



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.



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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

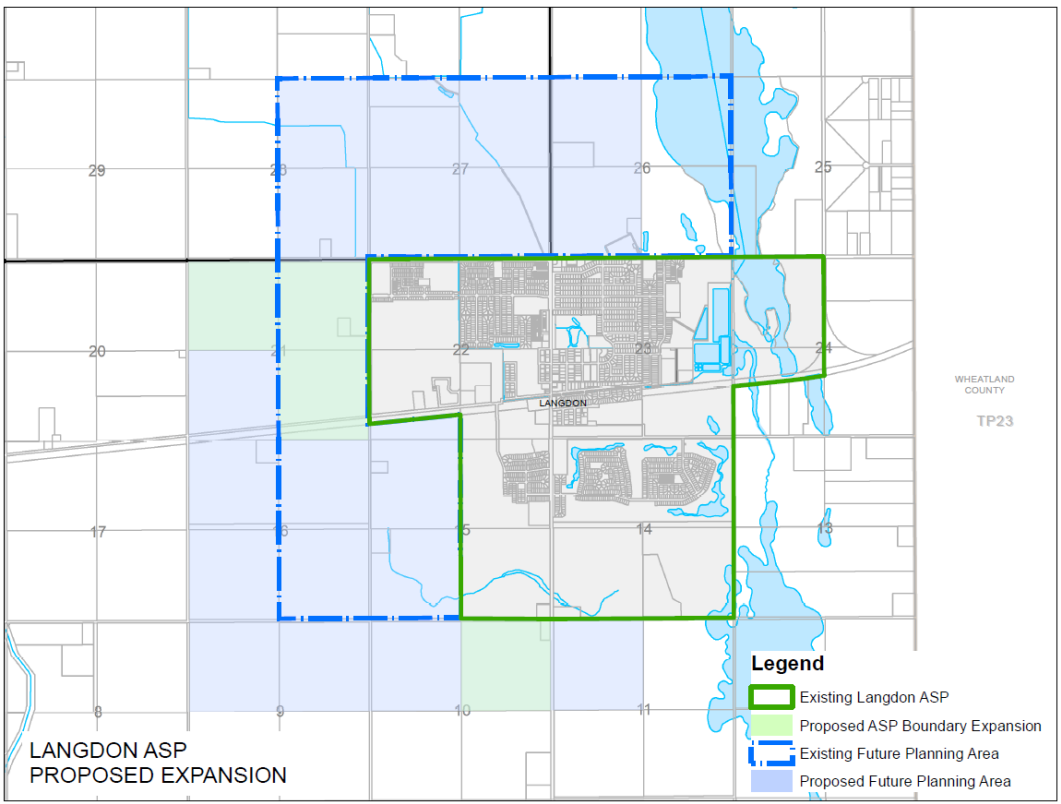
THAT Bylaw C-8740-2026 be refused;

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).



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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.

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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%.

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- 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.

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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.

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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

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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