Thank you for your comments regarding Bylaw C-8740-2026. As per the Procedure Bylaw, we will require your address to provide your submission to Council.

If you could respond to this email, thank you.

Jo-El

JO-EL BUERLEN
Administrative Assistant | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-3902
JBuerlen@rockyview.ca | www.rockyview.ca

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[redacted]
Sent: Wednesday, April 15, 2026 4:24 PM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: Bylaw C-8740-2026-1013-515

Hello,

Please find attached a letter from Gordon and Chris Bishop regarding the public hearing for Bylaw C-8740-2026-1013-515 re the amendment of the Langdon Area Structure Plan.
Thank you

April 15, 2026
Legislative Services
Rocky View County

Re: Proposed Change – Bylaw C-8740-2026-1013-515
To amend the Langdon Area Structure Plan to add four quarter sections NW-21-23-27 W04M, SE-21-23-27 M04M, NE-21-23-27 W04M and NE-10-23-27W04M to the Plan Area and designate lands for mixed-use, residential, commercial and hamlet reserve.

To Whom It May Concern,
We operate a century old family farm directly north of the subject lands on the north side of Glenmore Trail. Over the course of the last 30 years since Langdon began to expand beyond its historical boundaries our business has and continues to be affected in many negative ways. It is increasingly difficult to move our equipment from field to field not just because of the increased traffic on Glenmore Trail but also increased traffic on Vale View Road and Township Road 233 and Twp 232. Large amounts of garbage end up in our fields because of construction activities in Langdon, illegal dumping and stuff blowing out of passing vehicles or being thrown out of vehicle windows. This irresponsible behaviour damages our equipment and injures or kills our livestock. The most notable effect of Langdon's more recent expansion endeavours has been the loss of good, productive agricultural land on NW-22-23-27-W04M, SW-22-23-27-W04M (Painted Sky), NE-15-23-27W04M and SE-15-23-27-W04M (Bridges of Langdon).

While we recognize that growth and progress in Langdon cannot be stopped, we have several concerns that lead us to object to this proposed ASP expansion.

1. Last year, we attended the Agricultural Land Use Forum in Indus, where several important points were discussed. The following excerpts from the Rocky View Agriculture Master Plan (2026–2036) are particularly relevant:
RVAMP Highlights:
- A1. Implement a land use and subdivision monitoring program in the Irrigation Area to track conversion of agricultural lands and inform future planning.
- A2. Review allowable housing options on agricultural parcels to support producer viability and reduce land fragmentation.
- A3. Recognize the value of agricultural lands, environmental function, and natural assets by balancing productivity with ecological sustainability.
- A4. Prioritize natural assets and environmental data in decision-making through programs like the Agri-Environmental Incentive Program.
- A5. Support safe transport of agricultural products and equipment through effective infrastructure planning.
- A6. Identify suitable sites for renewable energy projects that do not compromise agricultural land use.
- A7. Review and update the Agricultural Boundary Design Guidelines to reduce conflict between agricultural and non-agricultural uses.
- A8. & A9. Promote value-added agriculture, Agri-business, and Agri-tourism opportunities while minimizing land use conflicts.

Given these principles, all the land under this proposal qualifies as high-quality agricultural land deserving of protection.

2. We are deeply concerned about the sustainability of our water wells at our three farmyards as Langdon continues to draw increasing amounts of water from it's ground wells. The effects of Langdon drawing more ground water to service the proposed ASP expansion could have devastating impacts on the ground water quality and quantity to not just us and our livestock, but also many other adjacent landowners.

3. Glenmore Trail is our primary and most efficient east / west highway to move our grain into storage at harvest and out of storage to market in the winter, spring and summer. This highway is already overly congested at all times of the day and cannot support the additional traffic that would result from development of the proposed ASP expansion lands. Rocky View County continues to delay the necessary improvement to TWP 233 and TWP 232 that would potentially reduce traffic volumes on Glenmore Trail that would allow us to move equipment and product in a safe and time efficient manner. Additionally, Vale View Road has not been improved as an alternative north / south corridor to reduce the amount of traffic that flows through Langdon on Centre Street (Highway 797). Approval of the proposed Bylaw would certainly increase traffic flows through Langdon making the community less safe.

4. It is premature to consider expanding the current Langdon ASP while there is a considerable amount of land still undeveloped within the boundaries of the Langdon ASP that was approved in 2015. Over half of Pointed Sky hasn't been stripped and graded let alone have served lots. The Bridges of Langdon still has at least 160 acres north of TWP 232 to begin stripping and grading. There is an approved concept plan north of Dead Horse Road East of Centre Street that hasn't started and a concept plan for the land south of The Track Golf Couse. These lands should all be allowed to be built out before more land is designated for development. This could allow for proper and adequate solutions for potable water, storm water and sewer and traffic concerns to be implemented before adding to the current Langdon ASP boundaries.

Current and future growth in the Hamlet of Langdon must solve many important issues that not only affect the residents that reside within the Hamlet but also those of us that have resided for decades near Langdon. It would be wise to focus on the current Langon ASP before expanding outwards to swallow up more productive agricultural land.

Thank you for your time and consideration of our concerns and comments.

Sincerely,

Gordon and Chris Bishop

Jo-El Buerlen

From: Tovi Coates <[redacted]
Sent: Tuesday, April 14, 2026 12:33 PM
To: Legislative Services
Subject: Amendment to Langdon Area Structure Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Good day,
I writing in regard to the Amendment for the Langdon ASP. We own a home on Newton Street and we are also on a shallow well. My concern is the number of homes being built so quickly and what effect that will have on our well. We have already once lost our water do to the infrastructure for Painted Sky. With another drought approaching, people will use significantly more water for their lawns and gardens. No one wants to see their trees die. Or the fire department not getting any water. It has happened in the United States...it can happen here. Warnings already exist.
We don't have RCMP here on a 24 hr basis. There are many break-ins already.
Glenmore is already experiencing serious accidents because the traffic is bumper to bumper at rush hour. The 797 is also a two lane highway heading north and I my self have had a close encounter with a passing car.
I have seen all the wildlife slowly disappear. We had 3 owls in our backyard one summer. All the neighbors did. Now they are gone
Bull rushes were cut down on railway and Cowan which has been a nesting are for blackbirds the last 30 Years!!
This is too much too fast!
Tovi Coates
Langdon Resident

Jo-El Buerlen

From: Penny Creswell [redacted]
Sent: Wednesday, April 15, 2026 12:03 PM
To: Legislative Officers
Subject: Re:

41 WIlson Road NE Langdon AB T0J 1X1
Central City Massage Clinic Ltd.
Penny Creswell
[redacted]

On Apr 15, 2026, at 10:57 AM, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

Thank you Penny for this information; we do require your municipal address as per the Procedures Bylaw.

Jo-El Buerlen
Administrative Assistant | Legislative Services

Rocky View County
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-3902
JBuerlen@rockyview.ca | www.rockyview.ca

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From: Penny Creswell [redacted]
Sent: Wednesday, April 15, 2026 10:54 AM
To: Legislative Officers <LegislativeOfficers@rockyview.ca>
Subject: Re:

[redacted]
Penny Creswell
[redacted]

On Apr 15, 2026, at 10:02 AM, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

Good morning Penny,

I am just following up on my email from yesterday. To provide your comments to Council, we require your mailing address.

Appreciate your response, thank you,

Jo-El

Jo-El Buerlen
Administrative Assistant | Legislative Services

Rocky View County
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-3902
JBuerlen@rockyview.ca | www.rockyview.ca

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From: Legislative Officers <LegislativeOfficers@rockyview.ca>
Sent: Tuesday, April 14, 2026 1:37 PM
To: Penny Creswell [redacted] Legislative Services <LegislativeServices@rockyview.ca>
Subject: RE:

Good afternoon Penny,

Thank you for your comments regarding Bylaw C-8740-2026. As per the Procedure Bylaw, we will require your address to provide your submission to Council.
If you could respond to this email, thank you,
Jo-El

Jo-El Buerlen
Administrative Assistant | Legislative Services

Rocky View County
262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-3902
JBuerlen@rockyview.ca | www.rockyview.ca

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From: Penny Creswell [redacted]
Sent: Tuesday, April 14, 2026 1:01 PM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject:

There are major concerns on what ROCKYVEIW has allowed in Langdon. For one the lighting at new shopping area in Painted Sky's does not go with our dark sky plan which all previous business have kept with especially the light signs on Glenmore. How you allowed something like this in our hamlet is ridiculous we are not the city. Out in Langdon we love our low light regulation's that use to be imposed. Also putting a data centre in so close to Indus and using our presious water is crazy. We do not have the water or sewage treatment to keep up with this growth.

Jo-El Buerlen

From: Cindy <[redacted]>
Sent: Wednesday, April 15, 2026 3:15 PM
To: Legislative Services
Subject: Langdon Area Structure Plan - Well Water concerns

With regards to the Langdon ASP and continuing development, I have MAJOR concerns in regard to potential adverse affects on my water well - its supply and quality.
All of the original Langdon residences have individual water wells. Since the unprecedented housing construction began in this town we have seen our water wells drying up, losing pressure or becoming dirty and silty.

It appears as though Rockyview has granted development permits with no thought or considerations being given to existing landowners and their water supply.

Case in point: Qualico ruptured the aquifer which provides us with our water and caused many of us to have to PAY OUT OF OUR OWN POCKETS to take measures to rectify a situation that was NOT CAUSED BY US, but that was caused by poor planning and apparent disregard for existing landowners/ homeowners.

I realize that development is inevitable and hopefully lessons have been learned and safeguards put in place to mitigate future issues and prevent a "Qualico type incident" from happening again, but I do wonder what precautions get taken when these types of developments are approved and multiple buildings are erected? Is there digging that needs to occur that is again, going to impact well water supplies? Are well owners in Langdon, now such a minority that Rockyview is disregarding the potential impacts to them in favor of generating revenue??? And if there are impacts, what are our options? I can't believe that it's just OK to interrupt, degrade the quality of, and/or potentially stop the flow of potable water to our wells.

Most concerning was the feedback we received, collectively, from Rockyview County during the Qualico incident. It was ANYTHING BUT HELPFUL, bordering on flippant and condescending, and construction continued leaving many without water and apparently without recourse. Is this going to happen again?

Most of us with wells have lived here for many, many decades. I've lived here for a half a century. Paid my taxes on time. Volunteered in the community. Raised my family here. I/WE DESERVE BETTER and we deserve to have our water concerns taken seriously!

Thank you
Cindy Kube
144 Botsford St NW
Langdon

Jo-El Buerlen

From: MeghenandRyan McKenzie <[redacted]
Sent: Tuesday, April 7, 2026 11:53 AM
To: Legislative Officers
Subject: Re: Letter of Objection - Langdon ASP Expansion - BYLAW C-8740-2026

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Hi,

Our full mailing address is:

Box 178
Langdon, AB T0J 1X0.

Thank you.

From: Legislative Officers <LegislativeOfficers@rockyview.ca>
Sent: April 7, 2026 11:46 AM
To: MeghenandRyan McKenzie [redacted]
Subject: RE: Letter of Objection - Langdon ASP Expansion - BYLAW C-8740-2026

Good morning Meghen and Ryan,

Thank you for your comments on this public hearing item. Could you please provide your full mailing address?

Thank you,
Jo-El

JO-EL BUERLEN
Administrative Assistant | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-3902
JBuerlen@rockyview.ca | www.rockyview.ca

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From: MeghenandRyan McKenzie [redacted]
Sent: Monday, April 6, 2026 2:25 PM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: Letter of Objection - Langdon ASP Expansion - BYLAW C-8740-2026

! CAUTION: EXTERNAL SENDER. Stop, assess, and verify. Do you know the sender? Were you expecting this email? If not, report it using the Phish Alert Report button.

Dear Sir/Madam,

Thank you for the opportunity to provide input on the proposed Langdon Area Structure Plan (ASP) expansion. We appreciate the time and effort that Council and administration invest in planning for the future of our community. Please accept this email as our official letter of objection to the proposed Langdon ASP expansion.

While we live and farm in the immediate area and are directly impacted by the continued growth of Langdon, we have aimed to base our comments on planning considerations and factual information. We would like to respectfully share several concerns related to land supply, infrastructure, servicing capacity, and alignment with County policy.

First, there is already a sufficient supply of developable land within the existing Hamlet boundary. Expanding the ASP at this time is both premature and unnecessary, as currently designated lands have not yet been fully utilized or built out. Based on Langdon's historical and current growth rates, there is adequate land supply within the existing hamlet to accommodate at least 15 years of growth.

Claims made at the January 13 Governance Committee meeting regarding "unprecedented demand" tied to the recent servicing of over 500 lots are misleading. While a higher-than-normal number of lots have been serviced recently, this follows several years during which little to no servicing occurred due to unabsorbed inventory. For example, Painted Sky serviced approximately 155 lots in 2021, and Qualico only recently serviced its second phase in 2025, four years later. Developers typically service larger phases due to economic considerations, and it can take years to absorb that inventory. Current approved conceptual schemes indicate that Painted Sky is only in Phase 2 of 9, and The Bridges of Langdon is in approximately Phase 3 or 4 of 14. Additionally, a significant parcel of land south of Boulder Creek within the existing ASP remains undeveloped, alongside various infill opportunities within the hamlet.

The applicant also cites speculative future demand tied to proposed industrial developments, such as Prairie Gateway; however, these projects have not proceeded to date. Even if demand increases, existing approved developments provide more than sufficient capacity to accommodate growth. Responsible planning should prioritize the efficient use of existing land before expanding outward.

Second, current infrastructure is not adequate to support additional growth and must be addressed prior to any expansion. There is a lack of clear planning regarding transportation upgrades needed to accommodate increased population and traffic. Even basic concerns, such as speed reductions on roads entering and exiting the hamlet, remain unaddressed. Currently, traffic continues at highway speeds past residential areas, posing safety concerns.

Furthermore, Langdon is served by only one paved access from the north (Highway 797) and one from the west (Glenmore Trail). When collisions occur, which is increasingly frequent, these routes can be shut down, leaving no viable paved alternatives. It is not feasible for a growing community, projected to reach a population of 13,000, to rely on such limited access. Redirecting significant traffic volumes onto gravel roads is neither practical nor safe. These infrastructure deficiencies should be resolved before any expansion is considered. Expanding the ASP without clear, committed upgrades to infrastructure risks reducing service levels and negatively impacting the quality of life for existing residents.

Third, servicing capacity required to support further development remains unclear. Approving an ASP expansion without confirmed servicing capacity is inappropriate. There is insufficient transparency regarding

water supply, aquifer sustainability, and wastewater treatment capacity. Typically, confirmation of servicing capacity from utility providers is required, yet no such documentation has been made publicly available, to our knowledge. To continue to service an entire Hamlet off of water wells when there has been no studies to confirm aquifer capacity is irresponsible as it has the potential to impact not only residents within the town, but those in the area on wells as well.

Currently, a levy is in place to expand wastewater treatment capacity to approximately 8,500 m^3/day; however, further expansion remains uncertain due to limitations associated with Weed Lake's ability to accommodate additional effluent. This system services a large portion of east Rocky View County, including Balzac, Conrich, Dalroy, and Langdon. Available capacity should be reserved for land already approved within existing plans not only at Langdon but other areas of the County that rely on these services. Proceeding without confirmed and sustainable servicing solutions introduces unnecessary risk for both the County and its residents.

Finally, and most importantly, the proposed expansion is inconsistent with the County's Municipal Development Plan (MDP), approved in 2025. The MDP emphasizes orderly, efficient, and sustainable growth, including maximizing existing development areas prior to boundary expansion. Section 5.3 clearly states that "expansion should only occur when there is a demonstrated pattern of complete development and a limited remaining land supply". This is not currently the case as previously noted. Advancing this proposal would undermine the County's own guiding policies.

While we recognize that Langdon will continue to grow, growth must be managed responsibly and effectively to help mitigate its impact to those residents and farmers around it. Existing planned areas should be substantially developed, infrastructure deficiencies addressed, and servicing capacity proven before any expansion is considered. There will be an appropriate time for expansion, but that time is not now.

For the reasons outlined above, we respectfully urge Council to reject the proposed Langdon ASP expansion.

Thank you for your consideration.

Ryan & Meghen McKenzie

Jo-El Buerlen

From: Wendy Mikkelsen [redacted]
Sent: Tuesday, April 14, 2026 1:04 PM
To: Legislative Officers
Subject: Re: Bylaw C-8740-2026 -1013-515

Good Afternoon Jo-El

Sorry I did not see that on the Notice.

Wendy Mikkelsen
Box 178
Langdon, Alberta T0J 1X0

SE 27-23-27W4

Kind Regards
Wendy Mikkelsen

From: Legislative Officers <LegislativeOfficers@rockyview.ca>
Sent: April 14, 2026 8:24 AM
To: Wendy Mikkelsen [redacted] Legislative Services <LegislativeServices@rockyview.ca>
Subject: RE: Bylaw C-8740-2026 -1013-515

Good morning Wendy,

Thank you for your submission for this public hearing scheduled for April 28, 2026. As per the Procedure Bylaw, we will require your address to provide your submission to Council. If you can kindly respond to this email.

Best,
Jo-El

JO-EL BUERLEN
Administrative Assistant | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-3902
JBuerlen@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Wendy Mikkelsen [redacted]
Sent: Monday, April 13, 2026 8:58 PM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: Bylaw C-8740-2026 -1013-515

Wendy Mikkelsen

April 12, 2026
Legislative Services
Rocky View County

Re: Proposed Change – Bylaw C-8740-2026 (1013-515)
Expansion Area: Approximately 480 acres west of Vale View Road and 160 acres south of Township Road 232

To Whom It May Concern,

We operate a family farm on the north side of Langdon and Glenmore Trail and have been directly impacted by Langdon's continued growth. While we understand that progress cannot be stopped, we have several concerns regarding this proposed expansion.

Please note that we are also located within an Irrigation Area.

Last year, we attended the Agricultural Land Use Forum in Indus, where several important points were discussed. The following excerpts from the Rocky View Agriculture Master Plan (2026–2036) are particularly relevant:

RVAMP Highlights:

- A1. Implement a land use and subdivision monitoring program in the Irrigation Area to track conversion of agricultural lands and inform future planning.
- A2. Review allowable housing options on agricultural parcels to support producer viability and reduce land fragmentation.
- A3. Recognize the value of agricultural lands, environmental function, and natural assets by balancing productivity with ecological sustainability.
- A4. Prioritize natural assets and environmental data in decision-making through programs like the Agri-Environmental Incentive Program.
- A5. Support safe transport of agricultural products and equipment through effective infrastructure planning.
- A6. Identify suitable sites for renewable energy projects that do not compromise agricultural land use.
- A7. Review and update the Agricultural Boundary Design Guidelines to reduce conflict between agricultural and non-agricultural uses.
- A8. & A9. Promote value-added agriculture, Agri-business, and Agri-tourism opportunities while minimizing land use conflicts.

Given these principles, it appears that much of the land under this proposal qualifies as high-quality agricultural land deserving of protection.

Water and Sewer Capacity
We are deeply concerned about the sustainability of potable and irrigation water as Langdon continues to expand. The potential effects on groundwater quality, quantity, and the surrounding aquifer system could be significant. If a water capacity or environmental impact study has been

conducted, we would appreciate access to that report. I am very concerned there will be enough water to continue to support current residents, along with all residential development already approved to full build-out. We also don't know the water impacts of the AI Data Centers proposed for the surrounding area, and then the 4 additional parcels that have been proposed to be added into the ASP.

Transportation and Safety
Transportation access, particularly along Glenmore Trail, remains a major concern—both for the movement of agricultural equipment (as outlined in RVAMP A5) and public safety. Glenmore Trail has already seen numerous accidents.

At the most recent open house, there was discussion about creating multiple access points into the hamlet for emergency response purposes (e.g., in case of fire). Additionally, if the proposed De Havilland development proceeds, traffic volumes will only increase. Despite prior suggestions for a roundabout or traffic lights at Centre Street and Vale View Road, no improvements have yet been made.

Centre Street also experiences heavy truck traffic, posing further risks to pedestrians and cyclists. Improvements to sidewalks and bike paths would go a long way toward ensuring resident safety. According to the 2014 Langdon ASP, heavy truck traffic was never intended to be routed down the main street of our Hamlet. Center Street was supposed to be "walkable" and "bikeable" and "inviting" as a gathering place for residents of all ages. The current ASP calls for heavy truck traffic to be routed north/south via Vale View Road. This has not occurred, and Center Street is still a major thoroughfare for heavy truck traffic. At the same time, Center Street has recently been expanded to 4 narrow lanes, with no boulevard and no improved walkability or bike lanes. The additional lanes have only served to attract more heavy truck traffic using it as a north/south passthrough.

Before any additional development is approved, these issues should be thoroughly addressed. According to Map 11/12 (Langdon Area Structure Plan, page 103), there is still a considerable amount of undeveloped land already designated within existing conceptual schemes. how many projected years of housing supply have already been approved within the boundaries of the 2015 ASP?

It would be prudent to focus growth there before expanding further into productive agricultural areas.

Thank you for your time and consideration of our concerns and comments.

Sincerely,

Wendy Mikkelsen

Jo-El Buerlen

From: Carla Unger [redacted]
Sent: Tuesday, April 14, 2026 1:33 PM
To: Legislative Services
Subject: Bylaw C-8740-2026 - 1013-515
Attachments: Langdon ASP Public Hearing.docx

Thank-you for the opportunity to provide feedback on the proposed amendment to the draft Langdon Area Structure Plan (ASP).

Would you please be able to confirm receipt of our submission letter?

Much appreciated,

Carla & Rawleigh Unger

To Whom It May Concern,

Thank-you for the opportunity to provide comments and input on the proposed amendment to the draft Langdon Area Structure Plan (ASP).

We attended all of the Langdon ASP Open Houses, filled out the feedback surveys, and spoke to/emailed the consultant on numerous occasions. We asked a lot of questions, and spoke with many residents, neighbors, and friends. Following is a summary of some of the key issues we have, and have heard from others:

- The developer led process chosen for this project was not perceived by residents to be impartial, but rather more as a potential conflict of interest. Logically the consultant (paid for by the developer) was going to recommend that all additional parcels be included in the ASP. As an example, residents were never asked in any of the survey questions whether we actually agreed with adding any additional parcels into the ASP at this time. The questions instead moved forward with the assumption that all parcels would be added, and were only asked if we agreed with the types of land use designations (residential or commercial) that were being proposed. As such, many residents don't feel their input/concerns have fundamentally been represented properly by the process.

- Residents have neither been informed nor consulted about the increased density and smaller lots being proposed in the draft ASP. We feel very strongly about markedly increasing densification levels, as many residents specifically moved away from big cities to Langdon for bigger lots, less density, more green spaces, and lifestyle/community considerations. Further, increasing density in both current and future developments will further stress and intensify our infrastructure concerns.

- Population stats quoted in the ASP are outdated; growth rate over the past 5 years seems to be misrepresented. On one hand it's stated there is much less growth than residents are perceiving, on the other hand, it's stated we need to add in 4 more parcels to accommodate all of the growth? A key question that we would like to ask is: How many years of housing inventory have already been approved within the current ASP? This would seem a key indicator to help with the decision as to whether it's critical to add additional parcels to the ASP at this time.

Infrastructure Concerns

Transportation - Langdon Centre Street

- Residents are experiencing an ever-increasing amount of heavy truck traffic flowing through Langdon north/south via Centre Street. It's commonly being used as a "passthrough" from Highway 22X to both Glenmore Trail and Highway 1. And conversely from both Highway 1 and Glenmore Trail to Highway 22X.
- According to the 2014 Langdon ASP, **heavy truck traffic was never intended to be routed down the Centre Street of our Hamlet.** Centre Street was supposed to be safely "walkable" and "bikeable" and "inviting" as a gathering place for residents of all ages. Instead, recently a portion of Centre Street was expanded to 4 very narrow lanes (without the promised Center Boulevard, bike lanes, increased walkability, or traffic calming measures) which has only served to encourage more heavy truck traffic to use this route.
- The 2014 Langdon ASP called for heavy truck traffic to be routed north/south via Vale View Road to Glenmore Trail, rather than down Centre Street. To date (2026), this has not yet occurred. Residential development is currently happening along Vale View Road and Glenmore Trail. Additionally, 3 of the 4 proposed parcel additions are adjacent to these roads. It should be noted the new draft ASP still states that heavy truck traffic should be routed along Vale View Road to Glenmore Trail. Since this is still the case, a definitive plan, impact assessment, and timeline for the routing of heavy truck traffic via Vale View Road to Glenmore Trail would be a critical next step for residents prior to approving any additional parcels being added in this area.

Transportation – Glenmore Trail

- As a major commuter route to/from Calgary for both Langdon and East Rocky View residents, Glenmore Trail is already struggling to safely accommodate the current (and the increased, planned) amount of residential and commercial development/traffic along this route. More frequent and more serious accidents have been happening as a result.

- We're somewhat encouraged that two sets of lights have been planned for the intersections of 283 and 284. This may help to somewhat reduce accidents due to cars turning onto/off of Glenmore Trail. However, due to the volume of traffic regularly on this road, lights will likely also cause longer drive times/commutes for residents and for heavy truck traffic. Long term this may just serve to cause more congestion and traveller frustration right through to Langdon, 797, and beyond.
- The Province does not currently have the widening of Glenmore Trail in either its short or medium-term capital plans. If and when this project is finally funded and approved it would take several years to build, and would likely cause more traffic issues until it is completed.
- Closer to Langdon, we understand that something may be planned for the intersections of Glenmore Trail/Vale View Road and Glenmore Trail/Centre Street. Prior to approving any additional growth (i.e. additional parcels) be added to the ASP, clear communication regarding what specifically is planned, along with if/how it will alleviate current commuter traffic safety and volume issues, should be communicated prior to approving any additional growth/parcel additions along this corridor.

Water – Langdon

- As there were population triggers in the 2014 ASP regarding required infrastructure upgrades, it was not made clear during the 2026 draft ASP consultation process if and/or how there will be sufficient water supply to support all currently approved residential development within the ASP to full build-out. Correspondingly it's also unknown what the further water impact would be by the proposed addition of the 4 parcels.
- Residents are also increasingly concerned with the unknown impacts of proposed AI data centers in the area. It's unclear at this time how much water will be required, specifically where the water will be coming from, and how this may impact the supply/reliability of supply and ongoing costs to current Langdon Waterworks rate payers.

Based on review of the current draft ASP, and the outstanding issues outlined above, we ask that Council reject the proposed Langdon ASP expansion as it is written, and at this time.

Respectfully,

Carla & Rawleigh Unger
296 Boulder Creek Crescent
Langdon, AB T0J 1X3

Date: april 12/26

Jan Sotocial, Planner,
Rocky View County
262075 Rocky View Point
Rocky View County
Alberta, T4A 0X2
jsotocial@rockyview.ca

Re: Langdon Area Structure Plan Amendment Public Hearing, April 28th, 2026

This letter is in support of the proposed Langdon ASP Amendment that is scheduled for Public Hearing on April 28th, 2026.

I have had the opportunity to review the proposed amendment and support the adoption of this Plan and the inclusion of the four quarter sections (NE, NW and SE 21-23-27 W4M, and NE10-23-27 W4M). I understand that water and sanitary sewer services may need to be upgraded and that this will occur before any development is approved on these lands.

As a resident in the area, I believe the inclusion of these lands in the hamlet boundary allows for logical long range, and contiguous development. The adoption of this amendment will provide direction while the County, allow for long range planning to upgrade the sanitary sewer system and Langdon Waterworks determine longer term water servicing options. The proposed amendment supports a variety and diversity of residential development that will support the proposed economic / employment generators near Langdon.

Name: Jennifer MacNeill

Address: 233159 Vale View Rd

Lionsworthe Homes Inc.
#700, 780 – 78th Street S.W.
Calgary, AB T3H 3V6
[redacted]

March 23, 2026

Attention:

Jan Sotocial, Planner,
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2
jsotocial@rockyview.ca

Re: Langdon Area Structure Plan Amendment Public Hearing

This letter is in support of the proposed Langdon ASP Amendment that is scheduled for Public Hearing on April 28th, 2026. I am the landowner of: SW-26-23-27-04.

I have had the opportunity to review the proposed amendment and support the adoption of this Plan and the inclusion of the four quarter sections (NE, NW and SE 21-23-27 W4M, and NE10-23-27 W4M). As an owner in the Future Planning area and a participant in the Langdon Waterworks Servicing Strategy Study, I believe the inclusion of these lands in the hamlet boundary allows for logical long range, and contiguous development. The adoption of this amendment will provide direction while the County and Langdon Waterworks determine longer term development and servicing options. The proposed amendment supports a variety and diversity of residential development that will support the proposed economic / employment generators near Langdon.

Sincerely,

Lionsworthe Homes - George Trutina

Date: April 12/2026

Jan Sotocial, Planner,
Rocky View County
262075 Rocky View Point
Rocky View County
Alberta, T4A 0X2
jsotocial@rockyview.ca

Re: Langdon Area Structure Plan Amendment Public Hearing, April 28th, 2026

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I have had the opportunity to review the proposed amendment and support the adoption of this Plan and the inclusion of the four quarter sections (NE, NW and SE 21-23-27 W4M, and NE10-23-27 W4M). I understand that water and sanitary sewer services may need to be upgraded and that this will occur before any development is approved on these lands.

As a resident in the area, I believe the inclusion of these lands in the hamlet boundary allows for logical long range, and contiguous development. The adoption of this amendment will provide direction while the County, allow for long range planning to upgrade the sanitary sewer system and Langdon Waterworks determine longer term water servicing options. The proposed amendment supports a variety and diversity of residential development that will support the proposed economic / employment generators near Langdon.

Name: [signature]

Address: 233159 Vale View Rd Rockyview

Outlook

Bylaw C-8740-2026-1013-515 Langdon and Public Hearing

From Bea Renton [redacted]
Date Mon 4/13/2026 7:34 AM
To Jan Sotocinal <JSotocinal@rockyview.ca>

Hi! Thank you for the attached Notice of Public Hearing.

I believe that one quarter section of my land is included in the proposed rezoned lands. Is this correct?

If yes, would it be possible to have the other quarter section included please? This would ensure both quarter sections (NE/NW 11 23 27 W4M) are similarly zoned and square off this section of the zone. Would you be able to help me do this please?

Thank you for your assistance! Beatrice

Beatrice (Bea) Farrell Renton
[redacted]

Bea Renton

[redacted]

[redacted]

ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Issued: March 31, 2026

Renton, Beatrice Marie Farrell
28 Archibald Street
PO Box 1629
Lunenburg, NS B0J 2C0

NOTICE OF PUBLIC HEARING

Date: April 28, 2026

Time: at or after 1:00 p.m.

Location: Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Bylaw C-8740-2026 – 1013-515

Rocky View County Council will hold a public hearing to consider:

- Bylaw C-8740-2026 to amend the Langdon Area Structure Plan to add four (4) quarter sections legally described as NW-21-23-27-W04M, SE-21-23-27-W04M, NE-21-23-27-W04M and NE-10-23-27-W04M to the Plan Area, and designate lands for mixed-use, residential, commercial, and hamlet reserve.

For further information regarding the proposed Langdon Area Structure Plan (ASP) amendment, please visit: https://www.rockyview.ca/node/4255/planning-projects-underway/langdon-area-structure-plan

If you have questions about the bylaw(s), contact:

File manager: Jan Sotocinal
Email: JSotocinal@rockyview.ca
Phone: 403-230-1401

If you believe that you are affected by the bylaw(s), you may provide comments to Council in the following ways:

How to participate in the public hearing		Deadline
Email:	legislativeservices@rockyview.ca Subject line: Bylaw C-8740-2026 – 1013-515	no later than 4:30 pm on April 15, 2026 written comments must be received before the deadline to be included in the Council agenda
Mail letter to or drop off at:	Legislative Services 262075 Rocky View Point Rocky View County, AB, T4A 0X2	
Submit pre-recorded video or audio presentation:	https://app.box.com/f/f27dcfa5a49e4bfe906aeb9f4c7460d3	12 p.m. the day before the public hearing
Request to present electronically:	Email legislativeservices@rockyview.ca If you wish to watch the public hearing **without presenting,** access the live stream at www.rockyview.ca/meetings-hearings	
Attend in person:	Attend the public hearing and state how you are affected. You may pre-register to speak by emailing: legislativeservices@rockyview.ca	at the public hearing
Watch the public hearing online:	Access the live stream at www.rockyview.ca/meetings-hearings	during the public hearing

- Presentations made at the public hearing, including pre-recorded videos or audio presentations, are limited to 5 minutes for individual speakers and 10 minutes for groups.

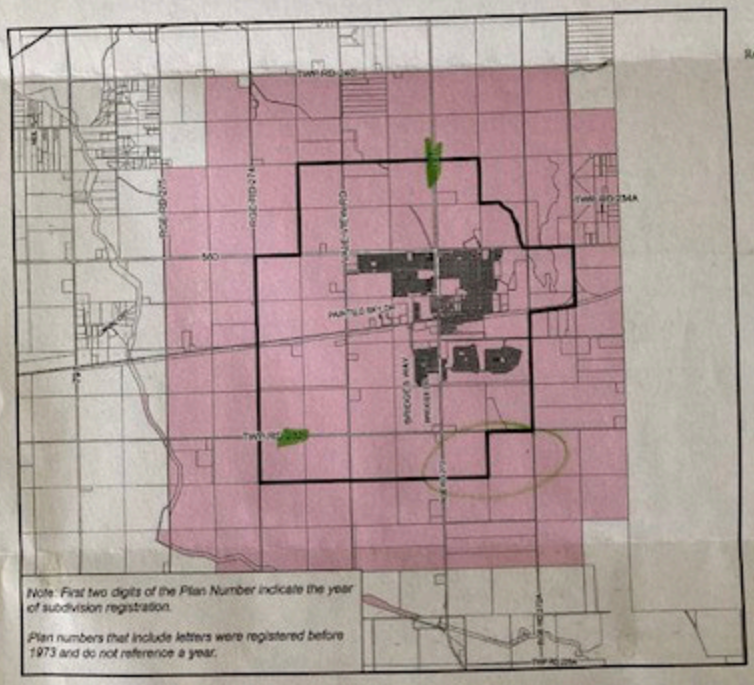
[redacted]

- As part of your submission, you must provide your name, address, or legal land description, and clearly indicate how you are affected by the bylaw(s).

If you have questions about the public hearing process, contact Legislative Services at 403-230-1401 or legislativeservices@rockyview.ca.

Site map

LEGEND
Bolded: property
Shaded: notification area



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

Division: 6 and 7
File: 1013-515
Printed: 3/24/2026

Personal information contained in submissions is collected under section 4(c) of the *Protection of Privacy Act* (POPA) for the purp of public participation in Rocky View County's decision-making process. Written submissions may be made available to the p prior to or at the public hearing in accordance with section 13(1)(c) of *POPA*. Names, legal land descriptions, street addresses, any opinions provided in written submission may be made available to the public and form part of the public record. Phone num

ROCKY VIEW COUNTY

LANGDON AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

Direction

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

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

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

   a) Calgary Metropolitan Region Growth Plan (RGP)

   b) County Municipal Development Plan

   c) Langdon Area Structure Plan

   Contributing to Langdon ASP Amendment policy and direction will be:

   a) Community and stakeholder input;

   b) Baseline technical studies including, but not limited to:

      i. water servicing strategy;

      ii. waste water servicing strategy;

      iii. storm water management plan;

      iv. Transportation Impact Assessment;

      v. Historical Resources Overview;

      vi. Biophysical Inventory and Impact Assessment; and,

      vii. other technical studies including electrical, gas, and communications.

   c) Fiscal Analysis Report to estimate impact to the County;

   d) Economic and market demand analyses;

   e) Compatibility and integration with the Langdon ASP area and the surrounding area; and

   f) Direction from higher order documents.

ROCKY VIEW COUNTY

LANGDON AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

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

Rocky View County Administration will assist the Project Team in:

(1) collaboration with neighbouring municipalities and submission of the CMRB application;

(2) ensuring that Rocky View County policy is addressed.

Study Area

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

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

Project Objectives

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

I. Project Plan

a) To execute the Project Plan in an efficient manner, adhering with the approved timelines and budget;

b) To ensure that Council is frequently updated on the project's progress and direction is requested, as needed.

II. Community and Stakeholder Engagement:

a) To implement effective, inclusive and transparent community engagement;

b) To collaborate with any identified key stakeholders and agencies and address any issues and opportunities at the earliest point.

III. Langdon ASP Amendment Creation:

a) Land Use

i) To develop a land use strategy;

ii) To establish a development sequence for future redesignation, subdivision, and development of lands;

ROCKY VIEW COUNTY

LANGDON AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

iii) To determine appropriate integration and transition policies for adjacent land uses;

b) Servicing:

i) To identify potential servicing options for existing and future development;

ii) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction, to determine future transportation needs and opportunities;

iii) To identify active transportation linkages to ensure the development of a cohesive community; and

iv) To identify other required physical services;

c) Physical Environment:

i) To identify key environmental and natural features within the Langdon ASP Amendment area and suggest methods to uphold their form and function; and

ii) To identify physical constraints and obstructions to future development, such as wetlands, excessive slopes and riparian areas found within the study area;

d) Local Amenities:

i) To identify desired and achievable amenities;

e) Langdon ASP Amendment Boundary and Phasing:

i) To arrive at a boundary for the Langdon ASP Amendment area that takes into account a foreseeable time horizon, based on growth projections, with sound assumptions and mechanism for reviewing those assumptions;

ii) To explore phasing in conjunction with a review of the boundary of the Langdon ASP Amendment area to accommodate growth projections, and to implement an appropriate mechanism for phasing growth;

iii) To describe the existing development within the study area and adjacent lands, to discover where development opportunities and constraints may exist; and

iv) To determine the fiscal impact of the proposed land uses;

f) Other:

i) To establish a framework for monitoring the long-term effectiveness of the Langdon ASP Amendment;

ii) Meet the intent and direction of the Calgary Metropolitan Region Growth Plan, County Municipal Development Plan and other relevant policy frameworks.

ROCKY VIEW COUNTY

LANGDON AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

Timeline and Deliverables

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

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

Variance

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

Costs

6. Costs relating to the completion of this developer-led Langdon ASP project shall be borne entirely by the developer group.

7. The developer will enter into an agreement with the County to cover the costs to the County for any staff time and resources contributed to the project.

ROCKY VIEW COUNTY

LANGDON AREA STRUCTURE PLAN AMENDMENT

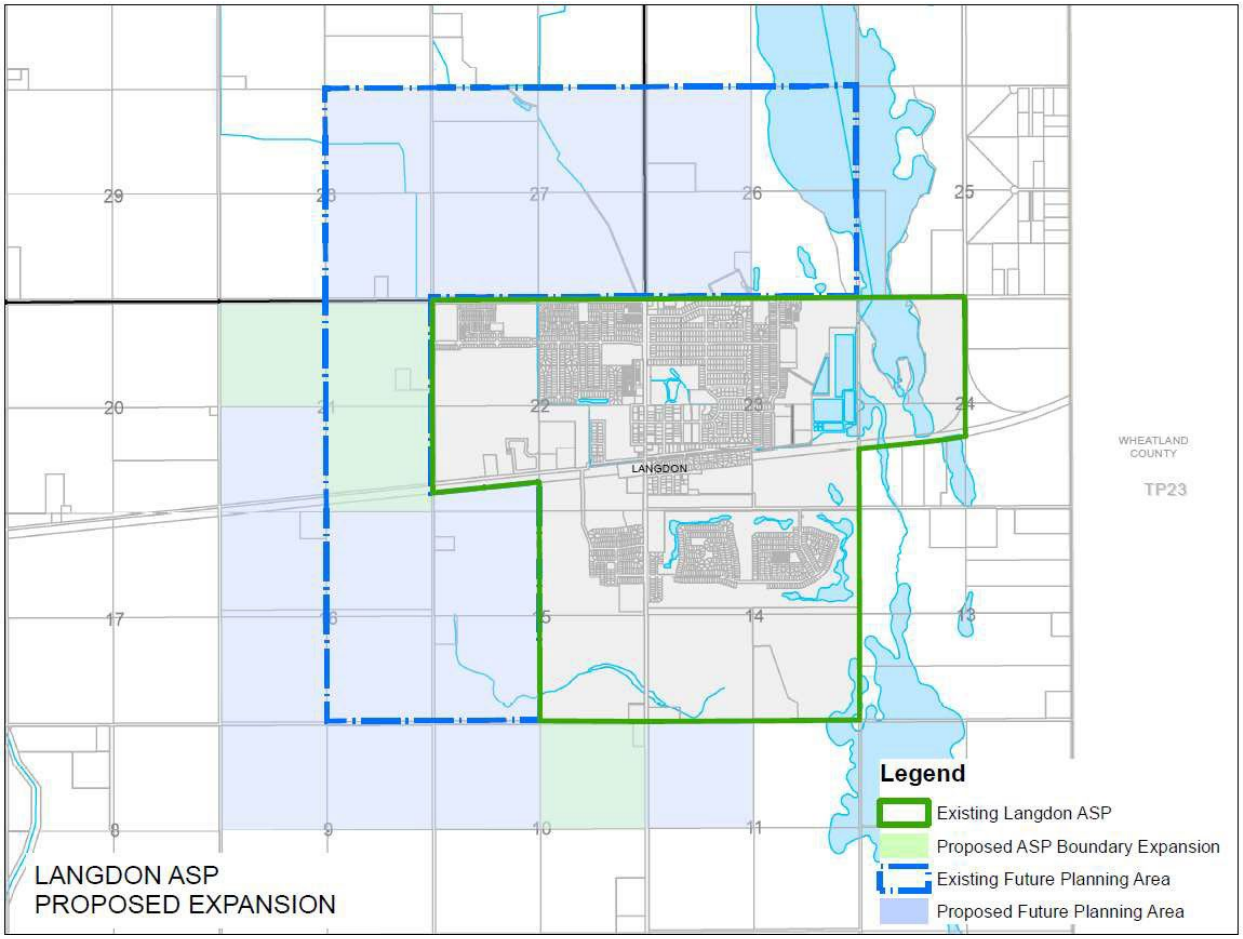
Terms of Reference

APPENDIX A:

Langdon Area Structure Plan Amendment

LOCATION MAP

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



ROCKY VIEW COUNTY

COUNCIL REPORT

Intermunicipal Development Plan Projects Terms of Reference Approval

Electoral Division: All File: N/A

Date:	April 28, 2026
Presenter:	Kaitlyn Luster, Senior Regional Planner
Department:	Intergovernmental and Regional Services

REPORT SUMMARY

This report seeks Council approval of the Intermunicipal Development Plan (IDP) Terms of References for the City of Airdrie, the City of Calgary, the City of Chestermere, and the Town of Cochrane projects.

Ministerial Order No. MSD:025/25 requires former Calgary Metropolitan Region Board municipalities to establish both an Intermunicipal Collaboration Framework (ICF) and an IDP with shared-boundary municipalities by November 30, 2027. To meet this requirement, Rocky View County is initiating updates to its existing IDPs with the City of Airdrie, City of Calgary, and Town of Cochrane, as well as preparing a new IDP with the City of Chestermere. Each project will proceed under its own Terms of Reference which establishes roles, engagement expectations, timelines, budget, and Council touchpoints.

While the County and the City of Chestermere do not have an approved IDP, a Terms of Reference was approved in 2013 which contains an Interim Circulation Protocol that guides how we inform each other of planning applications. The Interim Circulation Protocol is not included in the City of Chestermere Terms of Reference (Appendix D). Administrations will work together to draft a new Interim Circulation Protocol separate from these Terms of Reference by the end of July 2026, which will remain in place until a final circulation process is incorporated into the completed IDP.

ADMINISTRATION'S RECOMMENDATION

THAT Council approve the City of Airdrie – Rocky View County Intermunicipal Development Plan Terms of Reference as presented in Attachment A.

THAT Council approve the City of Calgary – Rocky View County Intermunicipal Development Plan Terms of Reference as presented in Attachment B.

THAT Council approve the Town of Cochrane – Rocky View County Intermunicipal Development Plan Terms of Reference as presented in Attachment C.

THAT Council approve the City of Chestermere – Rocky View County Intermunicipal Development Plan Terms of Reference as presented in Attachment D.

THAT Council rescind the 2013 City of Chestermere – Rocky View County Intermunicipal Development Plan Terms of Reference Attachment E.

THAT Council direct Administration to collaborate with the City of Chestermere to replace the existing Interim Circulation Protocol by July 2026, with the 2013 Interim Circulation Protocol remaining in effect until such time a replacement is adopted.

BACKGROUND

Intermunicipal Development Plan Projects Terms of Reference Approval

Under the *Municipal Government Act*, municipalities with shared boundaries that are not part of a regional growth board must adopt an Intermunicipal Development Plan (IDP).

IDPs are statutory land-use planning documents guided by the *Municipal Government Act*. Their purpose is to establish a coordinated framework for land use, development, and infrastructure planning along shared municipal boundaries. Within the municipal planning hierarchy, intermunicipal development plans sit at the highest level, followed by subsequent planning documents such as the Municipal Development Plan.

The County currently has approved IDPs with the City of Airdrie (2001), the City of Calgary (2012), and the Town of Cochrane (2001). These documents are outdated, and their review is timely; the County is now seeking to update these existing IDPs. Additionally, the County and City of Chestermere do not have an IDP and are now required to create one.

A function of the IDPs is to outline how municipalities will inform each other of planning applications through a circulation protocol. While the County and the City of Chestermere do not have an approved IDP, a Terms of Reference was approved in 2013 (Attachment E) containing an Interim Circulation Protocol that continues to guide this process.

Each of the four IDP projects has its own Terms of Reference, included in the report attachments.

ANALYSIS

Since the approval of the existing Intermunicipal Development Plans (IDPs), the region has experienced significant change, including rapid population growth and evolving infrastructure demands. While municipalities have amended some IDPs from time to time to reflect changing needs and joint opportunities, comprehensive reviews have not been completed.

Updating and creating new Intermunicipal Development Plans will allow both municipalities to align their planning frameworks with current conditions and better position themselves to work together to respond to future opportunities and challenges. An updated Intermunicipal Development Plan would:

- Incorporate the mutual learnings and opportunities that have arisen since their adoption;
- Reflect current growth pressures, infrastructure priorities, and community expectations;
- Reduce the potential for land use conflicts along shared municipal boundaries;
- Establish a shared approach to addressing opportunities and concerns;
- Support regular engagement through intermunicipal collaboration teams; and
- Provide clear guidance for coordination and communication.

The Terms of Reference outline how Rocky View County and our municipal partners will collaborate in preparing the Intermunicipal Development Plans. They define shared principles and objectives; clarify the roles and responsibilities of Administration, the Intermunicipal Committee, and Council; and establish a dispute resolution process.

The project timeline can be seen below:

Project Stage	Description	Anticipated Timeline
	Project Initiation	Q4 2025 - Q2 2026
Stage 1	Planning and Background	Q1 2026 – Q2 2026
Stage 2	Draft Plan	Q2 2026 – Q4 2026
Stage 3	Revisions	Q1 2027 – Q2 2027
Stage 4	Plan Adoption	Q3 2027 - Q4 2027

Intermunicipal Development Plan Projects Terms of Reference Approval

In contrast to the 2013 Terms of Reference, the City of Chestermere – Rocky View County Intermunicipal Development Plan Terms of Reference (Appendix D) does not contain Interim Circulation Protocols. Rather, Administrations will work together to draft a new Interim Circulation Protocol separate from these Terms of Reference by the end of July 2026. This protocol will remain in effect until the Intermunicipal Development Plan, which will contain the formal circulation protocols, is approved by Councils.

COMMUNICATIONS / ENGAGEMENT

Engagement is required for each Intermunicipal Development Plan (IDP) project. A detailed communication and engagement strategy will identify relevant interest groups within the County, intermunicipal partners, and external stakeholders affected by the planning process outcomes. The strategy will outline how the process will proceed through several phases, and how various tools/techniques will be used in each phase to meaningfully engage a range of participants. A third-party consultant may be procured to facilitate the engagement and ensure an unbiased approach to data collection and analysis.

IMPLICATIONS

Financial

The projects with the City of Calgary, the City of Chestermere, and the Town of Cochrane each received a $200,000 Alberta Community Partnership Intermunicipal Collaboration (ACP) grant, and this is anticipated to be sufficient.

The project with the City of Airdrie did not pursue the ACP grant, and each municipality will provide an equal portion of the total cost up to $75,000 per municipality for the 2026 year. If additional budget is required for this project, a budget adjustment will be brought to council.

Intermunicipal

Approving these Intermunicipal Development Plan Terms of References will align the County with its legislative requirements and show a commitment to collaboration with its regional partners.

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes	SD2.1: Citizens satisfied with the range of County services available/delivered	Completing IDPs with these partners will allow the County to work with its partners to ensure that residents have continued access to high-quality services in neighbouring municipalities
Effective Service Delivery	SD3: Citizens are satisfied with Public Engagement opportunities and availability of information	SD3.2: Citizens satisfied with the public engagement opportunities provided by the County	As part of the IDP projects, there will be public engagement opportunities, including open houses and public hearings.
Thoughtful Growth	TG1: Clearly defining land use policies and objectives for the County –including	Choose an item.	The IDPs will provide direction on the land uses, growth rates, and

Key Performance Indicators			Strategic Alignment
	types, growth rates, locations, and servicing strategies		servicing strategies around our municipal boundary

ALTERNATE DIRECTION

Alternate Direction 1

THAT Council directs Administration to work with the Intermunicipal Development Plan partners to amend the Terms of Reference.

Amending the IDP Terms of Reference documents will allow further specification on specific projects where needed. Further amendments to this document will delay the completion of this project and may result in the inability to complete the IDP projects by November 30, 2027, completion date.

ATTACHMENTS

Attachment A: City of Airdrie – Rocky View County Intermunicipal Development Plan Terms of Reference

Attachment B: City of Calgary – Rocky View County Intermunicipal Development Plan Terms of Reference

Attachment C: Town of Cochrane – Rocky View County Intermunicipal Development Plan Terms of Reference

Attachment D: City of Chestermere – Rocky View County Intermunicipal Development Plan Terms of Reference

APPROVALS

Manager:	Devin LaFleche, Manager, Regional Planning
Executive Director/Director:	Amy Zaluski, Director, Intergovernmental and Regional Services
Chief Administrative Officer:	Reegan McCullough

City of Airdrie

&

Rocky View County

Intermunicipal Development Plan Review and Update

Terms of Reference

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1.0 Background and Context

1.1 The *Municipal Government Act (MGA)* requires municipalities with shared boundaries, that are not part of a regional growth board, to adopt an Intermunicipal Development Plan (IDP). IDPs establish a coordinated framework for land use, development, and infrastructure planning along shared municipal boundaries.

The City of Airdrie and Rocky View County adopted an IDP through their respective bylaws in 2001, which remains in effect. Between 2018 and 2025, land-use decisions in the region were directed through the Calgary Metropolitan Region Board (CMRB). With the dissolution of the CMRB and the Growth Plan no longer in effect, Airdrie and Rocky View County determined that the existing IDP requires a comprehensive review and update.

A modernized IDP will:

- Reflect current municipal boundaries, growth pressures, infrastructure priorities, and community expectations;
- Reduce the potential for land use conflicts;
- Provide greater certainty for residents and developers; and
- Strengthen intermunicipal collaboration and coordination.

By updating the IDP, both municipalities can align planning frameworks with today's realities and position themselves to respond more effectively to future opportunities and challenges.

Airdrie and Rocky View County have a long history of cooperation and collaboration with core principles of commitment, respect, and trust that will be embedded within the updated IDP, as well as the Intermunicipal Collaboration Framework (ICF).

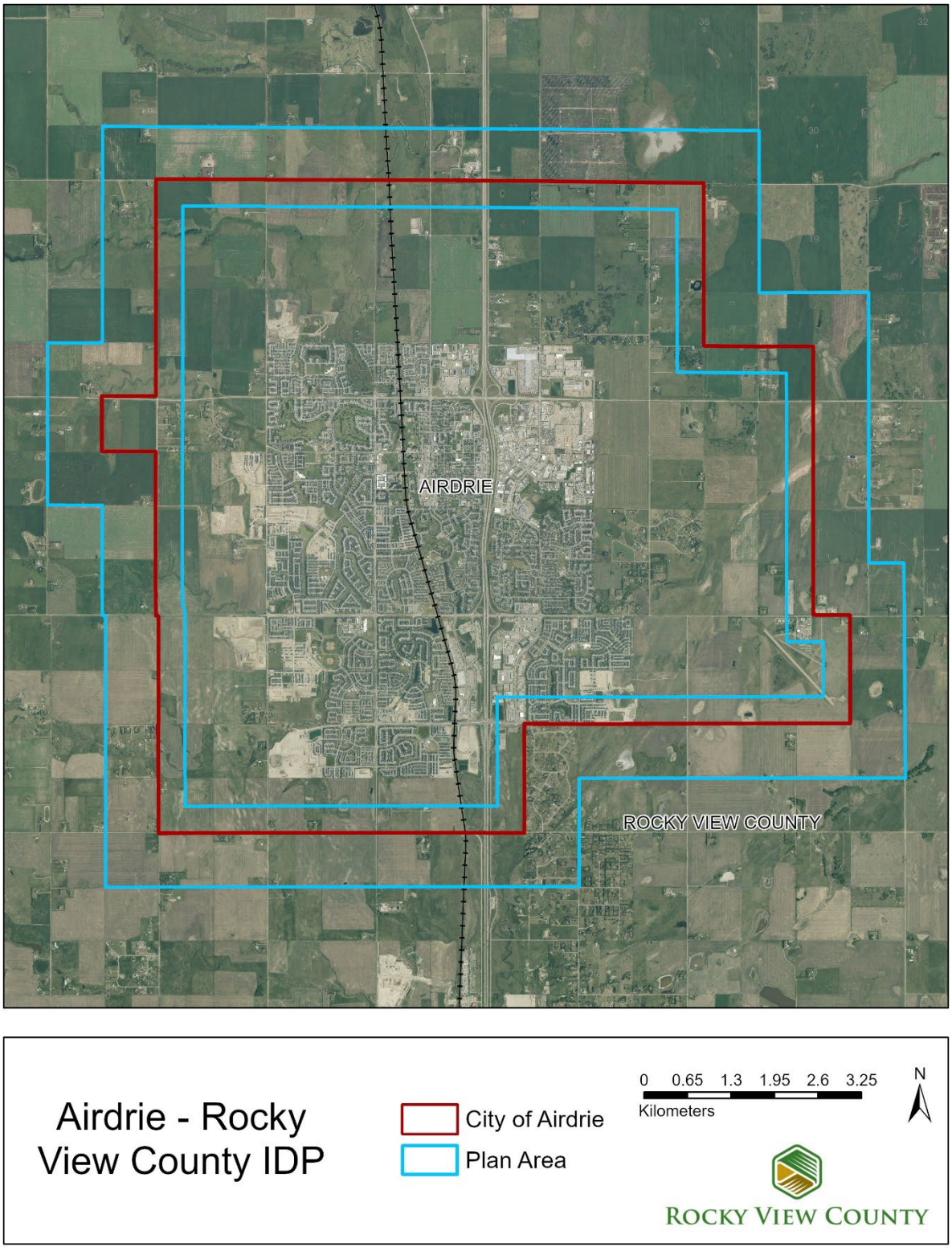
2.0 IDP Study Area

2.1 The Plan Area shown on Map 1 reflects the boundaries established in the current Intermunicipal Development Plan (2001), with consideration for boundary adjustments that reflect Airdrie's current municipal boundary. As part of this project, the Plan Area will be reviewed and may be adjusted to ensure that all lands with intermunicipal interest are included.

The project's Study Area will consider the surrounding context, regional assets and corridors, including but not limited to transportation infrastructure, environmental corridors, and utility rights-of-way.

Airdrie and Rocky View County will work with the City of Calgary to coordinate regional corridors such as transportation, active transportation, utilities, and ecological networks between adjacent Intermunicipal Development Plans.

Map 1: Airdrie – Rocky View County Intermunicipal Development Plan (2001) – "Plan Area"



3.0 Principles

3.1 The following principles guide the comprehensive review and update of the 2001 Intermunicipal Development Plan (IDP). They reflect a shared commitment by Airdrie and Rocky View County to accountability, collaboration, and continuous improvement.

3.2 Accountability

a. **Trust:** Conduct all discussions and negotiations in good faith to foster collaborative and productive partnerships.
b. **Respect:** Acknowledge that each municipality is best positioned to determine its individual priorities while balancing intermunicipal goals for mutually beneficial planning.
c. **Transparency:** Ensure that both municipalities have access to relevant and timely information throughout the process.
d. **Mutual Benefit:** Ensure that overall outcomes and decisions provide value to both municipalities and their residents.

3.3 Collaboration

a. **Ongoing and Effective Communication:** Maintain respectful and collaborative intermunicipal relationships through frequent, open, and deliberate communication, supported by timely responses, realistic expectations, and proactive information sharing at all organizational levels.
b. **Evidence-Based Decisions:** Decisions between the municipalities should be data-driven and based on evidence.
c. **Exploration of Opportunities:** Approach emerging issues with openness to collaboration and innovation.
d. **Commitment:** Establish an equitable commitment between municipalities to undertake this project.

3.4 Continuous Improvement

a. **Proactive Approach:** Anticipate and prepare for challenges and opportunities early in the process.
b. **Change Control:** Adopt an approach that strives for continuous improvement.
c. **Resiliency:** Foster resilient relationships that can withstand challenges, adapt to change, and reduce the potential for conflict.
d. **Efficiency:** Strive for streamlined processes and outcomes that maximize efficiency and effectiveness in governance and service delivery.

4.0 Direction

4.1 Section 631 of the *Municipal Government Act (MGA)* provides the enabling legislation for the preparation and adoption of an Intermunicipal Development Plan (IDP; Appendix A).

4.2 *Ministerial Order No. MSD:025/25* took effect on May 1, 2025. This Ministerial Order required former participating municipalities of the Calgary Metropolitan Region Board to enter into an Intermunicipal Collaboration Framework (ICF) and IDP where common boundaries are shared by November 30, 2027.

4.3 Due to the existing IDP (2001), the legislated requirement to enter into an IDP by November 30, 2027 does not technically apply to Airdrie and Rocky View County, however, both municipalities agree to work towards this deadline to update and revise the IDP. This demonstrates a proactive commitment to intermunicipal cooperation and good governance, as both municipalities recognize the value of a current, coordinated plan completed in a timely manner.

5.0 Purpose

5.1 The purpose of this Terms of Reference is to guide the preparation of a comprehensive review and update to the IDP between Airdrie and Rocky View County in accordance with the requirements of the *MGA*, *Ministerial Order No. MSD:025/25,* and direction provided by Council.

6.0 Goals

6.1 The following goals establish a shared vision for collaboration and long-term prosperity between Airdrie and Rocky View County. They provide a strategic framework to guide coordinated planning, foster effective partnerships, and ensure proactive, sustainable decision-making. These goals will direct how both municipalities manage development, infrastructure, and intermunicipal relationships in a manner that benefits the broader region.

6.2 Guide planning and growth

a. **Support Coordinated Planning:** Ensure the long-term prosperity of both municipalities through coordinated future planning that identifies compatible future land uses, economic opportunities, and development constraints such as provincial highways, pipelines, oil and gas developments, contaminated lands, utility corridors, historic resources, and intensive agricultural operations.

b. **Address Interfaces:** Coordinate the transition between land uses along the municipal boundary to reduce potential conflicts and promote compatible development.

c. **Support Fiscal Responsibility:** Support sustainable and coordinated growth by recognizing the need to align infrastructure, servicing, and fiscal resources so that the long-term costs and benefits of development are appropriately addressed by both municipalities.

6.3 Promote collaboration

a. **Share Knowledge and Data:** Work cooperatively to share regional knowledge, information, and data that facilitates the IDP and Intermunicipal Collaboration Framework (ICF) projects.

b. **Encourage Innovation:** Embrace new ideas for innovation, including collaboration on joint projects of mutual benefit.

c. **Advance Regional Outcomes:** Foster intermunicipal coordination that generates benefits at the regional level, including economic, social, and environmental interests.

6.4 Framework for partnerships and communication

a. **Establish Collaborative Frameworks**: In conjunction with the ICF, establish a comprehensive framework for collaboration between the municipalities.

b. **Strengthen Relationships:** Foster long-term, trust-based relationships between the municipalities at all levels.

c. **Maintain Regular Communication:** Establish intermunicipal meetings to reinforce a process-oriented approach at a regular interval.

d. **Establish Communication Protocols:** Develop communication protocols to administer the IDP, identifying shared opportunities, and addressing issues in good faith.

e. **Formalize Conflict Resolution:** Create formal processes for conflict resolution, plan amendments, and potential repeals.

6.5 Be proactive

a. **Anticipate Opportunities and Challenges:** Identify emerging opportunities and challenges to avoid delays.

b. **Strengthen Issue Resolution:** Develop forward-thinking guidelines to collaboratively resolve matters of shared intermunicipal interest.

7.0 Responsibilities and Decision Making

7.1 Airdrie and Rocky View County will review and update the IDP as equal partners. Both municipalities will provide balanced representation at the Council and Administrative levels.

7.2 Council and Committee Responsibilities

Airdrie and Rocky View County will employ the Intermunicipal Committee (IMC) to support the review and update of the IDP. As outlined in the City of Airdrie – Rocky View County Intermunicipal Committee Terms of Reference (adopted October 16, 2018), the IMC facilitates ongoing information sharing between the two municipality's elected officials and administrative staff to provide a forum in which to review and comment on a range of topics of mutual interest.

The respective Councils of each municipality will be responsible for approval of the IDP through the adoption of a bylaw.

7.3 Administration Responsibilities

Administrations from both municipalities will be responsible for the establishment of a work plan for the project, and for reviewing and updating the IDP with input from the IMC. Both municipalities agree to equitable dedication of administrative resources and cost-sharing throughout the process of IDP preparation and adoption.

7.3.1 Project Team

Team Role	Responsibilities
Executive Sponsor	Provides strategic oversight and executive-level support, ensures alignment with broader organizational goals, and secures necessary project resources.
Project Sponsor	Champions the project internally: supports decision-making, terms of reference, and ensures alignment with municipal priorities.
Project Lead	Leads day-to-day project execution: Acts as the key contact between municipalities; manages timelines, budget, and resources; oversees overall project delivery; and facilitates coordination across the project team and working group.
Communications Lead	Coordinates messaging, communications materials, and timelines with project partners to ensure consistency and transparency.

7.3.2 Working Group

Team Role	Responsibilities
Project Lead	Leads the development, coordination, and drafting of the IDP document; provides technical planning guidance and direction to ensure alignment with statutory plans, policies, and legislative requirements; and ensures deliverables meet quality standards.
Planning Support	Conducts research, data collection, mapping, and analysis to inform policy development. Supports document preparation.

7.4 Decision Making

Decisions will be made by consensus among the Working Group members. Where consensus cannot be achieved, the matter will be escalated in accordance with the dispute resolution process outlined in Section 11: Dispute Resolution of this Terms of Reference.

7.5 Coordination with Intermunicipal Collaboration Framework (ICF)

An Intermunicipal Collaboration Framework (ICF) is an agreement that provides for integrated and strategic planning, delivery, and funding of intermunicipal services. In accordance with the *MGA* and *Ministerial Order No. MSD:025/25*, the municipalities are required to complete an ICF with its municipal neighbours. The ICF project will progress independently from the IDP; however, Administration will share updates and information regarding the IDP and ICF projects to ensure coordination and avoid conflicts. Opportunities for collaboration between the IDP and ICF projects will be sought wherever possible.

8.0 Communications

8.1 The City of Airdrie and Rocky View County will jointly develop a Communications Plan to ensure consistent messaging for three audiences: municipal councils, intermunicipal committees, and the public.

8.2 Communications materials will use clear language, visuals, and appropriate detail for each audience.

8.3 Updates will appear on both municipality's websites with agreed messaging.

8.4 Before a municipality makes any public communication respecting the IDP or the intermunicipal relationship contemplated by this Terms of Reference, that municipality will provide advance notice to the other municipality of the intended communication for the purpose of awareness and coordination, where practicable. Where advance notice is not possible, the communicating municipality shall provide notice as soon as practicable following the communication.

8.5 Information shared between Airdrie and Rocky View County as part of the IDP review and revision work is expected to be treated as confidential unless the municipality providing the information indicates otherwise. Each municipality will take reasonable care to protect information shared by the other, consistent with how it protects its own internal information and in accordance with applicable legislation.

9.0 Engagement

9.1 Public engagement is required, and a third-party consultant may be procured between the municipalities to ensure consistency. The procurement process will be led by Rocky View County with a joint evaluation of proposals with the City of Airdrie.

9.2 Airdrie and Rocky View County will develop an Engagement Strategy that will outline public engagement activities.

9.3 The IDP will include two stages of engagement:

- "Stage 1: Project Information" will focus on introducing the purpose and scope of the IDP. It will gather early, high-level input on interests, opportunities, and concerns within the plan area. Engagement will include landowners, developers, industry, government agencies, community groups, and interested residents. This feedback will inform the draft of the revised IDP.
- "Stage 2: Draft IDP" will focus on gathering feedback on the draft IDP to assess how it reflects the plan area context, priorities, and opportunities. Engagement opportunities will be provided both online and in person to support broad participation. Feedback received during this stage will be revised and incorporated, as appropriate, prior to the final draft being brought forward for public hearing and Council consideration.

10.0 Scope and Project Stages

10.1 The Intermunicipal Development Plan (IDP) project will evaluate and update the existing 2001 IDP to reflect current legislative requirements and intermunicipal priorities. This includes reviewing land use compatibility, infrastructure coordination, and fiscal responsibility, while introducing new areas of focus such as ecological networks – elements not addressed in the current IDP but now required by legislation. The updated plan will ensure that intermunicipal interests are comprehensively captured and aligned with coordinated planning objectives.

10.2 The scope of work is organized into five project stages, with proposed timelines necessary to meet the completion date of November 30, 2027.

10.3 The five project stages include:

Project Stage	Description	Anticipated Timeline
Stage 1	Initiation	Q4 2025 - Q2 2026
Stage 2	Planning and Background	Q1 2026 - Q3 2026
Stage 3	Draft Plan	Q2 2026 - Q1 2027
Stage 4	Revisions	Q1 2027 - Q3 2027
Stage 5	Plan Adoption	Q3 2027 - Q4 2027

11.0 Dispute Resolution

11.1 This dispute resolution process is intended to support timely and collaborative resolution of any issues that may arise during the review and updating of the IDP.

11.2 Disputes regarding the interpretation, Administration, or implementation of the current IDP will be addressed through Section 3.3: Resolution of Intermunicipal Issues (IDP, 2001).

11.3 Administrative Dispute Resolution

In the event of a dispute regarding the review and update of the IDP, Administration will first endeavor to resolve the dispute between the working group members. If the working group members cannot resolve the dispute, the following steps will be taken:

a. The project sponsors from both Administrations will meet to resolve the dispute. If the project sponsors cannot resolve the dispute, then it will be elevated to the executive level.

b. The executive sponsors from both Administrations will meet to resolve the dispute. If the executive sponsors cannot resolve the dispute, then the dispute will be elevated to the Formal Dispute Resolution process outlined below in section 11.4.

11.4 Formal Dispute Resolution

Unless otherwise agreed to by both municipalities, any disagreement that cannot be resolved through regular administrative communication during the review and update of the IDP shall be addressed through the following formal dispute resolution process. This process shall be executed in sequence and in a timely manner, and the municipalities shall participate in good faith at each stage to support resolution:

a. **Elevation:** The municipality initiating the dispute shall notify the other municipality in writing and will specify the nature of the dispute in the written notice (“Notice of Dispute”). The Parties will elevate the discussion to their respective CAOs or designate, who will have

thirty (30) business days to resolve the dispute through collaborative discussion, unless otherwise agreed to by the CAOs or designate.

b. **Facilitated Discussion:** If the municipalities do not resolve the dispute within thirty (30) business days, the dispute will be referred to the Intermunicipal Committee. The municipalities may select a mutually agreed upon Facilitator, the costs of which will be shared equally by the Parties. IMC members will discuss the issues outlined in the Notice of Dispute with the intention of resolving the dispute. Unless otherwise agreed to by the IMC members, the municipalities have thirty (30) business days to resolve the dispute.

c. **Mediation:** If the municipalities fail to resolve the dispute by way of discussion between IMC members, the dispute may be referred to the respective Council's for consideration, as required, prior to initiation of formal mediation. Any one of the municipalities shall provide the other municipality with written notice ("Mediation Notice") specifying the subject matters remaining in dispute, and the details of the matters in dispute that are to be mediated. The Mediator shall be mutually agreed upon by both Parties and selected from the Municipal Dispute Resolution Services roster maintained by the Government of Alberta's Municipal Affairs. Unless otherwise agreed to by the municipalities, if the mediation is not completed within sixty (60) days from the date of receipt of the Mediation Notice, the dispute shall be deemed to have terminated and failed to be resolved by mediation. The cost(s) of any mediation shall be paid equally by both Parties unless the Mediator deems otherwise, and therefore, would indicate in their decision.

d. **Non-binding Arbitration:** If mediation is unsuccessful, the dispute may be submitted to non-binding arbitration. The arbitrator shall be mutually agreed upon by the municipalities and selected from the roster of arbitrators maintained by the Government of Alberta Municipal Affairs or another agreed-upon roster. The arbitrator will review the dispute and issue a written recommended resolution. The written recommendation shall be presented to each Council for consideration. Each Council will render a decision by resolution within sixty (60) days of receiving the recommendation and will provide the other municipality with written notice of its decision.

12.0 Budget

12.1 Each municipality will provide an equal portion of the total cost up to $75,000 per municipality, for the 2026 calendar year.

12.2 Additional budget may be required, and in such case a budget adjustment will be brought to the respective Councils for approval.

13.0 Terms of Reference Approval

Rocky View County

_____

Sunny Samra
Reeve

Date: _____

City of Airdrie

_____

Heather Spearman
Mayor

Date: _____

Appendix A: Municipal Government Act – Relevant Sections

631*(1) Subject to subsections (2) and (3), 2 or more councils of municipalities that have common boundaries and that are not members of a growth region as defined in section 708.01 must, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.*

(8) An intermunicipal development plan

(a) must address

(i) the future land use within the area,

(ii) the manner of and the proposals for future development in the area,

(iii) the provision of transportation systems for the area, either generally or specifically,

(iv) the co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,

(v) environmental matters within the area, either generally or specifically, and

(vi) any other matter related to the physical, social or economic development of the area that the councils consider necessary, and

(b) must include

(i) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,

(ii) a procedure to be used, by one or more municipalities, to amend or repeal the plan, and

(iii) provisions relating to the administration of the plan.

(9) Despite subsection (8), to the extent that a matter is dealt with in a framework under Part 17.2, the matter does not need to be included in an intermunicipal development plan.

(10) In creating an intermunicipal development plan, municipalities must negotiate in good faith.

The City of Calgary
&
Rocky View County

Intermunicipal Development Plan

Terms of Reference

March 20, 2026

ROCKY VIEW COUNTY

Calgary

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1.0 Background and Context

Under the *Municipal Government Act*, municipalities with shared boundaries that are not part of a regional growth board must adopt an Intermunicipal Development Plan. Intermunicipal Development Plans establish a coordinated framework for land use, development, and infrastructure planning along shared municipal boundaries.

The City of Calgary and Rocky View County have a long-standing history of cooperation and collaboration. In 2012, the two municipalities adopted an Intermunicipal Development Plan to guide land use, development, and infrastructure decisions near their shared boundaries. Further illustrating their collaborative relationship, the parties have amended the Intermunicipal Development Plan from time to time to reflect changing needs and joint opportunities. During their membership in the Calgary Metropolitan Region Board, regional planning policies provided additional guidance and supported the implementation of the Intermunicipal Development Plan. With the recent dissolution of the Calgary Metropolitan Region Board, The City of Calgary and Rocky View County are now seeking to update and revise the existing Intermunicipal Development Plan, and develop related Intermunicipal Collaboration Frameworks to recognize the growth over the years, reflect current context, and align with provincial legislation.

Intermunicipal Development Plans are policy documents that provide direction to align growth and development along shared boundaries, whereas Intermunicipal Collaboration Frameworks are servicing agreements that identify the specific services that neighbouring municipalities choose to collaborate on for the benefit of residents across boarders. Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans are tools that together promote cooperation between municipalities. These documents are being developed under separate, but related projects, each with their own terms of reference, with this Terms of Reference being specific to the Intermunicipal Development Plan.

By updating the Intermunicipal Development Plan, both municipalities can align planning frameworks with today's realities and position themselves to respond more effectively to future opportunities and challenges. As a result, subsequent planning documents, such as the Municipal Development Plans, may need amendments to ensure alignment with the higher order Intermunicipal Development Plan.

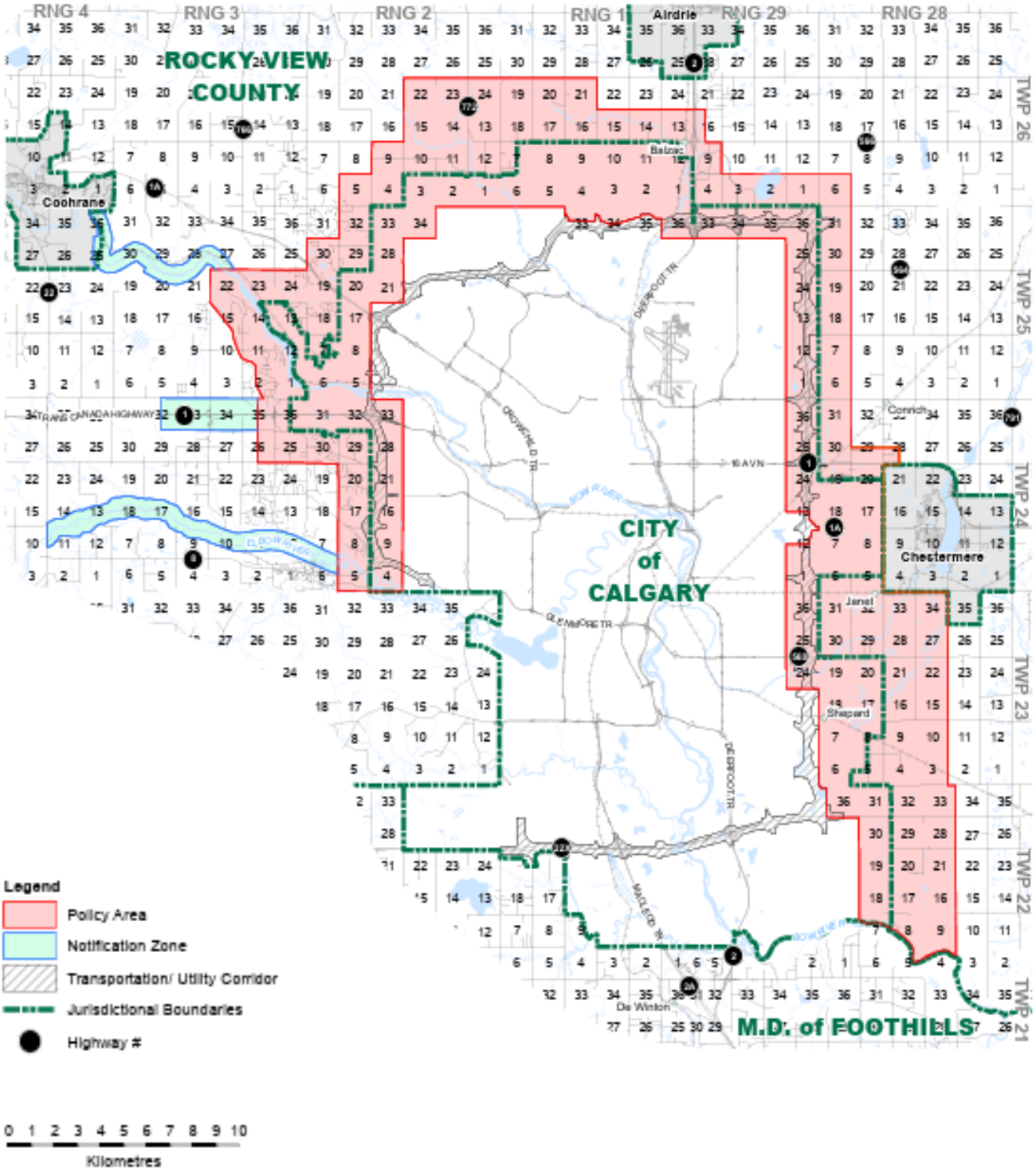
2.0 Intermunicipal Development Plan Study Area

The Plan Study Area shown on Map 1 reflects the boundaries established in the current (2012) Intermunicipal Development Plan. As part of this project, the Study Area will be reviewed and may be adjusted to ensure that all lands with intermunicipal interest are included.

ROCKY VIEW COUNTY

Calgary

Map 1: Current 2012 Intermunicipal Development Plan Study Area



3.0 Principles

The following principles guide the comprehensive review and update of the 2012 Intermunicipal Development Plan. They reflect a shared commitment by The City of Calgary and Rocky View County to accountability, collaboration, and continuous improvement.

3.1 Accountability

a. **Trust:** Conduct all discussions and negotiations in good faith to foster collaborative and productive partnerships.

b. **Respect:** Acknowledge that each municipality is best positioned to determine its individual priorities while balancing intermunicipal goals for mutually beneficial planning.

c. **Transparency:** Ensure that both municipalities have access to relevant and timely information throughout the process.

d. **Mutual Benefit:** Pursue outcomes and decisions that provide value to both municipalities and their residents.

e. **Planning Excellence:** Ground the Intermunicipal Development Plan in sound planning principles, best practices, and professional standards that support sustainable and responsible growth.

3.2 Collaboration

a. **Effective Communication:** Ensure respectful intermunicipal relationships through timely responses, honest interactions, and realistic expectations.

b. **Ongoing Communication:** Maintain frequent, open, and deliberate communication at all organizational levels to build awareness and identify shared opportunities.

c. **Evidence-Based Support:** All interactions between the municipalities should be data-driven and based on evidence.

d. **Exploration of Opportunities:** Approach emerging issues with openness to collaboration and innovation, recognizing that joint efforts may create new benefits for both municipalities.

e. **Commitment:** Establish an equitable commitment between municipalities to undertake this project.

3.3 Continuous Improvement

a. **Proactive Approach:** Anticipate and prepare for challenges and opportunities early in the process.

b. **Resiliency:** Foster resilient relationships that can withstand challenges, adapt to change, and reduce the potential for conflict.

c. **Efficiency:** Strive for streamlined processes and outcomes that maximize efficiency and effectiveness in governance and service delivery.

ROCKY VIEW COUNTY

Calgary

4.0 Direction

4.1 Municipal Government Act

As amended from time to time, Section 631 of the *Municipal Government Act* provides the enabling legislation for the preparation and adoption of an Intermunicipal Development Plan. The *Municipal Government Act* states:

> *631(1) Subject to subsections (2) and (3), 2 or more councils of municipalities that have common boundaries and that are not members of a growth region as defined in section 708.01 must, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.*
>
> *(8) An intermunicipal development plan*
>
> *(a) must address*
>
> *(i) the future land use within the area,*
>
> *(ii) the manner of and the proposals for future development in the area,*
>
> *(iii) the provision of transportation systems for the area, either generally or specifically,*
>
> *(iv) the co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,*
>
> *(v) environmental matters within the area, either generally or specifically, and*
>
> *(vi) any other matter related to the physical, social or economic development of the area that the councils consider necessary, and*
>
> *(b) must include*
>
> *(i) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,*
>
> *(ii) a procedure to be used, by one or more municipalities, to amend or repeal the plan, and*
>
> *(iii) provisions relating to the administration of the plan.*
>
> *(9) Despite subsection (8), to the extent that a matter is dealt with in a framework under Part 17.2, the matter does not need to be included in an intermunicipal development plan.*
>
> *(10) In creating an intermunicipal development plan, municipalities must negotiate in good faith.*

4.2 Ministerial Order

Ministerial Order No. MSD:025/25 took effect on May 1, 2025. This Ministerial Order requires former participating municipalities of the Calgary Metropolitan Region Board to enter an Intermunicipal Collaboration Framework and Intermunicipal Development Plan where common boundaries are shared by November 30, 2027.

4.3 Commitment

While The City of Calgary and Rocky View County have an existing Intermunicipal Development Plan, the municipalities agree to work towards the November 30, 2027, deadline to update and revise their Intermunicipal Development Plan. This is meant to demonstrate a proactive commitment to intermunicipal cooperation and good governance. Both municipalities recognize the value of a current, coordinated plan and are committed to advancing it in a timely manner.

5.0 Purpose

The purpose of this Terms of Reference is to guide the update of the Intermunicipal Development Plan between The City of Calgary and Rocky View County in accordance with the requirements of the *Municipal Government Act* and *Ministerial Order No. MSD:025/25* and any other topics either municipality views as important.

6.0 Goals

The following goals establish a shared vision for collaboration and long-term prosperity between The City of Calgary and Rocky View County. They provide a strategic framework to guide coordinated planning, foster effective partnerships, and ensure proactive, sustainable decision-making. These goals will direct how both municipalities approach the update and revision of the Intermunicipal Development Plan.

6.1 Guide Coordination of Planning and Growth

a. **Support Coordinated Planning:** Ensure both municipalities can thrive over the long-term through coordinated planning that identifies compatible future land uses, economic opportunities, and development constraints.

b. **Address Interfaces:** Coordinate the transition between land uses along the municipal boundary to reduce potential conflicts and promote compatible development.

c. **Support Fiscal Responsibility:** Support responsible and coordinated growth by recognizing the need to align infrastructure, servicing, and fiscal contributions so that the long-term costs and benefits of development are appropriately addressed by both municipalities.

d. **Protect Environment and Natural Systems:** Collaborate to protect, maintain, and connect our natural environment regionally including ecological networks, parks and pathways.

e. **Coordinate Transportation Systems**: Collaborate between municipalities on transportation planning to ensure that road networks and active transportation connections function seamlessly across municipal boundaries.

f. **Align Intermunicipal Programs**: Work collaboratively to align intermunicipal programs, promoting efficiency, reducing duplication and risk, and delivering shared benefits to residents of both municipalities.

6.2 Foster Knowledge Sharing and Intermunicipal Collaboration

a. **Share Knowledge and Data:** Work cooperatively to share regional knowledge, information, and data that facilitates the Intermunicipal Development Plan and Intermunicipal Collaboration Framework projects.

b. **Encourage Innovation:** Embrace new ideas for innovation, including collaboration on joint projects of mutual benefit.

c. **Advance Regional Outcomes:** Foster intermunicipal coordination that generates benefits at the regional level, including economic, social, and environmental interests. While the Intermunicipal Development Plan is bi-lateral, Rocky View County and The City of Calgary will engage other municipalities on areas of shared interests and explore opportunities to work, develop and align policy with other parties where appropriate.

6.3 Outline Framework for Working Together

a. **Establish Collaborative Frameworks:** In conjunction with the Intermunicipal Collaboration Framework being developed, establish a comprehensive framework for collaboration between the municipalities, build strong, transparent partnerships over time.

b. **Strengthen Relationships:** Prioritize long-term, trust-based relationships between the municipalities at all levels.

c. **Maintain Regular Communication:** Establish intermunicipal meetings between administrations to reinforce a process-oriented approach at a regular interval.

d. **Establish Communication Protocols:** Develop communication protocols to administer the Intermunicipal Development Plan, identify shared opportunities, and address issues in good faith.

e. **Formalize Dispute Resolution:** Create formal processes for dispute resolution, plan amendments, and potential repeals.

6.4 Proactively Address Shared Challenges

a. **Anticipate Opportunities and Challenges:** Identify emerging opportunities and challenges to avoid delays.

b. **Strengthen Dispute Resolution:** Develop forward-thinking guidelines to collaboratively resolve matters of shared intermunicipal interest.

7.0 Responsibilities and Decision Making

7.1 General Responsibilities

The Intermunicipal Development Plan Review project is a significant undertaking by both municipalities, which will require direction and support from their respective Executive Leadership Teams and Councils throughout the project.

a. **Required Resourcing:** Both municipalities agree that the project will require dedicated resources and close coordination among subject matter experts from each municipality to ensure effective collaboration and successful outcomes.

b. **Equity in resource allocation:** Both municipalities commit to equitable resource allocation and cost-sharing.

7.2 Administration Responsibilities

The Joint Administrative Working Group will consist of administration project leads from both municipalities and will be responsible for the establishment of a work plan for the project, and for preparation of the Intermunicipal Development Plan with input from the Intermunicipal Committee.

7.2.1 The Joint Administrative Working-group's Responsibilities Include:

a. The establishment of a workplan for the project.

b. The preparation of the Intermunicipal Development Plan with input from the Intermunicipal Committee.

c. Meetings as necessary to complete the Intermunicipal Development Plan.

d. Regular and consistent communication with each other.

e. Provide the Intermunicipal Committee and Council with status updates.

f. Ensuring that there is an equitable distribution of administrative resources and cost-sharing throughout the process of plan preparation and adoption.

7.2.2 Meeting Procedures:

a. **Frequency:** The Joint Administrative Working-group will meet at regular intervals as agreed upon by both municipalities, with additional meeting schedule as required to advance project milestones.

b. **Chairing of Meetings:** The role of Chair will rotate between municipalities on a meeting-by-meeting basis, or as otherwise agreed. The Chair is responsible for guiding discussions, ensuring adherence to the agenda and confirming decisions.

c. **Agendas:** Meeting agendas will be prepared and circulated to all members at least one business day prior to each meeting. The designated Chair of the meeting will be responsible for preparing

and circulating the agenda. Agendas will outline discussion items, decisions required, and supporting documentation.

d. **Record of Meetings:** A written record of each meeting, including key discussion points, decisions and action items will be maintained and distributed to all members within two business days following meeting. The municipality chairing the meeting will be responsible for preparing the meeting record.

e. **Decision-making Process:** Decisions will be made by consensus among the Joint Administrative Working-group members. Where consensus cannot be achieved, the matter will be escalated in accordance will the dispute resolution process outlined in this Terms of Reference.

f. **Information Sharing:** The Joint Administrative Working-group members will share updates and any information relevant to the development of the Intermunicipal Development Plan and Intermunicipal Collaboration Framework projects to ensure coordination and avoid conflicts. Opportunities for collaboration between both the Intermunicipal Development Plan and Intermunicipal Collaboration Framework process will be sought wherever possible.

7.3 Intermunicipal Committee Responsibilities

The City of Calgary and Rocky View County will employ the Intermunicipal Committee as part of the Intermunicipal Development Plan development process. It is acknowledged that as per their Terms of Reference, the Intermunicipal Committee does not have formal decision-making authority, and as such, their role is to provide direction and provide updates to their respective Councils.

7.3.1 The Intermunicipal Committee's Responsibilities Include:

a. Providing input and guidance into Intermunicipal Development Plan policy development

b. Assisting in identifying issues and opportunities with respect to the Intermunicipal Development Plan.

c. Being a champion for the Intermunicipal Development Plan project with public and political audiences, including other municipalities as appropriate.

d. Providing periodic updates to their respective Councils on the progress of the Intermunicipal Development Plan.

e. Assisting with matters where Administration is unable to reach consensus.

7.3.2 Meeting Procedures:

Intermunicipal Committee meeting procedures will be as outlined in the Committee's Terms of Reference.

7.4 Council Responsibilities

The respective Councils of each municipality will be responsible for approving the Intermunicipal Development Plan through matching bylaws while ensuring the document aligns with respective Council

priorities, as well as approving the expenditure of municipal funds. Each municipality will follow its own internal approval processes, which may differ from one another.

8.0 Public and Interested Party Involvement

An engagement strategy will be developed for the Intermunicipal Development Plan. This strategy will outline opportunities to inform the public about the plan and create mechanisms for the public to provide feedback during the process.

8.1 Public and Interested Party Input

Both municipalities welcome public feedback to ensure that the Intermunicipal Development Plan reflects the goals of interested parties and area residents. The final project workplan will include a public communications and engagement component that will detail how interested parties and the public within both municipalities will be engaged throughout the project.

8.2 Third-party Consultant

Public engagement is required, and a third-party consultant may be procured between the municipalities to ensure consistency. The procurement process will be led by Rocky View County with a joint evaluation of proposals with The City of Calgary.

8.3 Joint Communications

Together, the municipalities will develop a project communications plan that will outline consistent messaging for three key audiences: municipal councils, intermunicipal committees, and the public.

Before a municipality makes any public communication respecting the Intermunicipal Development Plan or the intermunicipal relationship contemplated by this Terms of Reference, that municipality will provide advance notice to the other municipality of the intended communication for the purpose of awareness and coordination, where practicable. Where advance notice is not possible, the communicating municipality shall provide notice as soon as practicable following the communication.

8.4 Intermunicipal Collaboration

The municipalities may work with the City of Airdrie and the City of Chestermere to coordinate regional corridors such as transportation, active transportation, parks and pathways, utilities, and ecological networks between adjacent Intermunicipal Development Plans.

9.0 Dispute Resolution

9.1 Principles of Dispute Resolution

a. Both municipalities will enter into the negotiations in good faith. They will rely on cultivating strong working relationships to complete the Intermunicipal Development Plan.

b. Disputes and their resolutions shall be documented and shared with appropriate parties to ensure transparency and accountability.

c. The Parties commit to resolving any disputes in a non-adversarial, informal, and cost-efficient manner.

9.2 Dispute Resolution Steps

Notwithstanding 9.1, if both parties cannot reach consensus on matters related to the Intermunicipal Development Plan, or if the Intermunicipal Development Plan is not complete and approved by both municipalities by November 30, 2027, the parties may agree to any of the following steps to facilitate consensus.

a. Both Parties shall make all reasonable efforts to resolve all disputes by negotiation and agree to provide open and timely disclosure of relevant facts, information and documents to facilitate negotiations.

b. Any dispute arising from the preparation of the Intermunicipal Development Plan will first be addressed by the joint administrative working group. Where a dispute cannot be resolved to the satisfaction of both parties after thirty (30) calendar days, the dispute will be referred to the Project Sponsors of both Parties.

c. Where a dispute cannot be resolved to the satisfaction of both Project Sponsors after thirty (30) calendar days, the dispute will be referred to the Intermunicipal Committee.

d. Where a dispute cannot be resolved to the satisfaction of the Intermunicipal Committee after sixty (60) calendar days, the dispute will be referred to the appropriate delegated authority (Chief Administration Officer or Chief Operating Officer or other senior leader) of both parties, unless the Intermunicipal Committee agrees to extend this timeframe.

e. Where a dispute cannot be resolved to the satisfaction of the appropriate delegated authority of both parties, the Parties may seek the assistance of a mediator acceptable to both parties. In the event that a municipality needs Council direction to proceed for mediation, that municipality will go to their Council for approval as required. The mediation shall be completed in a timely and efficient manner. The costs of mediation shall be shared equitably among the parties, unless otherwise determined.

f. In the event that a dispute cannot be resolved through the above noted provisions, the parties may seek arbitration as outlined in the Arbitration Act.

10.0 Scope of Work and Project Stages

10.1 Project Scope

This Intermunicipal Development Plan project will evaluate and update the existing 2012 plan to reflect current legislative requirements and intermunicipal priorities. This includes reviewing land use compatibility, infrastructure coordination, and fiscal responsibility, while introducing new areas of focus

such as environmental matters—elements not addressed in the current Intermunicipal Development Plan but now required by legislation. The updated plan will ensure that intermunicipal interests are comprehensively captured and aligned with coordinated planning and servicing objectives.

10.2 Workplan and Timelines

The workplan for completion of the Intermunicipal Development Plan project is organized into four stages, with a legislated completion date of November 30, 2027.

Stages	Description of Stage	Approximate Timeline *subject to change
Project Initiation	Terms of Reference Approval	Q4 2025 – Q2 2026
Stage 1	Planning and Background	Q1 2026 – Q2 2026
Stage 2	Analysis and Concept Development	Q2 2026 – Q4 2026
Stage 3	Draft Plan and Interested Parties Input	Q1 2027 – Q2 2027
Stage 4	Plan Adoption	Q3 2027 – Q4 2027

10.3 Amending the Terms of Reference

Minor changes to the scope and workplan are permitted at the administrative level, with major changes being brought to and considered by the Intermunicipal Committee and respective Councils.

11.0 Budget

Each municipality will provide an equal portion of the total cost up to $150,000 per municipality plus adequate staffing and resources to support the project.

Additional budget may be required, and in such case a budget adjustment will be brought to the respective Councils for approval.

Town of Cochrane

&

Rocky View County

Intermunicipal Development Plan Review and Update

Terms of Reference

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1.0 Background and Context

1.1 The Municipal Government Act (MGA) requires municipalities with shared boundaries that are not part of regional growth board, to adopt an Intermunicipal Development Plan (IDP). IDPs establish a coordinated framework for land use, development, and infrastructure planning along shared municipal boundaries.

The Town of Cochrane and Rocky View County adopted an IDP through their respective bylaws in 2001, which remains in effect. Between 2018 and 2025, land-use decisions in the region were directed through the Calgary Metropolitan Region Board (CMRB). With the dissolution of the CMRB and the Growth Plan no longer in effect, Cochrane and Rocky View County determined that the existing IDP requires a comprehensive review and update.

A modernized IDP will:

- Reflect current municipal boundaries, growth pressures, infrastructure priorities, and community expectations;
- Reduce the potential for land use conflicts;
- Provide greater certainty for residents and developers; and
- Strengthen intermunicipal collaboration and coordination.

By updating the IDP, both municipalities can align planning frameworks with today's realities and position themselves to respond more effectively to future opportunities and challenges.

Cochrane and Rocky View County have a long history of cooperation and collaboration, as demonstrated through the RancheHouse Accord (2010), which provides a framework for intermunicipal collaboration and coordination. The RancheHouse Accord's core principles of commitment, respect, and trust will be embedded within the updated IDP, as well as the Intermunicipal Collaboration Framework (ICF). By incorporating these values into the statutory frameworks that guide land use planning and intermunicipal relations, the RancheHouse Accord will no longer be required as a stand-alone agreement.

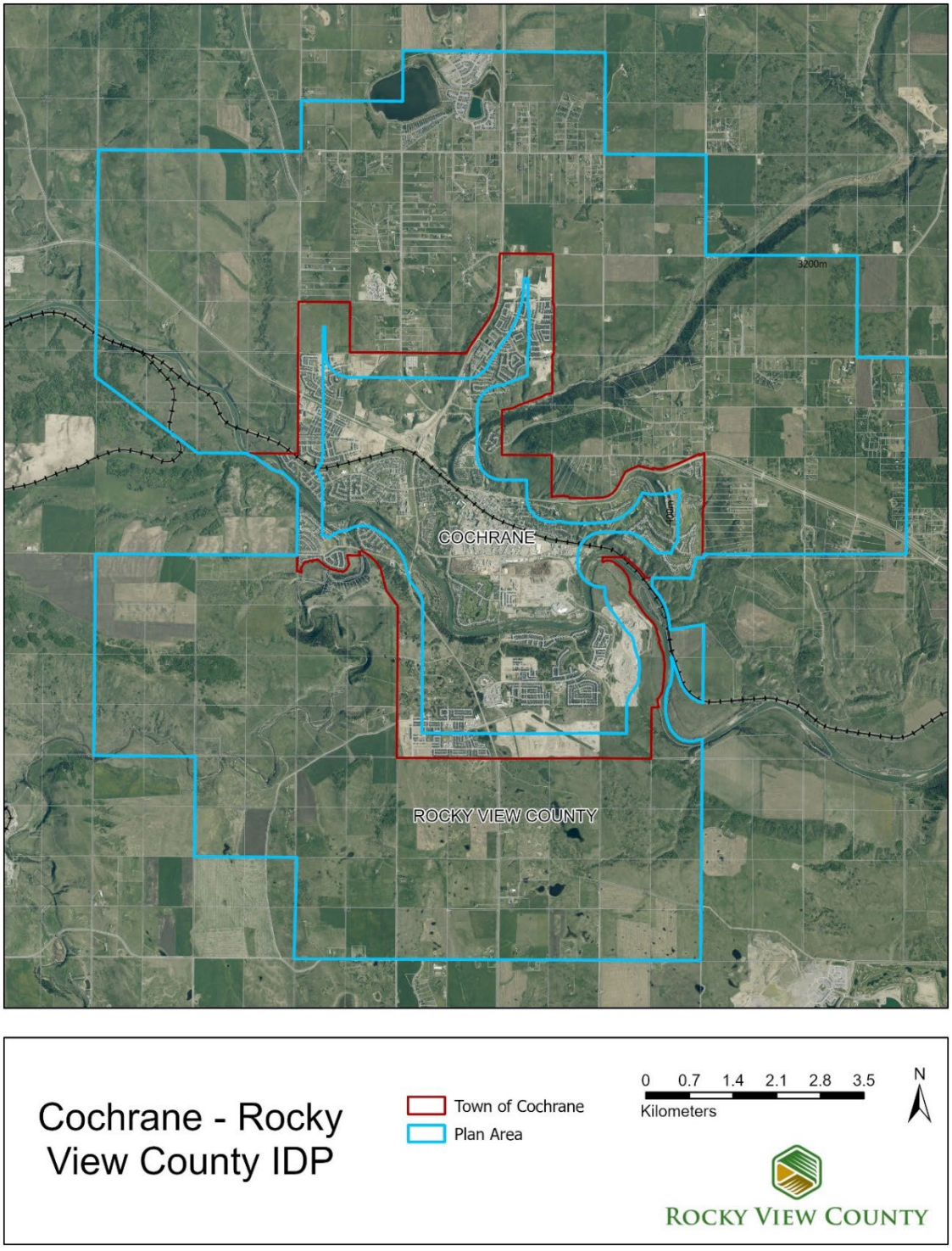
2.0 IDP Study Area

2.1 The Plan Area shown on Map 1 reflects the boundaries established in the current Intermunicipal Development Plan (2001), with consideration for boundary adjustments that reflect Cochrane's current municipal boundary. As part of this project, the Plan Area will be reviewed and may be adjusted to ensure that all lands with intermunicipal interest are included.

The project's Study Area will consider the surrounding context, regional assets, and corridors, including but not limited to transportation infrastructure, environmental corridors, and utility

rights-of-way. Key regional corridors between Cochrane, Cochrane Lakes, and Harmony shall be considered as part of the IDP Study Area.

Map 1: Cochrane – Rocky View County Intermunicipal Development Plan (2001) – "Plan Area"



3.0 Principles

3.1 The following principles guide the comprehensive review and update of the 2001 IDP. They reflect a shared commitment by Cochrane and Rocky View County to accountability, collaboration, and continuous improvement.

3.2 Accountability

a. **Trust:** Conduct all discussions and negotiations in good faith to foster collaborative and productive partnerships.
b. **Respect:** Acknowledge that each municipality is best positioned to determine its individual priorities while balancing intermunicipal goals for mutually beneficial planning.
c. **Transparency:** Ensure that both municipalities have access to relevant and timely information throughout the process.
d. **Mutual Benefit:** Ensure that overall outcomes and decisions provide value to both municipalities and their residents.

3.3 Collaboration

a. **Ongoing and Effective Communication:** Maintain respectful and collaborative intermunicipal relationships through frequent, open, and deliberate communication, supported by timely responses, realistic expectations, and proactive information sharing at all organizational levels.
b. **Evidence-Based Decisions:** Decisions between the municipalities should be data-driven and based on evidence.
c. **Exploration of Opportunities:** Approach emerging issues with openness to collaboration and innovation, recognizing that joint efforts may create benefits for both municipalities.
d. **Commitment:** Establish an equitable commitment between municipalities to undertake this project.

3.4 Continuous Improvement

a. **Proactive Approach:** Anticipate and prepare for challenges and opportunities early in the process.
b. **Change Control:** Adopt an approach that strives for continuous improvement.
c. **Resiliency:** Foster resilient relationships that can withstand challenges, adapt to change, and reduce the potential for conflict.
d. **Efficiency:** Strive for streamlined processes and outcomes that maximize efficiency and effectiveness in governance and service delivery.

4.0 Direction

4.1 Section 631 of the *Municipal Government Act (MGA)* provides the enabling legislation for the preparation and adoption of an IDP (Appendix A).

4.2 *Ministerial Order No. MSD:025/25* took effect on May 1, 2025. This Ministerial Order required former participating municipalities of the Calgary Metropolitan Regional Board to enter into an Intermunicipal Collaboration Framework (ICF) and IDP where common boundaries are shared by November 30, 2027.

4.3 Due to the existing IDP (2001), the legislated requirement to enter into an IDP by November 30, 2027, does not technically apply to Cochrane and Rocky View County, however, both municipalities agree to work towards this deadline to update and revise the IDP. This demonstrates a proactive commitment to intermunicipal cooperation and good governance, as both municipalities recognize the value of a current, coordinated plan completed in a timely manner.

5.0 Purpose

5.1 The purpose of this Terms of Reference is to guide the preparation of a comprehensive review and update to the IDP between Cochrane and Rocky View County in accordance with the requirements of the *MGA*, *Ministerial Order No. MSD:025/25,* and direction provided by Council.

6.0 Goals

6.1 The following goals establish a shared vision for collaboration and long-term prosperity between Cochrane and Rocky View County. They provide a strategic framework to guide coordinated planning, foster effective partnerships, and ensure proactive, sustainable decision-making. These goals will direct how both municipalities manage development, infrastructure, and intermunicipal relationships in a manner that benefits the broader region.

6.2 Guide planning and growth

a. **Support Coordinated Planning:** Ensure the long-term prosperity of both municipalities through coordinated future planning that identifies compatible future land uses, economic opportunities, and development constraints such as provincial highways, pipelines, oil and gas developments, contaminated lands, utility corridors, historic resources, and intensive agricultural operations.

b. **Address Interfaces:** Coordinate the transition between land uses along the municipal boundary to reduce potential conflicts and promote compatible development.

c. **Support Fiscal Responsibility:** Support sustainable and coordinated growth by recognizing the need to align infrastructure, servicing, and fiscal resources so that the long-term costs and benefits of development are appropriately addressed by both municipalities.

6.3 Promote collaboration

a. **Share Knowledge and Data:** Work cooperatively to share regional knowledge, information, and data that facilitates the IDP and Intermunicipal Collaboration Framework (ICF) projects.

b. **Encourage Innovation:** Embrace new ideas for innovation, including collaboration on joint projects of mutual benefit.

c. **Advance Regional Outcomes:** Foster intermunicipal coordination that generates benefits at the regional level, including economic, social, and environmental interests.

6.4 Framework for partnerships and communication

a. **Establish Collaborative Frameworks:** In conjunction with ICF, establish a comprehensive framework for collaboration between the municipalities, incorporating and building upon the principles of the *RancheHouse Accord* so that over time, the Accord is no longer required as a standalone agreement.

b. **Strengthen Relationships:** Foster long-term, trust-based relationships between the municipalities at all levels.

c. **Maintain Regular Communication:** Establish intermunicipal meetings to reinforce a process-oriented approach at a regular interval.

d. **Establish Communication Protocols:** Develop communication protocols to administer the IDP, identifying shared opportunities, and addressing issues in good faith.

e. **Formalize Conflict Resolution:** Create formal processes for conflict resolution, plan amendments, and potential repeals.

6.5 Be proactive

a. **Anticipate Opportunities and Challenges:** Identify emerging opportunities and challenges to avoid delays.

b. **Strengthen Issue Resolution:** Develop forward-thinking guidelines to collaboratively resolve matters of shared intermunicipal interest.

7.0 Responsibilities and Decision Making

7.1 Cochrane and Rocky View County will review and update the IDP as equal partners. Both municipalities will provide balanced representation at the Council and Administrative levels.

7.2 Council and Committee Responsibilities

Cochrane and Rocky View County will employ the already established and formalized Intermunicipal Committee (IMC) to support the review and update of the IDP. As outlined in the Town of Cochrane – Rocky View County Intermunicipal Committee Terms of Reference (adopted December 2, 2021), the IMC facilitates ongoing information sharing between the two municipality's elected officials and administrative staff to provide a forum in which to review and comment on a range of topics of mutual interest.

The respective Councils of each municipality will be responsible for approval of the IDP through the adoption of a bylaw.

7.3 Administration Responsibilities

Administrations from both municipalities will be responsible for the establishment of a work plan for the project and for reviewing and updating the IDP with input from the IMC. Both municipalities agree to equitable dedication of administrative resources and cost-sharing throughout the process of IDP preparation and adoption.

Both municipalities will work through a designated project team and working group.

7.3.1 Project Team

Team Role	Responsibilities
Executive Sponsor	Provides strategic oversight and executive-level support, ensures alignment with broader organizational goals, and secures necessary project resources.
Project Sponsor	Champions the project internally: supports decision-making, terms of reference, and ensures alignment with planning priorities.
Project Lead	Leads day-to-day project execution: Acts as the key contact between municipalities; manages timelines, budget, and resources; oversees overall project delivery; and facilitates coordination across the project team and working group.
Communications Lead	Coordinates messaging, communications materials, and timelines with project partners to ensure consistency and transparency.

7.3.2 Working Group

Team Role	Responsibilities
Project Lead	Leads the development, coordination, and drafting of the IDP document; provides technical planning guidance and direction to ensure alignment with statutory plans, policies, and legislative requirements; and ensures deliverables meet quality standards.
Planning Support	Conducts research, data collection, mapping, and analysis to inform policy development. Supports document preparation.

7.4 Decision Making

Decisions will be made by consensus among the Working Group members. Where consensus cannot be achieved, the matter will be escalated in accordance with the dispute resolution process outlined in Section 11: Dispute Resolution of this Terms of Reference.

7.5 Coordination with Intermunicipal Collaboration Framework (ICF)

An Intermunicipal Collaboration Framework (ICF) is an agreement that provides for integrated and strategic planning, delivery, and funding of intermunicipal services. In accordance with the *MGA* and *Ministerial Order No. MSD:025/25*, the municipalities are required to complete an ICF with its municipal neighbours. The ICF project will progress independently from the IDP; however, Administration will share updates and information regarding the IDP and ICF projects to ensure coordination and avoid conflicts. Opportunities for collaboration between the IDP and ICF projects will be sought wherever possible.

8.0 Communications

8.1 Cochrane and Rocky View County will develop a project Communications Plan that will outline consistent messaging for three key audiences: municipal councils, intermunicipal committees, and the public.

8.2 Communications materials will use clear language, visuals, and appropriate detail for each audience.

8.3 Updates will appear on both municipality's websites with agreed messaging.

8.4 Before a municipality makes any public communication respecting the IDP or the intermunicipal relationship contemplated by this Terms of Reference, that municipality will provide advance notice to the other municipality of the intended communication for the purpose of awareness and coordination, where practicable. Where advance notice is not possible, the

communicating municipality shall provide notice as soon as practicable following the communication.

8.5 Information shared between Cochrane and Rocky View County as part of the IDP review and revision work is expected to be treated as confidential unless the municipality providing the information indicates otherwise. Each municipality will take reasonable care to protect information shared by the other, consistent with how it protects its own internal information and in accordance with applicable legislation.

9.0 Engagement

9.1 Public engagement is required, and a third-party consultant may be procured between the municipalities to ensure consistency. The procurement process will be led by Rocky View County, with the Request for Proposal collaboratively written by both municipalities followed by joint evaluation process.

9.2 Cochrane and Rocky View County will develop an Engagement Strategy jointly with the ICF that will outline public engagement activities that reflect the needs of each project.

9.3 The IDP will include two stages of engagement:

- Stage 1: Project Information will focus on introducing the purpose and scope of the IDP. It will gather early, high-level input on interests, opportunities, and concerns within the plan area. Engagement will include landowners, developers, industry, community groups, and interested residents. This feedback will inform the draft of the revised IDP.
- Stage 2: Draft Revised IDP will focus on gathering feedback on the draft of the revised IDP to assess how it reflects the plan area context, priorities, and opportunities. Engagement opportunities will be provided both online and in person to support broad participation. Feedback received during this stage will be revised and incorporated, as appropriate, prior to the final draft being brought forward for public hearing and Council consideration.

10.0 Scope and Project Stages

10.1 The Intermunicipal Development Plan (IDP) project will evaluate and update the existing 2001 IDP to reflect current legislative requirements and intermunicipal priorities. This includes reviewing land use compatibility, infrastructure coordination, and fiscal responsibility, while introducing new areas of focus such as ecological networks – elements not addressed in the current IDP but now required by legislation. The updated plan will ensure that intermunicipal interests are comprehensively captured and aligned with coordinated planning objectives.

10.2 The scope of work is organized into five project stages, with proposed timelines necessary to meet the completion date of November 30, 2027.

10.3 The five project stages include:

Project Stage	Description	Anticipated Timeline
Stage 1	Initiation	Q4 2025 - Q2 2026
Stage 2	Planning and Background	Q1 2026 - Q3 2026
Stage 3	Draft Plan	Q2 2026 - Q1 2027
Stage 4	Revisions	Q1 2027 - Q3 2027
Stage 5	Plan Adoption	Q3 2027 - Q4 2027

11.0 Dispute Resolution

11.1 This dispute resolution process is intended to support timely and collaborative resolution of any issues that may arise during the review and updating of the IDP.

11.2 Disputes regarding the interpretation, Administration, or implementation of the current IDP will be addressed through s. 3.3 of the IDP (*Resolution of Intermunicipal Issues*).

11.3 Administrative Dispute Resolution

In the event of a dispute regarding the review and update of the IDP, Administration will first endeavor to resolve the dispute between the working group members. If the working group members cannot resolve the dispute, the following steps will be taken:

a. The project sponsors from both Administrations will meet to resolve the dispute. If the project sponsors cannot resolve the dispute, then it will be elevated to the executive level.

b. The executive sponsors from both Administrations will meet to resolve the dispute. If the executive sponsors cannot resolve the dispute, then the dispute will be elevated to the Formal Dispute Resolution process outlined below in section 11.4.

11.4 Formal Dispute Resolution

Unless otherwise agreed to by both municipalities, any disagreement that cannot be resolved through regular administrative communication during the review and update of the IDP shall be addressed through the following formal dispute resolution process. This process shall be executed in sequence and in a timely manner, and the municipalities shall participate in good faith at each stage to support resolution:

a. **Elevation:** The municipality initiating the dispute shall notify the other municipality in writing and will specify the nature of the dispute in the written notice ("Notice of Dispute"). The Parties will elevate the discussion to their respective CAOs (or designates), who will have thirty (30) business days to resolve the dispute through collaborative discussion, unless otherwise agreed to by the CAOs (or designates).

b. **Facilitated Discussion:** If the Municipalities do not resolve the dispute within thirty (30) business days, the dispute will be referred to the Intermunicipal Committee. The Municipalities may select a mutually agreed upon Facilitator, the costs of which will be shared equally by the Parties. IMC members will discuss the issues outlined in the Notice of Dispute with the intention of resolving the dispute. Unless otherwise agreed to by the IMC members, the municipalities have thirty (30) business days to resolve the dispute.

c. **Mediation:** If the municipalities fail to resolve the dispute by way of discussion between IMC members, the dispute may be referred to mediation. Any one of the municipalities shall provide the other municipality with written notice ("Mediation Notice") specifying the subject matters remaining in dispute, and the details of the matters in dispute that are to be mediated. The Mediator shall be mutually agreed upon by both Parties and selected from the Municipal Dispute Resolution Services roster maintained by the Government of Alberta's Municipal Affairs. Unless otherwise agreed to by the municipalities, if the mediation is not completed within sixty (60) days from the date of receipt of the Mediation Notice, the dispute shall be deemed to have terminated and failed to be resolved by mediation. The cost(s) of any mediation shall be paid equally by both Parties unless the Mediator deems otherwise, and therefore, would indicate in their decision.

d. **Non-binding Arbitration:** If mediation is unsuccessful, the dispute may be submitted to non-binding arbitration. The arbitrator shall be mutually agreed upon by the Parties and selected from the roster of arbitrators maintained by the Government of Alberta Municipal Affairs or another agreed-upon roster. The arbitrator will review the dispute and issue a written recommended resolution. The written recommendation shall be presented to each Council for consideration. Each Council will render a decision by resolution within sixty (60) days of receiving the recommendation and will provide the other municipality with written notice of its decision.

12.0 Budget

12.1 On behalf of both municipalities, Cochrane received an Alberta Community Partnership (ACP) grant of $200,000 to support both the IDP and ICF projects with Rocky View County. The ACP grant funds will be shared equally between each municipality.

12.2 The total budget for the IDP project is expected to be $270,000, requiring each municipality to equally contribute up to $68,000 of municipal funds for a total municipal contribution of $136,000.

12.3 It is not anticipated that additional budget will be required, however, should there be a future need for additional budget, this request will be brought to the respective Councils for approval if required.

13.0 Terms of Reference Approval

Rocky View County

_____

Sunny Samra

Reeve

Date: _____

Town of Cochrane

_____

Morgan Nagel

Mayor

Date: _____

Appendix A: Municipal Government Act – Relevant Sections

631*(1) Subject to subsections (2) and (3), 2 or more councils of municipalities that have common boundaries and that are not members of a growth region as defined in section 708.01 must, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.*

(8) An intermunicipal development plan

(a) must address

(i) the future land use within the area,

(ii) the manner of and the proposals for future development in the area,

(iii) the provision of transportation systems for the area, either generally or specifically,

(iv) the co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,

(v) environmental matters within the area, either generally or specifically, and

(vi) any other matter related to the physical, social or economic development of the area that the councils consider necessary, and

(b) must include

(i) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,

(ii) a procedure to be used, by one or more municipalities, to amend or repeal the plan, and

(iii) provisions relating to the administration of the plan.

(9) Despite subsection (8), to the extent that a matter is dealt with in a framework under Part 17.2, the matter does not need to be included in an intermunicipal development plan.

(10) In creating an intermunicipal development plan, municipalities must negotiate in good faith.

The City of Chestermere

&

Rocky View County

Intermunicipal Development Plan

Terms of Reference

DRAFT April 2026

ROCKY VIEW COUNTY

CHESTERMERE

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1.0 Background and Context

Under the *Municipal Government Act*, municipalities with shared boundaries that are not part of a regional growth board must adopt an Intermunicipal Development Plan. Intermunicipal Development Plans establish a coordinated framework for land use, development, and infrastructure planning along shared municipal boundaries.

With the recent dissolution of the Calgary Metropolitan Region Board, the City of Chestermere and Rocky View County are now required to create an Intermunicipal Development Plan. This will recognize the growth between the municipalities over the years, reflect current context, and align with provincial legislation. Both municipalities consider this an important initiative that will result in a respectful and consistent approach to matters of mutual interest along our mutual border.

In addition to an Intermunicipal Development Plan, both municipalities must develop an Intermunicipal Collaboration Framework. Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans are tools that together promote cooperation between municipalities. Intermunicipal Development Plans are policy documents that provide direction to align growth and development along shared boundaries, whereas Intermunicipal Collaboration Frameworks are servicing agreements that identify the specific services that neighbouring municipalities choose to collaborate on for the benefit of residents across borders. These documents are being developed under separate but related projects each with their own terms of reference, with this Terms of Reference being specific to the Intermunicipal Development Plan.

As a result, subsequent planning documents, such as the Municipal Development Plans, may need amendments to ensure alignment with the higher order Intermunicipal Development Plan. However, the intent is to work with the direction of the recently updated Municipal Development Plans.

By creating the Intermunicipal Development Plan, the municipalities can jointly position themselves to respond more effectively to future opportunities and challenges. This is meant to demonstrate a proactive commitment to intermunicipal cooperation and good governance. Both municipalities recognize the value of a coordinated plan and are committed to advancing it in a timely manner.

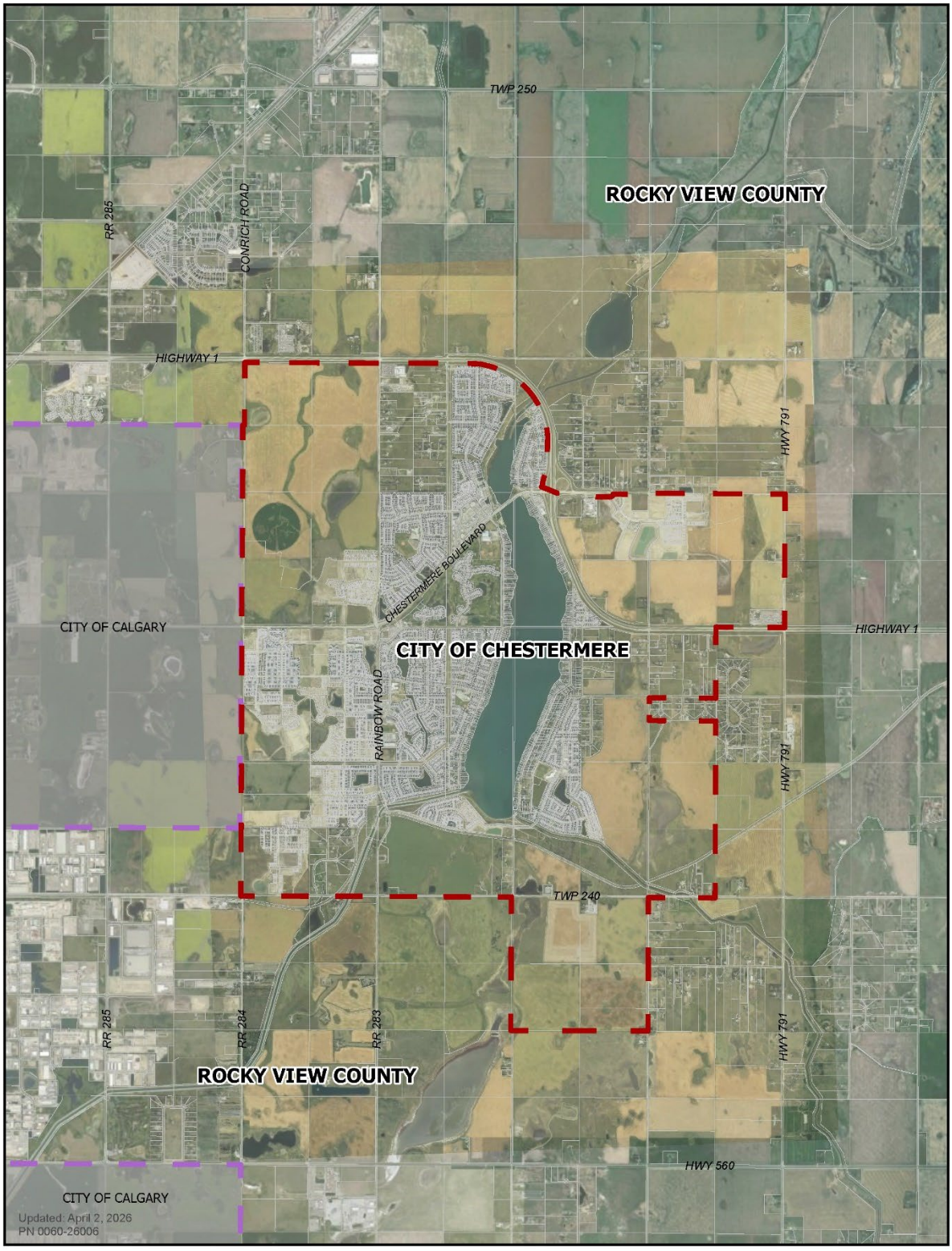
2.0 Intermunicipal Development Plan Study Area

The Plan Study Area shown on Map 1 reflects the preliminary boundary. As part of this project, the Study Area will be reviewed and adjusted to ensure that all lands with intermunicipal interest are included.

ROCKY VIEW COUNTY

CHESTERMERE

2.1 Map 1 – Intermunicipal Development Plan Study Area



3.0 Principles

The following principles guide the creation of the Intermunicipal Development Plan. They reflect a shared commitment by the City of Chestermere and Rocky View County to accountability, collaboration, and continuous improvement.

3.1 Accountability

a. **Trust:** Conduct all discussions and negotiations in good faith to foster collaborative and productive partnerships.

b. **Respect:** Acknowledge that each municipality is best positioned to determine its individual priorities while balancing intermunicipal goals for mutually beneficial planning.

c. **Transparency:** Ensure that both municipalities have access to relevant and timely information throughout the process.

d. **Mutual Benefit:** Pursue outcomes and decisions that provide value to residents in both municipalities.

3.2 Collaboration

a. **Effective Communication:** Ensure respectful intermunicipal relationships through timely responses, honest interactions, and realistic expectations.

b. **Ongoing Communication:** Maintain frequent, open, and deliberate communication at all organizational levels to build awareness and identify shared opportunities.

c. **Evidence-Based Support:** All interactions between the municipalities should be data-driven and based on evidence.

d. **Exploration of Opportunities:** Approach emerging issues with openness to collaboration and innovation, recognizing that joint efforts may create new benefits for both municipalities.

e. **Commitment:** Establish an equitable commitment between municipalities to undertake this project.

f. **Regional Collaboration:** The City of Chestermere and Rocky View County will consider the impact their plans and development have on the region.

3.3 Continuous Improvement

a. **Proactive Approach:** Anticipate and prepare for challenges and opportunities early in the process.

b. **Resiliency:** Foster resilient relationships that can withstand challenges, adapt to change, and reduce the potential for conflict.

c. **Efficiency:** Strive for streamlined processes and outcomes that maximize efficiency and effectiveness in governance and service delivery.

4.0 Direction

4.1 Municipal Government Act

As amended from time to time, Section 631 of the *Municipal Government Act* provides the enabling legislation for the preparation and adoption of an Intermunicipal Development Plan. The *Municipal Government Act* states:

> *631(1) Subject to subsections (2) and (3), 2 or more councils of municipalities that have common boundaries and that are not members of a growth region as defined in section 708.01 must, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.*
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> *(v) environmental matters within the area, either generally or specifically, and*
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> *(b) must include*
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> *(i) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,*
>
> *(ii) a procedure to be used, by one or more municipalities, to amend or repeal the plan, and*
>
> *(iii) provisions relating to the administration of the plan.*
>
> *(9) Despite subsection (8), to the extent that a matter is dealt with in a framework under Part 17.2, the matter does not need to be included in an intermunicipal development plan.*
>
> *(10) In creating an intermunicipal development plan, municipalities must negotiate in good faith.*

4.2 Ministerial Order

Ministerial Order No. MSD:025/25 took effect on May 1, 2025. This Ministerial Order required former participating municipalities of the Calgary Metropolitan Region Board to enter into an Intermunicipal Collaboration Framework and Intermunicipal Development Plan where common boundaries are shared by November 30, 2027.

5.0 Purpose

The purpose of this Terms of Reference is to guide the preparation of the Intermunicipal Development Plan between the City of Chestermere and Rocky View County in accordance with the requirements of the *Municipal Government Act* and *Ministerial Order No. MSD:025/25* and any other topics either municipality views as important.

6.0 Goals

The following goals establish a shared vision for collaboration and long-term prosperity between the City of Chestermere and Rocky View County. They provide a strategic framework to guide coordinated planning, foster effective partnerships, and ensure proactive, sustainable decision-making.

These goals will direct how both municipalities approach the update and revision of the Intermunicipal Development Plan.

6.1 Guide Coordination of Planning and Growth

a. **Support Coordinated Planning:** Ensure both municipalities can thrive over the long-term through coordinated planning that identifies compatible future land uses, economic opportunities, and development constraints.

b. **Address Interfaces:** Coordinate the transition between land uses along the municipal boundary to reduce potential conflicts and promote compatible development.

c. **Support Responsible Growth:** Support responsible and coordinated growth by recognizing the need to align infrastructure, servicing, and fiscal contributions so that the long-term costs and benefits of development are appropriately addressed by both municipalities.

d. **Protect Environment and Natural Systems:** Collaborate to protect, maintain, and connect our natural environment regionally including ecological networks, parks and pathways.

e. **Coordinate Transportation Systems**: Collaborate between municipalities on transportation planning to ensure that road networks and active transportation connections function seamlessly across municipal boundaries.

f. **Align Intermunicipal Programs**: Work collaboratively to align intermunicipal programs, promoting efficiency, reducing duplication and risk, and delivering shared benefits to residents of both municipalities.

6.2 Foster Knowledge Sharing and Intermunicipal Collaboration

a. **Share Knowledge and Data:** Work cooperatively to share regional knowledge, information, and data that facilitates the Intermunicipal Development Plan and Intermunicipal Collaboration Framework projects.

b. **Encourage Innovation:** Embrace new ideas for innovation, including collaboration on joint projects of mutual benefit.

c. **Advance Regional Outcomes:** Foster intermunicipal coordination that generates benefits at the regional level, including economic, social, and environmental interest. While the Intermunicipal Development Plan is bi-lateral, Rocky View County and the City of Chestermere will engage other municipalities on areas of shared interests and explore opportunities to work, develop, and align policy with other parties where appropriate.

6.3 Outline Framework for Working Together

a. **Establish Collaborative Frameworks:** In conjunction with the Intermunicipal Collaboration Framework, establish a comprehensive framework for collaboration between the municipalities, build strong, transparent partnerships over time.

b. **Strengthen Relationships:** Foster long-term, trust-based relationships between the municipalities at all levels.

c. **Maintain Regular Communication:** Establish intermunicipal meetings between administrations to reinforce a process-oriented approach at regular intervals.

d. **Establish Communication Protocols:** Develop communication protocols to administer the Intermunicipal Development Plan, identify shared opportunities, and address issues in good faith.

e. **Formalize Dispute Resolution:** Create formal processes for dispute resolution, plan amendments, and potential repeals.

6.4 Proactively Address Shared Challenges

a. **Anticipate Opportunities and Challenges:** Identify emerging opportunities and challenges to avoid delays.

b. **Strengthen Dispute Resolution:** Develop forward-thinking guidelines to collaboratively resolve matters of shared intermunicipal interest.

ROCKY VIEW COUNTY CHESTERMERE

7.0 Responsibilities and Decision Making

7.1 General Responsibilities

The Intermunicipal Development Plan Review project is a significant undertaking by both municipalities, which will require direction and support from their respective Executive Leadership Teams and Councils throughout the project.

a. **Required Resourcing:** Both municipalities agree that the project will require dedicated resources and close coordination among subject matter experts from each municipality to ensure effective collaboration and successful outcomes.

b. **Equity in resource allocation:** Both municipalities commit to equitable resource allocation and cost-sharing.

7.2 Administration Responsibilities

The City of Chestermere / Rocky View County Joint Administrative Working-group will consist of administration project leads from both municipalities and will be responsible for the establishment of a work plan for the project, and for preparation of the Intermunicipal Development Plan with input from the Intermunicipal Committee.

7.2.1 The Joint Administrative Working-group's responsibilities include:

a. The establishment of a work plan for the project.

b. The preparation of the Intermunicipal Development Plan with input from the Intermunicipal Committee.

c. Meet as necessary to complete the Intermunicipal Development Plan.

d. Regular and consistent communication with each other.

e. Provide the Intermunicipal Committee and Council with status updates.

f. Establishing protocols to ensure that any public communications should be jointly developed and released.

g. Ensuring that there is an equitable distribution of administrative resources and cost-sharing throughout the process of plan preparation and adoption.

7.2.2 Meeting procedures:

a. **Frequency:** The Joint Administrative Working-group will meet at regular intervals as agreed upon by both municipalities, with additional meetings scheduled as required to advance project milestones.

b. **Chairing of Meetings:** The role of Chair will rotate between municipalities on a meeting-by-meeting basis, or as otherwise agreed. The Chair is responsible for guiding discussions, ensuring adherence to the agenda and confirming decisions.

c. **Agendas:** Meeting agendas will be prepared and circulated to all members at least one business day prior to each meeting. The designated Chair of the meeting will be responsible for preparing and circulating the agenda. Agendas will outline discussion items, decisions required, and supporting documentation.

d. **Record of Meetings:** A written record of each meeting, including key discussion points, decisions and action items will be maintained and distributed to all members within two business days of the following meeting. The municipality chairing the meeting will be responsible for preparing the meeting record.

e. **Decision-making Process:** Decisions will be made by consensus among the Joint Administrative Working-group members. Where consensus cannot be achieved, the matter will be escalated in accordance with the dispute resolution process outlined in this Terms of Reference.

f. **Information Sharing:** The Joint Administrative Working-group will share updates and information regarding the Intermunicipal Collaboration Framework and Intermunicipal Development Plan projects to ensure coordination and avoid conflicts. Opportunities for collaboration between both the Intermunicipal Development Plan and Intermunicipal Collaboration Framework process will be sought wherever possible.

7.3 Intermunicipal Committee Responsibilities

The City of Chestermere and Rocky View County will employ the Intermunicipal Committee as part of the Intermunicipal Development Plan development process. It is acknowledged that as per their Terms of Reference, the Intermunicipal Committee does not have formal decision-making authority, and as such, their role is to provide direction and recommendations to Administration and updates to their respective Councils.

7.3.1 The Intermunicipal Committee responsibilities will include:

a. Providing input and guidance into Intermunicipal Development Plan policy development.

b. Assisting in identifying issues and opportunities with respect to the Intermunicipal Development Plan.

c. Being a champion for the Intermunicipal Development Plan project with public and political audiences, including other municipalities as appropriate.

d. Providing periodic updates to their respective Councils on the progress of the Intermunicipal Development Plan.

e. Assisting with matters where Administration is unable to reach consensus.

7.3.2 Meeting procedures:

Intermunicipal Committee meeting procedures will be as outlined in the Committee's Terms of Reference.

7.4 Council Responsibilities

The respective Councils of each municipality will be responsible for the Intermunicipal Development Plan through matching bylaws while ensuring the document aligns with respective Council priorities, as well as approving the expenditure of municipal funds. Each municipality will follow its own internal approval processes, which may differ from one another.

8.0 Public and Interested Party Involvement

An engagement strategy will be developed for the Intermunicipal Development Plan. This strategy will outline opportunities to inform the public about the plan and create mechanisms for the public to provide feedback during the process.

8.1 Public and Interested Party Input

Both municipalities welcome feedback to ensure that the Intermunicipal Development Plan reflects the goals of interested parties and area residents. The final project work plan will include a public communications and engagement component that will detail how interested parties and the public within both municipalities will be engaged throughout the project.

8.2 Third Party Consultation

Public engagement is required, and a third-party consultant may be procured between the municipalities to ensure consistency. The procurement process will be led by one municipality with a joint evaluation of proposals by both municipalities.

8.3 Joint Communications

Together, the municipalities will develop a project communications plan that will outline consistent messaging for three key audiences: municipal councils, intermunicipal committees, and the public.

Before a municipality makes any public communication respecting the Intermunicipal Development Plan or the intermunicipal relationship contemplated by this Terms of Reference, that municipality will provide advance notice to the other municipality of the intended communication for the purpose of awareness and coordination, where practicable. Where advance notice is not possible, the communicating municipality shall provide notice as soon as practicable following the communication.

8.4 Intermunicipal Collaboration

The municipalities may work with other municipalities to coordinate regional corridors such as transportation, active transportation, parks and pathways, utilities, and ecological networks between adjacent Intermunicipal Development Plans.

ROCKY VIEW COUNTY CHESTERMERE

9.0 Dispute Resolution

9.1 Principles of Dispute Resolution

a. Both municipalities will enter into the negotiations in good faith. They will rely on cultivating strong working relationships to complete the Intermunicipal Development Plan.

b. Disputes and their resolutions shall be documented and shared with appropriate parties to ensure transparency and accountability.

c. The Parties commit to resolving any disputes in a non-adversarial, informal, and cost-efficient manner.

9.2 Dispute Resolution Steps

Notwithstanding 9.1, if both parties cannot reach consensus on matters related to the Intermunicipal Development Plan, or if the Intermunicipal Development Plan is not complete and approved by both municipalities by November 30, 2027, the parties may agree to any of the following steps to facilitate consensus.

a. Both Parties shall make all reasonable efforts to resolve all disputes by negotiation and agree to provide open and timely disclosure of relevant facts, information and documents to facilitate negotiations.

b. Any dispute arising from the preparation of the Intermunicipal Development Plan will first be addressed by the Joint Administrative Working-group. Where a dispute cannot be resolved to the satisfaction of both parties after thirty (30) calendar days, the dispute will be referred to the Project Sponsors of both Parties.

c. Where a dispute cannot be resolved to the satisfaction of both Project Sponsors after thirty (30) calendar days, the dispute will be referred to the Intermunicipal Committee.

d. Where a dispute cannot be resolved to the satisfaction of the Intermunicipal Committee after sixty (60) calendar days, the dispute will be referred to the appropriate delegated authority (Chief Administration Officer or Chief Operating Officer or other senior leader) of both parties, unless the Intermunicipal Committee agrees to extend this timeframe.

e. Where a dispute cannot be resolved to the satisfaction of the appropriate delegated authority of both parties, the Parties may seek the assistance of a mediator acceptable to both parties. In the event that a municipality needs additional budget for mediation, that municipality will go to council to request budget approval. The mediation shall be completed in a timely and efficient manner. The costs of mediation shall be shared equitably among the parties, unless otherwise determined.

f. In the event that a dispute cannot be resolved through the above noted provisions, the parties may seek arbitration as outlined in the Arbitration Act.

ROCKY VIEW COUNTY CHESTERMERE

10.0 Scope of Work and Project Stages

10.1 Project Scope

This Intermunicipal Development Plan project will reflect current legislative requirements and intermunicipal priorities. This includes reviewing topics such as land use compatibility, infrastructure coordination, fiscal responsibility, and environment. With this Intermunicipal Development Plan, the two municipalities intend to create a relationship that is respectful and cooperative that will be attained through planning, collaboration, and communication.

10.2 Workplan and Timelines

The workplan for completion of the Intermunicipal Development Plan project is organized into four stages, with a legislated completion date of November 30, 2027.

Stages	Description of Stage	Approximate Timeline *subject to change
Project Initiation	Terms of Reference Approval	Q4 2025 – Q2 2026
Stage 1	Planning and Background	Q1 2026 – Q2 2026
Stage 2	Analysis and Concept Development	Q2 2026 – Q4 2026
Stage 3	Draft Plan and Interested Parties Input	Q1 2027 – Q2 2027
Stage 4	Plan Adoption	Q3 2027 – Q4 2027

10.3 Amending the Terms of Reference

Minor changes to the scope and workplan are permitted at the administrative level, with major changes being brought to and considered by the Intermunicipal Committee and Councils.

10.4 Interim Circulation Protocol

Administrations will work together to draft a new interim circulation protocol separate from this Terms of Reference by end of July 2026. These protocols will remain in effect until the Intermunicipal Development Plan, which will contain the formal notification protocols, is approved by Councils.

11.0 Budget

Through the Alberta Partnership Grant, $200,000 total was awarded for work on this project. In addition, each municipality will provide adequate staffing and resources to support the project. Further budget may be required, and in such case a budget adjustment will be brought to the respective Councils for approval.

ROCKY VIEW COUNTY & TOWN OF CHESTERMERE

INTERMUNICIPAL DEVELOPMENT PLAN

TERMS OF REFERENCE

Rocky View County – Town of Chestermere

February 28, 2013

ROCKY VIEW COUNTY

CHESTERMERE

Rocky View County – Town of Chestermere

These Terms of Reference are intended to guide the preparation of an Intermunicipal Development Plan (IDP). It is expected that they will serve as a touchstone throughout the process to maintain consistency with the original project goals and vision.

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1.0 INTRODUCTION

As part of the 2008 Annexation Agreement, Rocky View County and the Town of Chestermere have agreed to collaboratively prepare and approve an Intermunicipal Development Plan (IDP). Both municipalities consider this an important initiative that will result in a respectful and consistent approach to matters of mutual interest along our mutual border.

2.0 ENABLING LEGISLATION

Section 631 of the Alberta Municipal Government Act (MGA) provides the enabling legislation for the preparation and adoption of an IDP. The MGA states:

> **631 (1)** *Two or more councils may, be each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.*
>
> **(2)** *An intermunicipal development plan*
>
> a) may provide for
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> i. the future land use within the area,
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> ii. the manner of and the proposals for future development in the area, and
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> iii. any other matter relating to the physical, social or economic development of the area that the councils consider necessary, and
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> b) must include
>
> i. a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,
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> ii. a procedure to be used, by one or more municipalities, to amend or repeal the plan, and
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> iii. provisions relating to the administration of the plan.

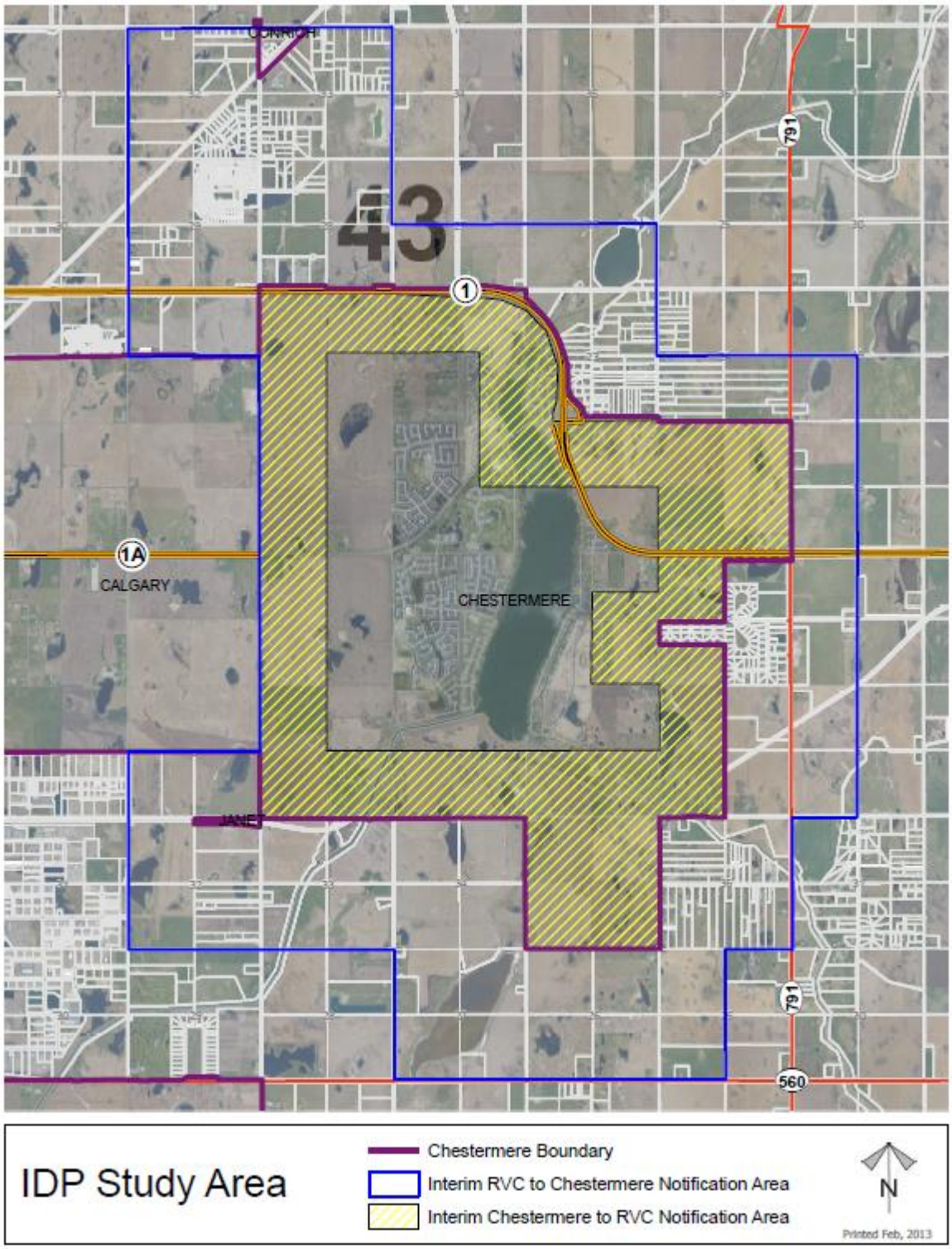
Rocky View County and the Town of Chestermere aspire to achieve more than the minimum required by Provincial legislation. With this IDP, the two municipalities intend to create a relationship that is respectful and cooperative that will be attained through planning, collaboration and communication.

3.0 IDP STUDY AREA

The IDP Study Area shown on Map 1 is larger than the area anticipated for the statutory IDP. The purpose of the larger IDP Study Area is to ensure that all relevant matters of intermunicipal

interest are addressed. **The actual IDP boundaries will be determined through the IDP planning process.**

MAP 1: IDP STUDY AREA:



4.0 IDP PRINCIPLES

The IDP principles are important to both municipalities. These principles are intended to guide the preparation of the IDP and inform the overall philosophy, policy and use of the IDP.

- Mutual Respect and Equity - This principle draws upon the notion that both municipalities are equal and equally capable of making their own decisions, with the recognition that individual municipal decisions may affect other municipalities.
- Cooperation, Collaboration, Communication and Trust - These principles form the basis upon which the IDP will be prepared and the municipalities will operate.
- Respect for the Environment and Natural Systems – Wetlands and the movement of stormwater are important physical characteristics in this area.
- Public Involvement - Development of the plan is to include public education about the IDP and meaningful involvement in its creation.
- Coordinated, Consistent and Timely Response - An important operational goal of the IDP is to provide coordinated, consistent and timely responses to development applications.
- Concise and Clear Plan - The IDP is to be concise in its construction and clear in its intent.
- Living Document - The IDP is to be a living document that may identify future areas of municipal cooperation.

5.0 IDP GOALS

The IDP goals represent the requirements of the MGA, Annexation Agreement and the needs of the two municipalities.

Municipal Planning, Land Use and Transition

1. To create policy that provides for visually attractive development adjacent to municipal boundary roads and along municipal entranceways.
2. To establish interface and transition principles along the municipal boundary that mitigates potential conflict between varying types and intensities of land uses.
3. To coordinate connectivity of open space and pathway systems between the two municipalities.
4. To identify growth areas and potential land uses within the IDP boundary.
5. To consider long term growth corridors.
6. To recognize the land south and west of the Town of Chestermere forms part of the proposed Intermunicipal Plan between the City of Calgary and Rocky View County and address how the proposed Rocky View County / Town of Chestermere IDP will address the potential IDP overlap.
7. To identify possible opportunities for mutually beneficial business development in the area.

8. To coordinate opportunities for improved delivery of Emergency Services, recreation amenities, community services, solid waste and recycling.

Infrastructure

1. To identify intermunicipal roadways and coordinate the alignment and the adoption of agreed upon design standards for intermunicipal roadways.
2. To establish guidelines for the preparation of joint planning and mutually beneficial management agreements for key transportation corridors such as, Conrich Road and Peigan Trail/Township Road 240.
3. To coordinate and encourage mutually beneficial storm water drainage planning.
4. To coordinate opportunities for infrastructure planning with respect to stormwater service delivery.

Stakeholder Consultation

1. To establish policy that ensures opportunities for landowners and other stakeholders to participate in the planning process for lands adjacent to the municipal boundary.

Sub-regional Cooperation

1. To explore the creation of ongoing intermunicipal protocols and processes that encourages and facilitates information sharing, discussion and cooperation beyond the defined IDP boundary.

Plan Administration

1. To address the Municipal Government Act requirements with respect to intermunicipal conflict resolution, amendment and repeal procedures, and administration of the plan.
2. To establish circulation protocols for notification and comment on applications that may impact the adjacent municipality.
3. To establish a process for review and update of adopted IDP policies to ensure continued relevancy and effectiveness.
4. To establish an intermunicipal process as the preferred means to address issues of mutual interest within the IDP area.
5. To establish processes for the review and possible update of existing statutory plan policies adopted after the annexation to ensure consistency with the IDP.

6.0 PROJECT ORGANIZATION

6.1 Intermunicipal Committee

The Intermunicipal Committee (IMC) is advisory to the municipal Councils of Rocky View County and the Town of Chestermere. Based upon the input of the IMC, public consultation and the outcomes of Council Public Hearing(s), the respective Councils of

Rocky View County and the Town of Chestermere will be responsible for approval of the IDP Bylaw.

6.2 Responsibilities

The IMC will:

- Review the Terms of Reference and confirm their readiness for Councils consideration;
- Provide broad policy direction and assist in identifying issues and opportunities with respect to the IDP;
- Act as a resource for both Administrations;
- Review proposed policy direction and ideas identified in the draft IDP; and
- Review the proposed IDP to confirm its readiness for the Public Hearing process.

Administration from both municipalities will be responsible for preparation of the IDP. Both municipalities agree to equitable dedication of Administrative resources and cost-sharing throughout the process of IDP preparation and adoption.

7.0 Notification

7.1 Interim Circulation Protocol

The Interim Circulation Protocol will provide the opportunity to put in place a strong working relationship between the County and the Town. In particular, the mutual referral of planning applications, policy plans, studies and other information is essential to inform each other of these activities. In addition, through effective communication, potential impacts and conflicts can be avoided.

7.2 Circulation Area

The Interim Circulation Protocol is on Map 1.

7.3 Intermunicipal Referrals

Subject to agreement between both municipalities, items may be added to or deleted from the following circulation lists:

- statutory and non-statutory plans and proposed amendments to such plans;
- textual amendments to the Land Use Bylaw;
- applications for land use redesignation and subdivision;
- disposition of environmental, municipal and/or school reserves, environmental reserve easements, public utility lots and/or road allowances; and
- applications for the following development permits:

a) intensive agricultural operations;
b) natural resource extraction;
c) landfills;
d) discretionary uses within a half mile of highways with the study area;
e) commercial, industrial or business development; and
f) institutional development.

7.4 Referral Responsibility

The respective administrations of both municipalities shall decide which Department or Departments are to be responsible for responding to intermunicipal circulations. Typically the review and response to intermunicipal circulations will be coordinated through the Planning Department of each municipality. The respective municipalities' administrations shall refer any available planning information with respect to lands within the Interim Circulation Protocol Area that might be requested by any other municipality.

Unless otherwise agreed to by the administrations of both municipalities, the responding municipality shall have thirty days from date of receipt to reply to any intermunicipal circulations provided for under this Interim Circulation Protocol. Every effort should be made to refer the application to the other municipality as early as possible, preferably before first reading, where applicable. Both municipalities commit to ongoing consultation where amendments have been made to the application after the original intermunicipal circulation.

In the event that the responding municipality does not reply within or request an extension to the maximum response period of thirty days for any intermunicipal circulation, it may be assumed that the responding municipality has no comment or objection to the referred planning document. Major applications (ASP, concept plans, major development propasols etc…) each respective administrations shall attempt to receive confirmation of formal response.

7.5 Implementation

The Interim Circulation Protocol will be implemented through the approval of this Terms of Reference by each respective Council and will remain in place until a formal circulation protocol is identified in the Intermunicipal Development Plan.

8.0 SCOPE OF WORK AND PROJECT SCHEDULE

The scope of work is organized into three stages, with a completion date projected in March 2014. The three stages of the work program include:

Stage 1: Draft IDP preparation

Task 1.1 Research, Analysis, and Public Involvement

Timeframe: Spring – Summer 2013

Objective: Develop a thorough understanding of existing policies and legislation, as they pertain to the development of the IDP. Obtain feedback from key stakeholders and the general public.

Task 1.2 First Draft IDP and presentation to the IMC

Timeframe: Autumn 2013

Objective: Completion of the first IDP draft and input from IMC

Stage 2: Final IDP Draft

Task 2.1 Public Consultation

Timeframe: Autumn – Winter 2014

Objective: Prepare for an effective and efficient public consultation process which will present the Draft IDP to get feedback from key stakeholders and the general public.

Task 2.2 Final Draft and Reviews

Timeframe: Winter 2014

Objective: Prepare Final IDP

Stage 3: Approval Process

Timeframe: Spring 2014

Objective: RVC and Chestermere Council approval of IDP

Flexibility will be critical to the success of the IDP, so the quality of the work will take precedence over rigid adherence to arbitrary deadlines.

PUBLIC AND STAKEHOLDER INVOLVEMENT

Rocky View County and the Town of Chestermere have placed a high priority on the appropriate and meaningful involvement of the general public and key stakeholders during preparation of the IDP.

8.1 Public Involvement

The public involvement strategy is to:

- Inform and educate the public and stakeholders on the nature and requirements of an IDP;
- Gather public knowledge and input on issues relevant to the IDP;
- Inform the public and stakeholders of the scope and policy aspects of an IDP; and
- Gather public input on the draft IDP policies.

8.2 Stakeholder Involvement

Key stakeholders to be involved in review of drafts of the IDP include:

- Intermunicipal Committee;
- Internal Municipal Departments;
- Residents;
- Province;
- Public utilities, public agencies, or public authorities;
- Affected developers;
- Affected landowners; and
- Affected business, commercial, or industrial interests.

ROCKY VIEW COUNTY

COUNCIL REPORT

Intermunicipal Collaboration Framework Terms of References – City of Calgary, City of Chestermere, and Town of Cochrane

Electoral Division: All File: N/A

Date:	April 28, 2026
Presenter:	Keagan Andrew, Intergovernmental Advisor
Department:	Intergovernmental and Regional Services

REPORT SUMMARY

This report seeks Council approval of the Intermunicipal Collaboration Framework (ICF) Terms of References for the City of Calgary, City of Chestermere, and Town of Cochrane projects. ICFs are mandatory agreements between neighbouring municipalities that provide a framework for the establishment of intermunicipal servicing. The ICFs outline intermunicipal service delivery, methods of service delivery, cost-sharing mechanisms, dispute resolution, and processes for the development of new servicing agreements. The three Terms of Reference documents provide an overview of governance, milestones, Council touchpoints, and budgets for each project and ensure that each project is completed prior to the November 30, 2027, deadline.

ADMINISTRATION'S RECOMMENDATION

THAT Council approve the City of Calgary – Rocky View County Intermunicipal Collaboration Framework Terms of Reference as presented in Attachment A.

THAT Council approve the City of Chestermere – Rocky View County Intermunicipal Collaboration Framework Terms of Reference as presented in Attachment B.

THAT Council approve the Town of Cochrane – Rocky View County Intermunicipal Collaboration Framework Terms of Reference as presented in Attachment C.

BACKGROUND

Intermunicipal Collaboration Frameworks (ICF) are statutory agreements created between two or more municipalities that share a common boundary. These documents aim to promote cooperation and coordination between neighboring municipalities regarding equitable shared service delivery.

Section 708.28 of the *Municipal Government Act* states that these documents outline intermunicipal services, the method of service delivery, cost-sharing mechanisms, dispute resolution, and an approach to the development of new servicing agreements between municipalities. They may consist of any shared service agreed upon by both municipalities, but must consider the following mandatory services:

- Solid waste;
- Recreation;
- Water and wastewater;
- Emergency services; and
- Transportation.

Intermunicipal Collaboration Framework Terms of References – City of Calgary, City of Chestermere, and Town of Cochrane

Following the dissolution of the Calgary Metropolitan Region Board, Rocky View County is now required to negotiate ICFs with the City of Calgary, the City of Chestermere, and the Town of Cochrane by November 30, 2027.

ANALYSIS

Administration has coordinated with each of Rocky View County's (the County) partners on the Intermunicipal Collaboration Framework (ICF) project to ensure a consistent approach. Terms of Reference (TOR) have been drafted for each of these projects, with each TOR sharing an overall approach with individual considerations for the specific needs of each project. This will allow a consistent approach to each ICF and ensure that these projects are completed by the November 30, 2027, deadline.

Each project is planned in phases to prioritize completion by this date. The project team plans to have the first draft of each ICF agreement complete by Q4 2026, with the goal of completing further negotiation and refinement through 2027 and the final draft ICF agreements completed by August 2027.

The TOR outlines the roles and responsibilities of Administration, the Intermunicipal Committees, and Council in the ICF project process. Administration is responsible for completing the project work, including identifying service areas and developing the draft ICF. The Intermunicipal Committee is responsible for providing recommendations to the administrative working groups, identifying issues and opportunities and recommending approval of the ICF. Council is responsible for the approval of the TOR and the final ICF.

Each ICF TOR was reviewed and endorsed by each of the respective Intermunicipal Committees with no amendments. To ensure alignment, the County has coordinated with each ICF partner to approve the ICF TOR on the following dates:

- City of Calgary – June 19, 2026;
- City of Chestermere – April 28, 2026;
- Town of Cochrane – May 4, 2026.

COMMUNICATIONS / ENGAGEMENT

Rocky View County (the County) will conduct high-level communication activities on the Intermunicipal Collaboration Framework (ICF) projects, as appropriate, in collaboration with the Intermunicipal Development Plan project team. The Town of Cochrane has indicated that it intends to conduct high-level engagement on the ICF project in a targeted and proportionate manner, recognizing that the ICF primarily addresses service delivery and cost-sharing mechanisms. The County will conduct equivalent engagement with its residents to ensure equitable resident participation in all engagement activities. This process will be aligned with the engagement process for the development of a new Intermunicipal Development Plan with the Town of Cochrane.

IMPLICATIONS

Rocky View County (the County) and its partners have received grant funding through the Alberta Community Partnership Intermunicipal Collaboration program valued at $200,000 per project. This funding will be split between the Intermunicipal Collaboration Framework project and the Intermunicipal Development Plan and is anticipated to meet all project needs. No additional budget is required for this project.

Intermunicipal Collaboration Framework Terms of References – City of Calgary, City of Chestermere, and Town of Cochrane

Intermunicipal
Approving these ICF TORs will align the County with its legislative requirements and demonstrate a commitment to collaboration with its regional partners.

Strategic Alignment

Completing ICF with the City of Calgary, City of Chestermere, and Town of Cochrane is a legislative requirement under Section 708.28 of the *Municipal Government Act*.

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes	SD2.1: Citizens satisfied with the range of County services available/delivered	Completing ICFs with these partners will allow the County to work with its partners to ensure that residents have continued access to high-quality services in neighbouring municipalities.
Financial Prosperity	FP2: Ensuring the County remains financially sustainable for future generations	Choose an item.	Completing ICFs will allow the County to develop a process and criteria to ensure that new servicing agreements provide value to County residents and improve access to services.

Alternate Direction

Alternate Direction
THAT Council directs Administration to work with the Intermunicipal Collaboration Framework partners to amend the Terms of Reference.

Amending the Intermunicipal Collaboration Framework Terms of Reference documents will allow further specification for each project. Further amendments to this document will delay completion of this project and may prevent the completion of the Intermunicipal Collaboration Framework projects by the November 30, 2027, completion date.

Attachments

Attachment A: City of Calgary – Rocky View County Intermunicipal Collaboration Framework Terms of Reference
Attachment B: City of Chestermere – Rocky View County Intermunicipal Collaboration Framework Terms of Reference
Attachment C: Town of Cochrane – Rocky View County Intermunicipal Collaboration Framework Terms of Reference

Approvals

Manager:	Devin LaFleche, Manager, Regional Planning
Executive Director/Director:	Amy Zaluski, Director, Intergovernmental and Regional Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

The City of Calgary

&

Rocky View County

Intermunicipal Collaboration Framework

Terms of Reference

ROCKY VIEW COUNTY

Calgary

1.0 Background and Context

An ICF is a legislated tool designed to support integrated and strategic planning, delivery, and funding of intermunicipal services. Under Section 708.28 of the Municipal Government Act (MGA), municipalities that share a common boundary are required to negotiate and establish an ICF agreement by November 30, 2027.

The City of Calgary and Rocky View County have a long-standing history of intermunicipal cooperation and coordination, and, in support of further strengthening these collaborative efforts, the two municipalities shall develop an Intermunicipal Collaboration Framework (ICF). In doing so, the framework will consider key mandatory service areas including transportation, water and wastewater, solid waste, emergency services, and recreation, consistent with the Municipal Government Act (MGA) requirements.

2.0 Principles

The following principles shall guide the comprehensive development of an Intermunicipal Collaboration Framework. They reflect a shared commitment by The City of Calgary and Rocky View County to accountability, collaboration, and continuous improvement.

2.1 Accountability

a. **Trust:** Conduct all discussions and negotiations in good faith to foster collaborative and productive partnerships.

b. **Respect:** Acknowledge that each municipality is best positioned to determine its individual priorities while balancing intermunicipal goals for mutually beneficial planning.

c. **Transparency:** Ensure that both municipalities have access to relevant and timely information throughout the process.

d. **Mutual Benefit:** Pursue outcomes and decisions that provide value to both municipalities and their residents.

2.2 Collaboration

a. **Effective Communication:** Ensure respectful intermunicipal relationships through timely responses, honest interactions and realistic expectations.

b. **Ongoing Communication:** Maintain frequent, open, and deliberate communication at all organizational levels to build awareness and identify shared opportunities.

c. **Evidence-Based Support:** Each municipality shall disclose to the other any information, data or assumptions it is relying on in arriving at a proposal for a cost calculation model.

d. **Exploration of Opportunities:** Approach emerging issues with openness to collaboration and innovation, recognizing that joint efforts may create new benefits for both municipalities.

e. **Commitment:** Establish an equitable commitment between municipalities to undertake this project.

2.3 Continuous Improvement

a. **Proactive Approach:** Anticipate and prepare for challenges and opportunities early in the process.

b. **Change Control:** Adopt an approach that strives for continuous improvement.

c. **Resiliency:** Foster resilient relationships that can withstand challenges, adapt to change, and reduce the potential for conflict.

d. **Efficiency:** Strive for streamlined processes and outcomes that maximize efficiency and effectiveness in governance and service delivery.

3.0 Scope of Work and Direction

3.1 Section 708.28 of the MGA provides the enabling legislation for the preparation and approval of an ICF

3.2 An ICF addresses the following mandatory services:

a. Transportation;

b. Water and wastewater, including stormwater;

c. Emergency services;

d. Recreation; and

e. Solid waste.

3.3 The framework may also explore other services or emerging areas of collaboration based on the mutual agreement of both municipalities and the approval of the Intermunicipal Committee.

3.4 Service areas that remain part of the ICF but have agreements extending beyond November 2027 (and for which discussions continue past that date) remain within the scope of the ICF; however, their timelines may proceed independently until a new ICF or other legislative requirements come into effect.

3.5 The ICF should establish:

a. Participant roles and responsibilities;

b. Service coordination principles;

c. Cost sharing principles;

d. Dispute resolution; and

e. Implementation, monitoring, and review processes.

4.0 Purpose

4.1 The purpose of this Terms of Reference (TOR) is to guide the preparation of the Intermunicipal Collaboration Framework between The City of Calgary and Rocky View County in accordance with the requirements of the *MGA* and *Ministerial Order No. MSD:025/25*.

4.2 The ICF will be an agreement that provides for integrated and strategic planning, delivery, and funding of intermunicipal services. As outlined in Section 708.27 of the *MGA*, the purpose of the ICF is:

(a) to provide for the integrated and strategic planning, delivery and funding of intermunicipal services,

(b) to steward scarce resources efficiently in providing local services, and

(c) to ensure municipalities contribute funding to services that benefit their residents.

5.0 Goals

An Intermunicipal Collaboration Framework is an agreement that provides for integrated and strategic planning, delivery, and funding of intermunicipal services. This document also serves as a shared Framework that provides overarching guidance and functions as a compendium of the service agreements between the two municipalities.

5.1 Promote alignment with planning and growth for efficient service delivery

a. **Support Fiscal Responsibility:** Support responsible and coordinated growth by recognizing the need to align infrastructure, servicing, and fiscal planning so that the long-term costs and benefits of development are appropriately addressed by both municipalities.

b. **Align with Intermunicipal Development Plan:** An Intermunicipal Development Plan (IDP) is an agreement that establishes a coordinated plan for land use, development, and infrastructure planning along shared municipal boundaries. The City of Calgary and Rocky View County are working to update the IDP to reflect current planning needs. The ICF and IDP project will consider how intermunicipal service delivery needs are identified by planning conducted in the Intermunicipal Development Plan.

5.2 Promote collaboration

a. **Share Knowledge and Data:** Work cooperatively to share relevant knowledge, information, and data that facilitates the Intermunicipal Collaboration Framework projects.

b. **Encourage Innovation:** Embrace new ideas for innovation, including collaboration on joint projects of mutual benefit.

c. **Advance Regional Outcomes:** Foster intermunicipal coordination that generates benefits at the regional level, including economic and social, and environmental interests.

ROCKY VIEW COUNTY

Calgary

5.3 Promote Strategic Foresight

a. **Anticipate Opportunities and Challenges:** Identify emerging opportunities and challenges to avoid delays.

b. **Strengthen Issue Resolution:** Develop forward-thinking guidelines to collaboratively resolve matters of shared intermunicipal interest.

6.0 Responsibilities and Decision Making

6.1 Intermunicipal Committee Responsibilities

The City of Calgary and Rocky View County will employ the Intermunicipal Committee (IMC) as part of the Intermunicipal Collaboration Framework development process. IMC representatives may engage their respective subject matter experts separately or together to gain specific feedback on areas of interest. Recommendations of the IMC will be made by consensus, where possible.

IMC responsibilities will include:

a. Providing recommendations on intermunicipal service needs and on when the exploration or development of service agreements should be considered;
b. Assisting in identifying intermunicipal issues and opportunities, including determining where new or updated service agreements may be beneficial for consideration within the Intermunicipal Collaboration Framework;
c. Providing periodic updates to their respective Councils on the progress of the Intermunicipal Collaboration Framework.

6.2 Administration Responsibilities

Administrations from both municipalities will be responsible for the establishment of a work plan for the project, and for preparation of the Intermunicipal Collaboration Framework with input from the IMC. Both municipalities agree to equitable dedication of administrative resources and cost-sharing throughout the process of Intermunicipal Collaboration Framework preparation and adoption.

Administration responsibilities will include:

a. The establishment of a work plan for the project;
b. The preparation of the Intermunicipal Collaboration Framework with input from the IMC;
c. Meeting as necessary to complete the Intermunicipal Collaboration Framework—meetings shall have an agenda circulated in advance, and a record of the meeting including key items, actions, and follow-up items shall be maintained;
d. Consider protocols for regular and consistent communication with each other;
e. Consider protocols for engagement with respective executive leadership teams for approvals;

f. Ensuring that there is an equitable distribution of administrative resources and cost-sharing throughout the process of plan preparation and adoption;
g. Identify the intermunicipal service areas that must be addressed through the Intermunicipal Collaboration Framework, with particular attention to the five mandatory service categories under the MGA; and
h. Document the status of each identified service line, including any existing agreements, areas where new or updated agreements may be required, and services for which no agreement is currently necessary.

6.3 Council Responsibilities

The respective Councils of each municipality will be responsible for approval of the Intermunicipal Collaboration Framework by bylaw or resolution.

7.0 Communications

7.1 The City of Calgary and Rocky View County will jointly develop a Communications Plan to ensure consistent messaging for three audiences: municipal councils, intermunicipal committees, and the public.

7.2 Communications materials will use clear language, visuals, and appropriate detail for each audience.

7.3 Updates will appear on both municipalities' websites with agreed messaging.

7.4 Information shared between the two municipalities as part of the ICF development work is expected to be treated as confidential unless the municipality providing the information indicates otherwise. Each municipality will take reasonable care to protect information shared by the other, consistent with how it protects its own internal information and in accordance with applicable legislation.

8.0 Project Stages

8.1 The scope of work is organized into three stages which are outlined in the Project Management Plan, with a legislated completion date of November 30, 2027.

8.2 The Project Management Plan may change as the project progresses without returning to Council, and major changes will be brought to the IMC.

8.3 The three main stages of the work program and anticipated project timeline include:

Project Stage	Step	Timeline
Stage 1	Prepare, including TOR approval	Q4 2025 - Q2 2026
Stage 2	Negotiations	Q2 2026 - Q3 2027
Stage 3	Adoption	Q3 2027 - Q4 2027

9.0 Budget

9.1 Each municipality will provide an equal portion of the total cost for consultants if jointly deemed necessary, and adequate staffing and resources to support the project.

9.2 Additional budget may be required, and in such case a budget adjustment will be brought to the respective Councils for approval.

10.0 Dispute Resolution

10.1 Both municipalities will enter into the negotiations in good faith. They will rely on cultivating strong working relationships to complete the Intermunicipal Collaboration Framework.

10.2 The Municipalities are committed to resolving any disputes in a non-adversarial, informal and cost-efficient manner.

10.3 The Municipalities should make all reasonable efforts to resolve all disputes by negotiation and agree to provide open and timely disclosure of relevant facts, information and documents to facilitate negotiations.

10.4 In the event of a dispute, subject to the requirements set out section 708.35 of the Municipal Government Act, the Municipalities agree that they will undertake a process to promote the resolution of the dispute in the following order:

a) negotiation;

b) mediation; and

c) arbitration.

10.5 If any dispute arises between the Municipalities regarding the interpretation, implementation or application of this Terms of Reference or any contravention or alleged contravention of this Terms of Reference, the dispute will be resolved through the Dispute Resolution Process outlined herein.

10.6 If the Dispute Resolution Process is invoked, the Municipalities shall continue to perform their obligations described in this Terms of Reference until such time as the Dispute Resolution Process is complete.

10.7 A party shall give written notice ("Dispute Notice") to the other party of a dispute and outline in reasonable detail the relevant information concerning the dispute. Within thirty (30) days following receipt of the Dispute Notice, the Intermunicipal Committee shall schedule a meeting to attempt to resolve the dispute through discussion and negotiation, unless a time extension is mutually agreed by the Chief Administrative Officers or their designates. If the dispute is not resolved within sixty (60) days of the Dispute Notice being issued, the negotiation shall be deemed to have failed.

ROCKY VIEW COUNTY

Calgary

10.8 If the Municipalities cannot resolve the dispute through negotiation within the prescribed time period, then the dispute shall be referred to mediation.

10.9 Either party may provide the other party with a written notice ("Mediation Notice") specifying:

a) The subject matters remaining in dispute, and the details of the matters in dispute that are to be mediated; and

b) The nomination of an individual to act as the mediator.

10.10 The Municipalities shall, within thirty (30) days of the Mediation Notice, jointly nominate or agree upon a mediator.

10.11 Where a mediator is appointed, the Municipalities shall submit in writing their dispute to the mediator and afford the mediator access to all records, documents and information the mediators may reasonably request. The Municipalities shall meet with the mediator at such reasonable times as may be required and shall, through the intervention of the mediator, negotiate in good faith to resolve their dispute. All proceedings involving a mediator are agreed to be without prejudice and the fees and expenses of the mediator and the cost of the facilities required for mediation shall be shared equally between the Municipalities.

10.12 In the event that:

a) The Municipalities do not agree on the appointment of a mediator within thirty (30) days of the Mediation Notice; or
b) The mediation is not completed within sixty (60) days after the appointment of the mediator; or
c) The dispute has not been resolved within ninety (90) days from the date of receipt of the Mediation Notice;

either party may by notice to the other withdraw from the mediation process and in such event the dispute shall be deemed to have failed to be resolved by mediation.

10.13 If mediation fails to resolve the dispute, the dispute shall be submitted to arbitration. Either of the Municipalities may provide the other party with written notice ("Arbitration Notice") specifying:

a) the subject matters remaining in dispute and the details of the matters in dispute that are to be arbitrated.

10.14 The *Arbitration Act* (Alberta) and the Municipal Government Act shall apply to arbitration proceedings commenced pursuant to this Terms of Reference.

11.0 Effective Date

11.1 This Terms of Reference will come into effect on passing resolutions by both the City of Calgary and Rocky View County.

The City of Chestermere

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Rocky View County

Intermunicipal Collaboration Framework

Terms of Reference

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ROCKY VIEW COUNTY

CHESTERMERE

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1.0 Background and Context

1.1 The City of Chestermere and Rocky View County have a long history of cooperation and collaboration. Both municipalities were members of the Calgary Metropolitan Region Board and thus exempt from the legislated requirement for municipalities with shared boundaries to complete Intermunicipal Collaboration Frameworks. Section 708.28 of the Municipal Government Act states that municipalities that share common boundaries are required to negotiate Intermunicipal Collaboration Framework agreements unless they are part of a Growth Management Board. Following the dissolution of the Calgary Metropolitan Region Board, the two municipalities are now required to develop an Intermunicipal Collaboration Framework agreement. Intermunicipal Collaboration Frameworks establish the provision, funding, and administration of intermunicipal services and creates a process for collaboration and dispute resolution between municipalities.

2.0 Principles

2.1 The following principles shall guide the comprehensive development of an Intermunicipal Collaboration Framework. They reflect a shared commitment by The City of Chestermere and Rocky View County to accountability, collaboration, and continuous improvement.

2.2 Accountability

a. **Trust:** Conduct all discussions and negotiations in good faith to foster collaborative and productive partnerships.

b. **Respect:** Acknowledge that each municipality is best positioned to determine its individual priorities while balancing intermunicipal goals for mutually beneficial planning.

c. **Transparency:** Ensure that both municipalities have access to relevant and timely information throughout the process.

d. **Mutual Benefit:** Pursue outcomes and decisions that provide value to residents in both municipalities.

2.3 Collaboration

a. **Effective Communication:** Ensure respectful intermunicipal relationships through timely responses, honest interactions and realistic expectations.

b. **Ongoing Communication:** Maintain frequent, open, and deliberate communication at all organizational levels to build awareness and identify shared opportunities.

c. **Evidence-Based Support:** Each municipality shall disclose to the other any information, data or assumptions it is relying on in arriving at a proposal for a cost calculation model.

d. **Exploration of Opportunities:** Approach emerging issues with openness to collaboration and innovation, recognizing that joint efforts may create new benefits for both municipalities.

e. **Commitment:** Establish an equitable commitment between municipalities to undertake this project.

f. **Regional Collaboration:** The City of Chestermere and Rocky View County will consider the impact of new agreements on the region.

2.4 Continuous Improvement

a. **Proactive Approach:** Anticipate and prepare for challenges and opportunities early in the process.

b. **Change Control:** Adopt an approach that strives for continuous improvement.

c. **Resiliency:** Foster resilient relationships that can withstand challenges, adapt to change, and reduce the potential for conflict.

d. **Efficiency:** Strive for streamlined processes and outcomes that maximize efficiency and effectiveness in governance and service delivery.

3.0 Direction

3.1 Section 708.28 of the Municipal Government Act provides the enabling legislation for the preparation and approval of an Intermunicipal Collaboration Framework (Appendix A).

3.2 An Intermunicipal Collaboration Framework addresses the following mandatory services:

a. transportation;

b. water and wastewater, including stormwater;

c. emergency services;

d. recreation; and

e. solid waste.

3.3 Additional services can be included under the Intermunicipal Collaboration Framework, if agreed to by both municipalities.

3.4 *Ministerial Order No. MSD:025/25* took effect on May 1, 2025. This Ministerial Order required former participating municipalities of the Calgary Metropolitan Region Board to enter into an Intermunicipal Collaboration Framework and Intermunicipal Development Plan where common boundaries are shared by November 30, 2027.

4.0 Purpose

4.1 The purpose of this Terms of Reference is to guide the preparation of the Intermunicipal Collaboration Framework between The City of Chestermere and Rocky View County in accordance with the requirements of the *Municipal Government Act* and *Ministerial Order No. MSD:025/25*.

5.0 Goals

5.1 The following goals establish a shared vision for collaboration and long-term prosperity between The City of Chestermere and Rocky View County.

5.2 Promote Alignment with planning and growth

a. **Align with Coordinated Planning:** Ensure the long-term prosperity of both municipalities by considering how intermunicipal service delivery supports coordinated planning as outlined within the Intermunicipal Development Plan.

b. **Address Interfaces:** Consider how to coordinate the transition between land uses along the municipal boundary to reduce potential conflicts and reflect shared municipal usage.

c. **Support Fiscal Responsibility:** Support responsible and coordinated growth by recognizing the need to align infrastructure, servicing, and fiscal planning so that the long-term costs and benefits of development are appropriately addressed by both municipalities.

d. **Align Intermunicipal Programs**: Work collaboratively to align intermunicipal programs around the five mandatory service areas to promote efficiency, reduce duplication and risk, and deliver shared benefits to residents of both municipalities.

5.3 Promote collaboration

a. **Share Knowledge and Data:** Work cooperatively to share regional knowledge, information, and data that facilitates the Intermunicipal Collaboration Framework projects.

b. **Encourage Innovation:** Embrace new ideas for innovation, including collaboration on joint projects of mutual benefit.

c. **Advance Regional Outcomes:** Foster intermunicipal coordination that generates benefits at the regional level, including economic and social, and environmental interests.

5.4 Be proactive

a. **Anticipate Opportunities and Challenges:** Identify emerging opportunities and challenges to avoid delays.

b. **Strengthen Issue Resolution:** Develop forward-thinking guidelines to collaboratively resolve matters of shared intermunicipal interest.

6.0 Responsibilities and Decision Making

The following establishes the responsibilities and roles of the different levels of administration and elected official positions in the development of the Intermunicipal Collaboration Framework between the City of Chestermere and Rocky View County.

6.1 Intermunicipal Committee Responsibilities

The City of Chestermere and Rocky View County will employ the Intermunicipal Committee as part of the Intermunicipal Collaboration Framework development process. The Intermunicipal Committee will include balanced representation of Council and Senior Administration from each municipality.

Intermunicipal Committee representatives may engage their respective subject matter experts separately or together to gain specific feedback on areas of interest. Recommendations of the Intermunicipal Committee will be made by consensus.

Intermunicipal Committee responsibilities will include:

a. Providing broad policy recommendations;
b. Assisting in identifying issues and opportunities with respect to the Intermunicipal Collaboration Framework;
c. Acting as a resource for both Administrations; and
d. Providing periodic updates to their respective Councils on the progress of the Intermunicipal Collaboration Framework.

6.2 Administration Responsibilities

Administrations from both municipalities will be responsible for the establishment of a work plan for the project, and for preparation of the Intermunicipal Collaboration Framework with input from the Intermunicipal Committee. Both municipalities agree to equitable dedication of administrative resources and cost-sharing throughout the process of Intermunicipal Collaboration Framework preparation and adoption. The appropriate delegated authority in each municipality may vary subject to the service of interest.

Administration responsibilities will include:

a. The establishment of a work plan for the project;
b. The preparation of the Intermunicipal Collaboration Framework with input from the Intermunicipal Committee;
c. Meeting as necessary to complete the Intermunicipal Development Plan and Intermunicipal Collaboration Framework— meetings shall have an agenda circulated in advance, and a record of the meeting including key items, actions, and follow-up items shall be maintained;
d. Establishing protocols for regular and consistent communication with each other;
e. Establishing protocols for engagement with respective executive leadership teams for approvals;
f. Consider protocols to ensure that any public communications should be jointly developed and released; and
g. Ensuring that there is an equitable distribution of administrative resources and cost-sharing throughout the process of plan preparation and adoption.

6.3 Council Responsibilities

The respective Councils of each municipality will be responsible for approval of the matching Intermunicipal Collaboration Framework resolution.

6.4 Coordination with Intermunicipal Development Plan

An Intermunicipal Development Plan is an agreement that establishes a coordinated framework for land use, development, and infrastructure planning along shared municipal boundaries. Both municipalities agreed to work towards the November 30, 2027, deadline, as set out in Ministerial Order No. MSD:025/25, to complete this review. The Intermunicipal Development Plan project will progress independently from the Intermunicipal Collaboration Framework; however, Administration will share updates and information regarding the Intermunicipal Collaboration Framework and Intermunicipal Development Plan to ensure coordination and avoid conflicts. Opportunities for collaboration between the Intermunicipal Collaboration Framework and Intermunicipal Development Plan projects will be sought wherever possible.

7.0 Communications

7.1 The City of Chestermere and Rocky View County will jointly develop a Communications Plan to ensure consistent messaging for three audiences: municipal councils, intermunicipal committees, and the public.

7.2 Communications materials will use clear language, visuals, and appropriate detail for each audience.

7.3 Before a municipality makes any public communication respecting the Intermunicipal Collaboration Framework or the intermunicipal relationship contemplated by this Terms of Reference, that municipality will provide advance notice to the other municipality of the intended communication, for the purpose of awareness and coordination, where practicable. Where advance notice is not possible, the communicating municipality will provide notice as soon as practicable following the communication.

7.4 Information shared between the two municipalities as part of the Intermunicipal Collaboration Framework development work is expected to be treated as confidential unless the municipality providing the information indicates otherwise. Each municipality will take reasonable care to protect information shared by the other, consistent with how it protects its own internal information and in accordance with applicable legislation.

8.0 Dispute Resolution

8.1 Both municipalities will enter into the negotiations in good faith. They will rely on cultivating strong working relationships to complete the Intermunicipal Collaboration Framework.

8.2 The Municipalities are committed to resolving any disputes in a non-adversarial, informal and cost-efficient manner.

8.3 The Municipalities shall make all reasonable efforts to resolve all disputes by negotiation and agree to provide, without prejudice, open and timely disclosure of relevant facts, information and documents to facilitate negotiations.

8.4 In the event of a dispute, subject to the requirements set out in Section 708.35 of the Municipal Government Act, the Municipalities agree that they will undertake a process to promote the resolution of the dispute in the following order:

a) negotiation;
b) mediation; and
c) arbitration.

8.5 If any dispute arises between the Municipalities regarding the interpretation, implementation or application of this Terms of Reference or any contravention or alleged contravention of this Terms of Reference, the dispute will be resolved through the binding Dispute Resolution Process outlined herein.

8.6 If the Dispute Resolution Process is invoked, the Municipalities shall continue to perform their obligations described in this Terms of Reference until such time as the Dispute Resolution Process is complete.

8.7 Despite 6.5, subject to section 708.35 of the Municipal Government Act where an existing intermunicipal agreement has a binding dispute resolution process included the process in the existing intermunicipal agreement shall be used instead of the dispute resolution outlined in this Terms of Reference.

8.8 A party shall give written notice ("Dispute Notice") to the other party of a dispute and outline in reasonable detail the relevant information concerning the dispute. Within thirty (30) days following receipt of the Dispute Notice, the Intermunicipal Committee shall meet and attempt to resolve the dispute through discussion and negotiation, unless a time extension is mutually agreed by the appropriate delegated authority. If the dispute is not resolved within sixty (60) days of the Dispute Notice being issued, the negotiation shall be deemed to have failed.

8.9 If the Municipalities cannot resolve the dispute through negotiation within the prescribed time period, then the dispute shall be referred to mediation.

8.10 Either party may provide the other party with a written notice ("Mediation Notice") specifying:

a) The subject matters remaining in dispute, and the details of the matters in dispute that are to be mediated; and
b) The nomination of an individual to act as the mediator.

8.11 The Municipalities shall, within thirty (30) days of the Mediation Notice, jointly nominate or agree upon a mediator.

8.12 Where a mediator is appointed, the Municipalities shall submit in writing their dispute to the mediator and afford the mediator access to all records, documents and information the mediators may reasonably request. The Municipalities shall meet with the mediator at such reasonable times as may be required and shall, through the intervention of the mediator, negotiate in good faith to resolve their dispute. All proceedings involving a mediator are agreed to be without prejudice and the fees and expenses of the mediator and the cost of the facilities required for mediation shall be shared equally between the Municipalities.

8.13 In the event that:

a) The Municipalities do not agree on the appointment of a mediator within thirty (30) days of the Mediation Notice; or
b) The mediation is not completed within sixty (60) days after the appointment of the mediator; or
c) The dispute has not been resolved within ninety (90) days from the date of receipt of the Mediation Notice;

either party may by notice to the other withdraw from the mediation process and in such event the dispute shall be deemed to have failed to be resolved by mediation.

8.14 If mediation fails to resolve the dispute, the dispute shall be submitted to arbitration. Either of the Municipalities may provide the other party with written notice ("Arbitration Notice") specifying:

a. the subject matters remaining in dispute and the details of the matters in dispute that are to be arbitrated.

8.15 The *Arbitration Act* (Alberta) and the Municipal Government Act in force from time to time shall apply to arbitration proceedings commenced pursuant to this Terms of Reference.

9.0 Scope of Work and Project Stages

9.1 The scope of work is organized into five stages which are outlined in the Project Management Plan, with a legislated completion date of November 30, 2027. The Project Management Plan shall be approved at the same time as this Terms of Reference.

9.2 The Project Management Plan may change as the project progresses without returning to Council, and major changes will be brought to the Intermunicipal Committee.

9.3 The five stages of the work program include:

Project Stage	Description	Anticipated Timeline
Stage 1	Initiation	Q4 2025 - Q2 2026
Stage 2	Analysis and Background	Q1 2026 – Q3 2026
Stage 3	Negotiations and Draft Framework	Q4 2026 – Q3 2027
Stage 4	Revisions	Q1 2027 – Q3 2027
Stage 5	Framework Approval	Q3 2027 – Q4 2027

10.0 Budget

10.1 Each municipality will provide an equal portion of the total cost for consultants if jointly deemed necessary, and adequate staffing and resources to support the project.

Town of Cochrane

"Cochrane"

&

Rocky View County

Intermunicipal Collaboration Framework

Terms of Reference

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1.0 Background and Context

1.1 Under the *Municipal Government Act* (MGA), municipalities with shared boundaries that are not part of a regional growth board must adopt an Intermunicipal Collaboration Framework (ICF). An ICF establishes a framework for the provision, funding, and administration of intermunicipal services and sets out a process for collaboration and dispute resolution between municipalities.

Cochrane and Rocky View County have a long history of cooperation and collaboration, as demonstrated through the *RancheHouse Accord* (2010), which provides a framework for intermunicipal collaboration and coordination. The *RancheHouse Accord*'s core principles of commitment, respect, and trust will be embedded within the ICF, as well as the Intermunicipal Development Plan (IDP). By incorporating these values into the statutory frameworks that guide intermunicipal services, the *RancheHouse Accord* will no longer be required as a stand-alone agreement.

2.0 Principles

2.1 The following principles guide the comprehensive development of the ICF. They reflect a shared commitment by Cochrane and Rocky View County to accountability, collaboration, and continuous improvement.

2.2 Accountability

a. **Trust:** Conduct all discussions and negotiations in good faith to foster collaborative and productive partnerships.

b. **Respect:** Acknowledge that each municipality is best positioned to determine its individual priorities while balancing intermunicipal goals for mutually beneficial planning.

c. **Transparency:** Ensure that both municipalities have access to relevant and timely information throughout the process.

d. **Mutual Benefit:** Ensure that overall outcomes and decisions provide value to both municipalities and their residents.

2.3 Collaboration

a. **Ongoing and Effective Communication:** Maintain respectful and collaborative intermunicipal relationships through frequent, open, and deliberate communication, supported by timely responses, realistic expectations, and proactive information sharing at all organizational levels.

b. **Evidence-Based Support:** Decisions between municipalities should be data-driven and based on evidence.

c. **Exploration of Opportunities:** Approach emerging issues with openness to collaboration and innovation, recognizing that joint efforts may create new benefits for both municipalities.

d. **Commitment:** Establish an equitable commitment between municipalities to undertake this project.

2.4 Continuous Improvement

a. **Proactive Approach:** Anticipate and prepare for challenges and opportunities early in the process.

b. **Change Control:** Adopt an approach that strives for continuous improvement.

c. **Resiliency:** Foster resilient relationships that can withstand challenges, adapt to change, and reduce the potential for conflict.

d. **Efficiency:** Strive for streamlined processes and outcomes that maximize efficiency and effectiveness in governance and service delivery.

3.0 Direction

3.1 Section 708.28 of the MGA provides the enabling legislation for the preparation and approval of an ICF (Appendix A).

3.2 An ICF addresses the following mandatory services:

a. transportation;

b. water and wastewater, including stormwater;

c. emergency services;

d. recreation; and

e. solid waste.

3.3 Additional services can be included under the ICF, if agreed to by both municipalities.

3.4 *Ministerial Order No. MSD:025/25* took effect on May 1, 2025. This Ministerial Order required former participating municipalities of the Calgary Metropolitan Region Board to enter into an ICF and IDP where common boundaries are shared by November 30, 2027.

4.0 Purpose

The purpose of this Terms of Reference is to guide the development of the ICF between Cochrane and Rocky View County in accordance with the requirements of the *MGA*, *Ministerial Order No. MSD:025/25*, and direction provided by Council.

5.0 Goals

5.1 The following goals establish a shared vision for collaboration and long-term prosperity between Cochrane and Rocky View County. They provide a strategic framework to foster effective partnerships and to meet the purposes of the ICF, as outlined under the MGA:

> *(a) to provide for the integrated and strategic planning, delivery and funding of intermunicipal services,*
>
> *(b) to steward scarce resources efficiently in providing local services, and*
>
> *(c) to ensure municipalities contribute funding to services that benefit their residents.*

5.2 Guide service delivery and growth

a. **Promote Alignment with Planning and Growth:** Support the long-term prosperity of both municipalities by coordinating the delivery of shared and intermunicipal services in a manner that is efficient, collaborative, and consistent with the principles established in the IDP.

b. **Support Fiscal Responsibility:** Support sustainable and coordinated growth by recognizing and addressing shared impacts on municipal services, ensuring residents continue to receive quality infrastructure and reliable services.

5.3 Promote collaboration

a. **Share Knowledge and Data:** Work cooperatively to share regional knowledge, information, and data that facilitates the ICF and IDP projects.

b. **Encourage Innovation:** Embrace new ideas for innovation, including collaboration on joint projects of mutual benefit.

c. **Advance Regional Outcomes:** Foster intermunicipal coordination that generates benefits at the regional level, including economic and social, and environmental interests.

5.4 Framework for partnerships and communication

a. **Establish Collaborative Frameworks:** In conjunction with the IDP, establish a comprehensive framework for collaboration between the municipalities,

incorporating and building upon the principles of the *RancheHouse Accord* so that over time, the *Accord* is no longer required as a standalone agreement.

b. **Strengthen Relationships:** Foster long-term, trust-based relationships between the municipalities.

c. **Maintain Regular Communication:** Establish intermunicipal meetings to reinforce a process-oriented approach at a regular interval.

d. **Establish Communication Protocols:** Develop communication protocols to administer the ICF, identifying shared opportunities, and addressing issues in good faith.

e. **Formalize Conflict Resolution:** Create formal processes for conflict resolution, framework amendments, and potential repeals.

5.5 Be proactive

a. **Anticipate Opportunities and Challenges:** Identify emerging opportunities and challenges to avoid delays.

b. **Strengthen Issue Resolution:** Develop forward-thinking guidelines to collaboratively resolve matters of shared intermunicipal interest.

6.0 Responsibilities and Decision Making

6.1 Cochrane and Rocky View County will develop the ICF as equal partners. Both municipalities will provide balanced representation at the Council and Administrative levels.

6.2 Council and Committee Responsibilities

Cochrane and Rocky View County will employ the Intermunicipal Committee (IMC) to support the development of the ICF. As outlined in the Town of Cochrane – Rocky View County Intermunicipal Committee Terms of Reference (adopted December 2, 2021), the IMC facilitates ongoing information sharing between the two municipalities' elected officials and administrative staff to provide a forum in which to review and comment on a range of topics of mutual interest.

The respective Councils of each municipality will be responsible for approval of the ICF through a formal resolution or bylaw.

6.3 Administration Responsibilities

Administrations from both municipalities will be responsible for the establishment of a work plan for the project and for developing the ICF with input from the IMC. Both municipalities agree to equitable dedication of administrative resources and cost-sharing throughout the process of ICF preparation and adoption.

6.3.1 Project Team

Team Role	Responsibilities
Executive Sponsor	Provides strategic oversight and executive-level support, ensures alignment with broader organizational goals, and secures necessary project resources.
Project Sponsor	Champions the project internally: supports decision-making, terms of reference, and ensures alignment with municipal priorities.
Project Lead	Leads day-to-day project execution: Acts as the key contact between municipalities; manages timelines, budget, and resources; oversees overall project delivery; and facilitates coordination across the project team and working group.
Communications Lead	Coordinates messaging, communications materials, and timelines with project partners to ensure consistency and transparency.

6.3.2 Working Group

Team Role	Responsibilities
Project Lead	Leads the development, coordination, and drafting of the ICF document; provides technical planning guidance and direction to ensure alignment with statutory plans, policies, and legislative requirements; and ensures deliverables meet quality standards.

6.4 Decision Making

Decisions will be made by consensus among the Working Group members. Where consensus cannot be achieved, the matter will be escalated in accordance with the dispute resolution process outlined Section 10: Dispute Resolution of this Terms of Reference.

6.5 Coordination with Intermunicipal Development Plan (IDP)

An Intermunicipal Development Plan (IDP) is an agreement that establishes a coordinated framework for land use, development, and infrastructure planning along shared municipal boundaries. Cochrane and Rocky View County adopted an IDP through their respective bylaws in 2001, which remains in effect, but requires a comprehensive review and update. Both municipalities agreed to work towards the November 30, 2027, deadline, as set out in Ministerial Order No. MSD:025/25, to complete this review. The IDP project will progress independently from the ICF; however, Administration will share updates and information regarding the ICF and IDP to ensure coordination and avoid conflicts. Opportunities for collaboration between the ICF and IDP projects will be sought wherever possible.

7.0 Communications

7.1 Cochrane and Rocky View County will jointly develop a Communications Plan to ensure consistent messaging for three audiences: municipal councils, intermunicipal committees, and the public.

7.2 Communications materials will use clear language, visuals, and appropriate detail for each audience.

7.3 Updates will appear on both municipalities' websites with agreed messaging.

7.4 Before a municipality makes any public communication respecting the ICF or the intermunicipal relationship contemplated by this Terms of Reference, that municipality will provide advance notice to the other municipality of the intended communication, for the purpose of awareness and coordination, where practicable. Where advance notice is not possible, the communicating municipality will provide notice as soon as practicable following the communication.

7.5 Information shared between Cochrane and Rocky View County as part of the ICF development work is expected to be treated as confidential unless the municipality providing the information indicates otherwise. Each municipality will take reasonable care to protect information shared by the other, consistent with how it protects its own internal information and in accordance with applicable legislation.

8.0 Engagement

8.1 Where public engagement is required, a third-party consultant may be procured between the municipalities to ensure consistency.

8.2 Cochrane and Rocky View County will develop an Engagement Strategy jointly with the IDP that will outline public engagement activities that reflect the needs of each project.

8.3 Public engagement for the ICF will be undertaken in a targeted and proportionate manner, recognizing that the ICF primarily addresses intermunicipal service delivery and cost-sharing matters. Engagement will focus on providing clear information about the ICF to the public and, where appropriate, seek input from key stakeholders and interested parties.

9.0 Project Stages

9.1 The project is organized into five stages, with a mandatory completion date of November 30, 2027.

9.2 The five project stages include:

Project Stage	Description	Anticipated Timeline
Stage 1	Initiation	Q4 2025 - Q2 2026
Stage 2	Analysis and Background	Q1 2026 – Q3 2026
Stage 3	Draft Framework	Q2 2026 – Q1 2027
Stage 4	Revisions	Q1 2027 – Q3 2027
Stage 5	Framework Approval	Q3 2027 – Q4 2027

10.0 Dispute Resolution

10.1 This dispute resolution process is intended to support timely and collaborative resolution of any issues that may arise during the review and updating of the ICF.

10.2 Unless otherwise agreed to by both municipalities, any disagreement that cannot be resolved through regular administrative communication during the review and update of the ICF shall be addressed through the following dispute-resolution steps, in sequence and in a timely manner, and the Parties shall participate in good faith at each stage to support resolution:

a. **Elevation:** The municipality initiating the dispute shall notify the other municipality in writing and will specify the nature of the dispute in the written notice (“Notice of Dispute”). The Parties will elevate the discussion to their

respective CAOs (or designates), who will have thirty (30) business days to resolve the dispute through collaborative discussion, unless otherwise agreed to by the CAOs (or designates).

b. **Facilitated Discussion:** If the Municipalities do not resolve the dispute within thirty (30) business days, the dispute will be referred to the Intermunicipal Committee. The Municipalities may select a mutually agreed upon Facilitator, the costs of which will be shared equally by the Parties. IMC members will discuss the issues outlined in the Notice of Dispute with the intention of resolving the dispute. Unless otherwise agreed to by the IMC members, the municipalities have thirty (30) business days to resolve the dispute.

c. **Mediation:** If the municipalities fail to resolve the dispute by way of discussion between IMC members, the dispute may be referred to mediation. Any one of the municipalities shall provide the other municipality with written notice ("Mediation Notice") specifying the subject matters remaining in dispute, and the details of the matters in dispute that are to be mediated. The Mediator shall be mutually agreed upon by both Parties and selected from the Municipal Dispute Resolution Services roster maintained by the Government of Alberta's Municipal Affairs. Unless otherwise agreed to by the municipalities, if the mediation is not completed within sixty (60) days from the date of receipt of the Mediation Notice, the dispute shall be deemed to have terminated and failed to be resolved by mediation. The cost(s) of any mediation shall be paid equally by both Parties unless the Mediator deems otherwise, and therefore, would indicate in their decision.

d. **Arbitration:** In the event that:
   i) The Municipalities do not agree on the appointment of a mediator within thirty (30) days of the Mediation Notice; or
   ii) The mediation is not completed within sixty (60) days after the appointment of the mediator; or
   iii) The dispute has not been resolved within ninety (90) days from the date of receipt of the Mediation Notice;

   either party may by notice to the other withdraw from the mediation process and in such event the dispute shall be deemed to have failed to be resolved by mediation. If mediation fails to resolve the dispute, the dispute shall be submitted to arbitration. Either of the Municipalities may provide the other party with written notice ("Arbitration Notice") specifying that the subject matters remaining in dispute and the details of the matters in dispute that are to be arbitrated. The Arbitration Act

(Alberta) and the MGA in force from time to time shall apply to arbitration proceedings commenced pursuant to this Terms of Reference.

11.0 Budget

11.1 Each municipality will provide an equal portion of the total costs and adequate staffing and resources to support the project.

11.2 Additional budget may be required, and in such case a budget adjustment will be brought to the respective Councils for approval.

12.0 Term of Reference Approval

Rocky View County	**Town of Cochrane**
_____	_____
Sunny Samra	**Morgan Nagel**
Reeve	**Mayor**
Date:_____	**Date:**_____

Appendix A: Legislative Requirements *Municipal Government Act*

Requirements for framework

708.28(1) *Municipalities that have common boundaries must create a framework with each other by April 1, 2020 unless they are members of the same growth management board.*

(1.1) *Subject to subsections (1.2) and (1.3), subsection (1) does not apply to municipal districts with common boundaries if they determine and agree that they do not require a framework.*

(1.2) *A municipal district referred to in subsection (1.1) may revoke its agreement at any time by giving written notice to the other municipal district or municipal districts, and where that notice is given, the municipal districts must comply with subsection (1) within one year from the date of the notice.*

(1.3) *The municipal districts referred to in subsection (1.1) must review all existing agreements between them prior to determining and agreeing that a framework is not required.*

(1.4) *A municipal district that under subsection (1.1) does not enter into a framework must*

a. *adopt a resolution that intermunicipal services have been and will continue to be adequately provided by other means,*
b. *notify the Minister of its decision not to enter into a framework by sending a copy of the resolution to the Minister, and*
c. *publish, on the municipal district's website, the reasons for not having a framework.*

(2) *Municipalities that are members of the same growth management board may create a framework with other members of the same growth management board in respect of matters that are not addressed in a growth plan.*

(3) *Municipalities that do not have common boundaries may be parties to a framework.*

(4) *A municipality may be a party to more than one framework.*

(5) *Despite subsection (1), the Minister may by order exempt, on any terms and conditions the Minister considers necessary, one or more municipalities from the requirement to create a framework.*

(6) *For greater certainty, a municipality that is a member of a growth management board must create a framework with a municipality that is not a member of the same growth management board if they have common boundaries.*

Contents of framework

708.29(0.1) *In this section,*

a. *"costs for intermunicipal services" means operating, capital and other non-operating costs required to deliver the services;*
b. *"third-party services" means services provided by a third party that is*
   i. *a corporation independent from the municipalities to whom the services are provided, and*
   ii. *the only services provider authorized under an enactment to provide the services it provides in or to the municipalities that are parties to a framework.*

(1) *A framework must describe the services to be provided under it that benefit residents in more than one of the municipalities that are parties to the framework.*

(1.1) *The content of the framework required under subsection (1) must address the provision of the following mandatory services:*

(a) transportation;

(b) water and wastewater;

(c) solid waste;

(d) emergency services;

(e) recreation.

(1.2) *Municipalities may include additional services in the framework, other than third-party services.*

(1.3) *Where section 708.34(a) or (b) applies to municipalities because of a matter other than a matter regarding a mandatory service, the municipalities must create a framework in accordance with this Part that addresses mandatory services.*

(1.4) *Municipalities may establish in a framework a cost calculation model respecting the costs for intermunicipal services.*

(1.5) *Each municipality in a framework must disclose to the others any information, data or assumptions it is relying on in arriving at its proposal for a cost calculation model.*

(1.6) *Subject to the regulations and subsection (1.7), capital costs may be included in a framework.*

(1.7) *The capital costs for a new facility providing mandatory services may only be included in a framework if, by a prior agreement, all municipalities that are party to the framework have participated in the design of and decision to construct the facility.*

(1.8) *The prior agreement referred to in subsection (1.7) must contain provisions reflecting that the municipalities have addressed and agreed to the nature of the participation of each municipality in the decision to design and construct the facility.*

(1.9) *Subsection (1.7) applies to frameworks entered into after the coming into force of that subsection.*

(1.91) *The Minister may make regulations relating to the inclusion of capital costs in a framework.*

(2) *In developing the content of the framework required by subsection (1), the municipalities must identify which municipality is responsible for providing which services and outline how the services will be delivered and funded.*

(3) *Nothing in this Part prevents a framework from enabling an intermunicipal service to be provided in only part of a municipality.*

(3.1) *Every framework must contain provisions establishing a process for resolving disputes that occur while the framework is in effect, other than during a review under section 708.32, with respect to*

(a) the interpretation, implementation or application of the framework, and

(b) any contravention or alleged contravention of the framework.

(4) *No framework may contain a provision that conflicts or is inconsistent with a growth plan established under Part 17.1 or with an ALSA regional plan.*

(5) *The existence of a framework relating to a service constitutes agreement among the municipalities that are parties to the framework for the purposes of section 54.*

ROCKY VIEW COUNTY

COUNCIL REPORT

City of Airdrie Intermunicipal Collaboration Framework

Electoral Division: 5 File: N/A

Date:	April 28, 2026
Presenter:	Keagan Andrew, Intergovernmental Advisor
Department:	Intergovernmental and Regional Services

REPORT SUMMARY

This report seeks Council approval of the Intermunicipal Collaboration Framework (ICF) between the City of Airdrie and Rocky View County. The ICF will replace the existing Master Shared Services Agreement with minor amendments to provide a governance structure for current and future servicing agreements between the municipalities. The ICF defines the existing servicing agreements between the City of Airdrie and Rocky View County, how services are provided under those agreements, and identifies future service agreements. The draft ICF was reviewed by the City of Airdrie and Rocky View County Intermunicipal Committee, which endorsed the draft document and recommended Council approval.

ADMINISTRATION'S RECOMMENDATION

THAT Council approve the City of Airdrie-Rocky View County Intermunicipal Collaboration Framework as per Attachment 'A'.

BACKGROUND

Rocky View County (the County) and the City of Airdrie (the City) have a long history of cooperation and collaboration. While participating as members of the Calgary Metropolitan Region Board (CMRB), both municipalities identified that their servicing needs were not being met through the CMRB Servicing Plan. Recognizing an opportunity to strengthen local collaboration, the municipalities approved a Master Shared Servicing Agreement (MSSA) in 2024. The MSSA affirms the municipalities' shared commitment to a collaborative intermunicipal relationship and establishes a governance structure to support existing and future shared service agreements.

Following the wind-down of the CMRB in 2025, the City and the County are required to negotiate an Intermunicipal Collaboration Framework (ICF) by November 30, 2027. Under section 708.28 of the *Municipal Government Act (MGA)*, an ICF must:

- Describe municipal services that benefit residents of both municipalities;
- Establish a process for creating new agreements;
- Include a dispute resolution mechanism; and
- Address the following mandatory service areas:
  - Transportation;
  - Water and wastewater;
  - Solid waste;
  - Emergency services;
  - Recreation.

This allows the County and the City to have a complete understanding of the existing agreements between the two municipalities, identify potential shared service areas, a process for developing new

services, and a mechanism to resolve disputes regarding servicing. Allowing for improved agreement negotiation and tracking processes between the two parties.

ANALYSIS

Since its implementation, the MSSA has provided effective oversight of the development of new agreements. In 2025, the City of Airdrie approached the County to develop a cost-sharing agreement to support the Southwest Recreation Centre. Using the MSSA process, the municipalities are exploring a new agreement for this facility.

Recognizing the value of an ICF, the MSSA was designed with the ICF requirements in mind. Only minor amendments are required to update the MSSA to function as the ICF, including:

- Amending Section E to address the mandatory service areas;
- Updating Schedule A to reflect the mandatory service areas; and
- Strengthening Schedule D (Dispute Resolution Process) to meet the ICF requirement for arbitration.

The draft ICF was reviewed and supported by the City of Airdrie–Rocky View County Intermunicipal Committee on March 13, 2026. The City's Council is scheduled to consider the approval of the ICF on April 28, 2026.

COMMUNICATIONS / ENGAGEMENT

No public communication or engagement is required for this project.

IMPLICATIONS

Approval of the ICF will further strengthen the intermunicipal relationship between the City and the County, enhance governance for existing shared servicing agreements, and direct both administrations to explore opportunities for future shared servicing agreements in the areas identified under "Future Agreements" (transit, road infrastructure maintenance, and cemeteries).

Financial

There are no direct financial implications associated with approving the Intermunicipal Collaboration Framework. However, the ICF includes provisions for negotiating new servicing agreements with the City, each of which requires Council approval where it is determined that efficiencies and mutual benefits can be achieved through shared service delivery. If administrations identify potential advantages arising from additional intermunicipal service agreements, they will seek Council direction before initiating formal negotiations.

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes	SD2.1: Citizens satisfied with the range of County services available/delivered	If more effective service delivery solutions are found, it may lead to increased resident satisfaction with County services.

City of Airdrie Intermunicipal Collaboration Framework

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.1: Services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	This will provide opportunities to assess service areas for innovative approaches or efficiency improvements.

ALTERNATE DIRECTION

The Intermunicipal Collaboration Framework serves as a continuation of the successful Master Shared Services Agreement; as such, Administration has no alternative direction for this item.

ATTACHMENTS

Attachment A: City of Airdrie – Rocky View County Intermunicipal Collaboration Framework

APPROVALS

Manager:	Devin LaFleche, Manager, Regional Planning
Executive Director/Director:	Amy Zaluski, Director, Intergovernmental and Regional Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

ROCKY VIEW COUNTY

CITY of AIRDRIE
COMMUNITY & OPPORTUNITY

Intermunicipal Collaboration Framework

between

City of Airdrie
continued or incorporated under the Municipal Government Act, RSA 2000, c M-26

("Airdrie")

and
Rocky View County
continued or incorporated under the Municipal Government Act, RSA 2000, c M-26

("Rocky View")

(Referred to individually as "Municipality" and collectively as the "Municipalities")

RECITALS:

WHEREAS Airdrie and Rocky View share a common border as illustrated in the map in Schedule E;

WHEREAS Airdrie and Rocky View have a long history of cooperation and collaboration;

WHEREAS Airdrie and Rocky View are members of the Calgary Metropolitan Region Board (CMRB) and are thus exempt from the requirement for municipalities with shared boundaries to complete an Intermunicipal Collaboration Framework to govern shared services;

WHEREAS the CMRB Servicing Plan is limited in scope and Airdrie and Rocky View have agreed to explore servicing agreements on a broader range of services than the regional servicing plan contemplates;

WHEREAS Airdrie and Rocky View share common interests and a desire to work together to provide mutually agreed upon service delivery coordination to their ratepayers, where determined to be appropriate;

WHEREAS Airdrie and Rocky View have established an Intermunicipal Committee (IMC) that is formally recognized in the City of Airdrie / M.D. of Rocky View Intermunicipal Development Plan (IDP), August 2011 (Part I, Section 3.1 - 3.3, Part II, Section I) and governed by the IMC Terms of Reference;

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NOW THEREFORE, Airdrie and Rocky View agree as follows:

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   c) "CAO" means Chief Administrative Officer.
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   g) "Service Agreements" means those agreements between the Parties to provide for the delivery of intermunicipal Services, whether on a joint, collaborative, or other basis and as amended from time to time.
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   i) "Year" means the calendar year beginning on January 1 and ending on December 31.

ROCKY VIEW COUNTY

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COMMUNITY & OPPORTUNITY

B. PRINCIPLES

The parties agree to adhere to the following principles in the process of negotiating future and existing Service Agreements, and may insert them into Service Agreements as applicable:

1. **Respect** – Recognizing the independence of each municipality to determine the level of service that best meets the needs of their residents, and the priorities established by their respective governing body.
2. **Autonomy** – The provision of a service by one municipality does not obligate the other municipality to support that service.
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ROCKY VIEW COUNTY

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1. This Agreement shall come into full force and effect on passing of Council resolutions by both Airdrie and Rocky View.
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3. Individual Service Agreements must be approved by respective Councils before they come into force and effect.
4. It is agreed by Airdrie and Rocky View that the Intermunicipal Committee shall review the terms and conditions of the Agreement at least once every two years.
5. The term of this Agreement begins _____ and ends _____.

D. INTERMUNICIPAL COOPERATION – INTERMUNICIPAL COMMITTEE

1. With respect to this Agreement, IMC responsibilities include:
   a) Making recommendations to the Councils of Airdrie and Rocky View about shared servicing opportunities relating to this Agreement;
   b) Reviewing this Agreement at least every two years;
   c) Assisting the Municipalities in the identification of intermunicipal servicing opportunities and/or possible servicing issues to explore;
   d) Providing updates to the Municipalities' respective Councils on progress made through the Agreement; and
   e) Acting to resolve disputes through a dispute resolution process outlined in Schedule D.
2. IMC representatives may engage their respective subject matter experts separately or together to gain specific feedback on areas of interest.
3. Recommendations of the IMC must conform with the IMC Terms of Reference, which may be updated from time to time with the consensus of the Municipalities.

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1. Existing intermunicipal agreements and mandatory service areas:
   a) Services areas in which an intermunicipal agreement currently exists, payment is being received in exchange for a service (fee-for-service arrangement), or are identified as mandatory in the Municipal Government Act are listed in Schedule A.
   b) Agreements entered into before the commencement of this Agreement are not subject to the terms of this Agreement.
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a) At the time of signing, the Municipalities identify the possible opportunities for Airdrie and Rocky View to collaboratively explore potential for intermunicipal Service provision contained in Schedule B.

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3. Potential future opportunities:

a) The Service areas in Schedule C are areas where the Municipalities may achieve efficiencies, but legislative or contractual barriers currently exist.

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a) This section documents regional and informal arrangements that are not directly governed by this Agreement. These are areas where Airdrie and Rocky View either work together to provide a service where no formal Service Agreement exists, or are both members of a regional initiative or body.

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7. The Municipalities may amend or update any existing Service Agreement from time to time without having to amend or replace this Agreement.
8. A Service Agreement between the Municipalities, or amendment thereto, requires the written agreement of the Municipalities.

G. DISPUTE RESOLUTION

1. The Intermunicipal Committee shall meet and attempt to resolve any disputes that may arise under this Agreement.
2. In the event the Committee is unable to resolve a dispute, the Municipalities will follow the process outlined in Schedule D.

H. COMMUNICATIONS PROTOCOL

1. The Municipalities should make reasonable efforts to provide timely information on the following to each other:
   a) Major capital projects
   b) Changes to existing services which impact the other municipality
   c) Lobbying efforts to higher orders of government with respect to issues that may impact regional services
   d) Adopted strategic plans
   e) Funding, aid or support to other organizations within the other municipality (when requested)
   f) Promotion of ceremonies, events, celebrations, or collaborative initiatives of general interest
2. The Municipalities should make every reasonable effort to respond to communications and requests from the other Municipality in a timely fashion.
   a) Should no response to a communication be received within a 14-day period, members of Administration may refer the matter to their intergovernmental relations departments for elevation.

ROCKY VIEW COUNTY

CITY OF AIRDRIE
COMMUNITY & OPPORTUNITY

b) The respective intergovernmental relations departments shall make every effort to ensure a response, and if no response is received within an additional 14-day period, they may elevate the issue to their respective CAO for resolution.

I. DATA SHARING PROTOCOL

1. For services shared between the Municipalities with a Service Agreement in place:
   a) Information requests for readily available data should be honoured in a timely fashion, consistent with the communications protocol.
   b) Each Service Agreement should contain a process for reporting service usage or other metrics of interest on an annual basis.
   c) Each Service Agreement should contain a process for evaluating cost and benefit for residents.
2. The Municipalities shall maintain confidentiality for any data shared between them unless that data is publicly available, or they receive written permission from the other Party to do otherwise.
3. The Municipalities shall abide by provincial Freedom of Information and Protection of Privacy legislation for the data shared between them under this Agreement.

J. OTHER PROVISIONS

1. **Further Assurances.** The Municipalities covenant and agree to do such things and execute such further documents, agreements, and assurances as may be reasonably necessary or advisable from time to time to carry out the terms and conditions of this Agreement in accordance with their true intent.
2. **Assignment of Agreement.** Neither Municipality will assign its interest in this Agreement.
3. **Notices.** Any notice required to be given in this Agreement by any Municipality is deemed to have been well and sufficiently given if it is delivered via e-mail or mailed by pre-paid registered mail to the address of the Municipality for whom it is intended. A notice or other document sent by registered mail will be deemed to be sent at the time when it was deposited in a post office or public letter box and will be deemed to have been received on the fourth business day after it was postmarked. A copy of the notice shall also be provided via email.
4. **Entire Agreement.** This Agreement and any applicable Service Agreements constitute the entire agreement between the Municipalities relating to the subject matter contained within them and supersedes all prior understandings, negotiations, and discussions, whether oral or written, of the Municipalities in relation to that subject matter. There are no warranties, representations or other agreements among the Municipalities in connection with the subject matter of the Agreement except as specifically set out within them.

5. **Unenforceable Terms.** If any term, covenant, or condition of this Agreement, or the application to any Municipality or circumstance is invalid or unenforceable to any extent, the remainder of this Agreement or the application of such term, covenant, or condition to a Municipality or circumstance other than those to which it is held invalid or unenforceable will not be affected thereby, and each remaining term, covenant, or condition of this Agreement will be valid and enforceable to the fullest extent permitted by law.
6. **Amendments.** This Agreement may only be altered or amended in any of its provisions when any such changes are put in writing and accepted via resolution by Airdrie and Rocky View Councils.
7. **Remedies Not Exclusive.** No remedy herein conferred upon any Municipality is intended to be exclusive of any other remedy available to that Municipality, but each remedy will be cumulative and will be in addition to every other remedy given hereunder either now, hereafter existing by law, in equity, or by statute.
8. **No Waiver.** No consent or waiver, express or implied, by any Municipality to or of any breach or default by any other Municipality in the performance by such other Municipality of their obligations hereunder will be deemed or construed to be a consent to or waiver of any other breach or default in the performance of obligations hereunder by such Municipality. Failure on the part of any Municipality to complain of any act or failure to act of another Municipality, or to declare such Municipality in default, irrespective of how long such failure continues, will not constitute a waiver by such Municipality of its rights hereunder.
9. **Counterparts.** This Agreement may be executed in several counterparts, each of which when so executed will be deemed to be an original. Such counterparts will constitute the one and same instrument as of their Effective Date.
10. **Time.** Time is of the essence for this Agreement.
11. **Binding Nature.** This Agreement will be binding upon the Municipalities and their respective successors and permitted assigns.

K. CORRESPONDENCE

1. Written notice under this Agreement shall be addressed as follows:

   a. In the case of the City of Airdrie, to:

   The City of Airdrie
   c/o Chief Administrative Officer
   400 Main Street SE
   Airdrie, Alberta, T4B 3C3

b. In the case of Rocky View County, to:

Rocky View County
c/o Chief Administrative Officer
262075 Rocky View County Point
Rocky View County, AB, T4A 0X2

or to such address as is identified in writing by a Municipality from time to time.

IN WITNESS WHEREOF, the Municipalities have executed this Agreement under their respective corporate seals and by the hands of their proper officers duly authorized in that regard.

Signed this ____ day of _____, 2026 in _____, Alberta.

CITY OF AIRDRIE	**ROCKY VIEW COUNTY**
Per:	Per:
_____	_____
Heather Spearman, Mayor	Sunny Samra, Reeve
_____	_____
Horacio Galanti, C.A.O.	Reegan McCullough, C.A.O.

ROCKY VIEW COUNTY

CITY OF AIRDRIE
COMMUNITY & OPPORTUNITY

Schedule "A"
Mandatory Service Areas

Service Area	Who Delivers Service	Agreement In Place	Timeline
Emergency Services – Fire	Both	Fire Services Agreement (Fee-for-Service)	Expires May 1, 2028
Solid Waste & Recycling	Airdrie	Transfer Site & Recycle Depot Agreement	Expires December 31, 2028
Recreation	Airdrie	Recreation Services Cost Sharing Agreement	Expires December 31, 2027
Transportation	Municipal – No Intermunicipal Collaboration	N/A	No Implementation Required
Water and Wastewater	Municipal – No Intermunicipal Collaboration	N/A	No Implementation Required

ROCKY VIEW COUNTY

CITY OF AIRDRIE
COMMUNITY & OPPORTUNITY

Schedule "B"
Future Service Agreements

Transportation

- Transit (Airdrie)
- Road Maintenance (Rocky View)

Operational Services

- Cemetery Services (Rocky View)

ROCKY VIEW COUNTY

CITY OF AIRDRIE
COMMUNITY & OPPORTUNITY

Schedule "C"
Potential Future Opportunities

Water & Wastewater

ROCKY VIEW COUNTY

CITY OF AIRDRIE
COMMUNITY & OPPORTUNITY

Schedule "D"
Dispute Resolution Process

A. Definitions

1. "initiating party" means a party who gives notice under Part B of this Schedule;
2. "mediation" means a process involving a neutral person as a mediator who assists the parties to a matter and any other person brought in with the agreement of the parties to reach their own mutually acceptable settlement of the matter by structuring negotiations, facilitating communication, and identifying the issues and interests of the parties;
3. "mediator" means the mutually-agreed upon person or persons appointed to facilitate by mediation the resolution of a dispute between the parties.

B. Notice of dispute

1. When a party believes there is a dispute under an Agreement and wishes to engage in dispute resolution, the party must give written notice of the matters under dispute to the other parties.

C. Negotiation

1. Within 14 days after the notice is given under Part B of this Schedule, each party must appoint a representative to participate in one or more meetings, in person or by electronic means, to attempt to negotiate a resolution of the dispute.

D. Mediation

1. If the dispute cannot be resolved through negotiations with 90 days of initial notice, the representatives must appoint a mediator to attempt to resolve the dispute by mediation, unless both parties agree to an extension in writing.
2. The initiating party must provide the mediator with an outline of the dispute and any agreed statement of facts.
3. The parties must give the mediator access to all records, documents, and information that the mediator may reasonably request.
4. The parties must meet with the mediator at such reasonable times as may be required and must, through the intervention of the mediator, negotiate in good faith to resolve their dispute.
5. All proceedings involving a mediator are without prejudice, and, unless the parties agree otherwise, the cost of the mediator must be shared equally between the parties.

E. Report

1) If the dispute has not been resolved within 6 months after the notice is given under section B of this Schedule, the initiating party must, within 21 days, prepare and provide to the other party a report.

2) The report should contain a list of the matters agreed upon, and those upon which there is no agreement between the parties.

3) Despite subsection (1), the initiating party may prepare a report before the 6 months have elapsed if:

   i. the parties agree, or
   ii. the parties are not able to appoint a mediator under section D of this Schedule.

F. Appointment of arbitrator

1) Within 14 days of a report being provided under section E of this Schedule, the representatives must appoint a mutually agreed-upon arbitrator, and the initiating party must provide the arbitrator with a copy of the report.

2) If the representatives cannot agree on an arbitrator, the initiating party must forward a copy of the report referred to in section E of this Schedule to the Minister with a request to the Minister to appoint an arbitrator.

G. Arbitration process

1) Where arbitration is used to resolve a dispute, the arbitration and arbitrator's powers, duties, functions, practices, and procedures shall be the same as those in Division 2 of Part 17.2 of the Municipal Government Act.

2) In addition to the arbitrator's powers under subsection (1), the arbitrator may do the following:

   i. require an amendment to a framework;
   ii. require a party to cease any activity that is inconsistent with the framework;
   iii. provide for how a party's resolutions or bylaws must be amended to be consistent with the framework;
   iv. award any costs, fees, and disbursements incurred in respect of the dispute resolution process, and determine who bears those costs.

H. Deadline for resolving dispute

1) The arbitrator must resolve the dispute within one year from the date the notice of dispute is given under section B of this Schedule.

2) If an arbitrator does not resolve the dispute within the time described in subsection (1), the Minister may grant an extension of time or appoint a replacement arbitrator.

I. Arbitrator's order

1) Unless the parties resolve the disputed issues during the arbitration, the arbitrator must make an order as soon as possible after the conclusion of the arbitration proceedings.

2) The arbitrator's order must:

   i. be in writing;
   ii. be signed and dated;
   iii. state the reasons on which it is based;
   iv. include the timelines for the implementation of the order; and
   v. specify all expenditures incurred in the arbitration process for payment under section 708.41 of the Act.

3) The arbitrator must provide a copy of the order to each party.

4) If an order of the arbitrator under sub-section (2) is silent as to costs, a party may apply to the arbitrator within 30 days of receiving the order for a separate order respecting costs.

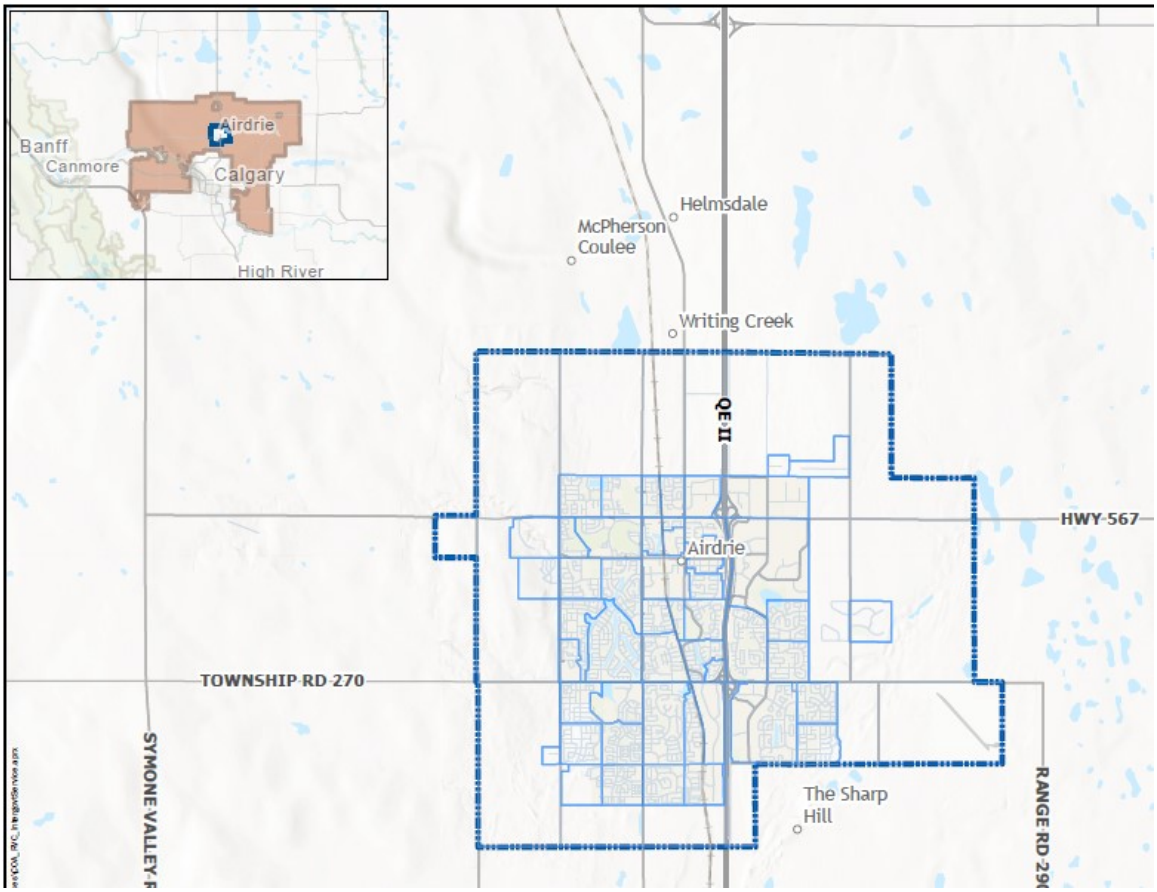
J. Costs of arbitrator

1) Subject to an order of the arbitrator or an agreement by the parties, the costs of an arbitrator under this Schedule must be shared equally by the parties.

ROCKY VIEW COUNTY

CITY OF AIRDRIE
COMMUNITY & OPPORTUNITY

Schedule "E"
Map of the Shared Boundary



Intermunicipal Collaboration Framework

between

City of Airdrie
continued or incorporated under the Municipal Government Act, RSA 2000, c M-26

("Airdrie")

and

Rocky View County
continued or incorporated under the Municipal Government Act, RSA 2000, c M-26

("Rocky View")

(Referred to individually as "Municipality" and collectively as the "Municipalities")

RECITALS:

WHEREAS Airdrie and Rocky View share a common border as illustrated in the map in Schedule E;

WHEREAS Airdrie and Rocky View have a long history of cooperation and collaboration;

WHEREAS Airdrie and Rocky View are members of the Calgary Metropolitan Region Board (CMRB) and are thus exempt from the requirement for municipalities with shared boundaries to complete an Intermunicipal Collaboration Framework to govern shared services;

WHEREAS the CMRB Servicing Plan is limited in scope and Airdrie and Rocky View have agreed to explore servicing agreements on a broader range of services than the regional servicing plan contemplates;

WHEREAS Airdrie and Rocky View share common interests and a desire to work together to provide mutually agreed upon service delivery coordination to their ratepayers, where determined to be appropriate;

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G. DISPUTE RESOLUTION

1. The Intermunicipal Committee shall meet and attempt to resolve any disputes that may arise under this Agreement.
2. In the event the Committee is unable to resolve a dispute, the Municipalities will follow the process outlined in Schedule D.

H. COMMUNICATIONS PROTOCOL

1. The Municipalities should make reasonable efforts to provide timely information on the following to each other:
   a) Major capital projects
   b) Changes to existing services which impact the other municipality
   c) Lobbying efforts to higher orders of government with respect to issues that may impact regional services
   d) Adopted strategic plans
   e) Funding, aid or support to other organizations within the other municipality (when requested)
   f) Promotion of ceremonies, events, celebrations, or collaborative initiatives of general interest
2. The Municipalities should make every reasonable effort to respond to communications and requests from the other Municipality in a timely fashion.
   a) Should no response to a communication be received within a 14-day period, members of Administration may refer the matter to their intergovernmental relations departments for elevation.

b) The respective intergovernmental relations departments shall make every effort to ensure a response, and if no response is received within an additional 14-day period, they may elevate the issue to their respective CAO for resolution.

I. DATA SHARING PROTOCOL

1. For services shared between the Municipalities with a Service Agreement in place:
   a) Information requests for readily available data should be honoured in a timely fashion, consistent with the communications protocol.
   b) Each Service Agreement should contain a process for reporting service usage or other metrics of interest on an annual basis.
   c) Each Service Agreement should contain a process for evaluating cost and benefit for residents.
2. The Municipalities shall maintain confidentiality for any data shared between them unless that data is publicly available, or they receive written permission from the other Party to do otherwise.
3. The Municipalities shall abide by provincial Freedom of Information and Protection of Privacy legislation for the data shared between them under this Agreement.

J. OTHER PROVISIONS

1. **Further Assurances.** The Municipalities covenant and agree to do such things and execute such further documents, agreements, and assurances as may be reasonably necessary or advisable from time to time to carry out the terms and conditions of this Agreement in accordance with their true intent.
2. **Assignment of Agreement.** Neither Municipality will assign its interest in this Agreement.
3. **Notices.** Any notice required to be given in this Agreement by any Municipality is deemed to have been well and sufficiently given if it is delivered via e-mail or mailed by pre-paid registered mail to the address of the Municipality for whom it is intended. A notice or other document sent by registered mail will be deemed to be sent at the time when it was deposited in a post office or public letter box and will be deemed to have been received on the fourth business day after it was postmarked. A copy of the notice shall also be provided via email.
4. **Entire Agreement.** This Agreement and any applicable Service Agreements constitute the entire agreement between the Municipalities relating to the subject matter contained within them and supersedes all prior understandings, negotiations, and discussions, whether oral or written, of the Municipalities in relation to that subject matter. There are no warranties, representations or other agreements among the Municipalities in connection with the subject matter of the Agreement except as specifically set out within them.

5. **Unenforceable Terms.** If any term, covenant, or condition of this Agreement, or the application to any Municipality or circumstance is invalid or unenforceable to any extent, the remainder of this Agreement or the application of such term, covenant, or condition to a Municipality or circumstance other than those to which it is held invalid or unenforceable will not be affected thereby, and each remaining term, covenant, or condition of this Agreement will be valid and enforceable to the fullest extent permitted by law.
6. **Amendments.** This Agreement may only be altered or amended in any of its provisions when any such changes are put in writing and accepted via resolution by Airdrie and Rocky View Councils.
7. **Remedies Not Exclusive.** No remedy herein conferred upon any Municipality is intended to be exclusive of any other remedy available to that Municipality, but each remedy will be cumulative and will be in addition to every other remedy given hereunder either now, hereafter existing by law, in equity, or by statute.
8. **No Waiver.** No consent or waiver, express or implied, by any Municipality to or of any breach or default by any other Municipality in the performance by such other Municipality of their obligations hereunder will be deemed or construed to be a consent to or waiver of any other breach or default in the performance of obligations hereunder by such Municipality. Failure on the part of any Municipality to complain of any act or failure to act of another Municipality, or to declare such Municipality in default, irrespective of how long such failure continues, will not constitute a waiver by such Municipality of its rights hereunder.
9. **Counterparts.** This Agreement may be executed in several counterparts, each of which when so executed will be deemed to be an original. Such counterparts will constitute the one and same instrument as of their Effective Date.
10. **Time.** Time is of the essence for this Agreement.
11. **Binding Nature.** This Agreement will be binding upon the Municipalities and their respective successors and permitted assigns.

K. CORRESPONDENCE

1. Written notice under this Agreement shall be addressed as follows:

   a. In the case of the City of Airdrie, to:

   The City of Airdrie
   c/o Chief Administrative Officer
   400 Main Street SE
   Airdrie, Alberta, T4B 3C3

b. In the case of Rocky View County, to:

Rocky View County
c/o Chief Administrative Officer
262075 Rocky View County Point
Rocky View County, AB, T4A 0X2

or to such address as is identified in writing by a Municipality from time to time.

IN WITNESS WHEREOF, the Municipalities have executed this Agreement under their respective corporate seals and by the hands of their proper officers duly authorized in that regard.

Signed this ____ day of _____, 2026 in _____, Alberta.

CITY OF AIRDRIE	**ROCKY VIEW COUNTY**
Per:	Per:
Heather Spearman, Mayor	Sunny Samra, Reeve
Horacio Galanti, C.A.O.	Reegan McCullough, C.A.O.

ROCKY VIEW COUNTY

CITY OF AIRDRIE
COMMUNITY & OPPORTUNITY

Schedule "A"
Mandatory Service Areas

Service Area	Who Delivers Service	Agreement In Place	Timeline
Emergency Services – Fire	Both	Fire Services Agreement (Fee-for-Service)	Expires May 1, 2028
Solid Waste & Recycling	Airdrie	Transfer Site & Recycle Depot Agreement	Expires December 31, 2028
Recreation	Airdrie	Recreation Services Cost Sharing Agreement	Expires December 31, 2027
Transportation	Municipal – No Intermunicipal Collaboration	N/A	No Implementation Required
Water and Wastewater	Municipal – No Intermunicipal Collaboration	N/A	No Implementation Required

Schedule "B"
Future Service Agreements

Transportation

- Transit (Airdrie)
- Road Maintenance (Rocky View)

Operational Services

- Cemetery Services (Rocky View)

Schedule "C"
Potential Future Opportunities

Water & Wastewater

ROCKY VIEW COUNTY

AIRDRIE COMMUNITY & OPPORTUNITY

Schedule "D"
Dispute Resolution Process

A. Definitions

1. "initiating party" means a party who gives notice under Part B of this Schedule;
2. "mediation" means a process involving a neutral person as a mediator who assists the parties to a matter and any other person brought in with the agreement of the parties to reach their own mutually acceptable settlement of the matter by structuring negotiations, facilitating communication, and identifying the issues and interests of the parties;
3. "mediator" means the mutually-agreed upon person or persons appointed to facilitate by mediation the resolution of a dispute between the parties.

B. Notice of dispute

1. When a party believes there is a dispute under an Agreement and wishes to engage in dispute resolution, the party must give written notice of the matters under dispute to the other parties.

C. Negotiation

1. Within 14 days after the notice is given under Part B of this Schedule, each party must appoint a representative to participate in one or more meetings, in person or by electronic means, to attempt to negotiate a resolution of the dispute.

D. Mediation

1. If the dispute cannot be resolved through negotiations with 90 days of initial notice, the representatives must appoint a mediator to attempt to resolve the dispute by mediation, unless both parties agree to an extension in writing.
2. The initiating party must provide the mediator with an outline of the dispute and any agreed statement of facts.
3. The parties must give the mediator access to all records, documents, and information that the mediator may reasonably request.
4. The parties must meet with the mediator at such reasonable times as may be required and must, through the intervention of the mediator, negotiate in good faith to resolve their dispute.
5. All proceedings involving a mediator are without prejudice, and, unless the parties agree otherwise, the cost of the mediator must be shared equally between the parties.

E. Report

1) If the dispute has not been resolved within 6 months after the notice is given under section B of this Schedule, the initiating party must, within 21 days, prepare and provide to the other party a report.

2) The report should contain a list of the matters agreed upon, and those upon which there is no agreement between the parties.

3) Despite subsection (1), the initiating party may prepare a report before the 6 months have elapsed if:

   i. the parties agree, or
   ii. the parties are not able to appoint a mediator under section D of this Schedule.

F. Appointment of arbitrator

1) Within 14 days of a report being provided under section E of this Schedule, the representatives must appoint a mutually agreed-upon arbitrator, and the initiating party must provide the arbitrator with a copy of the report.

2) If the representatives cannot agree on an arbitrator, the initiating party must forward a copy of the report referred to in section E of this Schedule to the Minister with a request to the Minister to appoint an arbitrator.

G. Arbitration process

1) Where arbitration is used to resolve a dispute, the arbitration and arbitrator's powers, duties, functions, practices, and procedures shall be the same as those in Division 2 of Part 17.2 of the Municipal Government Act.

2) In addition to the arbitrator's powers under subsection (1), the arbitrator may do the following:

   i. require an amendment to a framework;
   ii. require a party to cease any activity that is inconsistent with the framework;
   iii. provide for how a party's resolutions or bylaws must be amended to be consistent with the framework;
   iv. award any costs, fees, and disbursements incurred in respect of the dispute resolution process, and determine who bears those costs.

H. Deadline for resolving dispute

1) The arbitrator must resolve the dispute within one year from the date the notice of dispute is given under section B of this Schedule.

2) If an arbitrator does not resolve the dispute within the time described in subsection (1), the Minister may grant an extension of time or appoint a replacement arbitrator.

I. Arbitrator's order

1) Unless the parties resolve the disputed issues during the arbitration, the arbitrator must make an order as soon as possible after the conclusion of the arbitration proceedings.

2) The arbitrator's order must:

   i. be in writing;
   ii. be signed and dated;
   iii. state the reasons on which it is based;
   iv. include the timelines for the implementation of the order; and
   v. specify all expenditures incurred in the arbitration process for payment under section 708.41 of the Act.

3) The arbitrator must provide a copy of the order to each party.

4) If an order of the arbitrator under sub-section (2) is silent as to costs, a party may apply to the arbitrator within 30 days of receiving the order for a separate order respecting costs.

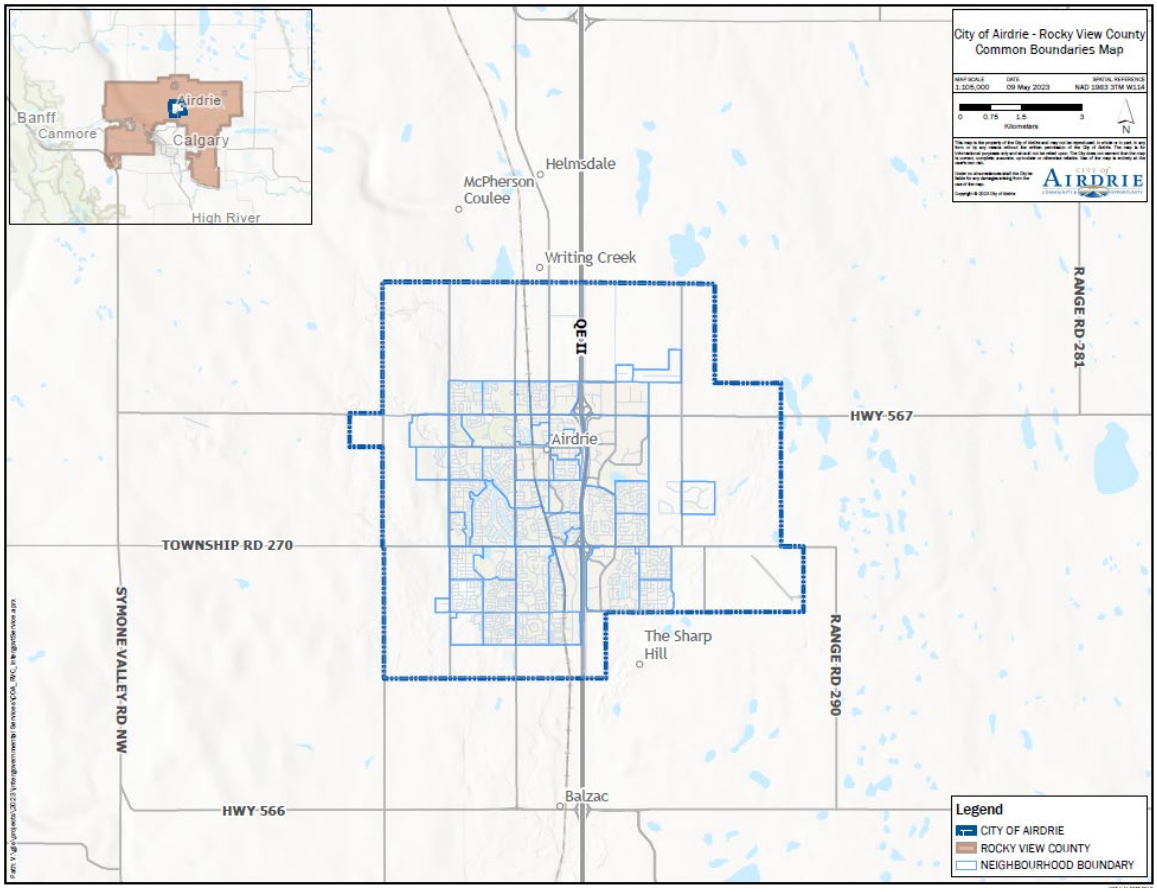
J. Costs of arbitrator

1) Subject to an order of the arbitrator or an agreement by the parties, the costs of an arbitrator under this Schedule must be shared equally by the parties.

ROCKY VIEW COUNTY

CITY OF AIRDRIE
COMMUNITY & OPPORTUNITY

Schedule "E"
Map of the Shared Boundary



ROCKY VIEW COUNTY

COUNCIL REPORT

Utility Business Case Budget Adjustment

Electoral Division: All File: 5020-700

Date:	April 28, 2026
Presenter:	Mason Austen, Manager
Department:	Utility Services

REPORT SUMMARY

Administration is requesting a 2026 operating budget adjustment of $450,000 to award the Request for Proposal (RFP) RFP-25-018: Aqueduct Utilities Corporation – Business Plan Update, including the Water Security Strategy addendum. This work implements Governance Committee direction from June 10, 2025, to engage an external consultant to evaluate strategic opportunities for the County's water and wastewater utility sector.

The consultant will deliver an updated Aqueduct business plan (governance, operating model, service delivery), a long-term financial and rate strategy, a phased capital investment plan, and a comprehensive Water Security Strategy addressing demand projections, source options, and climate-related risks. The preferred proposal is just under $450,000, exceeding the original $300,000 estimate due to the expanded scope associated with the Water Security Strategy and extended long-term planning horizon.

ADMINISTRATION'S RECOMMENDATION

THAT Council approve a 2026 operating budget adjustment of $450,000 to fund the Aqueduct Utilities Corporation – Business Plan Update and Water Security Strategy, to be funded from the Tax Stabilization Reserve, as set out in Attachment A.

BACKGROUND

On June 10, 2025, the Governance Committee directed Administration to bring forward a budget adjustment to procure an external consultant to develop a business plan for Rocky View County's utility sector. The Committee's motion was as follows:

> *"MOVED by Councillor Hanson that the Governance Committee directs Administration to bring forward an appropriate budget adjustment that will procure an external consultant to explore and evaluate strategic opportunities for the development of a business plan within Rocky View County's utility sector. This includes the potential for:*
>
> - *Strategic partnerships or joint ventures within private providers, neighbouring municipalities, or irrigation districts.*
> - *Private investment in Aqueduct to expand service capacity; and*
> - *Regional servicing arrangements that leverage Rocky View County-owned infrastructure and expertise."*

In response, Rocky View County Administration issued RFP-25-018 on November 24, 2025, to retain a qualified consultant to prepare a comprehensive business plan update for Aqueduct Utilities Corporation.

Utility Business Case Budget Adjustment

An addendum was issued on February 25, 2026, to expand the scope to include the County's Water Security Strategy.

Council has discussed this initiative on multiple occasions, including a closed-session item at the January 13, 2026 Governance Committee meeting (H-1 – Utility Franchise Agreements: Water Security and Utility Governance Strategy) and during the CAO Workshop on February 12, 2026, which focused on County water supply and RFP-25-018. The RFP closed on March 16, 2026, with five proposals received. The preferred proponent's bid is just under $450,000, compared to the $300,000 estimate, reflecting the expanded scope as associated with the Water Security Strategy and long-term planning requirements for this work.

ANALYSIS

Administration is seeking a consultant to update the Aqueduct business plan to confirm its long-term role as Rocky View County's municipally controlled water and wastewater utility and to ensure financial and operational sustainability.

The consultant will deliver the following:

- **Aqueduct Business Plan Update** – Clarify Aqueduct's mandate, role as a municipality controlled utility, and long-term service model (10, 20, 30-year horizons), including governance, management, staffing, environmental stewardship, and key performance measures aligned with County policy.
- **Financial Plan and Rate Strategy** – Develop long-term financial forecasts, sustainable rate models (including reserves for asset replacement), customer classifications, rate-setting approach, service delivery models, and a clear statement of assets, liabilities, and obligations supporting Aqueduct operations.
- **Capital Investment Pan** – Identify and phase required water and wastewater infrastructure, with cost estimates, timelines, and potential funding, partnership, and grant opportunities.
- **Water Security Strategy (Addendum)** – Assess current and projected County wide water demand, including climate variability, drought, and conservation scenarios; identify potential water source development options; complete a high-level feasibility assessment; recommend a preferred portfolio of water security initiatives; and outline future consulting and costing requirements to advance preferred options.
- **Implementation and Engagement** – Provide a phased implementation roadmap (including Rate Setting and Financial Framework by end of Q2 2026 and full Business Plan and Water Security Strategy by end of 2026), a stakeholder engagement approach (customers, regulators, partners), an integration/reporting framework, and Council ready materials to support decision making and communication.

COMMUNICATIONS / ENGAGEMENT

All RFP proposals include robust communications and stakeholder engagement plans, which will be enacted if Council authorizes the budget increase request.

IMPLICATIONS

Financial

A budget adjustment to the 2026 Operating Budget of $450,000 will be required to proceed with the Utilities Business Plan. This reflects the difference between the original $300,000 estimate and the preferred proponent's bid, driven by the expanded scope and Water Security Strategy.

Utility Business Case Budget Adjustment

Strategic Alignment

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD1: Services levels are clearly defined, communicated and transparent to citizens	SD1.1: Services with defined service levels	Water Security Strategy and Utility Business Case will provide recommendations for the direction and future of the services provided by the Utility
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.1: Services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	Water Security Strategy and Utility Business Case will provide recommendations for the direction and future of the services provided by the Utility
Financial Prosperity	FP2: Ensuring County remains financially sustainable for future generations	FP2.2: Establish a strategic reserve policy	This project will review existing policies and propose updates or new policy options

Alternate Direction

Alternate Direction 1

THAT Council accepts the Utility Business Case Budget Adjustment report for information.

Attachments

ATTACHMENT A: Budget Adjustment

Approvals

Manager:	Mason Austen, Manager, Utility Services
Executive Director/Director:	Brian Henderson, Chief Operating Officer
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2026

Description	Budget Adjustment
EXPENDITURES:	
Business Plan Update - Aqueduct Utilities Corporation	450,000
TOTAL EXPENSE:	450,000
REVENUES:	
Transfer from Tax Stabilization Reserve	(450,000)
TOTAL REVENUE:	(450,000)
NET BUDGET REVISION:	-

REASON FOR BUDGET REVISION:
Budget adjustment required to complete the Aqueduct Utilities Corporation Business Plan Update.

Budget AJE No: _____

Posting Date: _____

ROCKY VIEW COUNTY

COUNCIL REPORT

2025 Year-End Financial Statements

Electoral Division: All File: N/A

Date:	April 28, 2026
Presenter:	Isedua Agbonkhese, Manager, Financial Services
Department:	Finance Services

REPORT SUMMARY

Administration seeks Council's approval of the 2025 Audited Financial Statements in order to submit the required materials to the Province by May 1 in accordance with section 281(1) of the *Municipal Government Act* (MGA).

BDO LLP, Rocky View County's external auditor, has completed the audit of the financial statements for the year ended December 31, 2025, and they will present the Audit Findings Report to Council.

ADMINISTRATION'S RECOMMENDATION

THAT Council approve the 2025 Audited Financial Statements as presented in Attachment A.

THAT Council receives for information:

1) The 2025 Financial Statement Variance Analysis as presented in Attachment B.
2) BDO's Audit Findings Report as presented in Attachment C.

BACKGROUND

On January 13, 2026, BDO presented its year-end audit plan to the Governance Committee, outlining audit strategy, key risk areas, and engagement terms, including a materiality threshold of $7.0M, unchanged at audit completion.

BDO has now completed Rocky View County's 2025 annual financial statement audit and has issued an unqualified opinion stating that the financial statements present fairly, in all material respects, the County's financial position as of December 31, 2025, and the results of its operations, changes in net assets, and cash flows in accordance with Public Sector Accounting Standards.

ANALYSIS

The 2025 audited financial statements are organized as follows:

Attachment A – Draft 2025 Audited Financial Statements

The 2025 Audited Financial Statements include both the statements and supporting schedules and notes to the financial statements. Highlights of the financial statements include:

2025 Year-End Financial Statements

Statement of Financial Position

Total financial assets increased to $246.2M at December 31, 2025 compared to $222.7M in 2024, while liabilities decreased to $150.0M compared to $163.8M in 2024. Net financial assets totaled $96.2M, an increase of $37.3 M (57.4%) from the 2024 balance of $58.9M, reflecting an increase in cash-on-hand and investments.

The County remains in a strong financial position as of December 31, 2025, with accumulated surplus increasing to $879.7M from $836.2M in 2024. This amount does not represent cash-on-hand, as it includes approximately $710.0M in tangible capital assets, $21.0M in water licenses and $148.0M in restricted surpluses.

Statement of Operations

Total revenue in 2025 was $194.2M compared to $150.8 M in 2024, and total expenses were $178.8M from $149.9M in 2024.

Including capital contributions and transfers, excess revenues over expenditures were $43.5M compared to $59.9M in 2024. The excess revenues over expenditures reflect $9.8M in contributed assets in 2025, up from $50.8M in 2024; $16.8M in government transfers for capital, up from $7.6M in 2024; and $1.5M in developer contributions, up from $600K in 2024.

Attachment B – 2025 Financial Statement Variance Analysis

This attachment provides a high-level variance analysis of significant changes in the financial statements.

Attachment C – BDO Audit Findings Report

The audit findings report will be presented by representatives from BDO and summarizes significant audit findings. BDO is available to Council to discuss the audit, including the County's specific needs. For this discussion, Council may choose to move into a closed session under:

a) *Municipal Government Act* Section 197(2); and
b) *Access to Information Act (ATIA)*
   - Section 29 – Advice from officials
   - Section 30 – Disclosure harmful to economic and other interests of a public body.
   - Section 31 – Testing procedures, tests and audits

COMMUNICATIONS / ENGAGEMENT

Upon approval, the County will submit the 2025 financial statements and auditor's report to the Province of Alberta by May 1, 2026.

Additionally, the audited financial statements will be published on the County website under the Budget, Finance, Strategic Plan page and included in Rocky View County's 2025 Annual Report.

2025 Year-End Financial Statements

IMPLICATIONS

Financial

The $7,976,046 unrestricted surplus will be transferred to the Tax Stabilization Reserve. This surplus reflects higher-than-anticipated revenues and lower-than-anticipated expenses, resulting in net operating funds being available for transfer.

STRATEGIC ALIGNMENT

Key Performance Indicators		Strategic Alignment
Financial Prosperity	FP2: Ensuring County remains financially sustainable for future generations	The audited financial statements are a demonstration of the county's commitment to financial transparency and sustainability. This report is a statutory obligation under section 281(1) of the MGA.

ALTERNATE DIRECTION

Administration does not have an alternate direction for Council's consideration.

ATTACHMENTS

Attachment A: Draft 2025 Audited Financial Statements
Attachment B: 2025 Financial Statement Variance Analysis
Attachment C: BDO LLP Audit Findings Report

APPROVALS

Manager:	Isedua Agbonkhese, Manager, Finance Services
Executive Director/Director:	Sheryl McMullen, Executive Director, Financial & Business Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

ROCKY VIEW COUNTY

ATTACHMENT A

2025 Year-End Financial Statements and Notes to the Financial Statements

April 28, 2026

Management's Responsibility for Financial Reporting

Management has prepared the financial statements in accordance with Canadian public sector accounting standards. Financial statements are not precise since they include specific amounts based on estimates and judgments. When alternative accounting methods exist, management has chosen the most appropriate to ensure that the financial statements are presented fairly in all material respects.

The County maintains internal accounting and administrative controls consistent with reasonable cost. Such measures are designed to provide reasonable assurance that the financial information is relevant, reliable, and accurate and that the County's assets are appropriately accounted for and adequately safeguarded.

The County's Council is responsible for ensuring that management fulfills its responsibilities for financial reporting and is ultimately responsible for reviewing and approving the financial statements.

Annually, the Financial Services manager presents to the County's Council a report detailing management's response to annual audit findings, variance explanations on financials, significant highlights of the financial statements, and administration recommendations that the financial statements be approved. The external auditors also discuss their findings based on previously presented audit plans with the County's Council. Throughout the year, Finance, through the Governance Committee, will also present financial statements for information purposes. This process ensures that each party properly discharges their responsibilities transparently and that a review of the financial statements and the external auditor's report is completed.

The Reeve and Council consider this information when approving the financial statements for issuance to the ratepayers. The Reeve and Council also appoint the engagement of the external auditors.

BDO Canada LLP has audited the financial statements in accordance with Canadian generally accepted auditing standards on behalf of the ratepayers. BDO Canada LLP has full access to the County's Council and management.

_____

Isedua Agbonkhese

Manager, Financial Services

Draft for discussion purposes only

Independent Auditor's Report

To the Council of Rocky View County

Opinion

We have audited the financial statements of Rocky View County (the County), which comprise the statement of financial position as at December 31, 2025, Statement of operations, statement of change in net financial assets, statement of cash flows, and and notes to the financial statements, including a summary of significant accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the County as at December 31, 2025, and its results of operations, its measurement of gains and losses, its changes in net financial assets, and its cash flows for the year then ended in accordance with Public Sector Accounting Standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the County in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Empasis of Matter- Restated Comparative Information

We draw attention to Note 23 of the financial satements, which explains that certain comparative information presented for the year ended December 31, 2024 has been restated. Our opinion is not modified in respect of this matter.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Public Sector Accounting Standards and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the County's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the County or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the County's financial reporting process.

Draft for discussion purposes only

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the County's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the County to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

[Signature in the name of the audit firm]
Chartered Professional Accountants

Calgary, Alberta
April xx, 2025

Draft for discussion purposes only

ROCKY VIEW COUNTY
Statement of Financial Position
As at December 31, 2025

	2025 $	2024 $ (Note 22,23)
FINANCIAL ASSETS		
Cash (Note 2)	**47,457,510**	50,246,014
Temporary investments (Note 3)	**167,205,331**	154,005,331
Receivables		
Taxes and grants in place of taxes (Note 4)	**6,006,342**	5,649,861
Trade and other receivables (Note 4)	**25,292,394**	12,491,145
Debt charges recoverable (Note 5)	**266,572**	300,022
	246,228,149	222,692,373
LIABILITIES		
Accounts payable and accrued liabilities (Note 6)	**20,274,014**	19,692,829
Deposit liabilities (Note 6)	**6,632,968**	7,825,302
Long-term debt (Note 6,7)	**44,551,260**	50,095,992
Deferred revenue (Note 8)	**70,223,399**	78,774,760
Employee benefit obligations (Note 9)	**4,426,358**	3,525,477
Asset retirement obligation (Note 10)	**3,899,712**	3,869,164
	150,007,711	163,783,524
NET FINANCIAL ASSETS	**96,220,438**	58,908,849
NON-FINANCIAL ASSETS		
Tangible capital assets (Schedule 2)	**758,343,530**	751,047,603
Resource asset	**21,161,000**	21,161,000
Inventory for consumption	**2,136,115**	3,379,340
Prepaid expenses	**1,853,108**	1,676,057
	783,493,753	777,264,000
ACCUMULATED SURPLUS (Schedule 1, Note 16)	**879,714,191**	836,172,849

Commitments & Contactual Obligations - See Note 12
Contingencies - See Note 13
Insurance Exchange Liability - See Note 14

The accompanying notes are an integral part of these financial statements

Draft for discussion purposes only

ROCKY VIEW COUNTY
Statement of Operations
For the Year Ended December 31, 2025

	Budget $ (Note 21)	**2025 $**	2024 $ (Note 22,23)
REVENUE			
Net municipal taxes (Schedule 3)	110,733,300	**107,783,838**	99,081,559
User fees and sales of goods	16,782,800	**26,708,644**	20,861,694
Cash-in-lieu of public reserve	2,400,000	**2,226,305**	2,241,642
Government transfers for operating (Schedule 4)	9,433,900	**2,309,991**	2,294,374
Investment income	4,913,200	**5,466,039**	6,420,149
Penalties and cost of taxes	1,237,600	**1,662,653**	1,328,952
Development agreements and levies	12,495,100	**15,606,599**	6,672,116
Licenses and permits	6,905,000	**8,232,645**	6,965,118
Fines	989,400	**951,403**	1,243,020
Other	40,549,200	**23,232,693**	3,683,990
Total Revenue	206,439,500	**194,180,810**	150,792,614
EXPENSES			
Legislative	1,247,100	**1,022,286**	1,265,620
Administration	30,942,700	**29,520,364**	23,146,848
Fire	19,490,100	**20,053,443**	20,992,730
Disaster services	246,600	**200,177**	158,253
Bylaw enforcement	13,032,500	**12,916,540**	11,969,258
Transportation and field services	116,018,000	**72,166,989**	51,899,612
Water supply and distribution	8,421,700	**7,202,539**	7,361,067
Wastewater treatment and disposal	14,123,800	**13,298,267**	12,138,567
Waste management	3,760,500	**2,867,887**	2,758,118
Family and community support	1,113,800	**1,107,550**	1,142,038
Cemetery	1,946,900	**2,150,708**	2,074,950
Planning and development	9,495,500	**7,899,063**	7,245,349
Recreation, parks and community services	9,034,100	**8,427,486**	7,715,118
Total Expenses	228,873,300	**178,833,299**	149,867,528
(SHORTFALL) EXCESS OF REVENUE OVER EXPENSES BEFORE CAPITAL REVENUE	(22,433,800)	**15,347,511**	925,086
CAPITAL CONTRIBUTIONS AND TRANSFERS			
Contributed assets	-	**9,794,967**	50,765,625
Developer and customer contributions	-	**1,575,594**	605,414
Government transfers for capital (Schedule 4)	28,111,500	**16,823,270**	7,601,808
Total Capital Contributions and Transfers	28,111,500	**28,193,831**	58,972,847
EXCESS OF REVENUE OVER EXPENSES	5,677,700	**43,541,342**	59,897,933
ACCUMULATED SURPLUS, BEGINNING OF YEAR (Note 16)	836,172,849	**836,172,849**	776,274,916
ACCUMULATED SURPLUS, END OF YEAR (Note 16)	841,850,549	**879,714,191**	836,172,849

The accompanying notes are an integral part of these financial statements

Draft for discussion purposes only

ROCKY VIEW COUNTY
Statement of Change in Net Financial Assets
For the Year Ended December 31, 2025

	Budget $ (Note 21)	**2025 $**	2024 $ (Note 22,23)
EXCESS OF REVENUE OVER EXPENSES	5,677,700	**43,541,342**	**59,897,933**
Acquisition of tangible capital assets	(74,139,000)	**(26,714,110)**	(15,285,875)
Contributed tangible capital assets	-	**(9,794,967)**	(50,765,625)
Proceeds on disposal of tangible capital assets	-	**2,020,662**	404,032
Amortization of tangible capital assets	28,402,800	**29,125,764**	29,141,568
Loss on sale of tangible capital assets	-	**(1,933,276)**	(224,543)
	(45,736,200)	**(7,295,927)**	(36,730,443)
Use of (acquisition of) supplies inventories	-	**1,243,225**	(214,203)
(Acquisition of) prepaid assets	-	**(177,051)**	(52,655)
	-	**1,066,174**	(266,858)
(DECREASE) INCREASE IN NET FINANCIAL ASSETS	(40,058,500)	**37,311,589**	22,900,632
NET FINANCIAL ASSET, BEGINNING OF YEAR	58,908,849	**58,908,849**	36,008,217
NET FINANCIAL ASSETS, END OF YEAR	18,850,349	**96,220,438**	58,908,849

The accompanying notes are an integral part of these financial statements

Draft for discussion purposes only

ROCKY VIEW COUNTY
Statement of Cash Flows
For the Year Ended December 31, 2025

	2025 $	2024 $ (Note 22,23)
NET INFLOW (OUTFLOW) OF CASH RELATED TO THE FOLLOWING ACTIVITIES:		
OPERATING ACTIVITIES		
Excess of revenue over expenses	**43,541,342**	59,897,933
Non-cash items included in excess of revenue over expenses:		
Amortization of tangible capital assets	**29,125,764**	29,141,568
ARO Accretion Expense	**51,669**	61,215
(Gain) Loss on disposal of tangible capital assets	**(1,933,276)**	(224,543)
Tangible capital assets received as contributions	**(9,794,967)**	(50,765,625)
Non-cash charges to operations (net change):		
(Increase) in taxes and grants in place of taxes	**(356,481)**	(1,389,983)
(Increase) Decrease in trade and other receivables	**(12,801,249)**	2,132,909
Decrease (Increase) in inventory for consumption	**1,243,225**	(214,203)
(Increase) in prepaid expenses	**(177,051)**	(52,655)
Increase in accounts payable and accrued liabilities	**581,185**	1,028,613
Increase in accounts payable amount applied to capital	**660,895**	2,391,964
(Decrease) Increase in deposit liabilities	**(1,192,334)**	1,103,650
(Decrease) Increase in deferred revenue	**(8,551,361)**	14,121,611
Increase in employee benefit obligations	**900,881**	154,379
(Decrease) Increase in ARO	**(21,121)**	59,192
Cash provided by (applied to) operating transactions	**41,277,121**	57,446,025
CAPITAL		
Accounts payable amount applied to capital	**(660,895)**	(2,391,964)
Acquisition of tangible capital & resource assets	**(26,714,110)**	(15,285,875)
Sale of tangible assets	**2,020,662**	404,032
Cash provided by (applied to) capital transactions	**(25,354,343)**	(17,273,807)
INVESTING		
(Increase) in investments	**(13,200,000)**	(24,000,000)
FINANCING		
Debt charges recovered	**33,450**	31,900
Long-term debt repaid	**(5,544,732)**	(4,625,425)
Long-term debt raised	**-**	922,584
Cash provided by (applied to) financing transactions	**(5,511,282)**	(3,670,941)
CHANGE IN CASH DURING YEAR	**(2,788,504)**	12,501,277
CASH AT BEGINNING OF YEAR	**50,246,014**	37,744,737
CASH AT END OF YEAR (Note 2)	**47,457,510**	50,246,014

The accompanying notes are an integral part of these financial statements

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ROCKY VIEW COUNTY
Schedule of Changes in Accumulated Operating Surplus
For the Year Ended December 31, 2025
Schedule 1

	Unrestricted Surplus	Restricted (Note 22,23)	Equity in Other Assets	Equity in Tangible Capital Assets	2025 $	2024 $ (Note 22,23)
Balance, Beginning of the Year	**4,946,065**	**112,683,315**	**21,161,000**	**697,382,469**	**836,172,849**	**776,274,916**
Annual surplus	43,541,342	-	-	-	43,541,342	59,897,933
Unrestricted funds designated for future use	(46,351,736)	46,351,736	-	-	-	-
Restricted funds used for operations	6,171,756	(6,171,756)	-	-	-	-
Restricted funds use for tangible capital assets	-	(6,499,933)	-	6,499,934	-	-
Current year funds used for tangible capital assets	(20,224,742)	-	-	20,224,742	-	-
Contributed tangible capital assets	(9,794,967)	-	-	9,794,967	-	-
Disposal of tangible capital assets	87,387	-	-	(87,387)	-	-
Annual amortization expenses	29,125,764	-	-	(29,125,764)	-	-
Asset retirement obligation accretion expense	51,669	-	-	(51,669)	-	-
Long term debt related to tangible capital assets issued	-	-	-	-	-	-
Long term debt issued	-	-	-	-	-	-
Reclamation costs for asset retirement obligation repaid	(10,557)	-	-	10,557	-	-
Long term debt related to tangible capital assets repaid	(5,511,282)	-	-	5,511,282	-	-
Change in accumulated operating surplus	(2,915,366)	33,680,046	-	12,776,662	43,541,342	59,897,933
Balance, End of Year	**2,030,699**	**146,363,362**	**21,161,000**	**710,159,130**	**879,714,191**	**836,172,849**

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ROCKY VIEW COUNTY
Schedule of Tangible Capital Assets
For the Year Ended December 31, 2025
Schedule 2

	Land	Land Improvements	Buildings	Engineered Structures	Machinery and Equipment	Vehicles	2025 $	2024 $
COST:								
BALANCE, BEGINNING OF YEAR	164,019,298	14,220,800	84,396,857	1,146,410,195	22,587,775	19,944,279	1,451,579,204	1,387,313,539
Acquisition of tangible capital assets	8,330,336	365,678	40,840	12,463,124	1,659,472	2,157,127	25,016,577	66,449,565
Construction-in-progress, net	7,365	326,614	976,691	9,933,455	192,975	55,401	11,492,501	(398,067)
Disposal of tangible capital assets	(32,024)	-	-	(259,910)	(692,602)	(1,028,255)	(2,012,791)	(1,785,833)
BALANCE, END OF YEAR	172,324,975	14,913,092	85,414,388	1,168,546,864	23,747,620	21,128,552	1,486,075,491	1,451,579,204
ACCUMULATED AMORTIZATION:								
BALANCE, BEGINNING OF YEAR	-	3,458,608	21,678,136	646,504,944	16,716,597	12,173,316	700,531,601	672,996,377
Annual amortization	-	691,501	2,306,194	23,017,988	1,632,339	1,477,742	29,125,764	29,141,568
Accumulated amortization on disposals	-	-	-	(258,539)	(677,595)	(989,270)	(1,925,404)	(1,606,344)
BALANCE, END OF YEAR	-	4,150,109	23,984,330	669,264,393	17,671,341	12,661,788	727,731,961	700,531,601
NET BOOK VALUE OF TANGIBLE CAPITAL ASSETS	172,324,975	10,762,983	61,430,058	499,282,471	6,076,279	8,466,764	758,343,530	
2024 NET BOOK VALUE OF TANGIBLE CAPITAL ASSETS	164,019,298	10,762,192	62,718,721	499,905,251	5,871,178	7,770,963		751,047,603

	2025 Opening Bal	Additions	Transfer to TCA	2025 Ending Bal	2025 Net Change
Construction-in-progress	3,663,022	12,211,328	718,827	15,155,523	11,492,501

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ROCKY VIEW COUNTY
Schedule of Property and Other Taxes
For the Year Ended December 31, 2025
Schedule 3

	Budget	**2025**	2024
	$	**$**	$
	(Note 21)		
TAXATION			
Real property taxes	174,569,347	**172,079,616**	149,249,005
Linear property taxes	14,905,049	**14,692,470**	13,379,034
Government grants in place of property taxes	86,904	**85,666**	87,209
Special assessments and local improvement taxes	653,300	**652,375**	632,111
	190,214,600	**187,510,127**	163,347,359
REQUISITIONS FROM OTHER AUTHORITIES			
Alberta School Foundation Fund	74,317,900	**71,349,469**	57,183,189
Calgary Roman Catholic Separate School District	3,356,400	**6,324,823**	4,974,364
Rocky View Seniors Foundation	1,650,900	**1,895,936**	1,955,541
Designated Industrial Property Tax	156,100	**156,061**	152,706
	79,481,300	**79,726,289**	64,265,800
NET MUNICIPAL TAXES	110,733,300	**107,783,838**	99,081,559

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Draft for discussion purposes only

ROCKY VIEW COUNTY
Schedule of Government Transfers
For the Year Ended December 31, 2025
Schedule 4

	Budget $ (Note 21)	**2025 $**	2024 $
TRANSFERS FOR OPERATING:			
Provincial Government	9,433,900	**2,309,991**	2,294,374
Federal Government	-	**-**	-
	9,433,900	**2,309,991**	2,294,374
TRANSFERS FOR CAPITAL:			
Provincial Government	24,911,500	**15,704,105**	7,601,808
Federal Government	3,200,000	**1,119,165**	-
	28,111,500	**16,823,270**	7,601,808
TOTAL GOVERNMENT TRANSFERS	37,545,400	**19,133,261**	9,896,182

The accompanying notes are an integral part of these financial statements

Draft for discussion purposes only

ROCKY VIEW COUNTY
Schedule of Expenses by Object
For the Year Ended December 31, 2025
Schedule 5

	Budget	**2025**	2024
	$	**$**	$
EXPENSES BY OBJECT	(Note 21)		
Salaries, wages and benefits	59,482,000	**60,520,611**	55,727,469
Contracted and general services	115,318,300	**67,342,974**	43,989,508
Materials, goods and supplies	13,262,800	**12,374,436**	10,987,881
Interest on long-term debt	2,892,100	**2,004,855**	3,038,125
Purchased from other governments	1,076,600	**738,545**	716,933
Grants to organizations	3,709,400	**3,506,798**	3,328,775
Grants to local boards and agencies	2,427,600	**2,592,459**	2,295,495
Other	2,207,400	**575,188**	580,559
Amortization of tangible capital assets	28,402,800	**29,125,764**	29,141,568
Accretion of asset retirement obligation	94,300	**51,669**	61,215
TOTAL EXPENSES	228,873,300	**178,833,299**	149,867,528

The accompanying notes are an integral part of these financial statements

Draft for discussion purposes only

ROCKY VIEW COUNTY
Schedule of Segmented Disclosure
For the Year Ended December 31, 2025
Schedule 6

	General Government	Emergency Services	I & O Services	Planning & Development	Community Services	Total $
REVENUE						
Net municipal taxes	107,783,838	-	-	-	-	**107,783,838**
User fees and sales of goods	8,724,061	999,345	15,250,810	1,734,428	-	**26,708,644**
Cash-In-Lieu of Public Reserves	2,226,305	-	-	-	-	**2,226,305**
Government transfers for operating	-	321,201	229,997	210,360	1,548,433	**2,309,991**
Investment income	5,466,039	-	-	-	-	**5,466,039**
Penalties and cost of taxes	1,465,167	-	44,105	153,381	-	**1,662,653**
Development agreements & levies	-	-	15,606,599	-	-	**15,606,599**
Licences & permits	-	52,497	18,759	8,143,990	17,399	**8,232,645**
Fines	-	951,403	-	-	-	**951,403**
Other	3,262,024	96,360	19,843,183	-	31,126	**23,232,693**
	128,927,434	2,420,806	50,993,453	10,242,159	1,596,958	**194,180,810**
EXPENSES						
Salaries, wages and benefits	18,875,457	17,895,515	15,795,265	7,301,298	653,077	**60,520,612**
Contracted and general services	7,952,539	5,343,206	51,171,244	2,065,849	810,136	**67,342,974**
Materials, goods and supplies	643,994	828,070	10,881,814	18,475	2,083	**12,374,436**
Transfers to local boards and organizations	1,764,624	125,000	17,950	-	4,191,683	**6,099,257**
Long-term debt interest	-	9,125	1,995,730	-	-	**2,004,855**
Other expenses	135,175	738,545	491,681	-	-	**1,365,401**
	29,371,789	24,939,461	80,353,684	9,385,622	5,656,979	**149,707,535**
CAPITAL CONTRIBUTIONS AND TRANSFERS						
Contributed assets	-	-	3,394,517	-	6,400,450	**9,794,967**
Developer and customer contributions	1,314,660	-	260,934	-	-	**1,575,594**
Government transfers for capital	367,350	-	15,966,633	-	489,287	**16,823,270**
	1,682,010	-	19,622,084	-	6,889,737	**28,193,831**
NET REVENUE, BEFORE AMORTIZATION	101,237,655	(22,518,655)	(9,738,147)	856,537	2,829,716	**72,667,106**
Amortization	640,915	1,207,556	26,548,700	-	728,593	**29,125,764**
EXCESS (DEFFICIENCY) OF REVENUE OVER EXPENSES	**100,596,740**	**(23,726,211)**	**(36,286,847)**	**856,537**	**2,101,123**	**43,541,342**

The accompanying notes are an integral part of these financial statements

Draft for discussion purposes only

ROCKY VIEW COUNTY
Schedule of Segmented Disclosure
For the Year Ended December 31, 2024
Schedule 6 (Note 22,23)

	General Government	Emergency Services	I & O Services	Planning & Development	Community Services	Total $
REVENUE						
Net municipal taxes	99,081,559	-	-	-	-	**99,081,559**
User fees and sales of goods	354,111	1,033,331	17,721,419	1,752,833	-	**20,861,694**
Cash-In-Lieu of Public Reserves	2,241,642	-	-	-	-	**2,241,642**
Government transfers	-	385,812	375,608	-	1,532,954	**2,294,374**
Investment income	6,420,149	-	-	-	-	**6,420,149**
Penalties and cost of taxes	1,147,251	-	46,874	134,827	-	**1,328,952**
Development agreements & levies	-	-	6,672,116	-	-	**6,672,116**
Licences & permits	-	72,115	18,929	6,863,924	10,150	**6,965,118**
Fines	-	1,238,020	-	5,000	-	**1,243,020**
Other	1,061,588	106,568	2,515,834	-	-	**3,683,990**
	110,306,300	2,835,846	27,350,780	8,756,584	1,543,104	**150,792,614**
EXPENSES						
Salaries, wages and benefits	14,693,171	18,228,943	15,347,955	6,803,036	654,364	**55,727,469**
Contracted and general services	6,814,393	5,220,679	29,884,862	1,371,819	697,755	**43,989,508**
Materials, goods and supplies	511,185	797,567	9,663,071	11,280	4,778	**10,987,881**
Transfers to local boards and organizations	1,662,193	100,000	13,500	-	3,848,577	**5,624,270**
Long-term debt interest	-	13,871	3,024,254	-	-	**3,038,125**
Other expenses	36,200	716,933	605,574	-	-	**1,358,707**
	23,717,142	25,077,993	58,539,216	8,186,135	5,205,474	**120,725,960**
CAPITAL CONTRIBUTIONS AND TRANSFERS						
Contributed assets	-	-	37,071,125	-	13,694,500	**50,765,625**
Developer and customer contributions	45,414	-	560,000	-	-	**605,414**
Government transfers for capital	-	-	6,638,332	231,686	731,790	**7,601,808**
	45,414	-	44,269,457	231,686	14,426,290	**58,972,847**
NET REVENUE, BEFORE AMORTIZATION	86,634,572	(22,242,147)	13,081,021	802,135	10,763,920	**89,039,501**
Amortization	745,917	1,208,760	26,951,314	-	235,577	**29,141,568**
EXCESS (DEFFICIENCY) OF REVENUE OVER EXPENSES	**85,888,655**	**(23,450,907)**	**(13,870,293)**	**802,135**	**10,528,343**	**59,897,933**

The accompanying notes are an integral part of these financial statements

Draft for discussion purposes only

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 1: SIGNIFICANT ACCOUNTING POLICIES

These financial statements of Rocky View County (the "County") are the representations of management prepared in conformity with Canadian Public Sector Accounting Standards (PSAS). Significant aspects of the accounting policies adopted by the County are outlined as follows:

Reporting Entity

The financial statements reflect the assets, liabilities, revenues, expenditures, changes in fund balances, and changes in the financial position of Rocky View County.

The tax schedule includes requisitions for education, health, social, and external organizations that are not part of Rocky View County. The financial statements exclude trust assets administered on external parties' behalf. Interdepartmental and organizational transactions and balances are eliminated.

Basis of Accounting

The financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and measurable. Expenses are recognized as incurred and measurable based upon receipt of goods or services and the legal obligation to pay.

Revenue Recognition

Revenues are accounted for in the period in which the transactions or events occurred that gave rise to the revenues and the amounts to be received can be reasonably estimated and collection is reasonably assured.

Revenue from transactions with performance obligations are recognized as the performance obligations are satisfied by providing the promised goods or services to the payor. User fees are recognized over the period of use, sales of goods are recognized when goods are delivered.

Revenue from transactions without performance obligations are recognized at the realizable value when the County has the authority to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

User charges for which the related services have yet to be performed are recognized when related expenses are incurred, benefits are achieved, or tangible capital assets are acquired. Revenue on investments, fines, and penalties are recognized when earned.

Tax Revenue

The County recognizes taxes as assets and revenue when they meet the definition of an asset, are authorized by bylaw, and the taxable event has occurred. Tax Revenue is initially measured at the administration's best estimate of the amount resulting from the actual taxable event per

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ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

legislation. The related tax receivable is initially recognized at its realizable value at the date of acquisition. Requisitions operate as a flow-through and are excluded from municipal revenue.

Government Transfers

Government transfers are the transfer of assets from senior levels of government that are not the result of an exchange transaction, are not expected to be repaid in the future, or as a result of direct financial return.

Government transfers are recognized in the financial statements as revenue in the period in which events giving rise to the transfer occur, providing the transfers are authorized and any eligibility criteria have been met, and reasonable estimates of the amounts can be determined. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

Use of Estimates

The preparation of financial statements in conformity with Canadian Public Sector Accounting Standards (PSAS) requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenditure during the period. Where measurement uncertainty exists, the financial statements have been prepared within reasonable limits of materiality. Actual results could differ from those estimates.

Accounts receivable are stated after evaluation as to their collectability. Amortization is based on the estimated useful lives of tangible assets. Asset Retirement Obligations are based on an estimate of the liability includes all costs directly attributable to the remediation of the asset retirement obligation, based on the most reliable information that is available as at the applicable reporting date. The valuation of inventory for consumption is subject to estimation uncertainty.

Financial Instruments

PS3450, Financial Instruments, establishes recognition, measurement, and disclosure requirements for derivative and non-derivative financial instruments. The standard requires fair value measurement of derivatives and equity instruments; all other financial instruments can be measured at cost, amortized cost, or fair value at the election of the government.

There is the requirement to disclose the nature and extent of risks arising from financial instruments and clarification is given for the de-recognition financial liabilities. Management has reviewed the standard and all the financial instruments and determined the County does not have derivative or equity instruments and as such, all instruments are carried at cost or amortized cost. As a result, there are no additional financial instrument disclosures required. Refer to Note 6 on the County's financial instrument risk.

Draft for discussion purposes only

ROCKY VIEW COUNTY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2025

Investments

Investments are comprised of investments in qualifying instruments as defined in the County's Investment Policy #C-201. Investments are recorded at amortized cost. Investment premiums and discounts are amortized on the net present value basis over the term of the respective assets. When there has been a value loss other than a temporary decline, the individual investment is written down to recognize the loss. Investments are externally managed and consist of investments in guaranteed investment certificates with banks, treasury branches and credit unions.

Debt Charges Recoverable

Debt charges recoverable consist of amounts that are recoverable from municipal agencies or other local governments concerning outstanding debentures or other long-term debt pursuant to annexation orders or joint capital undertakings. These recoveries are recorded at a value that equals the offsetting portion of the un-matured long-term debt.

Local Improvement Levies

Local improvements are recognized as revenue, and established as a receivable, for the property owners's share of the improvements in the period that the project expenses are incurred. Construction and borrowing costs associated with local improvement projects are recovered through annual special assessments during the period of related borrowings. These levies are collectible from property owners for work performed by Rocky View County.

Inventories for Resale

Gravel inventories held for resale are recorded at a lower of cost or net realizable value. The cost is determined by the weighted average cost method. The County offers bulk gravel sales for County residents. The County does not report gravel held for resale separately as inventory in the financial statements because the quantity and value are immaterial to Rocky View County's overall financial position. The value of sales for 2025 is $17,000 (2024 - $31,000).

Asset Retirement Obligation:

Asset retirement obligations ("ARO") represent the legal obligations associated with the retirement of a tangible capital asset that result from its acquisition, construction, development, or normal use. The tangible capital assets ("TCA") include but are not limited to assets in productive use, assets no longer in productive use, and leased tangible capital assets.

The liability associated with an asset retirement obligation is measured with reference to the best estimate of the amount required to ultimately remediate the liability at the financial statement date to the extent that all recognition criteria are met. Asset retirement obligations are only recognized when there is a legal obligation for the County to incur costs in relation to a specific TCA, when the past transaction or event causing the liability has already occurred, when economic benefits will need to be given up in order to remediate the liability and when a reasonable estimate of such amount can be made. The best estimate of the liability includes all costs directly attributable to

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the remediation of the asset retirement obligation, based on the most reliable information that is available as at the applicable reporting date. Where cash flows are expected over future periods, the liability is recognized using a present value technique.

Liability for Contaminated Sites

A contaminated site is a site at which substances occur in concentrations that exceed the maximum acceptable amounts under an environmental standard. Sites that are currently in productive use are only considered contaminated site if an unexpected event results in contamination. A liability for remediation of contaminated sites is recognized when the County is directly responsible or accepts responsibility; it is expected that future economic benefits will be given up; and a reasonable estimate of the amount can be made. The liability includes all costs directly attributable to remediation activities including post remediation operations, maintenance and monitoring.

Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the normal course of operations. The change in non-financial assets during the year and the excess of revenues over expenses provide the Change in Net Financial Assets (Debt) for the year.

i) Tangible Capital Assets

Tangible capital assets are recorded at cost, including all amounts directly attributable to the asset's acquisition, construction, development, or betterment. The cost of the tangible capital assets is amortized on a straight-line basis over the estimated useful life as follows:

	YEARS
Land Improvements	15-25
Buildings	10-50
Engineered structures	
Water system	30-75
Wastewater system	30-75
Other engineered structures	5-30
Machinery and equipment (owned and leased)	3-10
Vehicles	8-20

One-half of the annual amortization is charged in the year of acquisition and the year of disposal. Assets under construction are amortized once they are available for productive use. Tangible capital assets are written down when conditions indicate that they no longer contribute to the County's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the statement of operations.

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ii) Contributions of Tangible Capital Assets

Tangible capital assets received as contributions are recorded at fair value at the date of receipt and also are recorded as revenue.

iii) Resource Asset

The water licenses are recorded at cost and have been assessed with an indefinite life. The assets will not be amortized, and impairment will be reviewed when there are indicators of a decline in value.

iv) Leases

Leases are classified as capital or operating leases. Leases that substantially transfer all of the benefits and risks incidental to property ownership are accounted for as capital leases. At the inception of a capital lease, an asset and payment obligation is recorded at an amount equal to the lesser of the present value of the minimum lease payments and the property's fair market value.

All other leases are accounted for as operating leases, and the related lease payments are charged to expenses as incurred.

v) Inventories held for consumption

Inventories held for consumption are recorded at a lower of cost or replacement cost. The cost is determined by the weighted average cost method for gravel inventory and FIFO for other inventory.

Requisition Over-levy and Under-levy

Over-levies and under-levies arise from the difference between the actual property tax levy made to cover each requisition and the actual amount requisitioned. These differences are the result of property reassessments during the year.

If the levy exceeds the requisition, the over-levy is accrued as a liability, and property tax revenue is reduced. The under-levy is accrued as a receivable, and property tax revenue is increased where the actual levy is less than the requisition amount. Requisition tax rates in the subsequent year are adjusted for any over- or under-levies of the prior year.

Pensions

The County participates in three multiemployer defined pension plans. Sufficient information is not available to use defined benefit accounting. Therefore, the County accounts for the plan as if it were a defined contribution plan. As such, no pension liability is included in the County's financial statements and contributions are recognized as an expense in the year to which they relate. Contributions are a defined amount based upon a set percentage of salary.

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Funds Held in Trust

The County held $2,512,523 in a Cemetery Perpetual Care Trust Account as of December 31, 2025 (2024 - $2,159,614).

The County held $204,788 in a Tax Recovery Trust account as of December 31, 2025 (2024 - $199,037).

Future Accounting Standard Pronouncements

The Conceptual Frameworks for Financial Reporting - The conceptual framework is the foundation for principles-based standards. It is a coherent set of interrelated objectives and fundamentals leading to consistent standards or application of consistent concepts in the absence of specific standards. The County will adopt this accounting standard for the fiscal year beginning January 1, 2027.

PS 1202 Financial Statement Presentation - PS 1202 will replace PS 1201 and sets out the general and specific requirements of the presentation of financial information and is based on the concepts in the conceptual framework. The County will adopt this accounting standard for the fiscal year beginning January 1, 2027.

NOTE 2: CASH

	2025	2024
Cash	$ 49,767,101	$ 53,842,029
Outstanding Cash Transactions	(2,309,591)	(3,596,015)
	$ 47,457,510	$ 50,246,014
Grants	$ 2,274,988	$ 5,596,874
Developer refundable deposits	1,199,461	1,228,932
Developer contributions	39,306	20,381
Deferred offsite levy revenue	9,093,726	8,338,113
Deferred Cash in Lieu	2,612,147	2,164,651
Other deferred revenue	1,181,125	11,094,704
County reserves and other	31,056,757	21,802,359
Total Cash	$ 47,457,510	$ 50,246,014

Cash consists of petty cash and cash in bank accounts. Outstanding cash transactions includes outstanding cheques and deposits. Included in cash is a restricted amount of $2,274,988 (2024 - $5,596,874), of which $2,022,389 is for the Alberta Community Resilience Program and is held exclusively for approved projects (Note 8).

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NOTE 3: TEMPORARY INVESTMENTS

	2025	2024
Grants	$ 8,015,385	$ 17,154,572
Developer refundable deposits	4,226,017	3,766,708
Developer Contributions	138,484	62,470
Deferred offsite levy revenue	32,039,598	29,377,372
Deferred Cash in Lieu	9,203,281	7,626,635
Other deferred revenue	4,161,413	5,752,153
County reserves and other	109,421,153	90,265,421
Investments	$167,205,331	$154,005,331

Investments and deposits have an effective interest rate of 3.35% to 3.62% (2024 3.96% – 5.47%) and mature in less than one year.

Investments include funds that are designated for developer's refundable deposits, public reserve funds and grant funds of $8,015,384 for capital and operating expenditures, which includes $7,125,412 received from the Alberta Community Resilience Program (Note 8).

NOTE 4: RECEIVABLES

	2025	2024
Property Taxes		
Current taxes and grants in place of taxes	$ 4,131,063	$ 3,812,097
Arrears taxes	1,875,279	1,837,764
	$ 6,006,342	$ 5,649,861
Other		
Trade accounts	$17,024,867	$11,460,777
Government Transfers	8,267,527	1,030,368
	$25,292,394	$12,491,145
Total	$31,298,736	$18,141,006

Accounts receivable are recorded net of any allowance for doubtful accounts. Management has reviewed collectability at year-end and determined that no material allowance is required. (2024 - $nil)

NOTE 5: DEBT CHARGES RECOVERABLE

	2025	2024
Current debt charges recoverable	$ 35,075	$ 33,450
Non-current debt charges recoverable	231,497	266,572
	$ 266,572	$ 300,022

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The County has secured long-term financing on behalf of several community organizations for joint projects within the County. This debt is recoverable from the organizations at interest rates from 4.758% to 5.096%. The debts mature and will be fully recovered starting in the year 2029 and ending in 2032.

	Principal	Interest	Total
2026	$ 35,075	$ 12,335	$ 47,410
2027	36,780	10,630	47,410
2028	38,568	8,842	47,410
2029	40,442	6,968	47,410
2030	36,770	5,073	41,843
Thereafter	78,937	4,750	83,687
	$ 266,572	$ 48,598	$ 315,170

NOTE 6: FINANCIAL INSTRUMENTS

The County's financial instruments consist of cash and temporary investments, accounts receivable, debt charges recoverable, bank indebtedness, accounts payable and accrued liabilities, deposits liabilities, and long-term debt. The nature of these instruments and the County's operations expose the County to credit and liquidity risks. The County manages its exposure to these risks by operating in a manner that minimizes its exposure to the extent practical. There have been no changes from previous year's policies, procedures and methods to measure risks.

A. Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument fluctuate because of a change in interest rates. Changes in market interest rates might have an effect on the cash flows associated with some financial assets and liabilities. The County is exposed to interest rate risk on its bank indebtedness and temporary investments. As at December 31, 2025 the County had investments bearing interest at 3.35% to 3.62% (2024 – 3.96 to 5.47%) and long-term debt bearing interest at 1.288% to 5.43% (2024 – 1.288% to 6.70%). The County actively manages its interest rate risk through ongoing monitoring of market interest rates and the overall economic situation.

B. Credit risk

The County is subject to credit risk with respect to taxes and grants in place of taxes, accounts receivable, and debt charges recoverable. Credit risk arises from the possibility that taxpayers and entities to which the County provides services may experience financial difficulty and be unable to fulfill their obligations. Management believes that the risk of default and the risk of concentration of credit risk is minimized by the fact that there is a large number and diversity of taxpayers and receivables comprise amounts receivable from the Government of Alberta for grants, property taxes, and trade receivables, which are subject to normal trade credit risk which is not significant as the County manages and analyzes the outstanding accounts receivable balances.

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C. Liquidity risk

Liquidity risk is the risk that the County will not be able to meet its financial obligations as they come due. The County has a planning and budgeting process in place to help determine the funds required to support the normal operating requirements of the County on an ongoing basis. The County ensures that there are sufficient funds to meet its short-term requirements, taking into account its anticipated cash flows and its holdings of cash and cash equivalents.
The following table sets out the contractual maturities (representing contractual cash flows) of financial liabilities:

	2025		2024	
	0-90 days	Over 90 days	0-90 days	Over 90 days
Accounts payable and accruals	$20,274,014	$ -	$19,692,829	$ -
Deposit liabilities	-	6,632,968	-	7,825,302
Long-term debt	140,561	44,410,699	206,463	49,889,529
	$20,414,575	$51,043,667	$19,899,292	$57,714,831

NOTE 7: LONG-TERM DEBT

	2025	2024
Operating debt, maturing between 2029 and 2032, bearing interest at rates between 4.758% and 5.096% (Note 5)	$ 266,572	$ 300,022
Capital debt, maturing between 2030 and 2050, bearing interest at rates between 1.288% and 5.43%	44,284,688	49,795,970
	$ 44,551,260	$ 50,095,992
Funding for future payments from:		
General Tax	$ 1,723,805	$ 1,876,294
Emergency Services Tax	400,543	443,925
Local Improvement Tax	7,077,250	7,350,533
Special Levies	31,349,662	36,425,240
User Fees	4,000,000	4,000,000
	$ 44,551,260	$ 50,095,992

Principal and interest repayments are as follows:

	Capital	Interest	Operating	Interest	Total
2026	$ 3,173,800	$ 1,619,914	$ 35,075	$ 12,335	$ 4,841,123
2027	3,188,236	1,504,534	36,780	10,630	4,740,180
2028	3,203,150	1,388,675	38,568	8,842	4,639,235
2029	3,218,559	1,272,321	40,442	6,968	4,538,290
2030	3,213,264	1,149,328	36,770	5,073	4,404,435
Remainder	28,287,679	7,470,337	78,937	4,750	35,841,704
Total	$44,284,688	$14,405,109	$266,572	$ 48,598	$59,004,967

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Of the $266,572 in principal payments to be made in future years on operating debt, all will be paid from tax levies and local improvement tax.

Of the $44,284,688 in principal payments to be made in future years on capital debt, all will be paid from user fees, special levies, local improvement tax and tax levies.

Interest expense on long-term debt amounted to $2,004,855 (2024 - $3,038,126). The County's total cash payments for interest were $2,013,884 (2024 - $3,037,509).

The County has a $5,000,000 (2024 - $5,000,000) unsecured operating line of credit with ATB Financial. This line of credit bears interest, when utilized, at 0.70% below the prime lending rate as established by ATB Financial. $1,000,000 of this $5,000,000 can be utilized for Letters of Credit with a fee of 0.5% per annum.

NOTE 8: DEFERRED REVENUE	**2025**	**2024**
Prepaid property tax	$ 1,463,947	$ 1,048,929
Municipal Sustainability Initiative – capital	-	4,920,241
Drought and Flood Protection Program	945,892	3,783,248
AB Environment & Sustainable Resource Grant	-	3,578,116
Canada Community Building Fund	-	1,336,894
AB Community Resilience Program	9,147,801	8,855,039
Northern and Regional Economic Development	-	207,537
Other operating grants	196,679	70,361
Developer contributions	177,790	82,851
Deferred Offsite Levies	41,133,324	37,715,485
Deferred Cash in Lieu	11,815,428	9,791,286
Other deferred revenue	5,342,538	7,384,773
	$70,223,399	$78,774,760

Below is a brief description of the nature and restrictions of the above deferred revenue balances:
Prepaid Property Taxes – Contains tax credit amounts arising form Tax Installment Payment Plan and overpaid taxes.

Municipal Sustainability Initiative – Capital – Government of Alberta grant to fund municipal capital projects.

Drought and Flood Protection Program – Government of Alberta grant to fund Langdon Drainage and Graham Reservoir projects.

AB Environmental & Sustainable Resource Grant – Government of Alberta grant to fund Bragg Creek Flood Mitigation project.

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Canada Community Building Fund – Government of Canada grant to fund municipal capital projects.

AB Community Resilience Program – Government of Alberta grant to fund Cooperative Stormwater Management Initiative.

Northern and Regional Economic Development – Government of Alberta grant to fund Bragg Creek Growth and Revitalization Project.

Other operating grants – Various Grants to fund operating projects or initiatives.

Developer Contributions – Developer contributions for shared municipal operating and capital projects.

Deferred Offsite Levies – Funds collected for infrastructure projects that are recorded as deferred revenue until the related eligible costs are incurred or the infrastructure is constructed.

Deferred Cash in Lieu – Developers' contributions in place of municipal reserve, collected as a substitute of land, is deferred until the related eligible costs are incurred.

Other deferred revenue – Cemetery Deposits, donations, insurance, and other project related payments.

NOTE 9: EMPLOYEE BENIFIT OBLIGATIONS

	2025	2024
Accrued Payroll	$2,340,575	$1,539,005
Accrued Vacation	1,660,790	1,480,518
Accrued Pension	183,554	263,588
Accrued Employment Benefits	156,019	156,811
Miscellaneous Employment Obligations	85,420	85,555
	$4,426,358	$3,525,477

Accrued Payroll – The payroll liability comprises wages earned in 2025 and paid subsequent to December 31, 2025.

Accrued Vacation – The vacation liability comprises the vacation that employees have earned and are deferred to future years.

Accrued Pension – The pension liability comprises the portion of LAPP and APEX (Note 10) pension payments associated with the first pay period of the year that is related to 2025 working days.

Accrued Employee Benefits – The benefit liability comprises the portion of employee benefits (Extended Health & Health Spending) costs associated with the first pay period of the year that is related to 2025 working days.

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Miscellaneous Employee Obligations – The miscellaneous employee liability comprises the government payments (EI, CPP and WCB) costs associated with the first pay period of the year that is related to 2025 working days.

NOTE 10: ASSET RETIREMENT OBLIGATION

Landfills

Landfill closure and post-closure care requirements have been defined in accordance with The Environmental Management and Protection Act and include final covering and landscaping of the landfill, pumping of ground water, methane gas and leachate management, and ongoing environmental monitoring, site inspection and maintenance. The reported liability is based on estimates and assumptions with respect to events extending over a 9-12 years period using the best information available to management. Future events may result in significant changes to the estimated total expense and the estimated liability, and would be recognized prospectively, as a change in estimate, when applicable.

The landfills are closed and now in the post closure phase. The County is responsible for landfill sites that have been capped and closed with no further useful life and capacity. No performance bonds have been paid on the sites, and no assets have been specifically allocated to these sites.

The estimated total liability is based on the sum of discounted future cash flows of post-closure activities at a cost of $48,752 annually for the remainder period for post-closure care between 9 years and 12 years using the discount rate of 2.05%. The total estimated ARO is $443,181.

Lagoons

The County has a license to operate lagoons. The county is legally required to decommission and reclaim these lagoons at the end of their useful life. In accordance with PS 3280, Asset Retirement Obligations, the County estimated the ARO using the undiscounted future expenditures expected to be incurred within 1- 22 years period of $1,402,023. The County applied the discount rate of 2.05% to estimate the present value of the associated AROs. The total estimated ARO is $1,171,796.

Gravel Pits

The County operates various pits which have an estimated useful life of 1 to 50 years. The County is legally required to reclaim these pits at the end of their useful life. The County estimated the ARO for these pits using the undiscounted future expenditures expected to be incurred within 1-50 years period of $3,572,029. The County applied the discount rate of 2.05% to estimate the present value of the associated AROs. The total estimated ARO is $2,284,735.

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Asset Retirement Obligation	2025	2024
Balance, beginning of the year	$3,869,164	$3,748,757
Liabilities settled	(10,564)	(11,225)
Change in estimated cash flows	(10,557)	70,417
Accretion expense	51,669	61,215
Estimated total liability	$3,899,712	$3,869,164

NOTE 11: PENSION PLANS

Local Authorities Pension Plan (LAPP)

Employees of the County participate in the Local Authorities Pension Plan ("LAPP" or the "Plan"), which is covered by the Public Sector Pension Plans Act. This plan is financed by employer and employee contributions and by investment earnings of the LAPP Fund. Contributions for current service are recorded as expenditures in the year in which they become due.

Rocky View County is required to make current service contributions to the Plan of 8.45% of pensionable earnings up to the year's maximum pensionable earnings under the Canada Pension Plan ("CPP"), and 11.65% of pensionable earnings above this amount. Employees of the County are required to make current service contributions of 7.45% of pensionable earnings up to the year's maximum pensionable earnings and 10.65% on pensionable earnings above this amount.

Total employer contributions by Rocky View County to the LAPP in 2025 were $3,022,393 (2024 - $2,748,318). Total contributions by the employees of Rocky View County to the LAPP in 2025 were $2,703,311 (2024 - $2,458,755).

At December 31, 2024, the date of the most recent actuarial valuation, the Plan disclosed an actuarial surplus of $19,557,000 (2023 - $15,057,000 surplus).

APEX Supplementary Pension Plan

The APEX Supplementary Pension Plan, an Alberta Urban Municipality Association (AUMA) sponsored defined benefit pension plan covered under the provisions of the Alberta Employment Pensions Plans Act, commenced in 2008 and provides supplementary pension plan benefits. The plan supplements the Local Authorities Pension Plan.

The Chief Administrative Officer and Executive Directors of the County can participate in the APEX Supplementary Pension Plan. APEX is financed by Employer and Employee contributions and investment earnings of the APEX fund. Contributions for current service are recorded as expenditures in the year in which they become due.

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Rocky View County makes current service contributions to the plan of 2.96% of pensionable earnings up to the APEX maximum earnings of $187,833.50. Eligible employees of the County can make current service contributions of 2.42% of earnings up to the APEX maximum earnings of $187,833. Total employer contributions by Rocky View County to APEX in 2025 amounted to $15,033 (2024 $7,526). Total contributions by employees of the County to APEX amounted to $12,291 for the 2025 year (2024 - $6,153).

The cost of post-retirement benefits earned by employees is actuarially determined using the projected benefit method prorated on service and administration's best estimate of salary and benefit escalation and retirement ages of employees. The costs of post-retirement benefits are fully funded.

MuniSERP Supplementary Employee Retirement Plan

On July 14, 2025, Rocky View County Council approved the participation of Rocky View County in the MuniSERP program, a plan available through the Alberta Urban Municipalities Association (AUMA). This plan is a supplemental employee retirement plan ('SERP") that provides supplementary benefits to a prescribed class of employees whose retirement income would be affected by the Income Tax Act cap on pension contributions. The Supplementary benefit takes the form of a lump sum cash payment upon retirement or death. MuniSERP supplements APEX and LAPP and is voluntary, non-contributory, non-registered defined benefit employee retirement plan. The retirement benefit expense (recovery) recorded by Rocky View County in the year is $42,000.

The cost of post-retirement benefits earned by employees is actuarially determined using the projected benefit method prorated on service and management's best estimate of salary and benefit escalation and retirement ages of employees. An actuarial valuation was completed on December 31, 2025. The significant actuarial assumptions in measuring the accrued benefit obligation are as follows: expected discount rate of 5.00%, expected salary escalations of 2.75% per year and inflation rate of 2.00%

NOTE 12: COMMITMENTS & CONTRACTUAL OBLIGATIONS

Commitments relating to policing and operating leases for vehicles and equipment for the next 4 years are as follows:

	Operating
2026	$ 5,731,759
2027	$ 6,552,821
2028	$ 6,973,371
2029	$ 7,914,234

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In addition to the above the County has entered into contractual agreements for the following major projects. Contractual obligations are obligations to third parties under signed and enforceable agreements:

Project Name	Year of Commitment	Project Type	Amount
Langdon WWTP – EQ Tank	2026	Capital	$ 3,804,208
Langdon Recreation Centre	2026	Capital	1,268,436
Langdon Drainage	2026	Capital	900,448
Indus Rink Expansion	2026	Capital	686,828
Dalroy Drainage Solution	2026	Capital	449,090
Burma Road	2026	Capital	381,132
Twp Rd 250	2026	Capital	372,272
Madden Fire Hall	2026	Capital	353,529
Fleet Vehicle and Equipment	2026	Capital	304,970
Hwy1&Range Road 33 Interchange	2026	Operating	17,867,577
Stoney & Airport Trail Interchange	2026	Operating	16,339,929

NOTE 13: CONTINGENCIES

No provision has been made on the statement of financial position for the various lawsuits and legal claims filed against the County as the extent of the lawsuits and legal claims are not determinable at December 31, 2025. Management has concluded that none of the claims meet the criteria for recording a liability. The amount of any future settlement would be accounted for in the year the losses are determined.

NOTE 14: RECIPROCAL INSURANCE EXCHANGE MEMBERSHIPS

The County was a member of the Genesis Reciprocal Insurance Exchange and the Jubilee Reciprocal Insurance Exchange as of December 31, 2025. Under the membership terms, the County could become liable for its proportionate share of any claim losses above the funds held by the exchange. Any liability incurred would be accounted for as a current transaction in the year the losses are determined.

NOTE 15: DEBT LIMITS

Section 276 (2) of the Municipal Government Act and related provincial regulations require that the debt and debt limits, as defined by Alberta Regulation 255/00, for the County, be disclosed as follows:

	2025	2024
Total debt limit	$ 291,271,215	$ 226,188,921
Total long term debt	(44,551,260)	(50,095,992)
Total amount of debt limit unused	$ 246,719,955	$ 176,092,929

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Debt Servicing Limit	$ 48,545,203	$ 37,698,154
Debt Servicing	(4,841,123)	(6,671,986)
Amount of Debt Servicing Limit unused	$ 43,704,080	$ 31,026,168

The debt limit is calculated at 1.5 times revenue of the County (as defined in Alberta Regulation 255/00) and the debt service limit is calculated at 0.25 times such revenue. Incurring debt beyond these limitations requires approval by the Minister of Municipal Affairs. These thresholds are guidelines used by Alberta Municipal Affairs to identify municipalities that could be at financial risk if further debt is acquired. The calculation taken alone does not represent the financial stability of the County; rather, the financial statements must be interpreted as a whole.

NOTE 16: ACCUMULATED SURPLUS

	2025	2024
Unrestricted surplus	$ 7,976,046	$ 10,911,616
Capital deficit	(5,945,347)	(5,965,551)
	$ 2,030,699	$ 4,946,065
Restricted surplus		
Reserve funds		
General operating	$5,544,225	$6,010,480
Roads	7,734,442	7,050,241
Offsite levies	14,001,684	5,438,328
Tax stabilization	78,916,132	62,776,082
Utility	2,918,660	2,295,846
Public	13,527,118	13,306,450
Equipment	3,449,083	4,245,118
Recreation – Springbank	10,337,113	9,906,778
Recreation – Langdon	8,200,000	-
Voluntary recreation	1,734,905	1,653,992
Total restricted surplus	$146,363,362	$112,683,315
Equity in water license	$ 21,161,000	$ 21,161,000
Equity in tangible capital assets (Note 19)	710,159,130	697,382,469
	$879,714,191	$836,172,849

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NOTE 17: SALARY AND BENEFIT DISCLOSURE

Salaries and benefits for elected Municipal Officials, the Chief Administrative Officer, and the Designated Officers, as required by Alberta Regulation 313/2000, are disclosed as follows:

	No. of Persons	Salary	Benefits & Allowances	2025 Total	2024 No. of Persons	2024 Total
Councilors:						
Division 1	1	$94,967	$18,731	$113,698	1	$107,342
Division 2	1	108,948	13,823	122,771	1	109,945
Division 3	2	127,004	17,336	144,340	1	142,272
Division 4	1	97,426	19,650	117,076	1	107,342
Division 5	1	94,967	13,620	108,587	1	103,138
Division 6	1	100,279	20,682	120,961	1	106,828
Division 7	2	96,795	11,668	108,463	1	103,142
CAO	1	362,720	44,362	407,082	3	318,818
Designated Officers	2	321,049	59,859	380,908	2	357,837

(1) Salary includes regular base pay, bonuses, overtime, lump sum payments, gross honoraria, and other direct cash remuneration.

(2) Elected Officials: Benefits & Allowances include the County's contribution and payments for Canada Pension Plan (CPP), Workers Compensation Board (WCB), dental coverage, vision coverage, group life insurance, accidental disability and dismemberment insurance, travel allowance and general expense allowance.

(3) Chief Administrative Officer/Designated Officers: Benefits & Allowances include the County's contribution and payments for Canada Pension Plan (CPP), Workers Compensation Board (WCB), employment insurance, extended health care, dental coverage, vision coverage, group life insurance, accidental disability, and dismemberment insurance, car allowance, local authorities pension plan (LAPP), and APEX Supplementary Pension Plan.

Draft for discussion purposes only

ROCKY VIEW COUNTY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2025

NOTE 18: CONTAMINATED SITES LIABILITY

In 2024, Rocky View County disclosed that certain soils at the Cochrane Gravel Pit had become saturated with road salt as a result of normal operating activities. Based on an independent third-party assessment completed in the first quarter of 2024, management identified the potential for a contaminated site liability. No liability was recognized, as the affected material was determined to have potential beneficial use as inventory.

During 2026, the sale of the Cochrane Gravel Pit, which had been initiated in the fourth quarter of 2024, was completed. As a result of the sale and transfer of the property, Rocky View County no longer faces the risk of a contaminated site liability related to this property and, accordingly, no liability has been recognized in the current year. (Note 24).

NOTE 19: EQUITY IN TANGIBLE CAPITAL ASSETS

	2025	2024
Tangible capital assets (Schedule 2)	$1,486,075,491	$1,451,579,204
Accumulated amortization (Schedule 2)	(727,731,961)	(700,531,601)
Asset Retirement Obligation (Note 10)	(3,899,712)	(3,869,164)
Long term debt (Note 7)	(44,551,260)	(50,095,992)
Debt charges recoverable (Note 5)	266,572	300,022
	$ 710,159,130	$ 697,382,469

NOTE 20: SEGMENTED DISCLOSURE

The County conducts its business through a number of reportable segments. The operating segments are established by management and facilitate the achievement of long-term objectives and aid in resource allocation decisions. For each reported segment, revenues and expenses represent both amounts directly attributable to the segment and amounts that are allocated reasonably. The accounting policies in these segments are consistent with those followed in preparing the financial statements.
Refer to the Schedule of Segmented Disclosure (Schedule 6).

General Government includes Council, Other legislative, and General administration.

Emergency Services include Fire, Bylaw, Police, and traffic enforcement.

Infrastructure & Operations Services include Roads, Capital projects & Engineering services, Fleet, Cemetery, Water, Stormwater, Wastewater, and Waste & recycling.

Planning & Development includes Planning services, Building services, Economic Development, and Development compliance.

Community Services include Recreation & Community support and Family and Community Support Services (FCSS).

Draft for discussion purposes only

ROCKY VIEW COUNTY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2025

NOTE 21: BUDGET

The budget figures presented in these financial statements are based on the budget approved by council on April 08, 2025, and subsequent budget adjustments are not included.

The schedule below reconciles the approved budget to the budget figures reported in these financial statements:

	2025
Budgeted Deficit reported in financial statements	$(22,433,800)
Capital Revenue Funding Operation	(2,760,600)
Principal payments on long-term debt	(5,515,000)
Amortization expense	28,497,100
Net transfer from reserve	2,212,300
Approved budget surplus for the year	-

NOTE 22: COMPARATIVE FIGURES

Certain prior year corresponding figures have been restated to conform to the current year's presentation.

The Statement of Financial Position and Notes to the Financial Statements have been updated to reflect a reclassification of accounts related to payroll, pensions, and employee benefits from Accounts payable and accrued liabilities to Employee Benefit Obligations, to better reflect their nature. The value of the reclassification for 2024 is $2,044,960. This adjustment is also reflected in the corresponding notes, Note 6 – Financial Instruments and Note 9 – Employee Benefit Obligations.

The revenue section of Schedule 6 has been updated to expand the categorization, as shown in the Statement of Operations, and to provide greater insight into the County's operations. The Categories of Cash-In-Lieu of Public Reserves, Penalties and Cost of Taxes, Development Agreements & Levies, Licence & Permits and Fines have been added. These revenues were classified as Other Revenues in the 2024 financial statements.

NOTE 23: PRIOR YEAR RESTATEMENT

During 2025, the County determined that developer contributed cash-in-lieu of land according to MGA S.666 recognized as revenue in prior periods should have been recorded as deferred revenue until the related eligibility criteria were met. Accordingly, the County has restated the comparative figures to reflect the appropriate accounting treatment.

Draft for discussion purposes only

ROCKY VIEW COUNTY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2025

The opening balance of the Public Reserve as at January 1, 2024 has decreased by $6,882,351 and the opening balance of Unearned Cash-In-Lieu by the same amount.

For the year ended December 31, 2024, revenue under Cash-In-Lieu Public Reserve has been reduced by $2,954,349 and Developer agreements and levies has been increased by $45,414. Unearned Cash-In-Lieu has an increase of $2,908,935 and a corresponding decrease to Public Reserve of $2,908,935.

The impact of this prior period adjustment on the County's financial statements is presented below.

	As previously reported $	Adjustment recognized $	As restated $
Statement of Operations			
Revenue			
Cash-In-Lieu of Public Reserve	5,195,991	(2,954,349)	2,241,642
Excess (shortfall) of revenue over expenses before capital revenue	3,879,435	(2,954,349)	925,086
Capital contributions and transfers			
Developer and customer contributions	560,000	45,414	605,414
Excess of revenue over expenses	62,806,868	(2,908,935)	59,897,933
Accumulated surplus - Opening	783,157,267	(6,882,351)	776,274,917
Accumulated surplus - Ending	845,964,135	(9,791,286)	836,172,849
Statement of Financial Position			
Liabilities			
Deferred Revenue	68,983,474	9,791,286	78,774,760
Net financial assets	68,700,135	(9,791,286)	58,908,849
Accumulated surplus	845,964,135	(9,971,286)	836,172,849

NOTE 24: SUBSEQUENT EVENTS

Subsequent to year-end, the County sold the Cochrane Gravel Pit for proceeds of $5,000,000. The property had been recorded as Property in Other Municipalities in prior fiscal periods. As the sale occurred after year-end, the transaction has not been reflected in these financial statements.

NOTE 25: APPROVAL OF FINANCIAL STATEMENTS

Council and Management have approved these financial statements on April 28th, 2026.

Draft for discussion purposes only

ROCKY VIEW COUNTY

ATTACHMENT B

Variance Analysis

April 28, 2026

ROCKY VIEW COUNTY

FINANCIAL STATEMENT VARIANCE ANALYSIS
For The Year Ending December 31, 2025

STATEMENT OF FINANCIAL POSITION - YEAR OVER YEAR

The Statement of Financial Position reports on the County's assets, liabilities, and accumulated surplus as of December 31, 2025.

The County remained in a strong overall financial position as of December 31, 2025, with an accumulated surplus of $879.7 million, net financial assets of $96.2 million, cash of $47.5 million, temporary investments of $167.2 million, and long-term debt of $44.6 million.

Material year-over-year changes have been identified and analyzed as follows:

FINANCIAL ASSETS

	Variance ($)	2025 ($)	2024 ($)
Cash (F/S Note 2)			
Total	***(2,788,503)***	*47,457,510*	*50,246,014*
a) Decrease – Increase volume of vendor payments	(34,696,545)		
b) Increase – Water and wastewater offsite levy (surplus)	8,561,956		
c) Increase – Due to the anticipated demand for cash to meet significant future capital expenditures	23,346,085		
Temporary Investments (F/S Note 3)			
a) Increase – Investment of surplus	***13,200,000***	*167,205,331*	*154,005,331*
Receivables (F/S Note 4)			
Total	***13,157,730***	*31,298,736*	*13,061,006*
*Grants include Local Government Fiscal Framework (LGFF), Canadian Community Building Funds (CCBF), and Strategic Transportation Infrastructure Program (STIPP)			
a) Increase – Grants*	6,000,000		
b) Increase – Capital Project cost recoverable	3,700,000		
c) Increase – Goods and Services tax	1,640,000		
d) Increase – Under levy(requisition)	1,300,000		
d) Increase – Taxes and grants in place of taxes	356,481		
e) Increase – In Misc. Trade and other receivables	16,0000		

ROCKY VIEW COUNTY

LIABILITIES

	Variance ($)	2025 ($)	2024 ($)
Accounts Payable & Accrued Liabilities (F/S Note 6)			
Total	***581,186***	*20,274,015*	*19,692,829*
a) Increase – Holdbacks on Payables	2,918,542		
b) Decrease – Miscellaneous accrued liabilities	(75,772)		
c) Decrease – Purchase Order Clearing	(140,705)		
d) Decrease – Outstanding Payables	(2,120,879)		
Deposit Liabilities (F/S Note 6)			
Total	***(1,192,334)***	*6,632,968*	*7,825,302*
a) Decrease – Cost Recovery on projects due to others	(1,622,174)		
b) Increase – Refundable Deposits for Development	429,840		
Long-term debt (F/S Note 6,7)			
Total	***(5,544,732)***	*44,551,260*	*50,095,992*
* Decrease due to debt repayment			
a) Decrease – Wastewater infrastructure*	(3,030,895)		
b) Decrease – Water infrastructure*	(2,203,407)		
c) Decrease – Bridges and Pathways*	(116,781)		
d) Decrease – Vehicles*	(79,087)		
Deferred Revenue (F/S Note 8)			
Total	***(8,551,361)***	*70,223,399*	*78,774,760*
* New Revenue Recognition Treatment(F/S Note 23):			
** Timing between receipt and use of grants requires funds to be deferred until earned			
a) Decrease – Grants**	(12,461,063)		
b) Decrease – Unearned Cemetery Sales	(1,855,177)		
c) Increase – Miscellaneous Deferred Revenue	140,812		
d) Increase – Prepaid Property Tax	182,085		
e) Increase – Unearned Cash in Lieu*	2,024,143		
f) Increase – Unearned Offsite Levy Revenue	3,417,839		

ROCKY VIEW COUNTY

LIABILITIES (Cont.)	Variance ($)	Actual ($)	Budget ($)
Employee benefit obligations (Note 9)	***900,881***	*4,426,358*	*3,525,477*
Total			
* Timing between accrued pay & payday			
a) *Increase – Accrued payroll expense	801,750		
b) Decrease – Accrued vacation pay	180,271		
c) Decrease – Accrued pension and other benefits	(80,961)		

NON-FINANCIAL ASSETS

	Variance ($)	2025 ($)	2024 ($)
Tangible Capital Assets (Schedule 2)			
Total	***7,295,927***	*758,343,530*	*751,047,603*
* Reduction in ARO, buildings, and engineering structures due to yearly amortization. Amortization on other asset types is offset by additions.			
a) Increase – Construction in progress	11,492,501		
b) Increase – Contributed assets	9,794,967		
c) Increase – Land/Land improvements	1,360,632		
d) Increase – Vehicles	640,399		
e) Decrease – Asset Retirement Obligation*	(140,195)		
f) Decrease – Buildings*	(2,265,354)		
g) Decrease – Engineering structures*	(13,599,149)		

ROCKY VIEW COUNTY

STATEMENT OF OPERATIONS – DECEMBER 31, 2025

The Statement of Operations reports on revenue and expenses for operating and capital activities, contributed assets, grants applied to projects, and the change in the accumulated surplus from January 1 to December 31, 2025.

Revenue: Total revenue increased by $43.4 million (29%) from 2024 to 2025. Net municipal taxes remained the County's largest and most stable revenue source at $107.8 million in 2025, an 8.8% increase from 2024, reflecting continued tax base growth. User fees and sales rose to $26.7 million (2024: $20.9 million), and development agreements and levies increased to $15.6 million (2024: $6.7 million), indicating strong growth.

Operating grants remained steady at $2.3 million, while capital transfers increased to $16.8 million (2024: $7.6 million), reflecting reliance on external funding for capital projects. Investment income declined to $5.5 million due to lower market yields. Other revenue rose to $23.2 million, primarily related to capital and operational infrastructure projects undertaken with other governments.

Overall, the County maintains a well-diversified revenue base that supports financial resilience, with stable sources funding core operations and more volatile revenues directed to capital and one-time uses.

Expense: Total expenses increased by $29.0 million (19.3%) from 2024 to 2025, driven primarily by transportation and field services, administration, and bylaw enforcement, consistent with service growth, contracted work, and inflationary pressures.

Transportation and field services remained the largest service area at $72.2 million (2024: $51.9 million), accounting for 40.4% of total expenses, reflecting the County's extensive road, utility, and field infrastructure responsibilities.

Material budget to actual changes has been identified and analyzed as follows:

REVENUE

	Variance ($)	Actual ($)	Budget ($)
Net Municipal Taxes			
Total	***(2,949,462)***	*107,783,838*	*110,733,300*
a) Decrease – Property Reassessments	(2,703,548)		
User Fees and Sales of Goods			
Total	***9,925,844***	*26,708,644*	*16,782,800*
* Recognition of prior period cemetery lot sales due to a change in account treatment.			
a) Increase – Land Sale Chestermere Rec Center	8,200,000		
b) Increase – Cemetery Sales revenue*	2,518,966		
c) Increase – Alberta Transportation response revenue	618,576		
d) Increase – Subdivision applications and appeals	532,013		
e) Increase – Community Aggregate Payment Levy	209,929		
f) Decrease – 2024 anticipated engineering service revenue (correcting entry)	(2,282,109)		

ROCKY VIEW COUNTY

REVENUES (Cont.)	Variance ($)	Actual ($)	Budget ($)
Cash-In-Lieu of Public Reserve	***(173,695)***	*2,226,305*	*2,400,000*
a) Decrease – Prior-period adjustments reclassifying developers' cash-in-lieu of land voluntary contribution from internal reserves to deferred revenue			
Government Transfers for Operating (Schedule 4)			
Total	***(7,123,909)***	*2,309,991*	*9,433,900*
*Agriculture Service Board, Agro-Ecological Systems, Forest Resource Improvement Association, and other miscellaneous grants.			
a) Decrease – Alberta Community Resilience Program Grant due to carry forward of CSMI project budget	(7,413,500)		
b) Increase – Local Government Fiscal Framework	143,858		
c) Increase – Unbudgeted Grant Increases*	148,493		
Investment Income			
a) Increase – Additional funds available for investment	***552,839***	*5,466,039*	*4,913,200*
Penalties and Cost of Taxes			
Total	***425,053***	*1,662,653*	*1,237,600*
a) Increase – Penalties on taxes	355,167		
b) Increase – Building permit and Utility penalties	69,886		
Development Agreements & Levies			
*Offsite levies were budgeted prior to the change in revenue recognition treatment			
Total	***3,111,499***	*15,606,599*	*12,495,100*
a) Increase – Wastewater offsite levy	5,406,140		
c) Increase – Water offsite levy	1,853,275		
d) Decrease – Stormwater offsite levy*	(360,342)		
d) Decrease – Transportation offsite levy*	(3,787,574)		
Licenses & Permits			
Total	***1,327,645***	*8,232,645*	*6,905,000*
a) Increase – Building permits	801,023		
b) Increase – Misc Permits (Gas/ Plumbing/Electrical)	389,127		
c) Increase – Development Permit Revenue	137,489		
Fines			
Total	***(37,997)***	*951,403*	*989,400*
a) Decrease – Bylaw fines (Unsightly/ Animal/ etc.	(37,997)		

ROCKY VIEW COUNTY

REVENUES (Cont.)	Variance ($)	Actual ($)	Budget ($)
Other			
*** Due to project budget carry forwards**			
Total	***(17,316,506)***	*23,232,694*	*40,549,200*
a) Decrease – Reimbursements on capital projects*	(17,964,364)		
b) Decrease – Developer funding for Cochrane Lake Improvement plan	(2,550,000)		
c) Increase – Requisition Recoverable (Education & Rocky View Foundation)	1,335,029		
d) Increase – Gain on sale of asset (Airdrie Grader Shade & Vehicles & Equipment)	1,933,276		

ROCKY VIEW COUNTY

EXPENSES

	Variance ($)	Actual ($)	Budget ($)
Legislative			
Total	***(224,814)***	*1,022,286*	*1,247,100*
a) Decrease – Council Initiatives & Service	(186,000)		
b) Decrease – Council Outreach and Travel (Election)	(38,000)		
Administration			
Total	***(1,422,336)***	*29,520,364*	*30,942,700*
*Budget includes staff merit increase			
**Budgeted under Transportation in Financial Statements			
a) Decrease – Financial (Contingency)*	(1,872,900)		
b) Decrease – Information Technology Projects	(1,224,006)		
c) Decrease – Corporate Building Operations	(440,247)		
d) Decrease – Unused employee training	(407,157)		
e) Decrease – Service Priorities Projects	(241,872)		
f) Decrease – Engineering	(215,369)		
g) Decrease – People Strategy and HR Projects	(207,314)		
h) Decrease – Communications (Open Houses, Projects)	(204,524)		
i) Increase – Salary and Wages – Severance	1,093,280		
j) Increase – Asset Management – Budget reallocation**	2,307,230		
Fire			
Total	***563,343***	*20,053,443*	*19,490,130*
a) Increase – Firefighter wage – Part-time & Full-time Pay	1,091,652		
b) Decrease – Emergency Contracts	(338,055)		
c) Decrease – Contracted Services & Materials	(172,932)		
e) Decrease – In Misc. expenses	(17,322)		
Bylaw Enforcement	***(115,960)***	*12,916,540*	*13,032,500*
Total			
a) Decrease – Enhanced RCMP Services	(312,654)		
b) Decrease – RCMP Provincial Policing payment	(139,269)		
c) Increase – Building Inspections	358,102		

ROCKY VIEW COUNTY

EXPENSES (Cont.)	Variance ($)	Actual ($)	Budget ($)
Transportation and Field Services			
Total	***(43,851,011)***	*72,166,989*	*116,018,000*
a) Decrease – Major Infrastructure budget carry forwards	(34,453,192)		
b) Decrease – CSMI Engineering & Construction	(7,649,500)		
c) Decrease – Salaries and wages – position vacancies	(1,379,458)		
d) Decrease - Construction Materials	(360,000)		
Utilities			
Total	***(2,937,307)***	*23,368,693*	*26,306,000*
a) Decrease - Interest Expense on Long Term Debt	(885,088)		
b) Decrease – Solid Waste and Recycling Expenses	(866,120)		
c) Decrease – Utilities on Water and Wastewater	(794,506)		
d) Decrease – Water and Wastewater materials	(411,278)		
d) Decrease – Stormwater operations	(376,299)		
e) Increase - Wastewater treatment Expense	98,598		
f) Increase - Miscellaneous Contracted Services	106,732		
g) Increase – Amortization on Water Assets	228,546		
Cemetery			
Total	***203,808***	*2,150,708*	*1,946,900*
a) Increase – Transfer to Perpetual Care Trust	124,874		
b) Increase – Cemetery expenses due to demand	69,114		
Planning and Development			
Total	***(1,596,437)***	*7,899,063*	*9,495,500*
a) Decrease – Municipal policy projects	(953,088)		
b) Decrease – Planning projects (Prairie Gateway, Other)	(237,381)		
c) Decrease – Salaries and wages - vacant positions	(236,351)		
d) Decrease – Misc. (Materials, Services, Travel)	(169,305)		
Recreation, Parks, and Community Services			
Total	***(606,614)***	*8,427,486*	*9,034,100*
*Uncaptured budget adjustment			
a) Decrease – Recreation projects uncompleted	(277,281)		
b) Decrease – Salaries and wages – position vacancies	(256,541)		
c) Decrease – Intermunicipal Projects	(235,357)		
d) Decrease – Capital Grant Request*	164,859		

ROCKY VIEW COUNTY

LEGEND

"F/S" refers to the 2025 Notes to the Financial Statements
"Schedule" refers to the 2025 Note to the Financial Statements Schedules
*General Explanation

ROCKY VIEW COUNTY

ATTACHMENT C

BDO LLP Audit Findings Report

April 28, 2026



Rocky View County

Audit final communication to the County Council for the year ended December 31, 2025

BDO | Do more together

To the County Council of Rocky View County

We are pleased to provide you with the results of our audit of Rocky View County (the "County") financial statements for the year ended December 31, 2025.

The enclosed final communication includes our approach to your audit, including; significant risks identified and the nature, extent and the results of our audit work. We will also communicate any significant internal control deficiencies identified during our audit and reconfirm our independence.

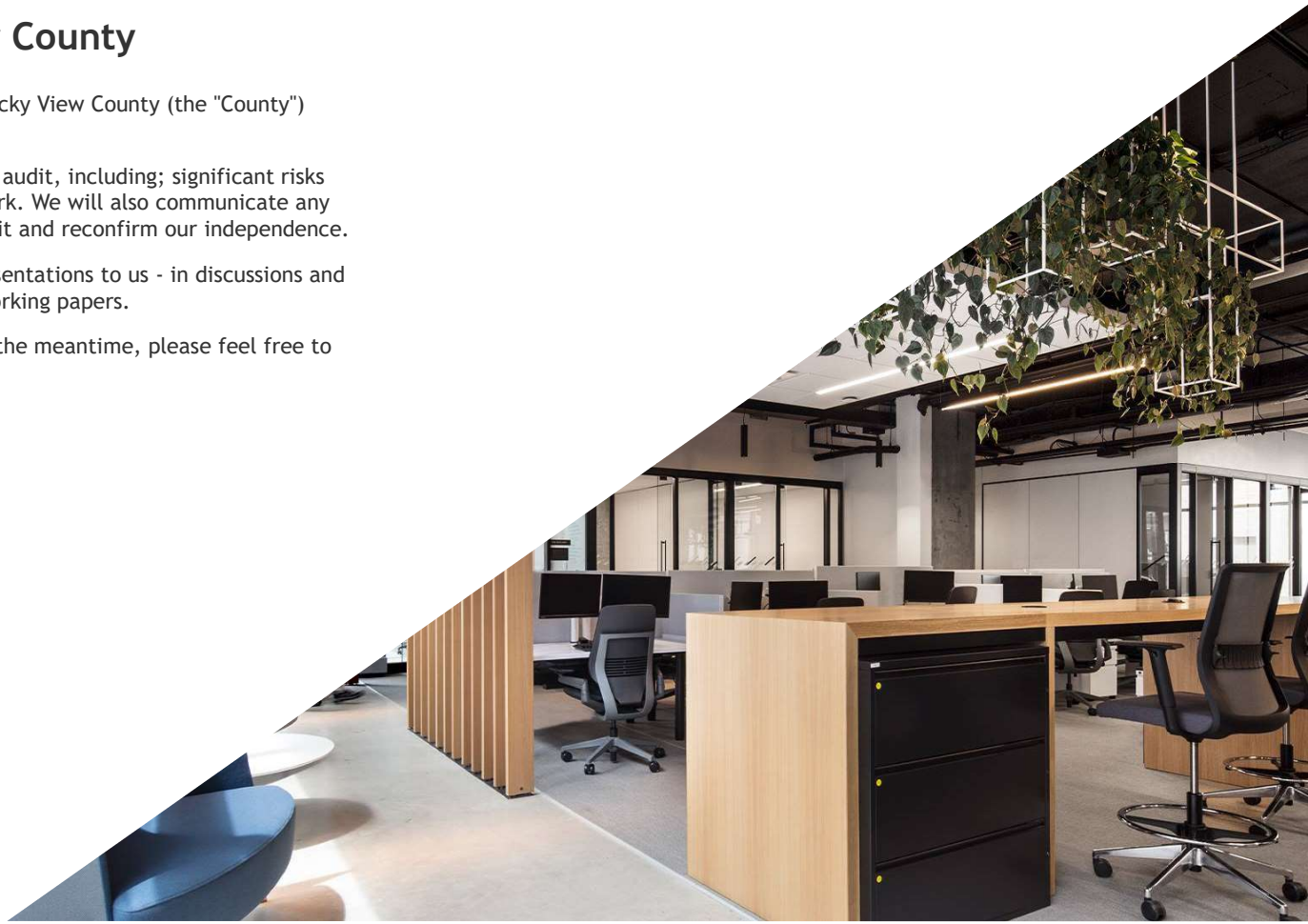
During the course of our audit, management made certain representations to us - in discussions and in writing. We documented these representations in the audit working papers.

We look forward to discussing our audit conclusions with you. In the meantime, please feel free to contact us if you have any questions or concerns.

Yours truly,

BDO Canada LLP

April 28, 2026



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Audit at a glance

Start date
November, 2025

End date
April, 2026

Materiality*
$7,000,000

Loarriane Walker
CPA, CA, MA
Email: lwalker@bdo.ca
Direct: 403-213-2592

***Materiality** in a financial audit means the size or nature of an error or omission that could influence decisions made by users of financial statements.

Notes

- Preliminary materiality was $7,000,000. Final materiality remained unchanged from our preliminary assessment.
- We are not aware of any fraud affecting the County. If you have become aware of changes to processes or are aware of any instances of actual, suspected, or alleged fraud since our discussions held at planning, please let us know.
- We confirm that we are independent accountants with respect to the County, within the meaning of the Rules of Professional Conduct of the Chartered Professional Accountants of Alberta and the requirements of the Code of Ethics of the International Ethics Standards Board for Accountants ("IESBA"*)*.
- Since the date of our last communication on December 18, 2025, there have been no changes to relationships between the County and our Firm that may reasonably be thought to bear on independence.



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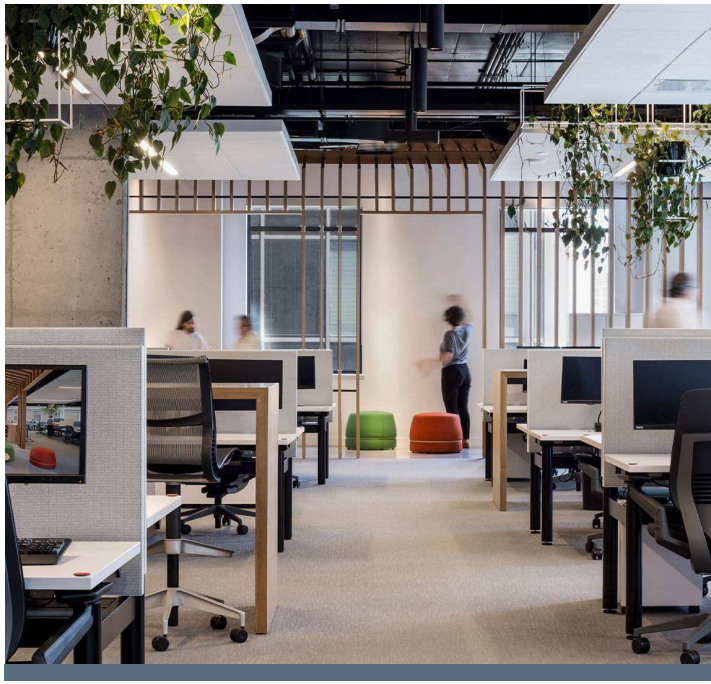
Status of the audit

We have substantially completed our audit of the year ended December 31, 2025 financial statements, pending completion of the following items:

Receipt of signed management representation letter	Receipt of outstanding legal confirmations	Subsequent events review through to the financial statements approval date	Approval of financial statements by the County Council
EXPECTED April 28, 2026	**EXPECTED** April 28, 2026	**EXPECTED** April 28, 2026	**EXPECTED** April 28, 2026

We conducted our audit in accordance with Canadian generally accepted auditing standards. The objective of our audit was to obtain reasonable, not absolute, assurance about whether the financial statements are free from material misstatement. See Appendix A for our draft independent auditor's report.

The scope of the work performed was substantially the same as that described in our Planning Communication to the County Council dated December 18, 2025.



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Audit findings



As part of our ongoing communications with you, we are required to have a discussion on our views about significant qualitative aspects of the County's accounting practices, including accounting policies, accounting estimates and financial statements disclosures. We look forward to exploring these topics in depth and answering your questions

A summary of the key discussion points are below:

Financial statement areas	Risks noted	Audit findings	Impact
Significant Risk – Revenue Recognition	There is a presumed fraud risk associated with revenue recognition. Specifically, there is a risk that revenue may not be recorded correctly or recognized in the proper period.	BDO performed the following: • Developed expectations for the movement in revenue balances for significant revenue streams and corroborated client explanations for significant variances. • Tested revenue on a sample basis to invoices and cash receipts. • Tested managements assessment on a sample basis by testing terms of contracts, verified that all eligibility criteria and stipulations have been met, and ensured revenue recognition criteria have been met. During the audit testing, BDO noted that the timing of recognition for cemetery revenue and municipal reserve revenue was not consistent with PSAS revenue recognition criteria. An unadjusted entry for the cemetery revenue and a prior period restatement for the municipal reserve revenues have been proposed to resolve any issues.	

Impact indication Low:  Medium:  High: 

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Audit findings- Continued



A summary of the key discussion points are below:

Financial statement areas	Risks noted	Audit findings	Impact
Significant Risk - Management override of controls	The risk of management override is inherent in all organizations and is the result of management's ability to be able to override controls and manipulate accounting records to change financial results.	BDO performed testing over significant estimates, journal entries, and also incorporated an element of unpredictability in our audit work. No issues were noted.	
Significant Risk – Deferred Contributions	There is a risk that deferred revenue does not align with funding statements for grants received and revenue recognized and/or that deferred revenue has not been valued correctly resulting in misstatements.	BDO performed testing over deferred revenue by reviewing deferred continuity schedules and agreeing additions and utilizations to supporting documentation. No issues were noted.	

Impact indication Low: Medium: High:

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Internal control matters

During the audit, we performed the following procedures regarding the County's internal control environment:

- Documented operating systems to assess the design and implementation of control activities that were relevant to the audit.
- Discussed and considered potential audit risks with management.

We considered the results of these procedures in determining the extent and nature of audit testing required.

The audit expresses an opinion on the County's financial statements. As a result, it does not cover every aspect of internal controls—only those relevant to preparing the financial statements and designing appropriate audit procedures. This work was not for the purpose of expressing an opinion on the effectiveness of internal control.

No control deficiencies were noted that, in our opinion, are of significant importance to discuss.

We are required to report to you in writing about any significant deficiencies in internal control that we have identified during the audit.

Category	Definition
Deficiency	A **deficiency** in internal control exists when: (a) A control is designed, implemented or operated in such a way that it is unable to prevent, or detect and correct, misstatements in the financial statements on a timely basis; or (b) A control necessary to prevent, or detect and correct, misstatements in the financial statements on a timely basis is missing.
Significant deficiency	A **significant deficiency** in internal control is defined as a deficiency or a combination of deficiencies in internal control that, in the auditor's professional judgment, is of sufficient importance to merit the attention of those charged with governance.

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Adjusted and unadjusted differences

Summary of unadjusted differences

The following is a summary of unadjusted differences noted during the course of our audit engagement:

	Increase (Decrease)			
	Assets	Liabilities	Equity	Net income
For the immediate recognition of cemetery deferred amounts	$	$	($1,863,029)	$1,863,029
To record collective firefighter agreement accrual.		($1,532,200)	$490,900	1,041,300
Total				
Tax effect				
Effect of prior year's reversing errors				
Total unadjusted differences	$	$1,532,200	(1,372,129)	$2,904,329
Details of why no adjustment has been made to the financial statements for the above items: Not material				

Summary of adjusted differences

The following is a summary of differences that were corrected by management during the course of our audit engagement:

	Increase (Decrease)			
	Assets	Liabilities	Equity	Net income
	$	$	$	$
Total adjusted differences	$	$	$	$

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Other required communications

Professional standards require independent auditors to communicate with those charged with governance certain matters in relation to an audit. In addition to the points communicated within this letter, the attached table summarizes these additional required communications.

Additional attention needed
Items highlighted with this icon have been identified as posing a higher risk, or requiring special attention

Requirement	Discussion points
Potential effect on the financial statements of any material risks and exposures, such as a pending litigation, that are required to be disclosed in the financial statements.	None noted.
Material uncertainties related to events and conditions that may cast significant doubt on the entity's ability to continue as a going concern.	None noted.
Disagreements with management about matters that, individually or in the aggregate, could be significant to the entity's financial statements or our audit report.	None noted.
Significant related party transactions that are not in the normal course of operations and which involve significant judgements made by management concerning measurement or disclosure.	None noted.
Management consultation with other accountants about significant auditing and accounting matters.	None noted.

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How we audit financial statements: Our audit process



Scoping

Engage with our client, determine the materiality level, and define the audit scope



Planning

Focus on those areas of financial statements that contain potential material misstatements as a consequence of the risks you face;

Design an appropriate audit strategy to obtain sufficient assurance and enable us to report on the financial statements



Obtain evidence

Perform audit procedures while maintaining appropriate degree of professional skepticism, to conclude whether or not the financial statements are presented fairly



Completion

Evaluate whether we have enough evidence to conclude that the financial statements are free from material misstatement, and consider the effect of any potential misstatements found;

Communicate our opinion and details of matters on which we are required to communicate

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How the firm's system of quality management(SoQM) supports the consistent performance of quality audit engagements

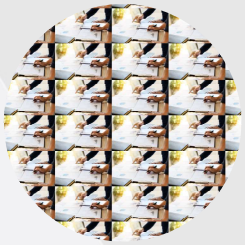
The firm is committed to maintaining high standards of audit quality that meet stakeholders' expectations and serve the public interest. We foster a culture where audit quality is at the center of our strategy and priorities. All partners and staff are accountable for performing quality engagements and upholding professional ethics, values, and attitudes.

The firm invested significant time and resources to establish and operate a SoQM that complies with the requirements set out in Canadian Standard on Quality Management 1 – Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements (CSQM 1) as issued by the Auditing and Assurance Standards Board (AASB). The SoQM ensures the firm and its personnel meet professional standards, legal and regulatory requirements, and conduct engagements accordingly, with reports issued appropriately for the circumstances.

Taken together our system of quality management supports consistent performance of audit engagements by focusing on eight components that operate in an iterative and integrated manner. These include:

1. Firm risk assessment process
2. Governance and leadership
3. Relevant ethical requirements
4. Acceptance and continuance
5. Engagement performance
6. Resources
7. Information and communication
8. Monitoring and remediation process

Standard for Audit Quality



CSQM 1

The quality of an audit depends not only on the people conducting it—but also on the systems underpinning it. These new rules up the ante for your audit quality.

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Establishing and improving the firm's SoQM

In establishing and continuously improving our firm's SoQM, we carried out the following for each of the SoQM components:

OBJECTIVES	QUALITY RISKS	RESPONSES
We established the quality objectives required by CSQM1 in the core components of our SoQM and any additional quality objectives as appropriate.	We identified the quality risks that may adversely affect achieving these objectives. These consider the nature and circumstances of the firm and the engagements it performs and the conditions, events or circumstances that may impact its SoQM.	We designed and implemented appropriate responses (policies, procedures and controls) to mitigate the assessed quality risks to an acceptable level.

Monitoring

We monitor the design, implementation and operating effectiveness of the firm's SoQM to identify areas for improvement. Root cause analysis is performed on deficiencies identified and remedial actions are implemented on a timely basis. This robust monitoring and remediation process is important for continuous improvement in quality processes.

On at least an annual basis the firm evaluates whether these deficiencies have a severe and/or pervasive impact on the achievement of the quality objectives in the SoQM.

Evaluating SoQM:

Our annual SoQM evaluation involves reviewing information about the system's design, implementation, and operation through monitoring activities. It includes testing response effectiveness, reviewing findings from inspections, and other relevant SoQM information. Using professional judgment, we assess whether identified findings represent deficiencies in the SoQM, investigating their root causes and evaluating their severity and pervasiveness.

We identify emerging developments and changes in the circumstances of the firm or its engagements and adapt the SoQM to respond to such changes.

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Our audit approach: Responsiveness in action

Our firm is deliberately structured to allow one partner to every six staff members. This means easy access to senior staff and the lead partner throughout your audit. It also helps our team gain a better understanding of your organization.

Our audit process differs from the typical audit in our use of in-field reviews. The benefit of these in-field reviews is that final decision-makers are on site ensuring issues are resolved and files closed quickly.

We offer clients the full-service expertise of a national firm. Yet we maintain a local community focus. The comprehensive range of services we deliver is complemented by a deep industry knowledge gained from over 100 years of working within local communities.



CONSISTENCY

Drives consistency and quality in audit execution throughout BDO, enabling us to be responsive to your size and location needs

A DIGITAL APPROACH

We promote a paperless audit where we perform and document our audit and exchange information with you and your team using technology

EXCEPTIONAL DELIVERY

Using our highly trained teams, underpinned by an exceptionally intuitive audit methodology, to enable timely and efficient delivery of your audit

Discover how we're accelerating audit quality

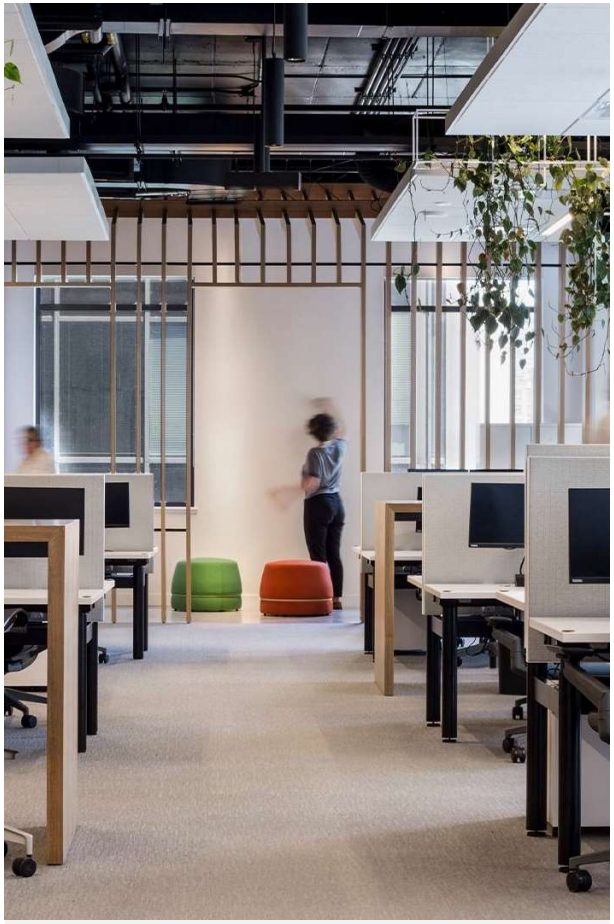


Audit Quality Report

We collected our core beliefs around audit quality, the very practical steps we take to sustain it, and the progress we have made to accelerate its quest.

FOLLOW OUR PROGRESS

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BDO's digital audit suite

Our approach to audit innovation

At BDO, innovation in audit means more than compliance—it's about transforming how we deliver value to our clients. By embedding technology directly into our audit methodology, we enhance the precision, efficiency, and quality of every engagement. Our integrated approach leverages data analytics and system-level controls testing to identify risks earlier, streamline procedures, and provide deeper visibility into financial and operational performance.

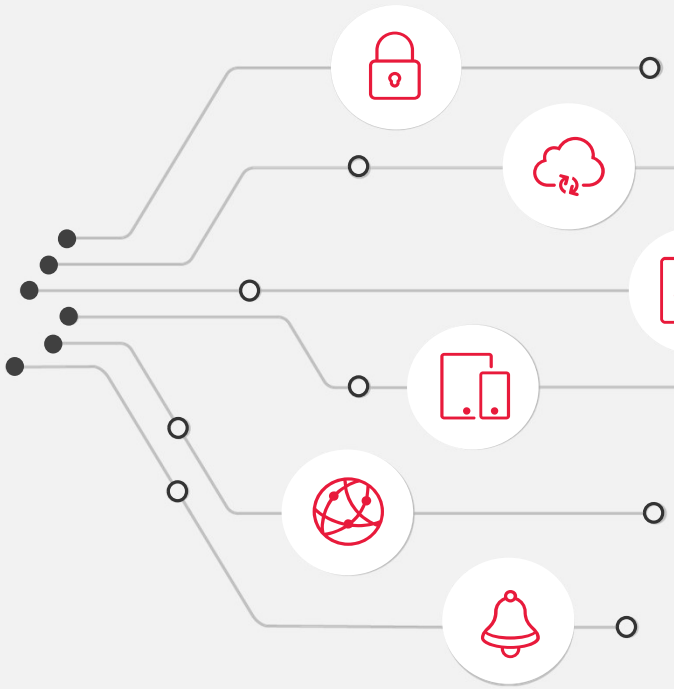
This technology-enabled model empowers our teams to focus on what matters most: delivering high-quality audits that are tailored to each client's environment. It also enables smarter sampling, reduces redundant testing, and ensures that our insights are grounded in real-time data. The result is a more agile, transparent, and collaborative audit experience—one that supports our clients' evolving needs and strengthens trust in their financial reporting.

Learn more about how we're transforming the audit process into a more agile, insightful, and value-driven experience.

EXPLORE NOW

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BDO Global Portal



SECURE DOCUMENT SHARING
BDO Global Portal allows BDO and the clients to collaborate securely through features like multi-factor authentication, DocuSign, data storage encryption, secure document exchange, and audit logging.

ONE PLATFORM, CUSTOMER AT THE CENTRE
BDO Global Portal is a customer-centric solution that reflects your needs through quarterly platform releases.

SEAMLESS AND INTEGRATED EXPERIENCE
BDO Global Portal is an open platform enabling firms to integrate local applications and languages. This creates a seamless and tailored experience.

24/7 ACCESS TO BDO SERVICES
BDO Global Portal provides 24/7 access to BDO services, modern tools, and apps as well as insights tailored to your industry and business.

ENHANCE COLLABORATION
BDO Global Portal offers a real time collaboration space for BDO and its clients, including project, task and team management.

NOTIFICATIONS
Within the BDO Global Portal you can set the interval for when and which notifications you want to receive about the changes in the BDO Global Portal.

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Recommended resources

Staying in the know with knowledge and perspective



Key changes to financial reporting

When the rules of reporting change, you may need to fine-tune how to present financial statements and govern the organization.

ACCESS OUR KNOWLEDGE CENTRE



The latest tax pointers

Corporate. Commodity. Transfer pricing. International tax. Government programs. Together they add up to immense differences on the organization's bottom line. Our tax collection keeps you current.

STAY ON TOP OF TAXES



Trending topics

As a community of advisors with the best interests of our clients in mind, we keep our ear to the ground to bring insights and perspectives related to key business trends to you.

EXPLORE NOW



Specific to you

We think the resources below may be of interest to the County Council

READ ARTICLE

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Section PS 1202 – Financial Statement Presentation

The Public Sector Accounting Board (PSAB) has introduced Section PS 1202 – Financial Statement Presentation, effective for fiscal years beginning on or after April 1, 2026. The new reporting model reshapes how public sector entities present and disclose financial information, adding new statements and refining existing ones to improve transparency and comparability. Entities should begin preparing now to ensure a smooth transition ahead of the effective date.

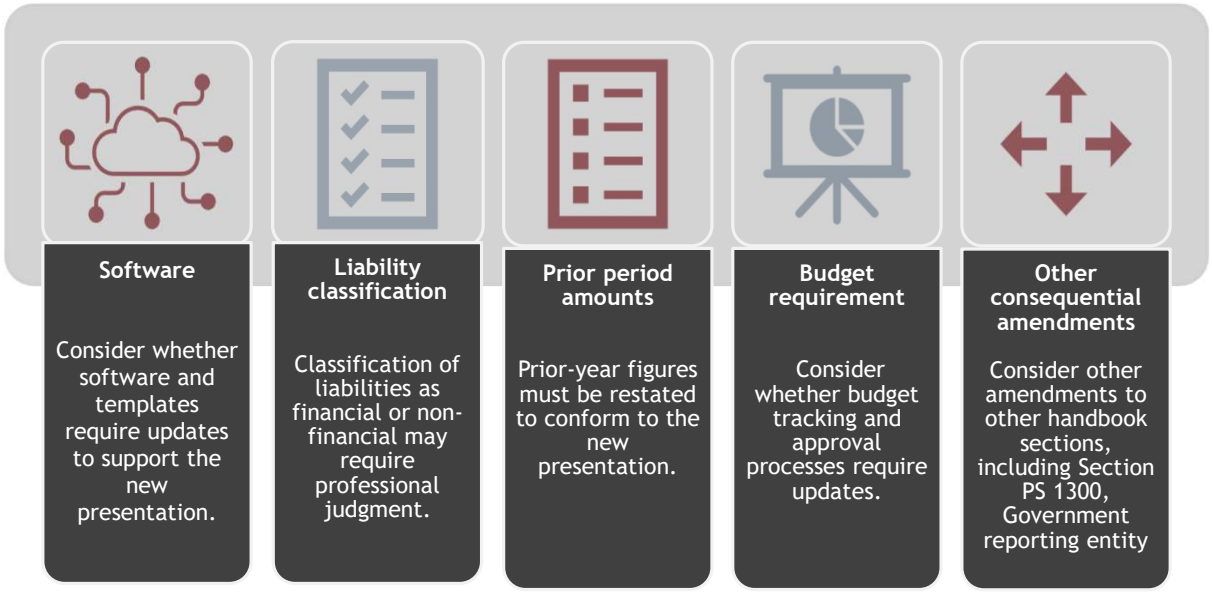
Key changes at a Glance

Statement of Financial Position	Significantly restructured
Statement of Net Financial Assets (Net Financial Liabilities)	New statement displaying revised calculation of net debt
Statement of Change in Net Financial Assets/Net Debt	Removed
Statement of Changes in Net Assets (Net Liabilities)	New statement showing reconciliation between opening and closing balances of each component of net assets
Statement of Cashflow	Restructured that financing activities separated from other items
Budget	New budget requirements



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Section PS 1202 – Financial Statement Presentation – Key Considerations to Getting Ready



Action Checklist: What should you do

- ❑ Understand the impact: Review the new requirements to determine how your current financial statements and reporting packages will be affected.
- ❑ Assess policies and templates: Update financial statement formats, accounting policies, and internal templates as needed.
- ❑ Plan for software updates: Confirm that financial reporting tools can support the revised presentation and disclosure requirements.
- ❑ Train key personnel: Ensure finance and audit teams are informed and prepared for the changes.
- ❑ Engage stakeholders: Communicate anticipated impacts to councils, boards, and oversight bodies.
- ❑ Prepare early: Develop an implementation timeline to meet the April 1, 2026 effective date.

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Spotlight on ESG



Transformative world events—an international health crisis, social movements, shareholder and investor values, global supply chains, energy transition, smart cities, and sustainable finance—are transforming Canadian business.

Standards and regulations are rapidly changing to reflect the goals of all of your stakeholders. Organizations, investors, and customers are embracing environmental, social, and governance (ESG) considerations as important measures of success. Non-financial and financial information is becoming more interconnected.

ESG Insights

Sector insights at your convenience

EXPLORE NOW

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Spotlight on public sector



Industry insights to shape your business

At BDO, we help governments create efficient ways of working to achieve better outcomes for their citizens and public servants. From technology-based solutions to program development, advisory and audit, our team can guide you through critical strategic decisions to ensure you deliver on your vision, goals, and accountability expectations.

Public sector Insights

Resources to support your business

EXPLORE NOW



Appendices

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Appendices

Appendix A:
Independent auditor's report

Appendix B:
Representation Letter

Appendix C:
Independence Update



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Appendix A: Independent auditor’s report

Independent Auditor's Report

To the Council of Rocky View County

Opinion

We have audited the financial statements of Rocky View County (the County), which comprise the statement of financial position as at December 31, 2025, Statement of operations, statement of change in net financial assets, statement of cash flows, and and notes to the financial statements, including a summary of significant accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the County as at December 31, 2025, and its results of operations, its measurement of gains and losses, its changes in net financial assets, and its cash flows for the year then ended in accordance with Public Sector Accounting Standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the County in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Empasis of Matter- Restated Comparative Information

We draw attention to Note 23 of the financial satements, which explains that certain comparative information presented for the year ended December 31, 2024 has been restated. Our opinion is not modified in respect of this matter.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Public Sector Accounting Standards and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the County's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the County or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the County's financial reporting process.

Draft for discussion purposes only

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the County's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the County to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

[Signature in the name of the audit firm]
Chartered Professional Accountants

Calgary, Alberta
April xx, 2025

Draft for discussion purposes only

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Appendix B: Representation letter

Rocky View County
262075 Rocky Viewpoint
Rocky View County, AB
T2A 0X2

April 28, 2026

BDO Canada LLP
Chartered Professional Accountants
903 - 8th Avenue SW
Suite 620
Calgary Alberta
T2P 0P7

This representation letter is provided in connection with your audit of the financial statements of Rocky View County for the year ended December 31, 2025, for the purpose of expressing an opinion as to whether the financial statements are presented fairly, in all material respects, in accordance with Canadian public sector accounting standards.

We confirm that to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

Financial Statements

We have fulfilled our responsibilities, as set out in the terms of the audit engagement dated September 25, 2024, for the preparation of the financial statements in accordance with; in particular, the financial statements are fairly presented in accordance therewith.

- The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement and/or disclosure that are reasonable in accordance with Canadian public sector accounting standards .
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of Canadian public sector accounting standards .
- All events subsequent to the date of the financial statements and for which Canadian public sector accounting standards require adjustment or disclosure have been adjusted or disclosed.
- The financial statements of the entity use appropriate accounting policies that have been properly disclosed and consistently applied.

Information Provided

- We have provided you with:
    - access to all information of which we are aware that is relevant to the preparation of the financial statements, such as records, documentation and other matters;
    - additional information that you have requested from us for the purpose of the audit; and
    - unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
- We are responsible for the design, implementation and maintenance of internal controls to prevent, detect and correct fraud and error, and have communicated to you all deficiencies in internal control of which we are aware.

- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.

Fraud and Error

- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have disclosed to you all information in relation to fraud or suspected fraud that we are aware of and that affects the entity and involves:
    - management;
    - employees who have significant roles in internal control; or
    - others where the fraud could have a material effect on the financial statements.
- We have disclosed to you all information in relation to allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, analysts, regulators, or others.

General Representations

- Where the value of any asset has been impaired, an appropriate provision has been made in the financial statements or has otherwise been disclosed to you.
- We have provided you with significant assumptions that in our opinion are reasonable and appropriately reflect our intent and ability to carry out specific courses of action on behalf of the entity when relevant to the use of fair value measurements or disclosures in the financial statements.
- We confirm that there are no derivatives or off-balance sheet financial instruments held at year end that have not been properly recorded or disclosed in the financial statements.
- The entity has complied with all provisions in its agreements related to debt and there were no defaults in principal or interest, or in the covenants and conditions contained in such agreements.
- There have been no plans or intentions that may materially affect the recognition, measurement, presentation or disclosure of assets and liabilities (actual and contingent).
- The nature of all material uncertainties have been appropriately measured and disclosed in the financial statements, including all estimates where it is reasonably possible that the estimate will change in the near term and the effect of the change could be material to the financial statements.

- There were no direct contingencies or provisions (including those associated with guarantees or indemnification provisions), unusual contractual obligations nor any substantial commitments, whether oral or written, other than in the ordinary course of business, which would materially affect the financial statements or financial position of the entity, except as disclosed in the financial statements.

Other Representations Where the Situation Exists

- We confirm we have disclosed to the best of our knowledge and ability all asset retirement obligations of which we are aware.
- We represent that there is no sick time accrual for both unionized and non-unionized employees as management represents that short-term disability would cover any potential risk of accruals.
- We have informed you of all known actual or possible litigation and claims, whether or not they have been discussed with legal counsel. Since there are no actual, outstanding or possible litigation and claims, no disclosure is required in the financial statements.
- Management represents that the process of identifying Contaminated Sites was completed in accordance with PS 3260, and that the criteria for recognition has not been met for any of the potential sites identified, resulting in no Contaminated Sites being recorded at year end.
- Management represents contributed assets in the year are completed and any donated or contributed assets during the year are reflected in the financial statements.
- Management represents that the County has not entered into any Public Private Partnerships in the current year or in any prior years.
- Management represents that all water and wastewater levies are for projects that are now complete and therefore remaining surplus is correctly recognized. Management represents that all storm and transportation levies are for projects that are not yet complete and therefore any cash receipts in excess of expenditure have been deferred until the funds are spent or project is complete.
- Management represents that all cash in lieu payments received for Municipal Reserve revenue and interest earned on these funds have been correctly deferred until the funds are spent for the restricted purpose.

Yours truly,

_____ _____

Signature Position

_____ _____

Signature Position

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Appendix C: Independence Update



Tel: (403) 266-5608
Fax: (403) 233-7833
Toll-free: 1-888-444-4840

BDO Canada LLP
903 - 8th Avenue SW
Suite 620
Calgary, Alberta
T2P 0P7

April 28, 2026

Members of the Council
Rocky View County

Dear Members of the Council:

We have been engaged to audit the financial statements of Rocky View County (the "County") for the year ended December 31, 2025.

Canadian generally accepted auditing standards require that we communicate at least annually with you regarding all relationships between the County and our Firm that, in our professional judgment, may reasonably be thought to bear on our independence.

In determining which relationships to report, the standards require us to consider independence rules and interpretations of the CPA profession and relevant legislation.

We have prepared the following comments to facilitate our discussion with you regarding independence matters arising since April 22, 2025, the date of our last letter.

We are not aware of any relationship between the County and us that, in our professional judgment, may reasonably be thought to have influenced our independence.

This letter is intended solely for the use of the Council, management and those charged with governance of the County and should not be used for any other purpose.

Yours truly,

BDO Canada LLP, Chartered Professional Accountants

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Our people-first approach to our talent experience has earned us multiple awards, including a spot among Canada's Top 100 Employers for 2026.

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For more information contact:

Loarriane Walker, CPA, CA, MA
Engagement Partner
E: lwalker@bdo.ca
T: 403-213-2592

Calgary

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ROCKY VIEW COUNTY

NOTICE OF MOTION

Submitted in accordance with Procedure Bylaw C-8277-2022

Presented By:	Councillor Kochan , Division 2
Seconded By:	Councillor Hanson, Division 1

This notice of motion is read into the Council record on **14-04-2026.** The motion as read into the record will be debated on **28-04-2026.**

TITLE: **Memorandum of Understanding with Springbank Trail and Pathways Association**

WHEREAS Rocky View County (the County) recognizes the value of establishing clear roles, expectations, and areas of cooperation through a Memorandum of Understanding (MOU) with the Springbank Trail and Pathways Association (STAPA);

AND WHEREAS the County supports STAPA by providing information required to study the feasibility of a pathway connection between Cochrane and Bragg Creek;

AND WHEREAS the County may provide letters of support for STAPA grant applications related to feasibility studies for a pathway between Cochrane and Bragg Creek;

AND WHEREAS no County funding is committed, and the County is not committing to the design, construction, operation, or maintenance of a pathway unless otherwise directed by future Council decision;

AND WHEREAS the County supports collaboration and coordination with the Government of Alberta, Town of Cochrane, the development industry, and other interested parties;

AND WHEREAS STAPA will provide the County with information, results, and data collected through its study work;

AND WHEREAS a potential pathway connection between Cochrane and Bragg Creek may be considered as part of county-wide strategic planning for pathways, including future master planning initiatives.

THEREFORE BE IT RESOLVED THAT Council direct Administration to develop a Memorandum of Understanding with the Springbank Trail and Pathways Association outlining roles, expectations, and areas of cooperation, and to return to Council with the proposed MOU for consideration.

ROCKY VIEW COUNTY

COUNCIL REPORT

Madden Fire Station Borrowing Bylaw C-8743-2026

Electoral Division: All File: N/A

Date:	April 28, 2026
Presenter:	Brenda Bateman, Supervisor, Budget & Reporting
Department:	Finance Services

REPORT SUMMARY

This report seeks the first reading of *Borrowing Bylaw C-8743-2026* and directs Administration to begin the legislated advertising process under the *Municipal Government Act* (MGA) to authorize Rocky View County to borrow up to $6,520,000 for the construction of the new Madden Fire Station.

The Madden Fire Station project need was established in 2024, received budget approval in November 2024, and design and site work is now underway. A borrowing bylaw provides the County the legal authority it needs to arrange debt financing; a required statutory step before the County can draw on borrowed funds for this project.

ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8743-2026 be given first reading.

THAT Council direct Administration to advertise the proposed Madden Fire Station Borrowing Bylaw C-8743-2026 in accordance with section 251(3) of the *Municipal Government Act*.

BACKGROUND

The following three milestones summarize the key decisions leading to the proposed borrowing bylaw.

Safety Crisis (March – April 2024)

Madden Fire Station (Station 105) operates from a converted grader shed at 285052 Symons Valley Road, which is not suitable for modern emergency response. In March 2024, Council was advised of two critical occupational health and safety (OHS) issues:

- Water quality – repeated remediation efforts failed to achieve potable standards.
- Diesel exhaust – existing ventilation worsened air quality, and viable upgrades would require prohibitive structural costs.

On April 23, 2024, Council approved temporary use of adjacent Municipal Reserve land (Lot 17 Block 1 Plan 2392EI) and a $110,464 budget adjustment for a self-contained ATCO trailer with compliant washrooms, decontamination showers, and a separate training space.

The trailer became operational in June 2024, with a subsequent budget adjustment covering ongoing rental costs. This interim solution addressed immediate OHS risks while allowing time to advance planning for a permanent facility.

These historical OHS issues are the primary driver of the new station. The borrowing bylaw now before Council is a direct result of this decision.

Capital Approval & Site Selection (November 2024 – September 2025)

In November 2024, Council approved the 2025 Capital Budget, including $6,520,000 for the design and construction of a new Madden Fire Station, with a target completion by the end of 2027.

Administration then completed a structured site evaluation. Eight sites were assessed by external consultants against operational, technical, and cost criteria, including water supply, power availability, stormwater management, servicing requirements, parking, and suitability for a four-acre layout. Public engagement between summer 2024 and early 2025 generated 236 comments from over 60 residents and 15 fire staff. Although one site (known as Site 7) received the highest public support, it was not viable due to engineering constraints that would significantly increase cost and risk.

On September 9, 2025, Administration presented a project update, including the recommended location (known as Site 8), to the Governance Committee, which received the report for information.

The project timeline is as follows:

- 2025/26 – Land acquisition and design (currently underway)
- 2026/27 – Site preparation and construction
- 2027/28 – Facility operational (target date)

Borrowing Bylaw (April 2026)

The project has advanced to detailed design, land acquisition, and construction planning. The 2026–2029 Capital Budget, approved December 5, 2025, continues to include the project within the approved capital plan.

Under section 251 of the MGA, borrowing requires authorization through a bylaw specifying the borrowing amount, purpose, interest rate, repayment terms, and funding source, and must be publicly advertised prior to final approval.

Bylaw C-8743-2026 fulfills these requirements for the Madden Fire Station project.

ANALYSIS

Bylaw Provisions

1. Authority and Borrowing Limits – The bylaw authorizes borrowing of up to $6,520,000, representing the full debt-funded portion of the approved project budget. This is a maximum limit; the actual borrowing will reflect final project costs determined through detailed design and tendering.
2. Authorized Signatories – The Reeve and CAO are authorized to execute all required borrowing documents on behalf of the County.
3. Debt Limit Compliance – As of December 31, 2025, the County's total debt limit is approximately $291.3 million, calculated as 1.5 times total revenue under section 252 of the MGA and the Debt Limit Regulation. The project is well within this capacity. The debt service limit (0.25 times revenue) is also not exceeded.
4. Interest Rate and Payment Terms – Interest rates and repayment terms will be set at the time of borrowing based on market conditions and lender terms. The Government of Alberta (Loans to

Local Authorities) is the County's preferred lender under Policy C-220, typically offering fixed-rate, blended amortization loans with 5- to 30-year terms and annual or semi-annual payments.

5. Repayment and Security Provisions – The bylaw provides for the collection of sufficient revenues to service the debt, consistent with MGA requirements and Policy C-220.

Policy Alignment — Debt Acquisition and Management Policy C-220

Policy C-220 (amended June 3, 2025) establishes that:

- Debt is used only for capital projects with long-term community benefit;
- All new debt requires Council approval by bylaw;
- Alternative funding sources are considered first;
- Debt and servicing remain within legislated limits; and
- The Government of Alberta is the preferred lender unless better options exist.

The Madden Fire Station project meets all criteria. It addresses a confirmed OHS deficiency in critical public safety infrastructure, has undergone a multi-year planning and site selection process, and provides long-term community benefit with an expected asset life exceeding 40 years.

COMMUNICATIONS / ENGAGEMENT

Section 606(2) of the MGA requires that this bylaw be advertised for at least once a week for two consecutive weeks in at least one newspaper or other publication in the County.

The Madden community has been engaged throughout the project. Public engagement from summer 2024 to early 2025 generated 236 comments from over 60 residents and 15 fire station staff. Site selection, rationale, and the project timeline were communicated publicly and through the Governance Committee. This borrowing bylaw represents the next step in that process.

IMPLICATIONS

Financial
The $6,520,000 project budget was approved as part of the 2025 Capital Budget in November 2024 and carried forward in the 2026–2029 Capital Budget. This report does not request new funding; it seeks borrowing authority for the approved debt-funded portion.

There are no financial implications from first reading. Debt servicing costs will be confirmed once project costs are finalized and borrowing terms are established. Administration will continue to monitor and report on debt levels in accordance with Policy C-220 and legislated limits.

OHS and Service Continuity Risk
The Madden Fire Station continues to operate under interim conditions. While the ATCO trailer mitigates immediate OHS risks, it remains a temporary solution. Delays in delivering the permanent station extend reliance on a non-standard facility. The new station is the only long-term resolution to the OHS issues identified in 2024.

Madden Fire Station Borrowing Bylaw C-8743-2026

STRATEGIC ALIGNMENT

Key Performance Indicators		Strategic Alignment
Effective Service Delivery	Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes.	Replaces a non-compliant facility to meet OHS Parts 2, 18, and 24; maintains emergency response capacity in the Madden area
Financial Prosperity	Ensuring County remains financially sustainable for future generations.	Borrowing structured within legislated debt limits; use of loans to local authorities preferred lender minimizes borrowing cost; borrow-at-completion practice minimizes carrying costs.
Thoughtful Growth	Clearly defining land use policies and objectives for the County – including types, growth rates, locations, and servicing strategies	Site 8 selected for long-term flexibility and future capacity; design includes two bays, office space, training room, and kitchen

ALTERNATE DIRECTION

Alternate Direction 1

That Council provides Administration with an alternate direction regarding funding for the construction of the Madden Fire Station

ATTACHMENTS

Attachment A: Madden Fire Station Borrowing Bylaw C-8743-2026

APPROVALS

Manager:	Isedua Agbonkhese, Manager, Finance Services
Executive Director/Director:	Sheryl McMullen, Executive Director, Financial & Business Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

ROCKY VIEW COUNTY

BYLAW C-8743-2026

A bylaw of Rocky View County, in the Province of Alberta, authorizing a borrowing to finance the construction of the Madden Fire Station

WHEREAS section 258 of the *Municipal Government Act* grants a municipality the authority to enact a bylaw to authorize the borrowing of money;

AND WHEREAS in order to fund the design, engineering, and construction costs for Madden Fire Station for a period not to exceed 30 years, from the Government of Alberta or another authorized financial institution, by the issuance of credit facilities and on the terms and conditions referred to in this bylaw;

AND WHEREAS the estimated total cost of the project is $6,520,000;

AND WHEREAS to construct and complete the project, it will be necessary for Rocky View County to borrow up to the sum of $6,520,000 by the issuance of a debenture on the terms and conditions referred to in this bylaw;

AND WHEREAS the amount of the existing debenture debt of Rocky View County as of December 31st, 2024, is $50,095,992, no part of which is in arrears;

AND WHEREAS Rocky View County's debt limit as of December 31st, 2025, is $291,271,215;

AND WHEREAS all required approvals for the acquisition have been obtained and the acquisition is in compliance with all *Acts* and *Regulations* of the Province of Alberta;

NOW THEREFORE the Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as Bylaw C-8743-2026.

Definitions

2 Words in this bylaw have the same meaning as set out in the *Municipal Government Act* except for the definitions provided below:

(1) **"Council"** means the duly elected Council of Rocky View County;

(2) **"*Municipal Government Act*"** means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time; and

(3) **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

ROCKY VIEW COUNTY

Effect

3 That, for the purpose of construction of the Madden Fire Station, the sum of Six Million, Five Hundred and Twenty thousand dollars ($6,520,000) be borrowed from the Government of Alberta or another authorized financial institution by way of credit facility on the credit and security of Rocky View County at large.

4 The proper officers of Rocky View County are hereby authorized to execute and deliver such agreements, instruments, certificates, and other documents, and do such further acts and things as may be reasonably necessary or as may be reasonably requested for the purpose of carrying out the borrowing and performing The County's obligations under any associated agreements, instruments, certificates or other documents.Rocky View County shall repay the indebtedness according to the repayment structure in effect, namely annual or semi-annual payments of combined principal and interest instalments not to exceed Thirty (30) years, calculated at a rate not exceeding the interest rate set by the Government of Alberta or another authorized financial institution and not to exceed Eight (8) percent.

5 During the currency of the debt there shall be raised annually, by way of user fees, tax levies, contribution from other levels of government or reserve transfers, an amount sufficient for payment of the principal and interest thereon.

6 The net amount borrowed under the bylaw shall be applied only to the purpose specified by this bylaw

Severability

7 If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

Repeal and Effective Date

8 Bylaw C-8743-2026 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2026

READ A SECOND TIME this _____ day of _____, 2026

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2026

READ A THIRD AND FINAL TIME this _____ day of _____, 2026

_____
Reeve

_____
Chief Administrative Officer

_____
Date Bylaw Signed

ROCKY VIEW COUNTY

COUNCIL REPORT

Water and Wastewater Utility Exclusivity Bylaw C-8662-2025 – Second and Third Reading

Electoral Division: All File: 1007-850

Date:	April 28, 2026
Presenter:	Mason Austen, Manager
Department:	Utility Services

REPORT SUMMARY

Rocky View County is seeking Council approval of Bylaw C-8662-2025, a Water Wastewater Utility Exclusivity Bylaw under Section 33 of the *Municipal Government Act*, to establish a clear and coordinated framework for how public water and wastewater utility services operate across the County. The bylaw applies to providers of public utility services primarily franchised utilities and does not affect water co-operatives, which operate private member-based systems under the *Rural Utilities Act* and are legally outside the bylaw's scope. Council is asked to approve second and third readings of the amended bylaw, which has been refined through extensive engagement to explicitly protect existing franchise rights and confirm co-operative independence.

The County currently operates within a fragmented water delivery system, including approximately 70 water co-operatives and several franchised utilities, and faces significant future infrastructure needs. Engagement with franchisees and co-operatives, including two open houses, one-on-one meetings, 22 participants, 107 comments, and five letters, directly informed refinements to the bylaw. These revisions focus on clearer definitions, explicit exclusions, and strengthened protection of existing rights.

Council is now asked to approve second and third readings of the amended bylaw, as presented in Attachment B, with a track changes version provided in Attachment A.

ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8662-2025 be amended in accordance with Attachment A.
THAT Bylaw C-8662-2026 be given second reading, as amended.
THAT Bylaw C-8662-2026 be given third and final reading, as amended.

BACKGROUND

At the July 22, 2025 Council meeting regarding the proposed Water and Wastewater Utility Exclusivity Bylaw, franchise utilities and a resident speaking on behalf of a neighbourhood distribution system raised concerns. They highlighted issues with the clarity of the bylaw's language, potential government overreach, and limited early communication.

Administration also acknowledges that water co-operatives were not included in the initial June 17, 2025 distribution, as they were not anticipated to be directly affected. This contributed to confusion and concern among stakeholders and was a key factor in the feedback received regarding communications and engagement.

In response, Council directed Administration to undertake additional engagement with both franchisees and water co-operatives before bringing back a revised bylaw.

Water and Wastewater Utility Exclusivity Bylaw C-8662-2025 – Second and Third Reading

MOVED by Councillor Schule that Council postpones consideration of second reading of Bylaw C-8662-2025;

AND THAT Council directs Administration to engage with all water and wastewater utility providers and return to Council with Bylaw C-8662-2025 for consideration of second and third readings, once the consultations are complete.

Between September and November 2025, Rocky View County hosted two open houses (September 18 and November 20) and conducted one-on-one meetings with interested parties. Participants included representatives from the Alberta Federation of Rural Water Co-ops, North Springbank Water Co-op, Langdon Water Co-op, Rocky View Water Co-op, Emerald Bay Water and Sewer Co-op, Westridge Utilities, EPCOR, Aquatech, Highpoint Estates Ltd., and other Stakeholders.

The project team received 107 comments and five letters. The attached *What We Heard Report: Water and Wastewater Utility Exclusivity Bylaw* (Attachment C) provides a detailed breakdown of engagement themes and stakeholder feedback.

ANALYSIS

Engagement feedback was grouped into four main themes, with approximate proportions based on the 107 comments and letters received:

Theme	Indicative Quotes
Bylaw language and definition (40%)	*"The immediate concern is that in the text, you don't explicitly say co-ops are exempt."* *"General dissatisfaction with how the bylaw was written."*
Autonomy concern and the bylaw reach (21%)	*"This appears to be encroaching upon us."* *"10 years from now, there could be some pressure on us with this bylaw."*
Communication and engagement (16%)	*"When you send out the notification for engagement, attach the bylaw so we can read it and not hunt for it."* *"Thanks for holding this forum. I had a lot of concern from the previous forum as there was no info."*
General comment (12%)	*"Good to see the County concerned about long term water planning."* *"The concept makes sense from a public perspective. Better coordination, financial benefit."*

Stakeholders, particularly co-ops, emphasized that the bylaw text needed to "Explicitly say co-ops are exempt" and clearly define how their operations would remain independent. A consistent concern across engagement was that the bylaw could, over time, be used to pressure co-ops or private utilities into franchise agreements or increased County control, underscoring the need for strong and explicit protection of existing rights.

To address these concerns, it is important to clarify that Bylaw C-8662-2025:

- **Does not** require water co-operatives to enter into franchise agreements;
- **Does not** give the County authority to take over or dissolve existing co-operatives or franchise operations; and
- **Does not** change the day-to-day operations of existing water service providers.

The engagement findings led directly to several key amendments of Bylaw C-8662-2025 as seen in Attachment D with the highlights listed below.

- Enhanced Definitions (Section 2) – Responding to language/definition concerns
  - These definitions directly address the 40% of feedback seeking clarity on co-op status, service areas, and the nature of franchise rights
- New Exclusions Section (Section 5) – Responding to exemption and autonomy concerns
  - This language confirms that existing franchisees and co-ops remain able to operate as they do today and are not forced into franchise agreements or taken over by the County.
- Protection of Existing Rights and Bylaws (Sections 6–7) – Responding to long-term security concerns
  - These provisions respond to concerns that the bylaw might be used in future to encroach on utilities' autonomy or alter existing contracts

COMMUNICATIONS / ENGAGEMENT

Following Council's decision, Administration will notify all water co-operative and franchise contacts of the outcome and provide plain-language materials summarizing how the bylaw affects, and does not affect, their operations.

IMPLICATIONS

Financial

No financial implications identified at this time.

ALTERNATE DIRECTION

Alternate Direction 1

THAT Council refers Bylaw C-8662-2025 to Administration to prepare further amendments for Council's consideration at a future Council meeting.

Benefits
Further amendments to the bylaw to align with Council's direction and intent.
Disadvantages
Requiring further engagement and legal advice to make additional amendments to the Bylaw would add time and possible uncertainty to the exclusivity bylaw.

ATTACHMENTS

Water and Wastewater Utility Exclusivity Bylaw C-8662-2025 – Second and Third Reading

Attachment A: Bylaw C-8662-2025 redlined version
Attachment B: Bylaw C-8662-2025
Attachment C: What We Heard Report, Water and Wastewater Utility Exclusivity Bylaw
Attachment D: Summary of Key Amendments

APPROVALS

Manager:	Mason Austen, Manager, Utility Services
Executive Director/Director:	Brian Henderson, Chief Operating Officer
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

BYLAW C-____-2025

A BYLAW TO ESTABLISH EXCLUSIVE PROVISION OF WATER AND WASTEWATER UTILITY SERVICES

WHEREAS pursuant to section 7 of the Municipal Government Act, RSA 2000, c M-26 (the "Act"), a council may pass bylaws for municipal purposes respecting public utilities;

AND WHEREAS pursuant to section 33 of the Act, a municipal council may prohibit any person other than the municipality from providing the same or similar utility service in all or part of the municipality when the municipality provides a municipal utility service;

AND WHEREAS Rocky View County provides municipal utility services for water and wastewater within its boundaries;

AND WHEREAS the Council of Rocky View County deems it necessary and in the public interest to preserve the integrity, viability, and sustainability of its municipal utility systems by establishing itself as the exclusive provider of water and wastewater utility services within all or part of the County;

NOW THEREFORE, the Council of Rocky View County enacts as follows:

TITLE

1. This Bylaw shall be known as the "Water and Wastewater Utility Exclusivity Bylaw."

DEFINITIONS

2. In this Bylaw,

   (a) "Council" means the council of Rocky View County.

   (b) "County" means, as the context requires, Rocky View County or any municipally controlled corporation that is controlled by the County.

   (c) "existing service area" means, in respect of a rural utility, the geographic area within which the rural utility was providing a utility service to its members or shareholders as of the date of this Bylaw comes into force, as evidenced by its infrastructure, location of membership or shareholders, service connections, or other indicia of active service delivery.

   (d) ~~(c)~~ "franchise agreement" means an agreement, including any renewal or amendment of that agreement, made in accordance with section 45 of the Act~~;~~, under which the County grants a Person the right to provide a utility service in all or part of the County.

   (e) "Person" includes an individual, partnership, corporation, or other legal entity, but does not include the County.

   (f) "public utility" means a system or works used to provide one or more of the following for public consumption, benefit, convenience or use:

      i. water;

ii. wastewater collection, treatment, or disposal;

and includes the thing that is provided for public consumption, benefit, convenience or use.

(g) "rural utility" means a rural utility association, co-operative, society, or non-profit corporation that has the principal object of providing any one or more of the following to its members or shareholders, primarily in a rural area:

i. water, primarily for domestic use, and

ii. wastewater collection, treatment, or disposal.

(h) ~~(d)~~ "utility service" means the thing provided by a system or works of a public utility ~~for the conveyance, treatment, and distribution of water or the collection and treatment of wastewater.~~

~~(e) "Person" includes an individual, partnership, corporation, or other legal entity but does not include the County or a municipally controlled corporation of the County~~.

EXCLUSIVITY OF SERVICE

3. No Person other than the County shall provide, for public consumption, benefit, convenience or use ~~a~~, the same or a similar type of utility service ~~without~~in all or part of the County~~'s express written authorization~~, except as authorized by Council under a franchise agreement.

4. Council may authorize a Person ~~other than the County~~ to provide such a utility ~~services~~service by franchise agreement in accordance with section 45 of the Act on such terms and conditions as Council considers appropriate.

EXCLUSIONS

5. ~~Any authorization granted prior to the enactment of this Bylaw remains valid, subject to its terms.~~Notwithstanding Section 3 of this Bylaw, nothing in this Bylaw prohibits or restricts the provision of:

(a) a utility service by a Person in accordance with a franchise agreement; or

(b) water, primarily for domestic use, or wastewater collection, treatment, or disposal by a rural utility within its existing service area.

EXISTING FRANCHISE AGREEMENTS AND BYLAWS

6. ~~This~~Nothing in this Bylaw ~~does not~~operates to invalidate, impair or limit the ~~continued operation of water or wastewater utility services provided under a valid~~rights or obligations of any party under a franchise agreement ~~entered into prior to the passing of~~that is valid and subsisting on the date this Bylaw~~.~~ comes into force, including, without limitation, any right or obligation:

(a) to provide a utility service within an exclusive or non-exclusive service area identified in that agreement; or

(b) to renew the agreement in accordance with its terms.

7. Nothing in this Bylaw repeals, replaces, or amends any bylaw enacted under Section 46 of the Act.

INSPECTION

8. ~~7.~~ For the purpose of ensuring compliance with this Bylaw, a designated officer of the County is authorized to inspect any land or structure in accordance with Section 542 of the Act.

OFFENCE

9. ~~8.~~ Any Person who contravenes this Bylaw is guilty of an offence and is liable, upon summary conviction, to a fine of not more than $10,000 or to imprisonment for not more than one year, or both fine and imprisonment.

10. ~~9.~~ Where a corporation or other legal entity contravenes any provision of this Bylaw, every shareholder, director, officer, employee, or agent who directed, authorized, assented to, acquiesced in, or participated in the commission of the offence is guilty of an offence and is liable to the penalties provided under this Bylaw, whether or not the corporation or entity has been prosecuted or convicted.

11. ~~10.~~ It is not a defence for a Person referred to in section 9 that the Person believed the corporation or entity had the authority to provide a utility service unless a valid franchise agreement evidences such authority.

12. ~~11.~~ If a contravention of this Bylaw is of a continuing nature, it shall constitute a separate offence for each day, or part of a day, on which it continues.

SEVERABILITY

13. ~~12.~~ If any provision of this Bylaw is held invalid by a court of competent jurisdiction, the invalid portion shall be severed, and the remainder of the Bylaw shall remain in effect.

COMING INTO FORCE

14. ~~13.~~ This Bylaw comes into force on the date it is passed.

READ A FIRST TIME this ___ day of _____, 2025.

READ A SECOND TIME this ___ day of _____, 2025.

READ A THIRD TIME and finally passed this ___ day of _____, 2025.

Reeve

Chief Administrative Officer

Document comparison by Workshare Compare on January 12, 2026 11:35:53 AM

Input:	
Document 1 ID	file://C:\Users\rjones\OneDrive\Desktop\Rocky View County Exclusivity Bylaw 2025 v1.docx
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Document 2 ID	file://C:\Users\rjones\OneDrive\Desktop\Rocky View County Exclusivity Bylaw 2025 v3.docx
Description	Rocky View County Exclusivity Bylaw 2025 v3
Rendering set	Standard

Legend:	
Insertion	
~~Deletion~~	
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Style change	
Format change	
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Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	50
Deletions	25
Moved from	4
Moved to	4
Style change	0
Format changed	0
Total changes	83

ROCKY VIEW COUNTY

BYLAW C-8662-2025

A bylaw of Rocky View County, in the Province of Alberta, to establish exclusive provision of water and wastewater utility services.

WHEREAS pursuant to section 7 of the *Municipal Government Act,* RSA 2000, c-M-266 (the "Act"), a council may pass bylaws for municipal purposes respecting public utilities;

AND WHEREAS pursuant to section 33 of the *Municipal Government Act*, a municipal council may prohibit any person other than the municipality from providing the same or similar utility service in all or part of the municipality when the municipality provides a municipal utility service;

AND WHEREAS Rocky View County provides municipal utility services for water and wastewater within its boundaries;

AND WHEREAS the Council of Rocky View County deems it necessary and in the public interest to preserve the integrity, viability, and sustainability of its municipal utility systems by establishing itself as the exclusive provider of water and wastewater utility services within all or part of the County;

NOW THEREFORE the Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be known as the "*Water and Wastewater Utility Exclusivity Bylaw*".

Definitions

2 In this Bylaw,

a. **"Council"** means the council of Rocky View County.

b. **"County"** means, as the context requires, Rocky View County, or any municipally controlled corporation that is controlled by the County.

c. **"existing service area"** means, in respect of a rural utility, the geographic area within which the rural utility was providing a utility service to its members or shareholders as the date of this Bylaw comes into force, as evidenced by its infrastructure, location of membership of shareholders, service connections, or other indicia of active service delivery.

d. **"franchise agreement"** means an agreement, including any renewal or amendment of that agreement, made in accordance with section 45 of the *Municipal Government Act*, under which the County grants a Person the right to provide a utility service in all or part of the County;

e. **"person"** includes an individual, partnership, corporation, or other legal entity but does not include the County.

f. **"public utility"** means a system or works used to provide one or more of the following for public consumption, benefit, convenience or use:

ROCKY VIEW COUNTY

i. water; and

ii. wastewater collection, treatment, or disposal.

and includes the thing that is provided for public consumption, benefit, convenience or use.

g. **"rural utility"** means a rural utility association, co-operative, society, or non-profit corporation that has the principal object of providing any one or more of the following to its members or shareholders, primarily in a rural area:

iii. water, primarily for domestic use; and

iv. wastewater collection, treatment, or disposal.

h. **"utility service"** means the thing provided by a system or works of a public utility.

Exclusivity of Service

3 No person other than the County shall provide for public consumption, benefit, convenience, or use, the same or a similar type of utility service in all or part of the County, except as authorized by Council under a franchise agreement.

4 Council may authorize a person, to provide such a utility service by franchise agreement, in accordance with section 45 of the *Municipal Government Act*, on such terms and conditions as Council considers appropriate.

Exclusions

5 Notwithstanding Section 3 of this bylaw, nothing in this bylaw prohibits or restricts the provision of:

a) a utility service by a Person in accordance with a franchise agreement; or

b) water, primarily for domestic use, or wastewater collection, treatment, or disposal by a rural utility.

Existing Franchise Agreements and Bylaws

6 Nothing in this bylaw operates to invalidate, impair or limit the rights or obligations of any party under a franchise agreement that is valid and subsisting on the date this bylaw comes into force, including, without limitation, any right or obligation:

a) to provide a utility service within an exclusive or non-exclusive service area identified in that agreement; or

b) to renew the agreement in accordance with its terms.

7 Nothing in this bylaw repeals, replaces, or amends any bylaw enacted under Section 46 of the *Municipal Government Act*.

ROCKY VIEW COUNTY

Inspection

8 For the purpose of ensuring compliance with this bylaw, a designated officer of the County is authorized to inspect any land or structure in accordance with section 542 of the *Municipal Government Act*.

Offence

9 Any person who contravenes this bylaw is guilty of an offence and is liable, upon summary conviction, to a fine of not more than $10,000 or to imprisonment for not more than one year, or both fine and imprisonment.

10 Where a corporation or other legal entity contravenes any provision of this Bylaw, every shareholder, director, officer, employee, or agent who directed, authorized, assented to, acquiesced in, or participated in the commission of the offence is guilty of an offence and is liable to the penalties provided under this bylaw, whether or not the corporation or entity has been prosecuted or convicted.

11 It is not a defence for a person referred to in section 9 of this bylaw that the person believed the corporation or entity had the authority to provide a utility service unless a valid franchise agreement evidences such authority.

12 If a contravention of this bylaw is of a continuing nature, it shall constitute a separate offence for each day, or part of a day, on which it continues.

Severability

13 Each provision of this bylaw is held invalid by a court competent jurisdiction, the invalid portion shall be severed, and the remainder of the bylaw shall remain in effect.

ROCKY VIEW COUNTY

READ A FIRST TIME this 17th day of June, 2025

READ A SECOND TIME this _____ day of _____, 2025

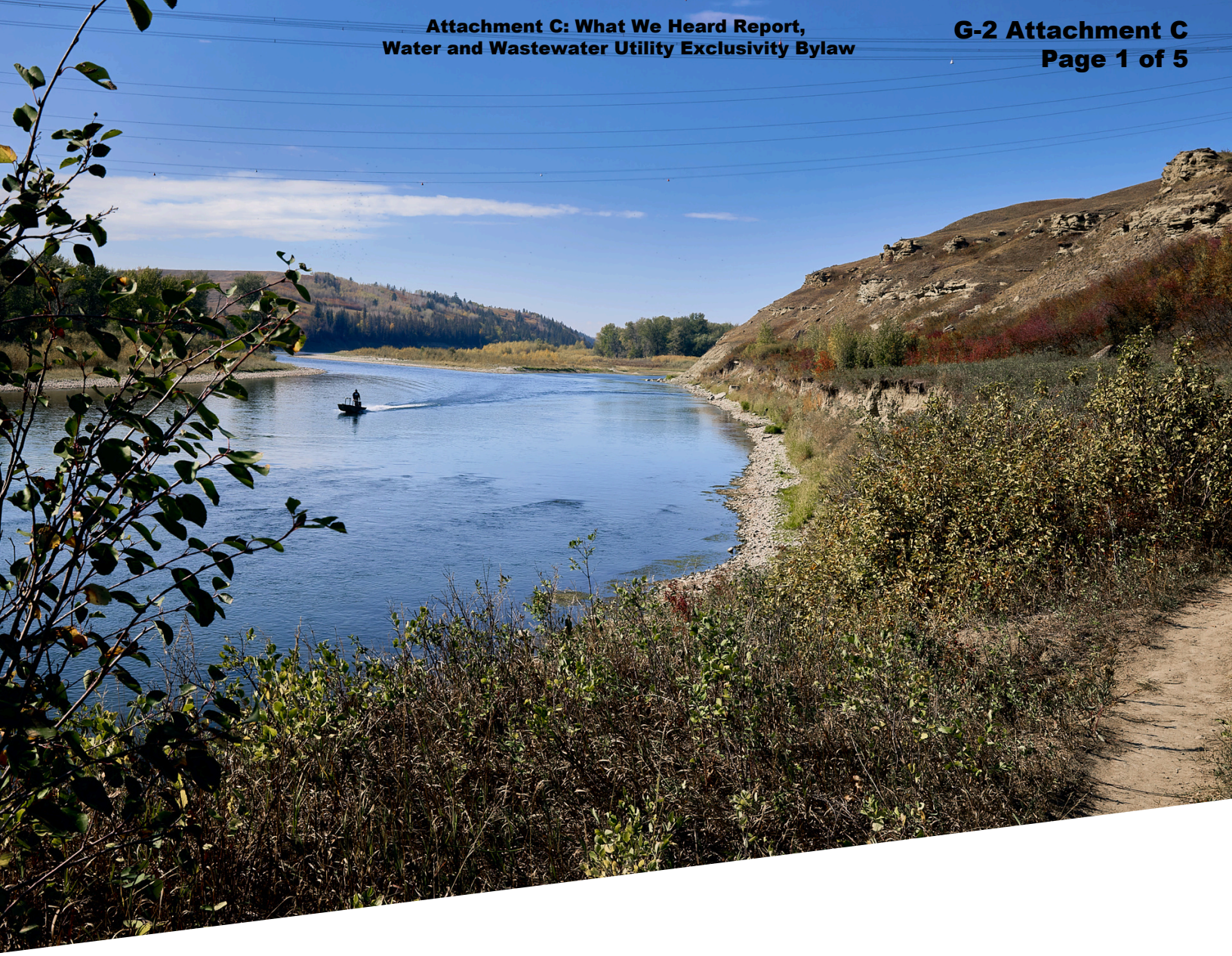
~~UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2025~~

READ A THIRD AND FINAL TIME this _____ day of _____, 2025

_____
Reeve

_____
Chief Administrative Officer

_____
Date Bylaw Signed



ROCKY VIEW COUNTY

WHAT WE HEARD REPORT

Water and Wastewater Utility Exclusivity Bylaw

December 2025

PROJECT **BACKGROUND**

Rocky View County is reviewing a proposed Water and Wastewater Exclusivity Bylaw. The purpose of the bylaw is to establish a consistent framework for how water and wastewater utilities operate within the County, while providing clarity on roles and responsibilities to ensure reliable service for residents and businesses.

Within the County, there are two main types of water service providers

- Franchisees, which are larger, formal utility companies that operate under agreements with the County to provide water and wastewater services. There are currently four franchise agreements with Rocky View County.
- Water co-operatives (co-ops), which are smaller, member-run organizations formed by residents to collectively manage water supply. The County has about 70 co-ops, ranging in size from just a few households to larger operations supporting entire communities.

What the Proposed Bylaw Means

The bylaw would bring both franchisees and co-ops under a consistent framework. In practice, that means:

- **For residents:** More strategic long-term planning, delivering smarter growth, and reducing costly duplication of infrastructure.
- **For co-ops:** Assurance that co-ops remain exempt, continue to operate independently, and are not forced into franchise agreements.
- **For franchisees:** Existing franchise agreements are respected and continue as they are today. For the future, any new or expanded franchise agreements would be approved by Council under this framework, ensuring oversight while maintaining opportunities for private sector involvement.



ENGAGEMENT **TIMELINE & APPROACH**

Early Communication

The County circulated the draft bylaw to franchisees on June 17, 2025. As water co-ops are not directly affected or impacted by the proposed bylaw, they were not included in the initial circulation.

Notice of the bylaw was also shared with the public through the County's website, e-newsletter, and the *Rocky View Weekly* in advance of the required public hearing process.

Public Hearing

The bylaw was formally presented to Council at the public hearing on July 22, 2025. At the hearing, two utilities and one resident speaking on behalf of a neighbourhood distribution system raised concerns about the bylaw. Comments focused on:

- Lack of early communication
- Requests for more dialogue with the County
- Concerns about potential government overreach

Based on this input, Council directed Administration to carry out additional engagement with both franchisees and co-operatives through open houses and one-on-one meetings.

Engagement Activities

As part of Council's direction, the project team contacted all water co-ops and franchisees with contact information on record. All interested parties were invited to share feedback with the project team via email, letter, individual meetings, and through two open houses.

Rocky View County hosted two open houses on September 18 and November 20 to engage water co-ops and franchisees, providing an opportunity to learn about the bylaw, ask questions, and share concerns. In total, 22 representatives participated across both open houses, with some attending both, including representatives from:

- Alberta Federation of Rural Water Co-ops
- North Springbank Water Co-op
- Highpoint Estates Ltd.
- Langdon Water Co-op
- Rocky View Water Co-op
- Westridge Utilities
- Epcor
- Emerald Bay Water and Sewer Co-op
- Aquatech

KEY **FINDINGS:**

In total, 107 comments and five letters were shared with the project team outlining the following areas of feedback:

Theme	Indicative Quotes
Bylaw language and definition (40%)	*“The immediate concern is that in the text, you don't explicitly say co-ops are exempt.”* *“General dissatisfaction with how the bylaw was written.”*
Autonomy concern and the bylaw reach (21%)	*"This appears to be encroaching upon us.”* *“10 years from now, there could be some pressure on us with this bylaw.”*
Communication and engagement (16%)	*“When you send out the notification for engagement, attach the bylaw so we can read it and not hunt for it.”* *“Thanks for holding this forum. I had a lot of concern from the previous forum as there was no info.”*
General comment (12%)	*“Good to see the County concerned about long term water planning.”* *“The concept makes sense from a public perspective. Better coordination, financial benefit.”*

YOUR VIEW
ROCKY VIEW COUNTY



NEXT STEPS & **THANK YOU**

The project team will meet directly with interested utilities and co-ops who have requested further dialogue. These sessions will provide an opportunity to explore operator specific concerns in more detail and ensure questions are addressed.

Thank you to everyone who participated in this engagement. Your input is helping shape how the County moves forward with the proposed bylaw.

SUMMARY OF KEY AMENDMENTS
WATER AND WASTEWATER UTILITY EXCLUSIVITY BYLAW – ROCKY VIEW COUNTY

This summary has been prepared to assist in understanding the amendments to the proposed Exclusivity Bylaw (version 3). Accordingly, this sets out and comments on, in a digest form only, the material amendments to the Bylaw. It does not contain a summary of all the provisions of the Bylaw, and the reader should review the Bylaw. We listened to your comments and concerns and propose amending the Bylaw to incorporate your key concerns.

No.	Provision	Section No.	Comment
Concern: Bylaw Wordings and Definitions			
1.	Existing Service Area (definition)	2(c)	This new term defines the scope of service area.
2.	Franchise Agreement (definition)	2(d)	The definition of franchise agreement has been revised for clarity and consistency with section 45 of the Municipal Government Act. It now expressly includes any renewal or amendment of an agreement and confirms that a franchise agreement grants a person the right to provide utility services within all or part of the County.
3.	Rural Utility (definition)	2(g)	This is a new defined term. It includes water co-operatives and other private utility providers, such as associations, societies and non-profit corporations that provide water or wastewater services to their members or shareholders. Rural utilities are not “public utilities” since they provide water or wastewater services only to their members and shareholders, not the general public.
Concern: Scope of Bylaw and Exclusions			
4.	Exclusions	5	A new exclusion provision has been added to clarify that the prohibition in section 3 of the Bylaw does not apply to public utilities operating under a franchise agreement or to rural utilities providing water or wastewater services within their existing service area. This ensures that existing franchisees, water co-operatives, and similar service providers are not affected.
Concern: Protection of Existing Rights			
5.	Existing Franchise Agreements	6	These new provisions clarify that the bylaw does not alter or change any existing franchise agreement, including:

			• the rights and obligations to provide utility services in an exclusive or non-exclusive service area, and • the right to renew the agreement.
6.	Existing Franchise Bylaws	7	The Bylaw also does not affect any County bylaw under Section 46 of the *Municipal Government Act* that governs the existing franchise arrangements. As a matter of procedural clarity, the Bylaw does not itemize each existing franchise agreement or related bylaw. Including them would make future updates cumbersome, as any new franchise agreement or bylaw would necessitate an amendment to this Bylaw, leading to duplication and administrative inefficiency.

ROCKY VIEW COUNTY

COUNCIL REPORT

Proposed Amendments to the Procedure Bylaw – Public Hearing Presentation Time and Time Extension Process

Electoral Division: All File: N/A

Date:	April 28, 2026
Presenter:	Michelle Mitton, Legislative Officer
Department:	Legislative Services

REPORT SUMMARY

Based on a notice of motion introduced at the February 24, 2026 Council meeting, Council passed a resolution at the March 10, 2026 Council meeting to direct Administration to prepare amendments to the public hearing presentation time limits and the time extension request process in the *Procedure Bylaw*.

Should Council adopt the proposed amendments as presented, the public hearing presentation time limits and time extension request process will be in effect for the public hearings scheduled for the May 12, 2026 Council Meeting.

ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8742-2026 be given first reading.

THAT Bylaw C-8742-2026 be given second reading.

THAT Bylaw C-8742-2026 be considered for third reading.

THAT Bylaw C-8742-2026 be given third and final reading.

BACKGROUND

Council adopted the current *Procedure Bylaw* on October 22, 2024, which reduced the Applicant's presentation time from 20 minutes to 10 minutes and the rebuttal time from 10 minutes to 5 minutes. While Council retains the discretion to extend these time limits by resolution, experience has shown an increase in extension requests, which can interrupt proceedings and reduce overall efficiency.

Public hearings are intended to be conducted in an organized, efficient, and respectful manner, while ensuring all participants have a fair and consistent opportunity to present their submissions. Clear and predictable procedures are essential to maintaining this balance, supporting effective agenda management, and reducing the need for ad hoc decisions during hearings.

In response, Administration has prepared amendments to the *Procedure Bylaw* (Attachment 'A') that would increase the Applicant's presentation time to 20 minutes and rebuttal time to 10 minutes. The amendments also clarify that "Applicant" includes the Applicant, landowner, and any supporting professionals, with the allotted time shared collectively among them. In addition, a more structured approach to time extensions is proposed, limiting both Applicants and members of the public to a single extension request, at the discretion of the Chair, within defined time limits.

Proposed Amendments to the Procedure Bylaw – Public Hearing Presentation Time and Time Extension Process

These changes are intended to improve transparency, enhance procedural consistency, and support a fair and efficient public hearing process. Council has the authority to establish such procedures under section 230(3) of the *Municipal Government Act*. If adopted, the amendments would take effect for public hearings scheduled for the May 12, 2026 Council Meeting.

ANALYSIS

The proposed amendments provide a balanced approach by increasing base speaking times while introducing clear limits on extensions, which is expected to improve the overall flow and predictability of public hearings. The changes support procedural fairness by ensuring participants have adequate opportunity to present, while also maintaining Council's ability to manage meetings efficiently. Administration has no concerns with implementing these changes and anticipates they can be incorporated into current processes without operational impacts.

COMMUNICATIONS / ENGAGEMENT

The changes will be communicated to the public by updating the County's website to reflect the revised speaking times and extension provisions.

IMPLICATIONS

There are no significant implications to highlight for Council's consideration.

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD3: Citizens are satisfied with Public Engagement opportunities and availability of information	SD3.2: Citizens satisfied with the public engagement opportunities provided by the County	These changes support Council's goal of improving public satisfaction with engagement opportunities.

ALTERNATE DIRECTION

Administration does not have an alternate direction for Council's consideration.

ATTACHMENTS

Attachment A: Bylaw C-8742-2026

APPROVALS

Manager:	Tyler Andreasen, Manager, Legislative Services
Executive Director/Director:	Reegan McCullough, Chief Administrative Officer
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

]

ROCKY VIEW COUNTY

BYLAW C-8742-2026

A bylaw of Rocky View County, in the Province of Alberta, to amend the *Procedure Bylaw C-8555-2024*.

WHEREAS Rocky View County Council may pass bylaws establishing procedures to be followed by Council, committees, and other bodies established by Council pursuant to the *Municipal Government Act*;

AND WHEREAS Rocky View County may pass bylaws establishing procedures for public hearings pursuant to the *Municipal Government Act;*

AND WHEREAS section 191 of the *Municipal Government Act* allows Council to amend bylaws.

NOW THEREFORE the Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8742-2026*.

Definitions

2 Words in this bylaw have the same meaning as set out in the *Municipal Government Act* except for the definitions provided in Schedule 'A' of this bylaw.

Effect

3 Section 193 of the *Procedure Bylaw* is amended as follows:

193 Presentations by the public at a public hearing are limited to five minutes for an individual or 10 minutes for a group, ~~unless extended by a resolution of Council~~ and are permitted only one time extension request for a maximum of two additional minutes, to be permitted at the discretion of the Chair.

4 Section 201 of the Procedure Bylaw is amended as follows:

201 Pre-recorded audio/video submissions at a public hearing are limited to five minutes for an individual or 10 minutes for a group, ~~unless extended by a resolution of Council~~ and are permitted only one time extension request for a maximum of two additional minutes, to be permitted at the discretion of the Chair.

5 Section 206(4)(a) of the Procedure Bylaw is amended as follows:

206(4)(a) presentations by the applicant are limited to ~~10~~ 20 minutes ~~unless Council passes a resolution to extend the presentation time limit~~ inclusive of any and all presentations by the Applicant, landowner, and supporting professionals, and are permitted only one time extension request for a maximum of five additional minutes, to be permitted at the discretion of the Chair; and

ROCKY VIEW COUNTY

6 Section 206(7)(a) of the Procedure Bylaw is amended as follows:

206(7)(a)the rebuttal by the applicant is limited to a maximum of ~~5~~ 10 minutes ~~unless a resolution is passed by Council to extend the rebuttal time limit~~ inclusive of any and all rebuttals by the Applicant, landowner, and supporting professionals, and are permitted only one time extension request for a maximum of five additional minutes, to be permitted at the discretion of the Chair.

7 Schedule 'A' – Definitions of the *Procedure Bylaw* is amended as follows:

"Applicant" means the Applicant, landowner, and any supporting professionals.

8 The bylaw is renumbered and reformatted as required, and non-substantive grammatical corrections may be made in a manner that does not alter the meaning or legal effect of the bylaw.

Repeal and Effective Date

9 Bylaw C-8742-2026 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME this _____ day of _____, 2026

READ A SECOND TIME this _____ day of _____, 2026

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2026

READ A THIRD AND FINAL TIME this _____ day of _____, 2026

_____
Reeve

_____
Chief Administrative Officer

_____
Date Bylaw Signed

ROCKY VIEW COUNTY

Bylaw C-8742-2026

Schedule 'A' – Definitions

(1) **"Applicant"** means the Applicant, landowner, and any supporting professionals.

(2) **"Council"** *means* the duly elected Council of Rocky View County;

(3) **"*Municipal Government Act*"** means the *Municipal Government Act,* RSA 2000, c M-26, as amended or replaced from time to time;

(4) **"*Procedure Bylaw*"** means Rocky View County's *Procedure Bylaw*, being Bylaw C-8555-2024, as amended or replaced from time to time; and

(5) **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

ROCKY VIEW COUNTY

COUNCIL REPORT

Subdivision Item: Residential

Electoral Division: 4 File: PL20220072 / 06702006

Date:	April 28, 2026
Presenter:	Sandra Moses, Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is for the Subdivision Authority to assess a proposed subdivision of the subject lands (Attachment A) to create a ± 2.9 hectare (± 7.19 acre) parcel with a ± 4.38 hectare (± 10.81 acre) remainder.

The application was evaluated in accordance with the *Municipal Government Act,* Matters Related to Subdivision and Development Regulation, Municipal Development Plan, Bearspaw Area Structure Plan (ASP), and the *Land Use Bylaw*.

The application aligns with Section 5.0 (Managing Growth) and Section 8.0 (Country Residential) of the Municipal Development Plan. The application aligns with the policies of Section 6.2 (Infill Country Residential) of the Bearspaw ASP.

The proposed ± 2.9 hectare (± 7.19 acre) parcel with a ± 4.38 hectare (± 10.81 acre) balance parcel complies with the *Land Use Bylaw* as the proposed parcel meets the minimum size restriction of 1.6 hectares (3.95 acres), as required by the Residential, Rural District (R-RUR) designation.

Council is the Subdivision Authority for the subject application in accordance with Section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022) due to landowner opposition received.

ADMINISTRATION'S RECOMMENDATION

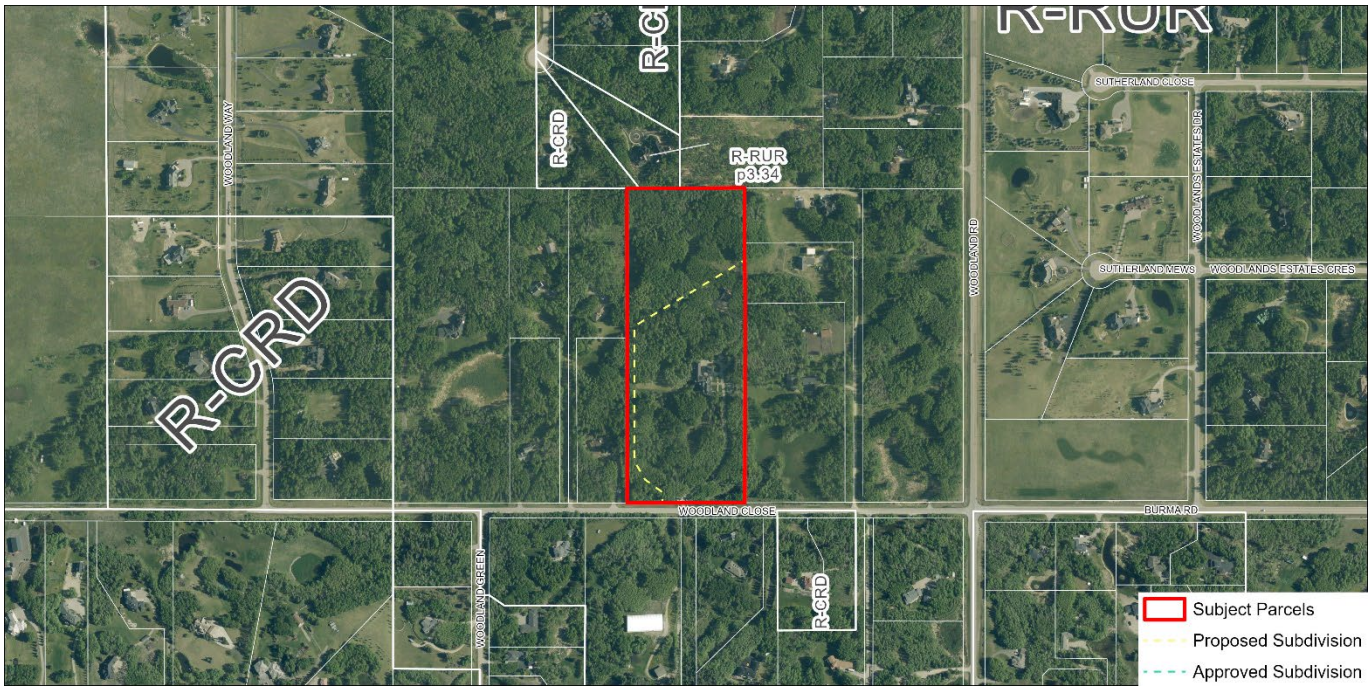
THAT the Subdivision Authority approve application PL20220072 with the conditions noted in Attachment F.

Subdivision Item: Residential

BACKGROUND

Location (Attachment A)

Located within the Bearspaw Area Structure Plan, approximately 1.21 kilometres (0.75 miles) east of Highway 766 and on the north side of Woodland Close.



Site History (Attachment B)

On December 20, 1971, the original 18-acre parcel was registered with Land Titles as Block 2, Plan 561 LK.

The subject parcel is currently developed with a dwelling approved through PRBD20174974 on January 19, 2018.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies. There are no outstanding comments to be addressed, and technical items have been considered through the recommended conditions of approval noted within Attachment F.

This application is not within an area guided by intermunicipal policy or requirements.

Landowner Circulation (Attachment D)

The application was circulated to 181 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support, and one letter in opposition was received.

ANALYSIS

Policy Review (Attachment E)

The application was reviewed pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan, Bearspaw Area Structure Plan (ASP) and the *Land Use Bylaw*. The application was determined to be consistent with the policies of the County Plan and generally aligns with the Bearspaw ASP.

There is currently a dwelling and a detached garage on the south lot. The parcel is heavily treed and gently sloped. Approval of the subject application would create two parcels. The parcel to the north (Lot 2)

would be accessed via a panhandle that is 49.44m wide at Woodland Close and narrows to 12.5 metres on the western side of the lot. Due to grade changes along Woodland Close, sightline limitations would exist if access were to be located along the southwestern corner of the parcel. Therefore, the proposed panhandle has been configured to allow for more appropriate approach spacing and sightlines given the existing topography and current site constraints. A Limited Scope Site-Specific Stormwater Implementation Plan (LSSIP) has been included in the Recommended Conditions of Approval (Attachment F), and would evaluate the proposed development in relation to existing stormwater patterns on the site to ensure the proposal would have no adverse impacts on surrounding properties. The dwelling and the garage would remain on the southern lot (Lot 1), accessed via an existing approach from Woodland Close.

The subject lands are located within an identified country residential community and therefore supported by the Municipal Development Plan to develop in accordance with the applicable ASP. The proposal is consistent with the general policies of the Bearspaw ASP. Although Policy 6.2.4 of the ASP states that new development should avoid the use of panhandles, there is limited opportunity to provide for a road as part of this proposed subdivision, or at a future time through a road acquisition agreement. There is no Road Acquisition Agreement on the adjacent parcel to benefit from, while the position of existing dwellings, dense vegetation in the area, and design of surrounding lots would provide challenges for the construction of a road at a future time. With respect to Policy 6.2.6 of the ASP, a conceptual scheme is not required for this single lot subdivision due to the limited potential for future subdivision of the subject parcel and surrounding lands. The site servicing policies are addressed through the recommended conditions of approval noted within Attachment F.

Each of the proposed parcels comply with the *Land Use Bylaw* as the proposed sizes of Lot 1 (± 4.38 hectares / ± 10.81 acres) and Lot 2 (± 2.91 hectares / ± 7.19 acres), respectively, meet the minimum size requirements of 1.60 hectares (3.95 acres) as per the Residential, Rural District.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

As per Section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022), Council is the decision-making authority due to receipt of public opposition to the application as highlighted within Attachment D.

ALTERNATE DIRECTION

Option1:

If the Subdivision Authority finds that a conceptual scheme is required, the following option is available for consideration.

THAT Application PL20220072 be referred back to Administration to work with the Applicant to prepare a Conceptual Scheme for Council's approval in accordance with Appendix B (Conceptual Scheme or Master Site Development Plan Requirements) of the Bearspaw Area Structure Plan.

Subdivision Item: Residential

ATTACHMENTS

Attachment A: Map Set
Attachment B: Application Information
Attachment C: Application Referral Responses
Attachment D: Public Submissions
Attachment E: Policy Review
Attachment F: Recommended Conditions of Approval

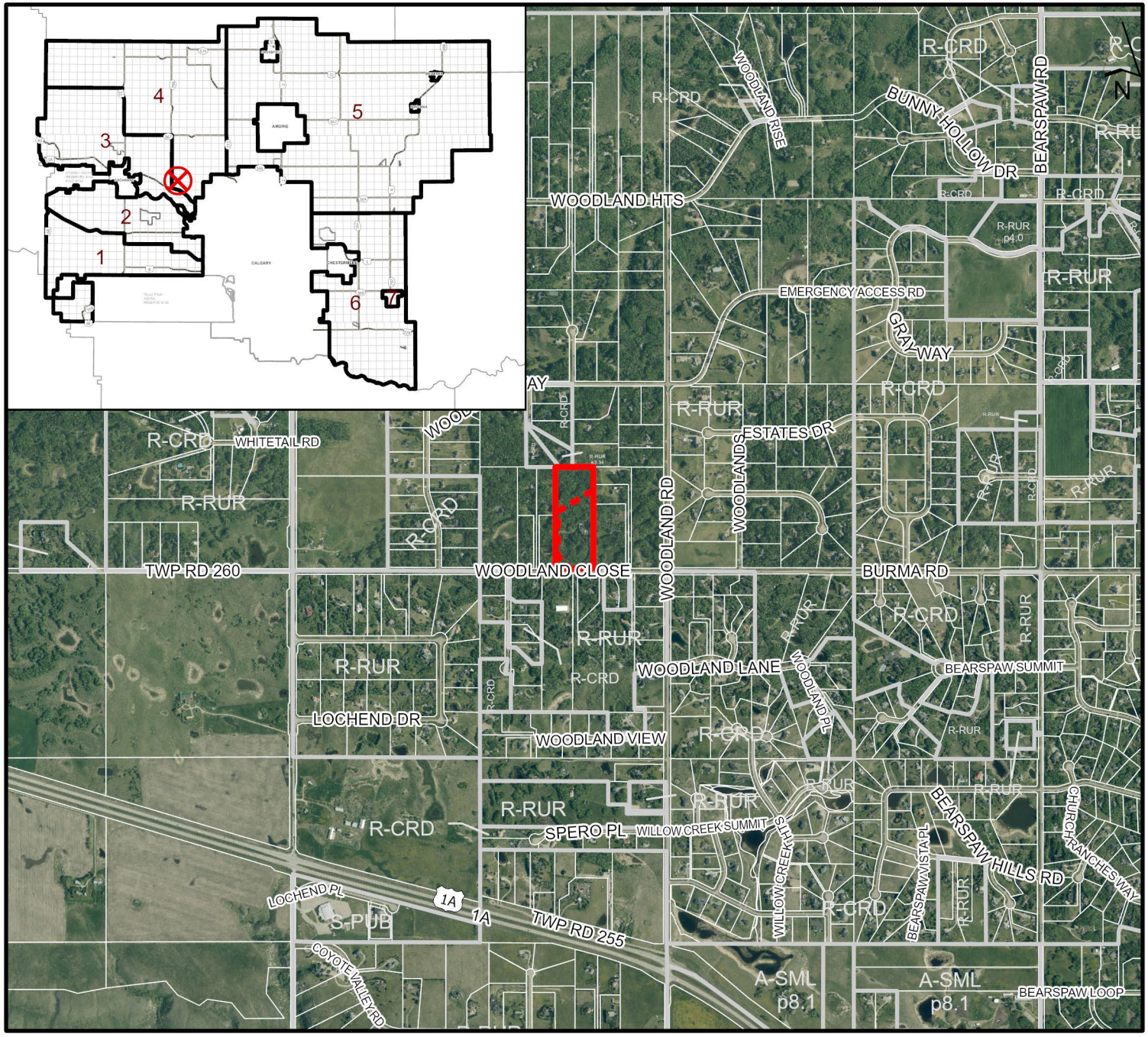
APPROVALS

Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

ROCKY VIEW COUNTY

Location & Context

To create a ± 2.91 hectare (± 7.19 acre) parcel with a ± 4.38 hectare (± 10.81 acre) remainder



Division: 4
Roll: 06702006
File: PL20220072
Printed: 2/13/2026
Legal: A portion of SE-02-26-05-W5M

ROCKY VIEW COUNTY



Proposal

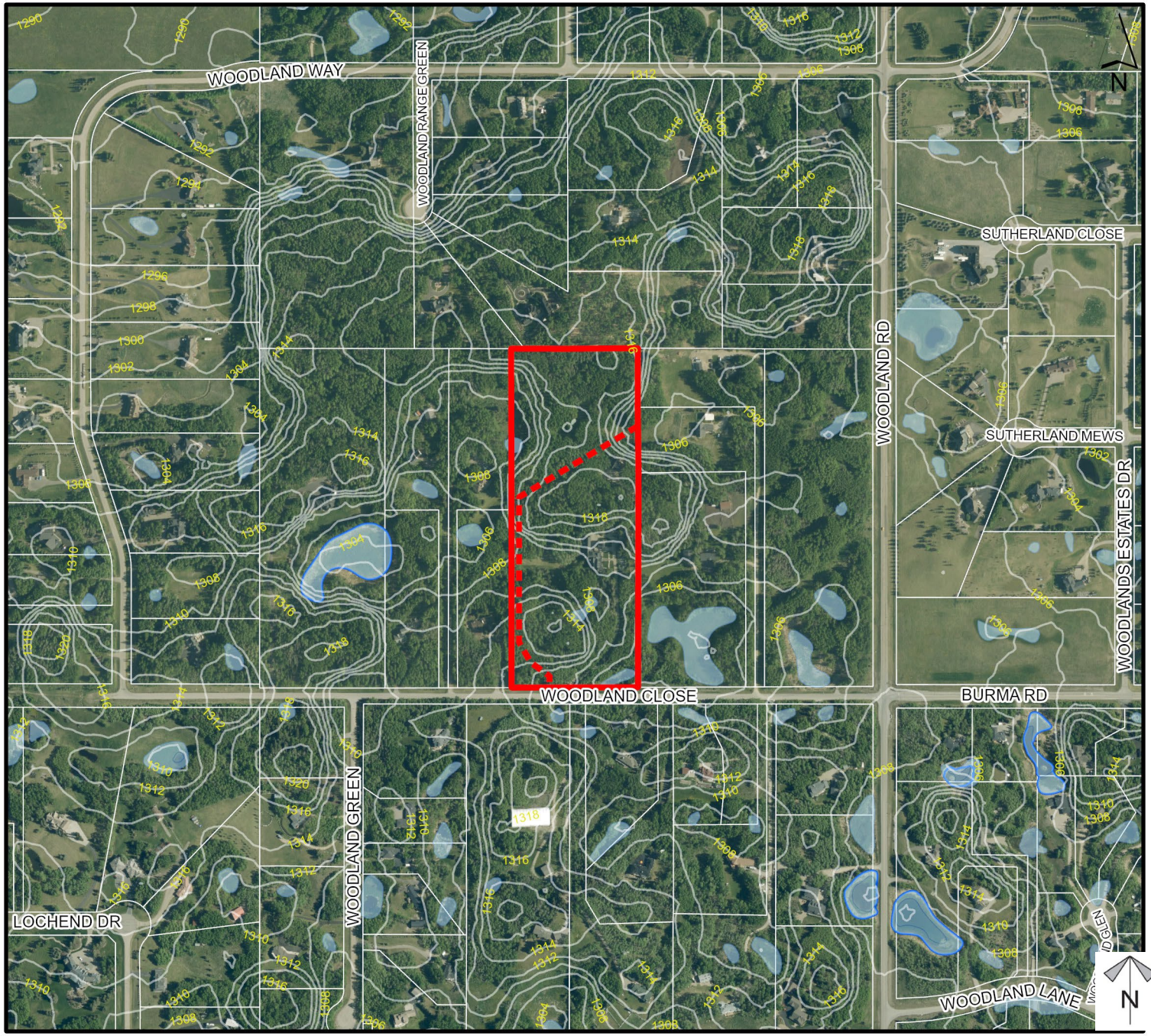
To create a ± 2.91 hectare (± 7.19 acre) parcel with a ± 4.38 hectare (± 10.81 acre) remainder

Division: 4
Roll: 06702006
File: PL20220072
Printed: 2/13/2026
Legal: A portion of SE-02-26-05-W05M

ROCKY VIEW COUNTY

Environmental

To create a ± 2.91 hectare (± 7.19 acre) parcel with a ± 4.38 hectare (± 10.81 acre) remainder

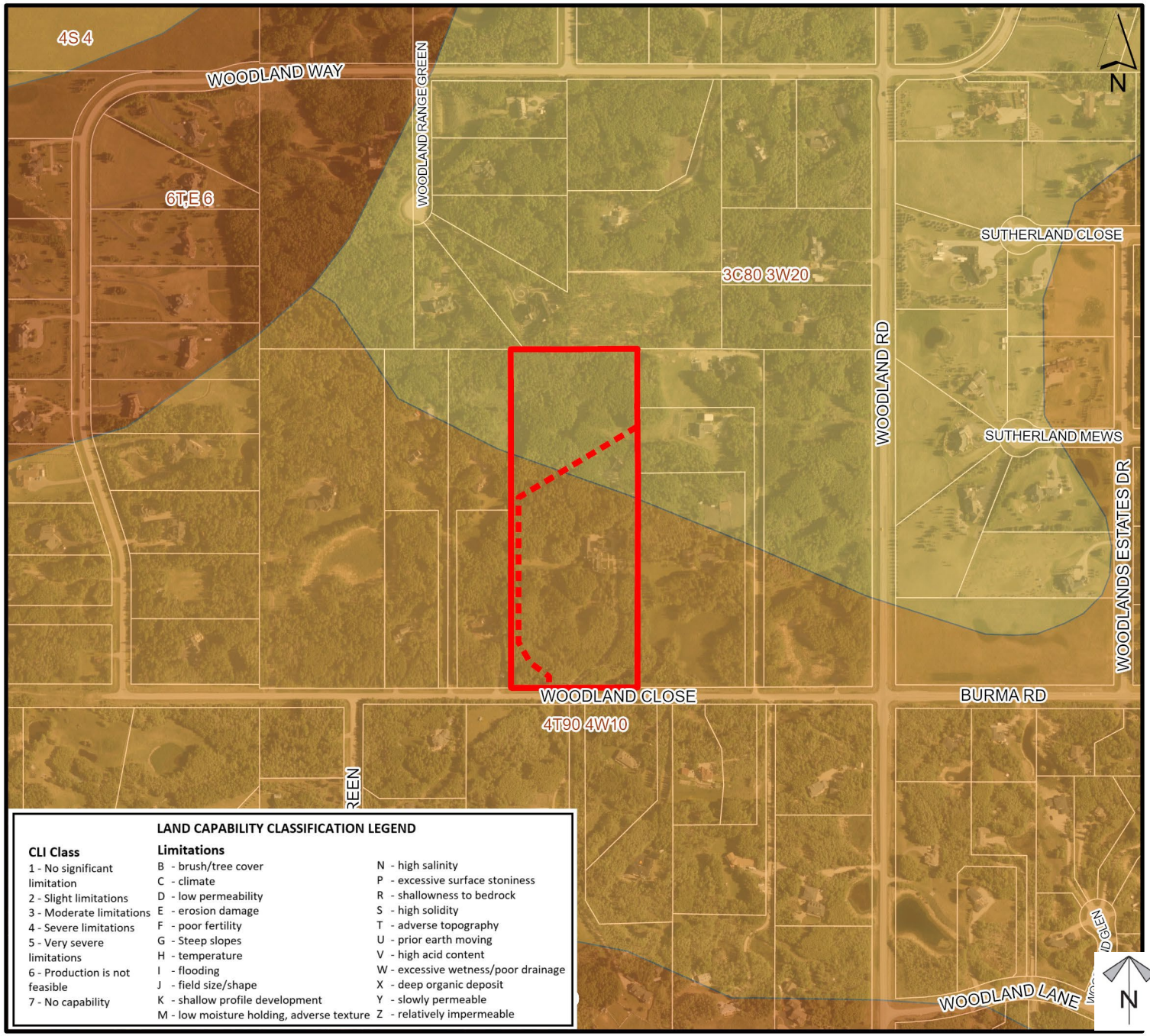


Legend

- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 4
Roll: 06702006
File: PL20220072
Printed: 2/13/2026
Legal: A portion of SE-26-25-W05M

ROCKY VIEW COUNTY

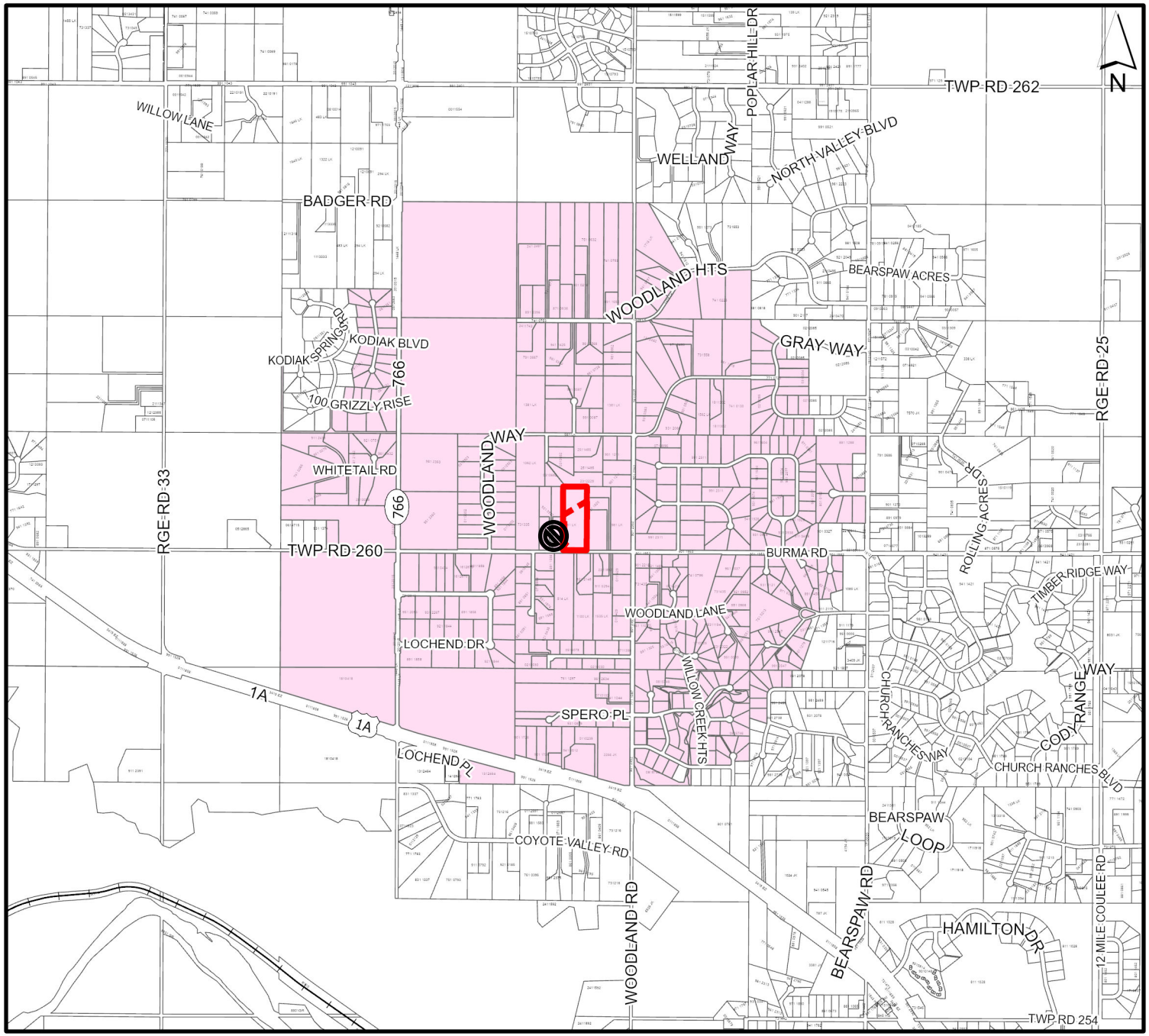


Soil Classifications

To create a ± 2.91 hectare (± 7.19 acre) parcel with a ± 4.38 hectare (± 10.81 acre) remainder

Division: 4
Roll: 06702006
File: PL20220072
Printed: 2/13/2026
Legal: A portion of SE-26-25-28-W4M

ROCKY VIEW COUNTY



Landowner Circulation Area

To create a ± 2.91 hectare (± 7.19 acre) parcel with a ± 4.38 hectare (± 10.81 acre) remainder

Legend

Support ☆

Not Support ⊘ x1

Division: 4
Roll: 06702006
File: PL20220072
Printed: 2/13/2026
Legal: A portion of SE-26-25-W05M

ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Jones Geomatics Ltd. (Jalen Giroux) / Robert and Melissa Hryszko.	**DATE APPLICATION RECEIVED:** May 6, 2022
GROSS AREA: ±7.28 hectares (±18.00 acres)	**LEGAL DESCRIPTION:** Block 5, Plan 561 LK within SE-02-26-03-W05M
Pre-Application Meeting Held: ☐	**Meeting Date:** N/A
SOILS (C.L.I. from A.R.C.): Severe limitations due to adverse topography and excessive wetness and/or poor drainage. Moderate limitations due to climate and excessive wetness and/or poor drainage.	
HISTORY: **December 20, 1971:** Plan 561 LK was registered with Alberta Land Titles, creating the subject parcel.	
TECHNICAL REPORTS SUBMITTED: • Private Sewage Treatment Systems Assessment (Level 3), Almor Testing Services Ltd., October 02, 2024.	
APPEAL BOARD: Land and Property Rights Tribunal	

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
School Authority	
Calgary Catholic School District	No concerns.
Province of Alberta	
Alberta Health Services	No concerns.
Public Utility	
ATCO Gas	ATCO Gas has no objection, ATCO Gas has no need for a Utility Right of Way currently
ATCO Pipelines	No concerns.
FortisAlberta	We have reviewed the plan and determined that no easement is required by FortisAlberta. FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services. Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.
Telus Communications	TELUS Communications Inc. has no objection to the above circulation.
Internal Departments	
Recreation, Parks and Community Support	As MR was previously provided, Recreation Parks & Community Support have no concerns.
Fire Services & Emergency Management	No comments.
Capital and Engineering Services	**General** • As per the application, the applicant is proposing to subdivide a parcel to create a ± 2.91 hectare (± 7.19 acre) parcel with a ± 4.38 hectare (± 10.81 acre) remainder. • **As a condition of subdivision**, the applicant will be required to pay the Community Recreation Off-site levy as per the applicable Community

ROCKY VIEW COUNTY

AGENCY	COMMENTS

Recreation Off-site levy Bylaw C-8550-2024. The Community Recreation Off-site levy will be applied to proposed new lots. The Community Recreation Off-site levy does not apply to the remainder lot since it has an existing residence.

- **As a condition of subdivision,** the Owner is to enter into a Deferred Services Agreement with the County to be registered on title the subject lots, indicating:
    - Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
    - Requirements for the decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available.

Geotechnical - Section 300.0 requirements:

- Steep slopes are present on the new proposed lot. Given the size of the proposed lots, sufficient space exists for a permanent structure on flatter slopes. Should the applicant intend to develop on or near steeper slopes, they should conduct a geotechnical assessment.
- Engineering has no requirements at this time.

Transportation - Section 400.0 requirements:

- Access to the remainder lot is provided by an approach off Woodland Close.
- **As a condition of subdivision**, the applicant will be required to construct a single paved approach within the panhandle area to the new lot.
    - The applicant/owner shall contact County Road Operations for a pre-construction inspection of the proposed approach locations.
    - The applicant/owner shall contact Road Operations for a post-construction inspection of the proposed approach for final acceptance.
- The applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of approval as the subject lands to be subdivided are Residential, Rural Destrict (R-RUR). The TOL will be applied to the new lot. The TOL does not apply to the remainder lot.

Sanitary/Waste Water - Section 500.0 requirements:

- The applicant provided a Level 3 PSTS Assessment prepared by Almor Testing Services Ltd., dated October 2, 2024. The assessment concluded that given the low loading rates and vertical limitations dictated by Heavy Clay and gravel pockets, it's likely that mounding and LFH at-grade systems will have to be incorporated with secondary effluent treatment by a PSTS certified installer. The assessment also demonstrated that the existing PSTS system is located within the boundaries of the remainder lot.

ROCKY VIEW COUNTY

AGENCY	COMMENTS

- **As a condition of subdivision**, the Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed new lot and shall include the following:
    - Accordance with all recommendations of the Level 3 PSTS Assessment, prepared by Almor Testing Services Ltd., dated October 2, 2024.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- The applicant provided a letter from Rocky View Water Co-op confirming that an adequate and continuous piped water supply is available for the proposed lot. The letter also confirmed that the existing home is being serviced by the Rocky View Water Co-op.
- **As a condition of subdivision**, the applicant/owner is to provide confirmation of tie-in for connection to Rocky View Water Coop, an Alberta Environment licensed piped water supplier for the proposed lot. This includes providing information regarding:
    - Documentation proving that water supply has been purchased and secured for the proposed lot;
    - Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.

Storm Water Management – Section 700.0 requirements:

- **As a condition of subdivision**, the Owner/applicant shall provide a Limited Scope Site-Specific Stormwater Implementation Plan (LSSIP) conducted by a professional engineer that provides recommendations on managing stormwater flows that is in accordance with the Nose Creek Watershed Water Management Plan and Bearspaw-Glenbow Master Drainage Plan to demonstrate no adverse impact to neighbouring properties.
    - As a permanent condition, the owner shall adhere to the recommendations of the SSIP.

Environmental – Section 900.0 requirements:

- Should the owner propose development that has a direct impact on any of the wetlands onsite, the applicant will be responsible for obtaining all required AEP approvals.

Circulation Period: October 4, 2022, to October 26, 2022.
(Recirculation to Engineering from July 29, 2025, to August 11, 2025).

Update to Engineering comments: February 25, 2026

From Wayne Rotel

31088 Woodland Close

Calgary Ab. T3R1G5

[redacted]

Attn: Rock View Planning Service Dept.

Re: File No. 06702006

Application No PL20220072

The access road to this proposed subdivision plan runs into an intermittent or false creek which connects a series of natural storm ponds that are integral to the drainage of the immediate area. The proposed access will directly interfere with this natural drainage pattern and could cause flooding and flood damage to my property.

I cannot accept this proposed subdivision in its current form because of this and other less technical reasons.

Concerned Regards

Wayne Rotel

Oct 21, 2022

Wayne Rotel

Wayne Rotel
31088 Woodland Close
Calgary AB T3R 1G5

ATTN Planning Services Dept.
Rocky View County
262075 Rocky View Point
Rocky View County, AB.
T4A 0X2

ROCKY VIEW COUNTY
RECEIVED
OCT 21 2022
RECEPTION

SUBMITTED – October 22, 2025

Regarding: Adjacent landowner Comments - PL20220072

To Whom it may Concern.

In addition to my earlier concerns that I submitted regarding the modification and possible loss of the false creek connecting 5 drainage ponds key to forming the natural drainage pattern for this area - the SE quarter (Please note that this false creek is clearly shown on one of the legal maps that came with my land title), I have another concern regarding traffic safety. Where the applicant wishes to place the drive way lies at the bottom of a rise(hill) and can not be seen by traffic heading east on Woodland Close until that traffic crests the rise and the distance is very short. At that point a driver would have make a panic stop on a hill to avoid vehicles exiting the drive. This is a slippery and icy area for much of the year and that creates the potential for injury or worse. The applicants existing drive is only about 60 meters further east but lies beyond the bottom of the rise in a flat area that affords better visibility to oncoming traffic and thereby more distance to slow or stop. Placing the new proposed drive in this area would provide for public safety and be in line with the Rocky View policy of limiting the number of panhandle roads. I would hope that when public safety is at stake this would be a concern. This would also provide the means to avoid disrupting the false creak and natural drainage area and ecosystem it provides.

Another possibility would be to place a new drive at the east edge of the applicant's property thereby providing maximum visibility from all directions.

Please note that the applicant has at no time attempted to contact me regarding his proposal.

Thank you

Regards Wayne Rotel

ATTACHMENT E: POLICY REVIEW

Definitions		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

Municipal Government Act (MGA)	
Section 654	
654(1)	*A subdivision authority must not approve an application for subdivision approval unless* *(a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,* *(b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,* *(c) the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and* *(d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.*
Consistent	The application is consistent with the Municipal Development Plan and Bearspaw Area Structure Plan - the relevant statutory plans as described above; therefore aligning with Section 654(1)(b).

Matters Related to Subdivision and Development Regulation	
Part 3 Subdivision and Development Conditions	
11	*Every proposed subdivision must provide to each lot to be created by it* *(a) direct access to a road as defined in section 616(aa) of the Act, or* *(b) lawful means of access satisfactory to the subdivision authority.*
Consistent	Direct physical access is available to Lot 1 via existing approach from Woodland Close. The proposal indicates Lot 2 utilizing a panhandle approach.

Municipal Development Plan	
Managing Growth	
5.1	*Development in an existing plan area:* *a. shall maintain and enhance the distinct character and identity of the community as per the Distinct Area Profile (Appendix A: Distinct Area Profiles), when applicable;* *b. shall align to the approved area structure plan and/or conceptual scheme; and may require the adoption of a conceptual scheme subordinate to the approved area structure plan, and/or a master site development plan, as per Appendix B: Lower-Level Plans and Technical Requirements.*
Consistent	The subject parcel is located within the identified existing plan area within the community of Bearspaw; therefore, the applications' alignment with the Bearspaw ASP complies with Policy 5.1 of the County Plan.

Country Residential Communities	
8.1	*Country Residential Communities should support a limited mix of uses, including: a. residential lots with single detached homes; b. local commercial uses; c. home-based businesses; d. local institutional and community uses; e. access to recreational and cultural opportunities; f. regionally integrated parks, open spaces, pathways, and trail networks; and g. small-scale agriculture, agribusiness, and agri-tourism.*
Consistent	The application aligns with the goals and policies of the applicable Bearspaw Area Structure Plan, as highlighted below.
8.2	*Residential development should primarily support larger lot sizes and single-detached homes.*
Consistent	The application purposes larger lot sizes that aligns with the policies in the Municipal Development Plan.
8.9	New development should connect, when feasible and available, to piped County or private servicing solutions for water and wastewater.
Consistent	The recommended conditions of approval included within Attachment F ensure connection to utility infrastructure when that becomes available.
Transportation	
13.4	*New development shall use, extend, and enhance existing transportation infrastructure.*
Generally Consistent	The proposed panhandle access is deemed appropriate based on the current level of density being considered. Future subdivision applications would require the submission of a concept plan to guide the development of further density in the area. Inclusion of a road acquisition agreement provides potential framework for interconnectivity in the area should further development occur.

Bearspaw Area Structure Plan C-8588-2024	
6.2 Infill Country Residential Areas	
General	
6.2.2	*Future residential lots in the Infill Country Residential area, as defined on Map 5, shall be a minimum of 0.8 ha (± 1.98 acres) in size. Where residential lot sizes less than 1.6 ha (± 3.95 acres) are proposed within an Infill Residential area principally occupied by larger lots, the proposal's compatibility with the immediate area should be assessed, including its impact on further subdivision potential of the subject and adjacent lands.*
Consistent	Proposed lot sizes of 2.91 ha (7.19 acres) and 4.38 ha (10.81 acres) are larger than the minimum lot sizes. The proposed lot layout is also consistent with the surrounding area
Road Access	
6.2.4	*Residential redesignation and subdivision applications should provide for development that:* *a) Provides direct access to a road, while avoiding the use of Panhandles;* *b) Minimizes driveway length to highways/roads;* *c) Removes and replaces existing Panhandles with an internal road network when additional residential development is proposed; and* *d) Limits the number and type of access onto roads in accordance with the County policy.*
Inconsistent	The proposed lot layout includes a panhandle with an additional approach for the new lot of the lots.

6.2.5	For developments where Panhandles exist or are proposed, Road Acquisition Agreements should be registered at the time of subdivision to secure future road alignments.
Inconsistent	While a panhandle is proposed, there is no corresponding Road Acquisition Agreement on the adjacent parcel. Without an agreement on the benefiting lot, registering one on the subject parcel would not facilitate a viable future road connection and is therefore not being pursued.
Conceptual Scheme or Master Site Development Plan	
6.2.6	A conceptual scheme shall be required for residential development within the Infill Country Residential Area as identified on Map 5: Land Use Strategy, unless the following conditions are met: a) No more than four (4) new residential lots are being created; b) There is limited potential for further subdivision both within and adjoining the subject lands; and c) There are no subdivision or development matters that would benefit from being directed by Conceptual Scheme or Master Site Development Plan policies, including, but not limited to: i. homeowners' association requirements; ii. landscape and architectural controls; iii. Environmental or Municipal Reserve requirements; iv. water, wastewater, stormwater infrastructure; and v. lot layout, emergency access and road layout.
Generally Consistent	The quarter section is heavily fragmented and may benefit from being directed by a conceptual scheme to allow for holistic planning. However, since only one new residential lot is being created, and the impact of the proposed subdivision is minimal, a conceptual scheme may not be warranted at this time.

Land Use Bylaw C-8000-2020	
Residential, Rural Residential District	
319	*MINIMUM PARCEL SIZE:* *a) 1.6 ha (3.95 ac)* *b) The minimum size of parcels designated with the letter "p" is the number indicated on the Land Use Map* *c) Notwithstanding b), the number following the "p" shall not be less than 1.6 ha (3.95 ac)*
Consistent	Both of the proposed Lots 1, 4.38 ha (10.81 acres) and 2, 2.91 ha (7.19 acres) exceed the minimum 1.6 hectare size restriction of the R-RUR designation.

Subdivision Authority Bylaw C-8275-2022	
Subdivision Authority	
5	*The Chief Administrative Officer is the Subdivision Authority and may consider and render a decision on a subdivision application except in the following circumstances, in which case Council is the Subdivision Authority and will consider and render a decision on the subdivision application:* *1) an applicant requests that their subdivision application be considered by Council;* *2) a landowner within the application circulation area prescribed by Rocky View County's Circulation and Notification Standards Policy, a provincial agency, an adjacent municipality, or a school board objects to the application;* *3) approval of the subdivision application would require the relaxation of any applicable non-statutory plan, policy, or standard adopted by Council;*

	4) the subdivision application does not satisfy the criteria for approval set out within section 654(1) of Municipal Government Act; or *5) Council passes a resolution or bylaw directing that Council is the Subdivision Authority for all subdivision applications relating to a specific amendment to the Land Use Bylaw.*
Consistent	Council is the Subdivision Authority as a landowner within the circulation area objects to the proposal.

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL

A. THAT the application to subdivide ± 2.91 hectare (± 7.19 acre) parcel (Lot 2) with a ± 4.38 hectare (± 10.81 acre) remainder (Lot 1) from SE-02-26-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9 of the *Matters Related to Subdivision and Development Regulation*, and the *Municipal Development Plan (County Plan)*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:

   1. The application is consistent with the Statutory Policy;
   2. The subject lands hold the appropriate land use designation;
   3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.

B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.

C. In accordance with Section 654(2) the Subdivision Authority is of the opinion that the proposed subdivision would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring parcel of land; and the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

D. Further, in accordance with Section 654 and 655 of the *Municipal Government Act,* the application shall be approved subject to the following conditions of approval:

Survey Plans

1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

   a) A Plan of Survey, including the Application number (PL20220072) and Roll number (Roll 06702006) of the parcel;

   b) Landowner's Consent to Register Plan of Survey.

Transportation

2) The Owner shall construct a new paved approach on Woodland Close Road, in accordance with the County Servicing Standards, in order to provide access to Lot 2.

   a) Contact County Capital and Engineering Services for a pre-construction and a post-construction inspection for final acceptance.

OR

The Owner shall upgrade the existing approach to a mutual paved standard in accordance with the County Servicing Standards.

a) Contact County Capital and Engineering Services for a pre-construction and a post-construction inspection for final acceptance;

b) Provide an access right of way plan;

c) Prepare and register respective easements on each title, where required.

Site Servicing

3) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title of Lots 1 and 2, indicating:

a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;

b) Requirements for the decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available.

4) The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed new lot and shall include the following:

a) Accordance with all recommendations of the Level 3 PSTS Assessment, prepared by Almor Testing Services Ltd., dated October 2, 2024.

5) The Owner is to provide confirmation of tie-in for connection to Rocky View Water Coop, an Alberta Environment licensed piped water supplier for the proposed lot. This includes providing information regarding:

a) Documentation proving that water supply has been purchased and secured for the proposed lot;

b) Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.

Stormwater

6) The Owner/applicant shall provide a Limited Scope Site-Specific Stormwater Implementation Plan (LSSIP) conducted by a professional engineer that provides recommendations on managing stormwater flows that is in accordance with the Nose Creek Watershed Water Management Plan and Bearspaw-Glenbow Master Drainage Plan to demonstrate no adverse impact to neighbouring properties.

a) The owner shall adhere to the recommendations of the SSIP.

b) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;

c) Registration of any required easements and / or utility rights-of-way;

d) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and

e) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

Payments and Levies

7) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

8) The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8549-2024. The County shall calculate the total owing for the gross development area, as shown in the staff report and the Plan of Survey.

9) The Owner shall pay the Community Recreation Off-site Levy in accordance with the Community Recreation Off-site levy Bylaw C-8550-2024. The County shall calculate the total owing for the gross development area, as shown in the staff report and the Plan of Survey.

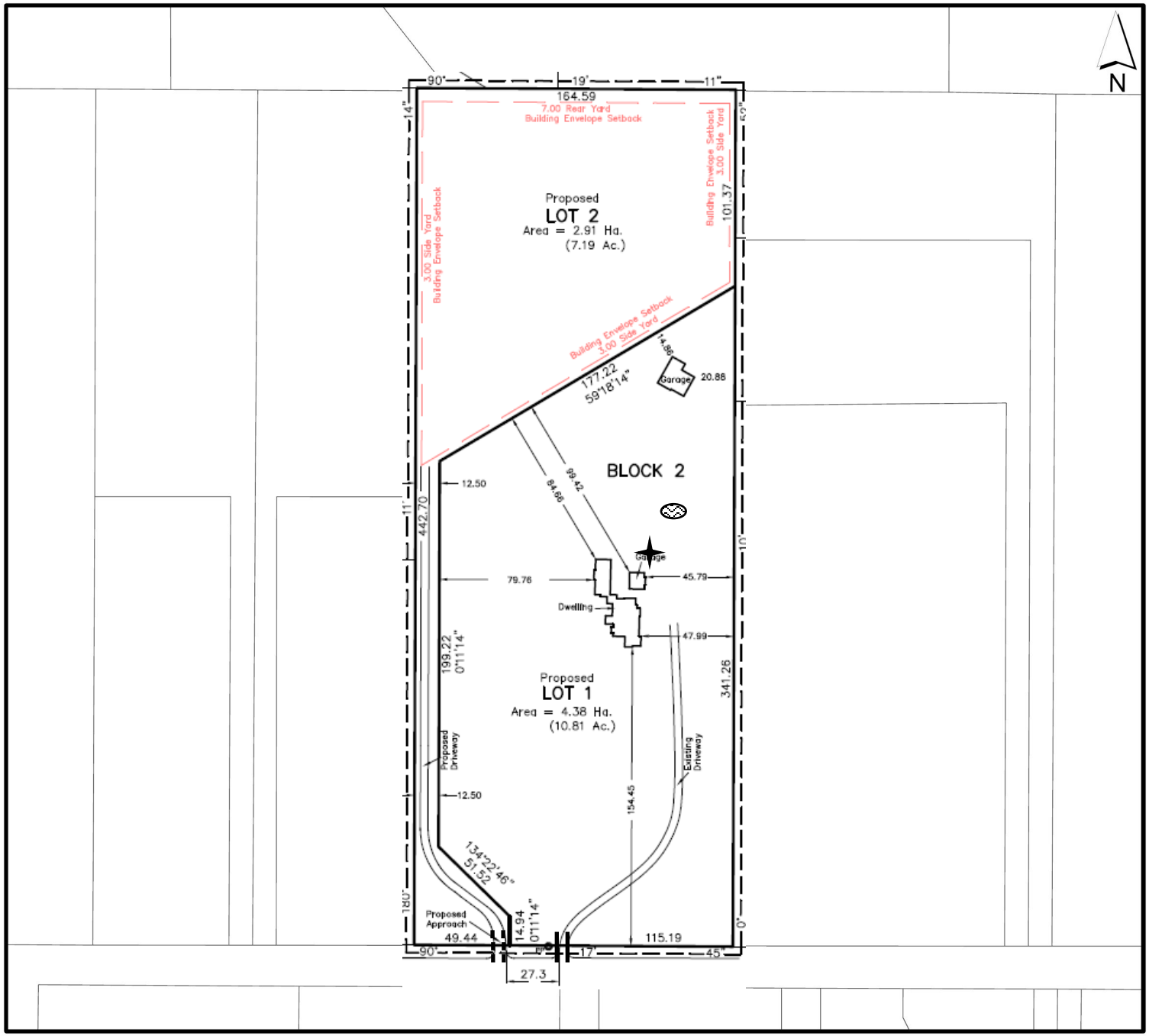
Taxes

10) All taxes owing up to and including the year in which subdivision is to be registered, are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

E. SUBDIVISION AUTHORITY DIRECTION:

1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

ROCKY VIEW COUNTY



Tentative Plan

To create a ± 2.91 hectare (± 7.19 acre) parcel with a ± 4.38 hectare (± 10.81 acre) remainder

Legend

- *Dwelling*
- *Water Well*
- *Wastewater*
- *Existing Approach*
- *Proposed approach*

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 4
Roll: 06702006
File: PL20220072
Printed: 2/13/2026
Legal: A portion of SE-26-23-05-W5M