



# COUNCIL REPORT

## Langdon Servicing - Technical Review Committee

Electoral Division: 6 & 7

File: N/A

Date:	May 20, 2025
Presenter:	Jan Sotocinal, Planner
Department:	Planning

### REPORT SUMMARY

The purpose of this report is to present a terms of reference (TOR) for a review of the Langdon Area Structure Plan (ASP), the first phase of which is comprised of a Technical Review Committee (TRC) initiated by Langdon Waterworks, which will provide oversight, feedback and recommendations on infrastructure planning for lands immediately in the vicinity of the Hamlet of Langdon. The proposed terms of reference are set out within Attachment A.

Coinciding with the TRC, it is proposed that a Visioning Committee be established to explore opportunities for expansion of the Langdon hamlet boundary aligning with the recommendations of the TRC. Following the completion of technical studies and input by the TRC and Visioning Committee, it is proposed that the findings will be presented to Council for consideration. Council may then direct an amendment to the Langdon Area Structure Plan (ASP) through revisions to the terms of reference.

Phase 1 of this project will be funded by Langdon Waterworks to carry out the technical studies which will be provided to the TRC. The cost of the following phases will be borne by the County to carry out the ASP amendments, based on the Infrastructure Report and the outcomes of the community engagement.

Stakeholder engagement will be initialized by Langdon Waterworks in Phase 1, which will seek to request feedback from landowners and stakeholders. In accordance with the direction of the Governance Committee on February 11, 2025, specific provision is set out within the terms of reference for thorough engagement with the proponents of the Langdon ASP amendment project that is currently ongoing.

After the completion of Phase 1 of this project, Administration will be presenting revisions to this proposed TOR, prior to starting the subsequent phases.

### ADMINISTRATION'S RECOMMENDATION

THAT Council approves the terms of reference for the Langdon Servicing Technical Review Committee, as set out in Attachment A.

### BACKGROUND

Originally adopted in April 1999, the Langdon ASP had been updated in the previous years to respond to and accommodate the community's growth and development pressures. Amendments were made in 2003 and 2005, followed by a comprehensive update in 2016 that expanded the hamlet by 950 acres and identified areas for future expansion.

On November 28, 2023, Council approved the Terms of Reference for a developer-led amendment, which seeks to expand the existing ASP boundary to incorporate four additional quarter sections. An update presented to the Governance Committee on April 16, 2024, outlined plans for diverse housing options, and a business park along Centre Street for commercial and light industrial purposes. The technical studies for these have been completed, while community engagement is currently underway.

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Separate to the ongoing ASP expansion, on February 11, 2025, Langdon Waterworks presented to the County's Governance Committee, proposing to conduct an infrastructure assessment to potentially support a wider phased expansion of the Langdon ASP. This infrastructure assessment is proposed to update technical studies related to potable water, sanitary sewer, stormwater and transportation matters. The scope of the project includes 80 quarter sections surrounding the hamlet boundary. As part of this process, the proponent proposes to re-establish a Technical Review Committee (TRC) previously initiated at the time of drafting the adopted 2016 Langdon ASP with a similar structure to the Langdon ASP amendment in the 2014 ASP process. Led by Langdon Waterworks, the TRC will provide oversight, feedback and recommendations on the infrastructure assessment the study area.

In addition to directing Administration and Langdon Waterworks to collaborate to prepare a terms of reference for the TRC, a second motion was passed to ensure that the proponents of the ongoing Langdon ASP amendment project are engaged by the TRC:

*MOVED by Councillor Wright that the Governance Committee direct Administration to collaborate with Langdon Waterworks in conjunction with the current Langdon ASP Expansion Project team to develop a Terms of Reference for the Technical Review Committee to be presented to Council for consideration no later than Q3 2025.*

Working with Administration, Langdon Waterworks will provide the proponents/landowners associated with the current Langdon ASP Expansion project an opportunity to be engaged.

After the completion of Phase 1 of this project, Administration intends to determine the need for an ASP amendment, based on the findings or recommendations of the Infrastructure Report. Administration intends to carry out public engagement which will inform the policy development of the ASP amendment. Subsequent phases may include the establishment of a Visioning Committee, conducting additional community engagement and drafting of the ASP amendments.

## ANALYSIS

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### Guiding Policy Framework

Any recommendations from the project, which may include future amendments to the Langdon ASP would be required to align with the higher-level policies and requirements of the South Saskatchewan Regional Plan and the Municipal Development Plan (County Plan).

### Municipal Development Plan (County Plan)

Policies 5.1 and 9.1 support the development of the hamlet of Langdon as full range service rural communities providing a range of land uses, housing types and rural services to their residents and local area in accordance with their area structure plan or conceptual scheme.

Policy 28.3 of the County Plan states that ASPs should be assessed every 10 years to determine whether a review is required. Section 28.4 lists several criteria for when an ASP might be considered for review prior to 10 years; however, as per 28.4(c), Council may direct Administration to review the Langdon ASP based on the findings and recommendations of the Infrastructure Report.

## COMMUNICATIONS / ENGAGEMENT

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A project objective under the TOR is to conduct effective, inclusive and transparent community engagement. Although Langdon Waterworks will be completing the first Phase of the project, which will include stakeholder engagement, to solicit feedback from key stakeholders and landowners, Administration will be conducting additional community engagement in the subsequent phases of the project. Additional community engagement will be determined after the conclusion of the first phase, where Administration will propose an amendment to the attached TOR to detail the community engagement for this project, which is proposed to include the establishment of a Visioning Committee.

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### IMPLICATIONS

The Terms of Reference proposes that the developer would be responsible for all costs associated with Phase 1 of the project. Any costs associated after Phase 1 will be requested to Council prior to starting Phase 2 of the project, where Administration will be proposing an amendment to this TOR.

### 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	In addition to community engagement, Phase 1 of this project will include a deliverable of an Infrastructure Report, which will inform land uses policies and objectives for this Langdon ASP amendment.

### ALTERNATE DIRECTION

#### Alternate Direction

THAT Council directs amendments to the Langdon Servicing Technical Review Committee Terms of Reference as presented within Attachment A.

### ATTACHMENTS

Attachment A: Langdon Servicing – Technical Review Committee 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