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RE: Langdon Area Structure Plan Amendment - Circulation - Reply by: September 15, 2025

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From Setbackreferrals [REDACTED]  
Date Thu 8/14/2025 9:55 AM  
To Jan Sotocinal <JSotocinal@rockyview.ca>

2 attachments (258 KB)  
2025-100 Report.pdf; 2025-100 Map.pdf;

Good Day,

Please find the attachment(s) from the AER in response to your subdivision/development referral, a map and list of sour wells and/or pipelines. The map shows the maximum setback for the level of well and may not represent the setback required for future development. The report lists all sour wells and pipelines within the quarter.

Please be advised, you are encouraged to contact the licensee(s) to obtain current sour gas setback level designations and to discuss land use planning, at the earliest stage of development planning.

Thank you,

### Setback Referrals

#### Alberta Energy Regulator

[REDACTED]  
Suite 1000, 250 – 5 Street SW, Calgary, Alberta T2P 0R4

**inquiries** 1-855-297-8311 **24-hour emergency** 1-800-222-6514 [www.aer.ca](http://www.aer.ca)

Security Classification: Protected A

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**From:** PAA\_PlanningCirculation <PlanningCirculation@rockyview.ca>  
**Sent:** August 13, 2025 9:46 AM  
**Subject:** Langdon Area Structure Plan Amendment - Circulation - Reply by: September 15, 2025

**CAUTION: External email alert.**

**DO NOT click links, open attachments, reply, or enter AER credentials**

**unless you recognize the sender and know the content is safe. Report phishing via Outlook 'Report Message' button.**

Good day,

Please review the attached notice and reply with comments, if any, by emailing them directly to **Jan Sotocinal** at [JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca).

Comments for this application are due on or before **Monday, September 15, 2025**.

Thank you,

**PLANNING SERVICES | ROCKY VIEW COUNTY**

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-230-1401 | Fax: 403-277-5977

[www.rockyview.ca](http://www.rockyview.ca)

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Healthy Albertans.  
Healthy Communities.  
Together.



August 18, 2025  
Jan Sotocinal  
Rocky View County  
Planning  
Email: Jsotocinal@rockyview.ca

Attn: Jan Sotocinal,

**RE: Langdon Area Structure Plan amendment:**

### Project Overview

Proponent is proposing an amendment to the Langdon Area Structure Plan (ASP) to adjust the Langdon ASP boundary to include approximately  $\pm$  480.00 acres of land located west of Vale View Road, and  $\pm$  160.00 acres of land located south of Township Road 232. These lands will provide for a range of housing, employment and amenity options, reflecting the amendments being proposed to the Langdon ASP. The key highlights of the planning include:

- Residential and mixed-use developments to be accommodated in the future, which will be located west of Vale View Road;
- Business uses/commercial/light industrial developments to be included, which is located south of Township Road 232;
- Identification of additional infrastructure for Servicing and Transportation; and
- Identification of additional green space for recreation/public use.

Thank you for your referral to Alberta Health Services (AHS), Environmental Public Health (EPH). After review of the documents provided, there is no objection to this application however the following comments do apply:

- The application indicates that potable water may be supplied by Langdon Water Works. AHS-EPH recommends that the Applicant confirms that the existing water system will be able to meet any increased water demand resulting from this proposed development.
- The application indicates that wastewater servicing may be accommodated by the existing Rocky View County wastewater sewage collection system and wastewater treatment facility. AHS-EPH recommends that the Applicant confirms that the existing wastewater system will be able to meet any increased water demand resulting from this proposed development.

I can be reached at [REDACTED] if you or the applicant has any further questions.

Sincerely,

#### Airdrie

Airdrie Public Health Centre  
604 Main Street South  
Airdrie, AB T4B 3K7  
Phone: 403-943-2288

#### Banff

Banff Health Centre  
303 Lynx Street  
PO Box 1266  
Banff, AB T1L 1B3  
Phone:403-762-2990

#### Calgary

Southport Atrium  
10101 Southport Road SW  
Calgary, AB T2W 3N2  
Phone:403-943-2288

#### Canmore

Canmore Public Health  
#104, 800 Railway Avenue  
Canmore, AB T1W 1P1  
Phone: 403-678-5656

#### Cochrane

Cochrane Community  
Health Centre  
60 Grande Boulevard  
Cochrane, AB T4C 0S4  
Phone: 403-851-6171

#### High River

High River Public Health  
310 Macleod Trail SW  
High River, AB T1V 1Z5  
Phone: 403 943-2288

#### Okotoks

Okotoks Public Health Centre  
11 Cimarron Commons  
Okotoks, AB T1S 2E9  
Phone: 403-943-2288

#### Strathmore

Public Health Building  
650 Westchester Road  
Strathmore, AB T1P 1H8  
Phone: 403-361-7200

Toll Free: 1-855-943-2288

[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)



Healthy Albertans.  
Healthy Communities.  
**Together.**



*Andrew O'Laney*

Andrew O'Laney BSc. BEH(AD), CPHI(C)  
Public Health Inspector/Executive Officer  
Alberta Health Services

---

**Airdrie**

Airdrie Public Health Centre  
604 Main Street South  
Airdrie, AB T4B 3K7  
Phone: 403-943-2288

**Banff**

Banff Health Centre  
303 Lynx Street  
PO Box 1266  
Banff, AB T1L 1B3  
Phone:403-762-2990

**Calgary**

Southport Atrium  
10101 Southport Road SW  
Calgary, AB T2W 3N2  
Phone:403-943-2288

**Canmore**

Canmore Public Health  
#104, 800 Railway Avenue  
Canmore, AB T1W 1P1  
Phone: 403-678-5656

**Cochrane**

Cochrane Community  
Health Centre  
60 Grande Boulevard  
Cochrane, AB T4C 0S4  
Phone: 403-851-6171

**High River**

High River Public Health  
310 Macleod Trail SW  
High River, AB T1V 1Z5  
Phone: 403 943-2288

**Okotoks**

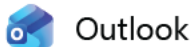
Okotoks Public Health Centre  
11 Cimarron Commons  
Okotoks, AB T1S 2E9  
Phone: 403-943-2288

**Strathmore**

Public Health Building  
650 Westchester Road  
Strathmore, AB T1P 1H8  
Phone: 403-361-7200

Toll Free: 1-855-943-2288

[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)



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RE: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

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From Evan Neilsen [REDACTED]  
Date Wed 11/19/2025 3:15 PM  
To Jan Sotocinal <JSotocinal@rockyview.ca>  
Cc Andrew Chell <AChell@rockyview.ca>

1 attachment (10 MB)  
Hwy 560 Reportl 070409 74.pdf;

Thanks Jan,

As you may have seen – response has been provided. We accept the provided TIA, and would furthermore want to ensure that the SW corner of the intersection of Hwy 560 (Glenmore Tr) and Vale view Rd is protected for future development into a stormwater pond as per the attached plan.

This plan has also been uploaded into RPATH for record-keeping as well.

Please advise if there are any further questions and thank you again for the opportunity to comment.

Best regards,

**Evan Neilsen**  
Development/Planning Technologist  
Construction and Maintenance Division, Southern Region  
Transportation and Economic Corridors | Government of Alberta



Access Roadside Planning Application Tracking Hub (RPATH) here:  
<https://roadsideplanning.alberta.ca/rpath> – Transportation and Economic Corridors' online system for planning referrals, and roadside permits and approvals.  
**Effective April 17, 2023, Transportation and Economic Corridors will only review applications and referrals submitted through the RPATH portal.**

Classification: Protected A

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From: Jan Sotocinal <JSotocinal@rockyview.ca>  
Sent: November 7, 2025 4:01 PM  
To: Evan Neilsen [REDACTED]

Cc: Andrew Chell <AChell@rockyview.ca>

Subject: Re: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

**CAUTION:** This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good Afternoon Evan,

Please see the link to access the ASP document:

<https://ftp.rockyview.ca/WebClientNew/index.html?ShareToken=BB3EF7CB6419663980C6B6F7ED3930B83EE62437>

Please let me know if you cannot access the link.

Thanks!

Kind Regards,

**Jan Sotocinal**, MSc, RPP/MCIP

He/Him/His

Planner | Planning

**Rocky View County**

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-6377

[JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

-

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**From:** Evan Neilsen [REDACTED]

**Sent:** Thursday, November 6, 2025 2:41 PM

**To:** Jan Sotocinal <[JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca)>

**Cc:** Andrew Chell <[AChell@rockyview.ca](mailto:AChell@rockyview.ca)>

**Subject:** RE: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

Thanks Jan – appreciate you sending this along.

Based on all the recent conversation on the Hwy 560 (Glenmore tr.) and Vale View Rd (Twp Rd 273) intersection I was hoping to give the ASP a quick second look to confirm what it says about that intersection, but the link appears to have expired for me – could I ask you to resend the draft just so I can give it a look?

If it won't send via email you should be able to upload directly to the RPATH file.

Thanks Jan.

Best regards,

**Evan Neilsen**

Development/Planning Technologist  
Construction and Maintenance Division, Southern Region  
Transportation and Economic Corridors | Government of Alberta



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Classification: Protected A

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**From:** Jan Sotocinal <[JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca)>

**Sent:** November 5, 2025 9:36 AM

**To:** Evan Neilsen [REDACTED]

**Cc:** Andrew Chell <[AChell@rockyview.ca](mailto:AChell@rockyview.ca)>

**Subject:** Re: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

**CAUTION:** This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good Morning Evan,

I have passed on your additional comments on the TIA, to the consultant.  
The updated TIA reflecting those changes is attached to this email.

Please let us know if there are any other additional changes respecting the TIA for the Langdon ASP amendment.

Thank you again.

Kind Regards,

**Jan Sotocinal**, MSc, RPP/MCIP

He/Him/His

Planner | Planning

**Rocky View County**

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-6377

[JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

-

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**From:** Evan Neilsen [REDACTED]  
**Sent:** Tuesday, October 14, 2025 10:47 AM  
**To:** Jan Sotocinal <[JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca)>  
**Cc:** Andrew Chell <[AChell@rockyview.ca](mailto:AChell@rockyview.ca)>  
**Subject:** RE: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

Hi Jan – we've given the updated TIA a review, and would have the following additional comments:

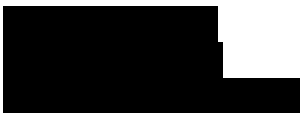
- Please compile recommended road upgrades along with their respective timelines (year) in a separate section. Currently it is provided in the summary (sec 1.2) but is mixed up with other findings.
- The trip distribution in exhibit 3.1 should be reviewed and corrected as needed; we would suggest the numbers (%) should also be marked at the accesses to the two sites. Apparently the sum of the assigned numbers is much less than 100%.
- Sec 4.6.3/Table 4.21: TEC follows TAC's 100 points system for the signal warrant, and not 80. Warrant for Highway 22X/Highway 797 should be corrected accordingly.

Thanks Jan – always happy to advise further if there are any questions.

Best regards,

**Evan Neilsen**

Development/Planning Technologist  
Construction and Maintenance Division, Southern Region  
Transportation and Economic Corridors | Government of Alberta



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**Effective April 17, 2023,** Transportation and Economic Corridors will only review applications and referrals submitted through the RPATH portal.

Classification: Protected A

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**From:** Jan Sotocinal <[JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca)>

**Sent:** October 8, 2025 3:53 PM

**To:** Evan Neilsen [REDACTED]

**Cc:** Andrew Chell <[AChell@rockyview.ca](mailto:AChell@rockyview.ca)>

**Subject:** Re: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

**CAUTION:** This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good Afternoon Evan,

Please see attached updated TIA that we have received from the proponents. I just want to pass this on, as I did receive it today.

If you have additional questions/concerns regarding this recent version of the TIA, as this relates to the proposed amendments to the Langdon ASP, please let us know.

Looking forward to your comments.

Kind Regards,

**Jan Sotocinal**, MSc, RPP/MCIP

He/Him/His

Planner | Planning

**Rocky View County**

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-6377

[JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

-

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**From:** Evan Neilsen [REDACTED]

**Sent:** Tuesday, October 7, 2025 8:57 AM

To: Jan Sotocinal <[JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca)>

Subject: RE: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

All good thanks Jan – was going through my current files and just wanting make sure there's not any outstanding follow-up on my end.

Thanks for confirming and please feel free to reach out if there's anything further I can assist with..

Best regards,

**Evan Neilsen**

Development/Planning Technologist  
Construction and Maintenance Division, Southern Region  
Transportation and Economic Corridors | Government of Alberta



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<https://roadsideplanning.alberta.ca/rpath> – Transportation and Economic Corridors' online system for planning referrals, and roadside permits and approvals.

**Effective April 17, 2023**, Transportation and Economic Corridors will *only* review applications and referrals submitted through the RPATH portal.

Classification: Protected A

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From: Jan Sotocinal <[JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca)>

Sent: October 7, 2025 8:30 AM

To: Evan Neilsen 

Subject: Re: RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

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Hi Evan,

Thank you for reaching out to me regarding these comments.

I did receive them via RPATH, but I did forward them to the proponent of the Langdon ASP amendment.

From my talks with the proponent, they will be providing a TIA amendment based on the information received from your group.

They have not provided any timeline when they would be able to provide those amendments.

Kind Regards,

**Jan Sotocinal**, MSc, RPP/MCIP

He/Him/His

Planner | Planning

## Rocky View County

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-6377

[JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

-

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**From:** Evan Neilsen [REDACTED]  
**Sent:** Monday, October 6, 2025 4:28 PM  
**To:** Jan Sotocinal <[JSotocinal@rockyview.ca](mailto:JSotocinal@rockyview.ca)>  
**Subject:** RPATH comments for Langdon Area Structure Plan Amendment - RPATH0058895

Hi Jan,

Not sure if my RPATH comments came through, so just wanted to forward via email for your consideration:

1. This TIA is based on the assumptions of highway upgrades (three signalized intersections along highway 560) in-place on the opening day (2028) by previously approved other developments; this needs to be confirmed well before the opening day of the proposed development.
2. There seems to be errors in trip generation, which should be reviewed and corrected or otherwise clarified; for example: Sec 3.1: With 30% FAR, the 10 acre business park in 2028 is shown as 232,000 sq. ft (table 3.3), which should be 130680 sqft? 10 acre X .3 X 43560 sft
3. Similarly the trip distribution, exhibits 3.1 to 3.4 should be reviewed in comparison with tables 3.3 to 3.5 and correction should be made as needed. For example, the opening day peak hour AM outgoing trips for the south site are 472 (table 3.3) but the exhibit 3.2 shows 39 (33 + 6 at the access).
4. The future 10 and 20 years horizons should be 2038 and 2048, but the report shows 2034 and 2044. One of the exhibits (3.3) even shows 2039 site traffic volumes?
5. Sec 4.4.2, table 4.8, 2028 after development analysis: Highway 564/ Vale View road; the WBL movement fails, but an EBR lane is proposed to be added? Also the related exhibit 4.12 does not show any additional lanes.
6. Signal warrant for Highway 22X / Highway 797?

Please let me know if any questions, and looking forward to providing final comments once the above have been addressed.

Best regards,

**Evan Neilsen**

Development/Planning Technologist  
Construction and Maintenance Division, Southern Region  
Transportation and Economic Corridors | Government of Alberta



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Classification: Protected A



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Langdon Area Structure Plan Amendment - Langdon Waterworks Response to Circulation Notice

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From Alan Boucher [redacted]  
Date Mon 9/15/2025 3:57 PM  
To Jan Sotocinal <JSotocinal@rockyview.ca>  
Cc Peter Loats [redacted]

📎 2 attachments (487 KB)

9.15.2025 - Langdon Waterworks - Circulation Response to Langdon ASP Amendment (Final).pdf; Langdon ASP Expansion - Agency Circulation Notice.pdf;

Hi Jan,

Please see attached Langdon Waterworks' formal response to the circulation for the Langdon Area Structure Plan amendment.

As their consultant, I'm forwarding this on their behalf for the file. Should you have any questions or require clarification, please contact Peter or myself.

In reviewing the circulation notice provided, I noticed a typo of the deadline for comments being Friday, September 15<sup>th</sup> 2025. It is assumed that Monday September 15<sup>th</sup> 2025 was the correct date, which is today.

Can you please confirm receipt at your earliest convenience.

Thank you,

**Alan Boucher RPP, MCIP**  
Principal  
BLV Development Management

[redacted]  
[redacted]  
[redacted]





September 15, 2025

Rocky View County  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2  
Attn: Jan Sotocinal

Delivered Via Email: [jsotocinal@rockyview.ca](mailto:jsotocinal@rockyview.ca)

**Subject: Response to Agency Circulation Notice - Langdon Area Structure Plan Amendment**

Dear Jan,

On behalf of Langdon Waterworks (LWW), thank you for the opportunity to comment on the proposed amendment to the Langdon Area Structure Plan (ASP) as per the notice dated August 13<sup>th</sup> 2025.

LWW is currently working closely with Rocky View County through the Council-approved Technical Review Committee to develop master-level servicing strategies for the Langdon area. This work is a joint requirement of LWW and RVC under the terms of our franchise agreement, and will form the foundation for a coordinated, sustainable, and cost-effective servicing framework for future expansions to the Langdon ASP.

After reviewing the materials circulated, we note that the current submission is more akin to a Conceptual Plan and does not provide the level of rigour and comprehensive approach that is typically expected at the ASP stage. An ASP is intended to be the community's master planning document, establishing:

- **Comprehensive Servicing Strategies** – supported by system-wide technical studies across multiple landowners that address potable water, sanitary, and stormwater in a coordinated manner;
- **Phasing and Sequencing Frameworks** – identifying how infrastructure will be staged to ensure logical extensions, financial sustainability, and equitable cost recovery across all benefiting lands;
- **Transportation and Mobility Plans** – integrating local and regional road networks, active modes, and transit considerations;
- **Land Use and Density Analysis** – aligning proposed development with growth management policies, market demand, and infrastructure capacity; and
- **Implementation and Funding Mechanisms** – including strategies for offsite levies, developer contributions, and benefit areas.



These elements are critical to ensuring that growth proceeds in a manner that is efficient, coordinated, and in public interest. By contrast, a landowner-specific ASP submission at this stage lacks the broader context needed to guide long-term planning for Langdon.

We also note that the servicing report prepared by Lee Maher Engineering Associates references a refusal of feedback from LWW. To clarify, LWW did not withhold feedback arbitrarily. Rather, LWW is unable to provide meaningful input on isolated or landowner-specific proposals until the ongoing Council-approved Technical Review Committee studies are completed.

While studies are also required at the Conceptual Scheme or site-specific level, they are by nature scoped narrowly for a single parcel or development concept. These studies are valuable, but they are not sufficient to establish a servicing framework for Langdon, resulting in:

- **Redundancy and Inefficiency** – Independent concepts may result in duplicated or misaligned infrastructure that ultimately increases costs to ratepayers and developers.
- **Capacity Uncertainty** – Without a system-wide hydraulic model and coordinated demand projections, any capacity confirmation is speculative and may compromise long-term reliability and other active development initiatives who are seeking services.
- **Staging and Sequencing Issues** – Proper servicing requires coordinated phasing to ensure logical system extensions, avoid stranded assets, and support equitable cost recovery.
- **Lack of Equity Across Landowners** – Only a comprehensive ASP amendment ensures that all benefitting lands contribute fairly to infrastructure, rather than advantaging early movers at the expense of others.

For these reasons, LWW and RVC established the Technical Review Committee process. Once this work is complete, an ASP amendment across a larger benefitting area will set servicing strategies, staging, and a funding framework that can support all landowner-driven development proposals in the area.

With respect to the site-specific proposed development concept and land use typologies, LWW remains agnostic under the framework of the County's MDP. We respect landowners' rights to pursue what they feel is the highest and best use for their lands. However, confirmation of servicing feasibility must await completion of the ongoing technical studies and a comprehensive ASP expansion.

In conclusion, advancing a site-specific ASP amendment in isolation, without the benefit of master studies, risks inefficiencies and uncertainty for all parties involved. We would strongly encourage the landowners to participate in these technical studies without further delay. To date LWW has not received any such commitments. A formal commitment to contribute to the funding of these studies, as per Section 32 of the approved Langdon Technical Review Committee Terms of Reference, will allow Langdon Waterworks to confirm the allocation and reservation of necessary water capacity and support this proposal. Until then Langdon Waterworks cannot confirm these requirements, and as such, does not support the proposed application at this time.



We appreciate the opportunity to comment and look forward to continued collaboration with the County and landowners as this important planning work advances.

Please contact me directly should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Loats", is written over a horizontal line.

**PETER LOATS**  
**PRESIDENT**  
Langdon Waterworks Ltd.

██████████  
██████████



2651 Chinook Winds Drive SW, Airdrie, Alberta T4B 0B4  
403.945.4000 p 403.945.4001 f  
[www.rockyview.ab.ca](http://www.rockyview.ab.ca)

September 24, 2025

Jan Sotocinal  
Planning Services Rocky View County  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

RE: Comments on Rocky View County – Langdon Area Structure Plan Amendment

Dear Mr. Sotocinal,

Thank you for the opportunity to review and comment on the above-noted circulation. Rocky View Schools (RVS) has completed its review and offers the following feedback for consideration.

We understand that the Langdon Area Structure Plan (ASP) is a high-level document, with details such as housing types and residential densities to be determined through subsequent Local Area Plans. This amendment confirms additional residential development in Langdon, which in turn creates the need for additional school sites.

Existing school sites in Painted Sky and Bridges of Langdon will meet student needs in those communities. For the new areas within this amendment, RVS anticipates a minimum of two school sites in the southeast quadrant and two more in the west three quarter-sections.

While a 40-acre parcel is identified for schools and open space on the west side, the precise location and configuration of sites remain unknown. Flexibility in how this land is distributed will be essential as details are finalized through the Local Area Plan. At this stage, RVS cannot confirm the size or type of schools required. Importantly, these requirements reflect only the needs of RVS. The County will also need to work with other school jurisdictions to determine their additional requirements, which will be in addition to those outlined by RVS.

To support population growth and Langdon's active transportation goals, school sites should be walkable, centrally located, and integrated with pathways and parks. Early development phases should also prioritize land dedication and servicing to ensure sites are functional when needed.

### **Policy Requirements**

To support these objectives, RVS recommends the following additions to Policy 15:

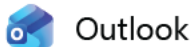
1. School sites secured within the first two phases of the Local Plan.
2. Sites abutting a minimum of two roads.
3. Servicing and recreational amenities within joint-use MR to be the responsibility of the developer.

We trust these comments will help strengthen the ASP and support the development of complete, sustainable communities. Please contact us if further clarification is required.

Sincerely,

A handwritten signature in black ink, appearing to read "Navi Sunkaranam". The signature is written in a cursive style with a prominent vertical stroke at the beginning.

Navi Sunkaranam  
Director of Planning and Capital Projects



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**FW: Public Hearing Notice - Bylaw C-8740-2026, to amend the Langdon Area Structure Plan**

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**From** Legislative Officers <LegislativeOfficers@rockyview.ca>

**Date** Wed 4/15/2026 8:21 AM

**To** Jan Sotocinal <JSotocinal@rockyview.ca>; Andrew Chell <AChell@rockyview.ca>

**Cc** Legislative Officers <LegislativeOfficers@rockyview.ca>

Good morning Jan,

Please see Wheatlands comments below.

Thank you,

**KIRIN WRZOSEK**

Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-6312

[KWrzosek@rockyview.ca](mailto:KWrzosek@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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**From:** PlanningAndDevelopment <planninganddevelopment@wheatlandcounty.ca>

**Sent:** Wednesday, April 15, 2026 8:03 AM

**To:** Legislative Officers <LegislativeOfficers@rockyview.ca>

**Subject:** RE: Public Hearing Notice - Bylaw C-8740-2026, to amend the Langdon Area Structure Plan

Morning,

Please find the following comments from our Planning Department.

*No objections. The lands to be included in the Langdon ASP area are located immediately west and south of the current plan area, and outside of the Wheatland/Rocky View County intermunicipal plan area. Advisory note: Wheatland County is not a CSMI partner.*

Thanks,



[wheatlandcounty.ca](http://wheatlandcounty.ca) [infinitevc.ca](http://infinitevc.ca)

**Diane Bodie**

Administrative Assistant to Community and Development Services

P: 403 361 2024

[242006 Range Road 243](http://242006 Range Road 243)

[Wheatland County, AB T1P 2C4](http://Wheatland County, AB T1P 2C4)

**From:** Legislative Officers <[LegislativeOfficers@rockyview.ca](mailto:LegislativeOfficers@rockyview.ca)>

**Sent:** Friday, April 10, 2026 4:39 PM

**To:** Legislative Officers <[LegislativeOfficers@rockyview.ca](mailto:LegislativeOfficers@rockyview.ca)>

**Subject:** Public Hearing Notice - Bylaw C-8740-2026, to amend the Langdon Area Structure Plan

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Good afternoon,

Please take notice that Rocky View County will be holding a public hearing on April 28, 2026 to consider:

- Bylaw C-8740-2026 to amend the Langdon Area Structure Plan to add four (4) quarter sections legally described as NW-21-23-27-W04M, SE-21-23-27-W04M, NE-21-23-27-W04M and NE-10-23-27-W04M to the Plan Area, and designate lands for mixed-use, residential, commercial, and hamlet reserve.

Please see the attached public hearing notice for more information about the public hearing. For further information regarding the proposed Langdon Area Structure Plan (ASP) amendment, please visit:

<https://www.rockyview.ca/node/4255/planning-projects-underway/langdon-area-structure-plan>

### **MICAH NAKONECHNY**

He/Him/His

Legislative Officer | Legislative Services

### **ROCKY VIEW COUNTY**

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-6366

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