



# COUNCIL REPORT

## Subdivision Item: Residential

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Electoral Division: 7

File: PL20240100 / 03215004 & 03215005

Date:	July 8, 2025
Presenter:	Xin Deng, Senior Planner
Department:	Planning

### REPORT SUMMARY

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The purpose of this report is for the Subdivision Authority to assess the proposed Bridges of Langdon Phase 3B subdivision (Attachment A), to create 81 residential lots on  $\pm$  4.474 hectares ( $\pm$  11.055 acres) of land within the Bridges of Langdon community.

On February 27, 2024, Council approved the Bridges of Langdon Phase 3B redesignation application (PL20230095) to facilitate the future creation future residential lots. The application was evaluated pursuant to applicable regulations and policies. The proposal is consistent with Section 5.0 (Managing Residential Growth Areas) and Section 9.0 (Hamlets) of the County Plan, Langdon Area Structure Plan (ASP), Bridges of Langdon Conceptual Scheme, and *Land Use Bylaw*.

Council is the Subdivision Authority for the subject application due to the letter of objection received from a landowner within the application circulation area, as per Section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022).

### ADMINISTRATION'S RECOMMENDATION

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THAT the Subdivision Authority approves application PL20240100 with the conditions noted in Attachment F.

**Location** (Attachment A)

This aerial map shows a residential subdivision with various zoning districts and highlighted subject parcels. The map includes the following labels and features:

- Zoning Districts:** RHRUR P4.0, DC 177 C/LUD, R-URB, DC151, S-PUB, R-MD, DC71, R-SMLs, S-PRK, MD, S-PRK, R-MID, DC85, and S-PUB.
- Subject Parcels:** Indicated by red outlines, including a large parcel labeled R-MD and several smaller parcels labeled S-PRK and R-MID.
- Proposed Subdivision:** Indicated by yellow dashed lines.
- Approved Subdivision:** Indicated by green dashed lines.
- Other Features:** A large area labeled "BOUNDARY" is visible on the left side of the map.

The Bridges of Langdon Conceptual Scheme was adopted in 2016 to guide mixed-use residential development over two quarter sections within the Hamlet of Langdon.

On February 27, 2024, Council approved the Bridges of Langdon Phase 3B redesignation application (PL20230095) to facilitate the future creation future residential lots.

The land is not located within an intermunicipal development plan area or near a provincial highway. Comments from regular departments and agencies are included in Attachment C.

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 in opposition was received.

## Policy Review (Attachment E)

The application was reviewed pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), Bridges of Langdon Conceptual Scheme (CS), and the *Land Use Bylaw*.

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 Bridges of Langdon CS allows for a maximum density of 4.29 units per acre (upa) across the entire plan area; the proposed subdivision would result in 81 units over approximately 11.055 acres resulting in

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a density of 7.33 upa. The proposed number of lots is still consistent with the overall maximum number of lots developed within the plan area, as shown below.

**Bridges of Langdon Residential Lots Tracking Table**

Anticipated Total Residential Lots within the Bridges of Langdon CS	1,307 lots
- Approved Bridges of Langdon Phase 1 (Developer Pollyco)	87 lots
- Approved Bridges of Langdon Phase 2 (Developer Pollyco)	86 lots
- Approved Bridges of Langdon Phase 3 (Developer Pollyco) (45 single detached dwellings and 28 semi-detached dwellings)	73 lots
- * Proposed Bridges of Langdon Phase 3B (Builder Planet Home)	81 lots
- Approved Bridges of Langdon Phase 4 (Developer Pollyco)	99 lots
- Approved Bridges of Langdon Phase 5 (Developer Pollyco) (45 single detached dwellings + 56 semi-detached dwellings)	101 lots
Pending the approval of Phase 3B subdivision, remaining number of lots to be developed within the Bridges of Langdon CS	780 lots

The Residential, Mid-Density Urban District (R-MID) is intended to accommodate a diverse range of low-to medium-density housing types within hamlets and comprehensively planned areas. The proposed lot sizes meet the minimum parcel size requirements of R-MID.

The proposed development would be accessed via internal roads. The Applicant has provided a letter from Langdon Waterworks confirming adequate water servicing capacity. A Wastewater Analysis concluded that the existing sanitary lift station and pipelines have sufficient capacity to accommodate the proposed development.

The submitted Stormwater Management Memo indicates that stormwater will be directed to the Bridges of Langdon Phase 3 stormwater pond, which has the capacity to manage runoff from the proposed development.

## 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

Council is the Subdivision Authority for the subject application due to a letter of objection received from a landowner within the application circulation area, as per Section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022).

## ALTERNATE DIRECTION

No alternative options have been identified for the Subdivision Authority's consideration.

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### 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: Recommended Conditions of Approval

### APPROVALS

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Manager:	Justin Rebello, A/Manager, Planning
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer