



Redesignation Item: Residential

Electoral Division: 7 File: PL20240209 / 03215004

Date:	May 20, 2025
Presenter:	Xin Deng, Senior Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is for Council to assess the redesignation of a portion of the subject land (Attachment A), from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District (R-MID), Special, Public Service District (S-PUB), Special, Parks and Recreation District (S-PRK), and Special, Natural Open Space District (S-NOS), to facilitate future subdivision and development of Phases 5 to 8 of the Bridges of Langdon Conceptual Scheme.

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

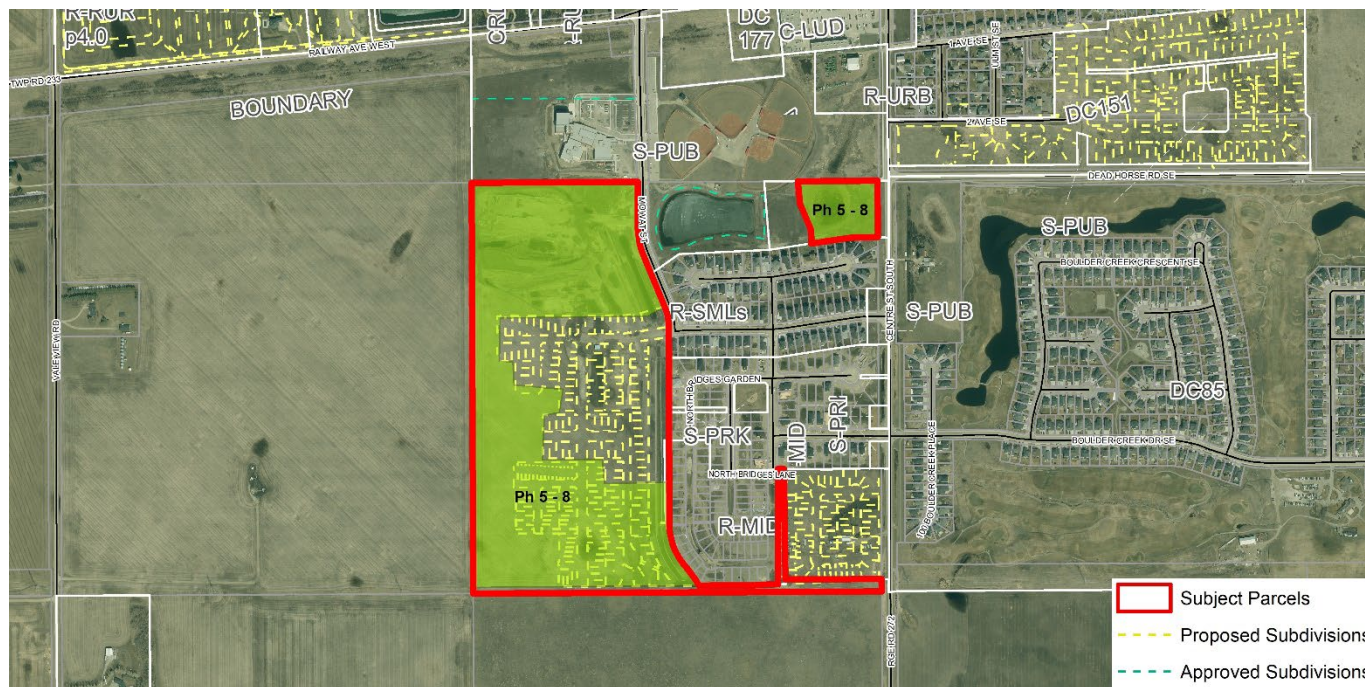
- THAT Bylaw C-8623-2025 be given first reading.
- THAT Bylaw C-8623-2025 be given second reading.
- THAT Bylaw C-8623-2025 be considered for third reading.
- THAT Bylaw C-8623-2025 be given third and final reading.

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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, 3 and 4 have been approved in the past few years, and the Applicant is now moving forward to facilitate future subdivision and development of Phases 5-8 through this redesignation application.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies. The subject land does not fall within any Intermunicipal Development Plans or within the notification area of Alberta Transportation and Economic Corridors.

Landowner Circulation (Attachment D)

The application was circulated to 687 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); 1 letter of concern and 1 letter in opposition were received in response.

ANALYSIS

Policy Review (Attachment E)

The proposal meets Section 5 and Section 9 of the County Plan, which supports the development of Langdon as a full-service rural community, 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 CS. The proposed residential development complies with the residential policies of the Langdon ASP and is consistent with the conceptual scheme.

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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*.

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 sufficient water capacity and fire flow 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 report confirmed 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

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

Council may wish to explore alternate options should they believe the proposal does not meet the intent of the overarching policy documents.

THAT application PL20240209 be referred back to Administration to work with the Applicant on completing amendments addressing the following items:

- a.
- b.
- c.

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Council may wish to refuse the application should they find that the proposal does not meet the intent of the overarching policy documents

THAT application PL20240209 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-8623-2025

APPROVALS

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