



Redesignation Item: Residential

Electoral Division: 7

File: PL20240091 / 03215004

Date:	November 12, 2024
Presenter:	Xin Deng, Senior Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is for Council to assess the redesignation of ± 8.60 hectares (± 21.25 acres) of the subject land (Attachment A), from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District (R-MID); Special, Parks and Recreation District (S-PRK); and, Special, Public Service District (S-PUB), in order to facilitate the creation of 99 residential lots for Bridges of Langdon Phase 4.

The application was reviewed in accordance with the Municipal Development Plan (County Plan), Langdon Area Structure Plan (ASP), Bridges of Langdon Conceptual Scheme (CS), and the Land Use Bylaw. The application aligns with all applicable policies of these documents.

ADMINISTRATION'S RECOMMENDATION

- THAT Bylaw C-8579-2024 be given first reading.
- THAT Bylaw C-8579-2024 be given second reading.
- THAT Bylaw C-8579-2024 be considered for third reading.
- THAT Bylaw C-8579-2024 be given third and final reading.

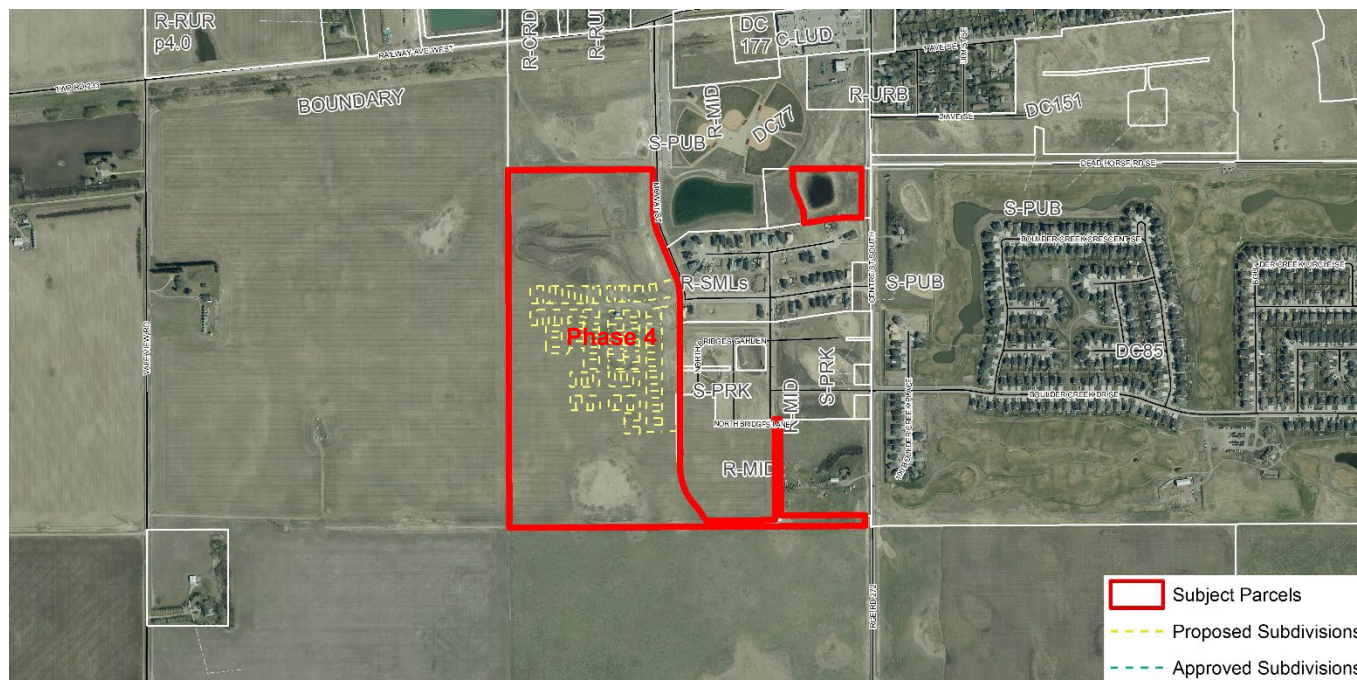


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### BACKGROUND

#### Location (Attachment A)

Located approximately 1.62 kilometres (1 mile) south of Railway Avenue and 0.25 miles west of Centre Street, within the hamlet of Langdon.



#### Site History (Attachment B)

The Bridges of Langdon Conceptual Scheme was adopted in 2016 to facilitate mixed-use residential development within the hamlet of Langdon and was then amended in 2022 to support more intensive development. Bridges of Langdon Phases 1, 2, and 3 have been approved and endorsed in the past few years, the Applicant is now moving forward for Phase 4.

#### Intermunicipal and Agency Circulation (Attachment C)

The subject land is not located within an intermunicipal development plan area or adjacent to highways. Comments from regular departments and agencies can be found in Attachment C.

#### Landowner Circulation (Attachment D)

The application was circulated to 653 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); one letter of opposition was received.

### ANALYSIS

#### Policy Review (Attachment E)

The proposal meets Section 5 and Section 9 of the County Plan, which supports the development of Langdon as full-service rural communities providing a range of land uses, housing types, and rural services.

The land is identified for residential uses within the Langdon ASP and falls within the Bridges of Langdon Conceptual Scheme. The proposed residential development complies with the residential policies of the Langdon ASP and is consistent with the conceptual scheme.

The purpose of Residential, Mid-Density Urban District (R-MID) is to accommodate a diverse range of low-to-medium-density residential housing types in hamlets and comprehensively planned areas. The proposal meets the minimum parcel size requirement set out within the *Land Use Bylaw*.

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The proposed Special, Parks and Recreation District (S-PRK) would facilitate the construction of open space and pathways that promote walkability within the community. The proposed Special, Public Service District (S-PUB) would accommodate a water channel that functions as stormwater ponds and aligns with the Bridges of Langdon CS.

The proposed residential density of 4.29 meets the density requirement of the Langdon ASP and complies with the Bridges of Langdon CS.

	Minimum Density (Units per Acre)	Maximum Density (Units per Acre)
Langdon Area Structure Plan	4.0	N/A
Bridges of Langdon Conceptual Scheme	4.29	N/A
Proposed Application	4.29	N/A

The proposed development would be tied into the piped water and wastewater system. The Applicant has provided a letter from Langdon Water Works confirming water capacity and fire flows pressure for the development. Wastewater would be conveyed to the sanitary lift station, which was constructed with Phase 1 and ultimately discharged through the East Rocky View Wastewater Transmission Line to the Langdon Wastewater Treatment Plant. The submitted stormwater management memo indicated that the existing downstream stormwater system, including the stormwater pond and canal that was constructed in previous phases of Bridges of Langdon, has capacity to service the proposed Phase 4 development without any upgrades.

## COMMUNICATIONS / ENGAGEMENT

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

## IMPLICATIONS

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### Financial

No financial implications identified at this time.

## STRATEGIC ALIGNMENT

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

## ALTERNATE DIRECTION

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

## ATTACHMENTS

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- 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-8579-2024

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**APPROVALS**

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Manager:	Dominic Kazmierczak
Acting Executive Director:	Dominic Kazmierczak
Chief Administrative Officer:	Reegan McCullough

