

Jo-El Buerlen

From: [REDACTED]
Sent: Wednesday, April 15, 2026 4:31 PM
To: Legislative Officers
Subject: RE: Bylaw C-8740-2026-1013-515

Hello,

The main yard is on the NE and SE and the other farm site is on the SW as listed below.

NE 29-34-27 W4

SE 29-23-27 W4

SW 28-23-27 W4

Our mailing address is Box 169 Langdon AB T0J 1X0

Thank you

From: Legislative Officers <LegislativeOfficers@rockyview.ca>
Sent: April 15, 2026 4:27 PM
To: [REDACTED] Legislative Services <LegislativeServices@rockyview.ca>
Subject: RE: Bylaw C-8740-2026-1013-515

Good afternoon Gordon and Chris,

Thank you for your comments regarding Bylaw C-8740-2026. As per the Procedure Bylaw, we will require your address to provide your submission to Council.

If you could respond to this email, thank you.

Jo-El

JO-EL BUERLEN

Administrative Assistant | Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520-3902

JBuerlen@rockyview.ca | www.rockyview.ca

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[REDACTED]
Sent: Wednesday, April 15, 2026 4:24 PM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: Bylaw C-8740-2026-1013-515

Hello,

Please find attached a letter from Gordon and Chris Bishop regarding the public hearing for Bylaw C-8740-2026-1013-515 re the amendment of the Langdon Area Structure Plan.

Thank you

April 15, 2026
Legislative Services
Rocky View County

Re: Proposed Change – Bylaw C-8740-2026-1013-515

To amend the Langdon Area Structure Plan to add four quarter sections NW-21-23-27 W04M, SE-21-23-27 M04M, NE-21-23-27 W04M and NE-10-23-27W04M to the Plan Area and designate lands for mixed-use, residential, commercial and hamlet reserve.

To Whom It May Concern,

We operate a century old family farm directly north of the subject lands on the north side of Glenmore Trail. Over the course of the last 30 years since Langdon began to expand beyond its historical boundaries our business has and continues to be affected in many negative ways. It is increasingly difficult to move our equipment from field to field not just because of the increased traffic on Glenmore Trail but also increased traffic on Vale View Road and Township Road 233 and Twp 232. Large amounts of garbage end up in our fields because of construction activities in Langdon, illegal dumping and stuff blowing out of passing vehicles or being thrown out of vehicle windows. This irresponsible behaviour damages our equipment and injures or kills our livestock. The most notable effect of Langdon's more recent expansion endeavours has been the loss of good, productive agricultural land on NW-22-23-27-W04M, SW-22-23-27-W04M (Painted Sky), NE-15-23-27W04M and SE-15-23-27-W04M (Bridges of Langdon).

While we recognize that growth and progress in Langdon cannot be stopped, we have several concerns that lead us to object to this proposed ASP expansion.

1. Last year, we attended the Agricultural Land Use Forum in Indus, where several important points were discussed. The following excerpts from the Rocky View Agriculture Master Plan (2026–2036) are particularly relevant:

RVAMP Highlights:

- A1. Implement a land use and subdivision monitoring program in the Irrigation Area to track conversion of agricultural lands and inform future planning.
- A2. Review allowable housing options on agricultural parcels to support producer viability and reduce land fragmentation.
- A3. Recognize the value of agricultural lands, environmental function, and natural assets by balancing productivity with ecological sustainability.
- A4. Prioritize natural assets and environmental data in decision-making through programs like the Agri-Environmental Incentive Program.
- A5. Support safe transport of agricultural products and equipment through effective infrastructure planning.
- A6. Identify suitable sites for renewable energy projects that do not compromise agricultural land use.
- A7. Review and update the Agricultural Boundary Design Guidelines to reduce conflict between agricultural and non-agricultural uses.
- A8. & A9. Promote value-added agriculture, Agri-business, and Agri-tourism opportunities while minimizing land use conflicts.

Given these principles, all the land under this proposal qualifies as high-quality agricultural land deserving of protection.

2. We are deeply concerned about the sustainability of our water wells at our three farmyards as Langdon continues to draw increasing amounts of water from its ground wells. The effects of Langdon drawing more ground water to service the proposed ASP expansion could have devastating impacts on the ground water quality and quantity to not just us and our livestock, but also many other adjacent landowners.

3. Glenmore Trail is our primary and most efficient east / west highway to move our grain into storage at harvest and out of storage to market in the winter, spring and summer. This highway is already overly congested at all times of the day and cannot support the additional traffic that would result from development of the proposed ASP expansion lands. Rocky View County continues to delay the necessary improvement to TWP 233 and TWP 232 that would potentially reduce traffic volumes on Glenmore Trail that would allow us to move equipment and product in a safe and time efficient manner. Additionally, Vale View Road has not been improved as an alternative north / south corridor to reduce the amount of traffic that flows through Langdon on Centre Street (Highway 797). Approval of the proposed Bylaw would certainly increase traffic flows through Langdon making the community less safe.

4. It is premature to consider expanding the current Langdon ASP while there is a considerable amount of land still undeveloped within the boundaries of the Langdon ASP that was approved in 2015. Over half of Pointed Sky hasn't been stripped and graded let alone have served lots. The Bridges of Langdon still has at least 160 acres north of TWP 232 to begin stripping and grading. There is an approved concept plan north of Dead Horse Road East of Centre Street that hasn't started and a concept plan for the land south of The Track Golf Course. These lands should all be allowed to be built out before more land is designated for development. This could allow for proper and adequate solutions for potable water, storm water and sewer and traffic concerns to be implemented before adding to the current Langdon ASP boundaries.

Current and future growth in the Hamlet of Langdon must solve many important issues that not only affect the residents that reside within the Hamlet but also those of us that have resided for decades near Langdon. It would be wise to focus on the current Langdon ASP before expanding outwards to swallow up more productive agricultural land.

Thank you for your time and consideration of our concerns and comments.

Sincerely,

Gordon and Chris Bishop

Jo-El Buerlen

From: Tovi Coates <[REDACTED]>
Sent: Tuesday, April 14, 2026 12:33 PM
To: Legislative Services
Subject: Amendment to Langdon Area Structure Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Good day,

I writing in regard to the Amendment for the Langdon ASP. We own a home on Newton Street and we are also on a shallow well. My concern is the number of homes being built so quickly and what effect that will have on our well. We have already once lost our water do to the infrastructure for Painted Sky. With another drought approaching, people will use significantly more water for their lawns and gardens. No one wants to see their trees die. Or the fire department not getting any water. It has happened in the United States...it can happen here. Warnings already exist.

We don't have RCMP here on a 24 hr basis. There are many break-ins already.

Glenmore is already experiencing serious accidents because the traffic is bumper to bumper at rush hour. The 797 is also a two lane highway heading north and I my self have had a close encounter with a passing car.

I have seen all the wildlife slowly disappear. We had 3 owls in our backyard one summer. All the neighbors did. Now they are gone

Bull rushes were cut down on railway and Cowan which has been a nesting are for blackbirds the last 30 Years!!

This is too much too fast!

Tovi Coates

Langdon Resident

Jo-El Buerlen

From: Penny Creswell [REDACTED]
Sent: Wednesday, April 15, 2026 12:03 PM
To: Legislative Officers
Subject: Re:

41 Willson Road NE Langdon AB T0J 1X1
Central City Massage Clinic Ltd.
Penny Creswell



On Apr 15, 2026, at 10:57 AM, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

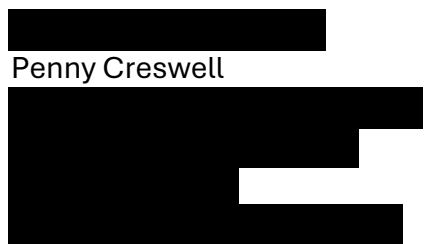
Thank you Penny for this information; we do require your municipal address as per the Procedures Bylaw.

Jo-El Buerlen
Administrative Assistant | Legislative Services

Rocky View County
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-3902
JBuerlen@rockyview.ca | www.rockyview.ca

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From: Penny Creswell [REDACTED]
Sent: Wednesday, April 15, 2026 10:54 AM
To: Legislative Officers <LegislativeOfficers@rockyview.ca>
Subject: Re:



On Apr 15, 2026, at 10:02 AM, Legislative Officers
<LegislativeOfficers@rockyview.ca> wrote:

Good morning Penny,

I am just following up on my email from yesterday. To provide your comments to Council, we require your mailing address.

Appreciate your response, thank you,

Jo-El

Jo-El Buerlen

Administrative Assistant | Legislative Services

Rocky View County

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

Phone: 403-520-3902

JBuerlen@rockyview.ca | www.rockyview.ca

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From: Legislative Officers <LegislativeOfficers@rockyview.ca>
Sent: Tuesday, April 14, 2026 1:37 PM
To: Penny Creswell [REDACTED] Legislative Services
<LegislativeServices@rockyview.ca>
Subject: RE:

Good afternoon Penny,

Thank you for your comments regarding Bylaw C-8740-2026. As per the Procedure Bylaw, we will require your address to provide your submission to Council. If you could respond to this email, thank you,
Jo-El

Jo-El Buerlen

Administrative Assistant | Legislative Services

Rocky View County

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

Phone: 403-520-3902

JBuerlen@rockyview.ca | www.rockyview.ca

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From: Penny Creswell [REDACTED]
Sent: Tuesday, April 14, 2026 1:01 PM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject:

There are major concerns on what ROCKYVEIW has allowed in Langdon. For one the lighting at new shopping area in Painted Sky's does not go with our dark sky plan which all previous business have kept with especially the light signs on Glenmore. How you allowed something like this in our hamlet is ridiculous we are not the city. Out in Langdon we love our low light regulation's that use to be imposed. Also putting a data centre in so close to Indus and using our presious water is crazy. We do not have the water or sewage treatment to keep up with this growth.

Jo-El Buerlen

From: Cindy <[REDACTED]>
Sent: Wednesday, April 15, 2026 3:15 PM
To: Legislative Services
Subject: Langdon Area Structure Plan - Well Water concerns

With regards to the Langdon ASP and continuing development, I have MAJOR concerns in regard to potential adverse affects on my water well - its supply and quality.

All of the original Langdon residences have individual water wells. Since the unprecedented housing construction began in this town we have seen our water wells drying up, losing pressure or becoming dirty and silty.

It appears as though Rockyview has granted development permits with no thought or considerations being given to existing landowners and their water supply.

Case in point: Qualico ruptured the aquifer which provides us with our water and caused many of us to have to PAY OUT OF OUR OWN POCKETS to take measures to rectify a situation that was NOT CAUSED BY US, but that was caused by poor planning and apparent disregard for existing landowners/homeowners.

I realize that development is inevitable and hopefully lessons have been learned and safeguards put in place to mitigate future issues and prevent a "Qualico type incident" from happening again, but I do wonder what precautions get taken when these types of developments are approved and multiple buildings are erected? Is there digging that needs to occur that is again, going to impact well water supplies? Are well owners in Langdon, now such a minority that Rockyview is disregarding the potential impacts to them in favor of generating revenue??? And if there are impacts, what are our options? I can't believe that it's just OK to interrupt, degrade the quality of, and/or potentially stop the flow of potable water to our wells.

Most concerning was the feedback we received, collectively, from Rockyview County during the Qualico incident. It was ANYTHING BUT HELPFUL, bordering on flippant and condescending, and construction continued leaving many without water and apparently without recourse. Is this going to happen again?

Most of us with wells have lived here for many, many decades. I've lived here for a half a century. Paid my taxes on time. Volunteered in the community. Raised my family here. I/WE DESERVE BETTER and we deserve to have our water concerns taken seriously!

Thank you
Cindy Kube
144 Botsford St NW
Langdon

Jo-El Buerlen

From: MeghanandRyan McKenzie <[REDACTED]>
Sent: Tuesday, April 7, 2026 11:53 AM
To: Legislative Officers
Subject: Re: Letter of Objection - Langdon ASP Expansion - BYLAW C-8740-2026

! CAUTION: EXTERNAL SENDER. Stop, assess, and verify. Do you know the sender? Were you expecting this email? If not, report it using the Phish Alert Report button.

Hi,

Our full mailing address is:

Box 178
Langdon, AB T0J 1X0.

Thank you.

From: Legislative Officers <LegislativeOfficers@rockyview.ca>
Sent: April 7, 2026 11:46 AM
To: MeghanandRyan McKenzie <[REDACTED]>
Subject: RE: Letter of Objection - Langdon ASP Expansion - BYLAW C-8740-2026

Good morning Meghan and Ryan,

Thank you for your comments on this public hearing item. Could you please provide your full mailing address?

Thank you,
Jo-El

JO-EL BUERLEN
Administrative Assistant | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-3902
JBuerlen@rockyview.ca | www.rockyview.ca

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From: MeghanandRyan McKenzie <[REDACTED]>
Sent: Monday, April 6, 2026 2:25 PM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: Letter of Objection - Langdon ASP Expansion - BYLAW C-8740-2026

! CAUTION: EXTERNAL SENDER. Stop, assess, and verify. Do you know the sender? Were you expecting this email? If not, report it using the Phish Alert Report button.

Dear Sir/Madam,

Thank you for the opportunity to provide input on the proposed Langdon Area Structure Plan (ASP) expansion. We appreciate the time and effort that Council and administration invest in planning for the future of our community. Please accept this email as our official letter of objection to the proposed Langdon ASP expansion.

While we live and farm in the immediate area and are directly impacted by the continued growth of Langdon, we have aimed to base our comments on planning considerations and factual information. We would like to respectfully share several concerns related to land supply, infrastructure, servicing capacity, and alignment with County policy.

First, there is already a sufficient supply of developable land within the existing Hamlet boundary. Expanding the ASP at this time is both premature and unnecessary, as currently designated lands have not yet been fully utilized or built out. Based on Langdon's historical and current growth rates, there is adequate land supply within the existing hamlet to accommodate at least 15 years of growth.

Claims made at the January 13 Governance Committee meeting regarding "unprecedented demand" tied to the recent servicing of over 500 lots are misleading. While a higher-than-normal number of lots have been serviced recently, this follows several years during which little to no servicing occurred due to unabsorbed inventory. For example, Painted Sky serviced approximately 155 lots in 2021, and Qualico only recently serviced its second phase in 2025, four years later. Developers typically service larger phases due to economic considerations, and it can take years to absorb that inventory. Current approved conceptual schemes indicate that Painted Sky is only in Phase 2 of 9, and The Bridges of Langdon is in approximately Phase 3 or 4 of 14. Additionally, a significant parcel of land south of Boulder Creek within the existing ASP remains undeveloped, alongside various infill opportunities within the hamlet.

The applicant also cites speculative future demand tied to proposed industrial developments, such as Prairie Gateway; however, these projects have not proceeded to date. Even if demand increases, existing approved developments provide more than sufficient capacity to accommodate growth. Responsible planning should prioritize the efficient use of existing land before expanding outward.

Second, current infrastructure is not adequate to support additional growth and must be addressed prior to any expansion. There is a lack of clear planning regarding transportation upgrades needed to accommodate increased population and traffic. Even basic concerns, such as speed reductions on roads entering and exiting the hamlet, remain unaddressed. Currently, traffic continues at highway speeds past residential areas, posing safety concerns.

Furthermore, Langdon is served by only one paved access from the north (Highway 797) and one from the west (Glenmore Trail). When collisions occur, which is increasingly frequent, these routes can be shut down, leaving no viable paved alternatives. It is not feasible for a growing community, projected to reach a population of 13,000, to rely on such limited access. Redirecting significant traffic volumes onto gravel roads is neither practical nor safe. These infrastructure deficiencies should be resolved before any expansion is considered. Expanding the ASP without clear, committed upgrades to infrastructure risks reducing service levels and negatively impacting the quality of life for existing residents.

Third, servicing capacity required to support further development remains unclear. Approving an ASP expansion without confirmed servicing capacity is inappropriate. There is insufficient transparency regarding

water supply, aquifer sustainability, and wastewater treatment capacity. Typically, confirmation of servicing capacity from utility providers is required, yet no such documentation has been made publicly available, to our knowledge. To continue to service an entire Hamlet off of water wells when there has been no studies to confirm aquifer capacity is irresponsible as it has the potential to impact not only residents within the town, but those in the area on wells as well.

Currently, a levy is in place to expand wastewater treatment capacity to approximately 8,500 m³/day; however, further expansion remains uncertain due to limitations associated with Weed Lake's ability to accommodate additional effluent. This system services a large portion of east Rocky View County, including Balzac, Conrich, Dalroy, and Langdon. Available capacity should be reserved for land already approved within existing plans not only at Langdon but other areas of the County that rely on these services. Proceeding without confirmed and sustainable servicing solutions introduces unnecessary risk for both the County and its residents.

Finally, and most importantly, the proposed expansion is inconsistent with the County's Municipal Development Plan (MDP), approved in 2025. The MDP emphasizes orderly, efficient, and sustainable growth, including maximizing existing development areas prior to boundary expansion. Section 5.3 clearly states that "expansion should only occur when there is a demonstrated pattern of complete development and a limited remaining land supply". This is not currently the case as previously noted. Advancing this proposal would undermine the County's own guiding policies.

While we recognize that Langdon will continue to grow, growth must be managed responsibly and effectively to help mitigate its impact to those residents and farmers around it. Existing planned areas should be substantially developed, infrastructure deficiencies addressed, and servicing capacity proven before any expansion is considered. There will be an appropriate time for expansion, but that time is not now.

For the reasons outlined above, we respectfully urge Council to reject the proposed Langdon ASP expansion.

Thank you for your consideration.

Ryan & Meghan McKenzie

Jo-El Buerlen

From: Wendy Mikkelsen [REDACTED]
Sent: Tuesday, April 14, 2026 1:04 PM
To: Legislative Officers
Subject: Re: Bylaw C-8740-2026 -1013-515

Good Afternoon Jo-El

Sorry I did not see that on the Notice.

Wendy Mikkelsen
Box 178
Langdon, Alberta T0J 1X0

SE 27-23-27W4

Kind Regards
Wendy Mikkelsen

From: Legislative Officers <LegislativeOfficers@rockyview.ca>
Sent: April 14, 2026 8:24 AM
To: Wendy Mikkelsen [REDACTED] Legislative Services <LegislativeServices@rockyview.ca>
Subject: RE: Bylaw C-8740-2026 -1013-515

Good morning Wendy,

Thank you for your submission for this public hearing scheduled for April 28, 2026. As per the Procedure Bylaw, we will require your address to provide your submission to Council. If you can kindly respond to this email.

Best,
Jo-El

JO-EL BUERLEN
Administrative Assistant | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-3902
JBuerlen@rockyview.ca | www.rockyview.ca

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From: Wendy Mikkelsen [REDACTED]
Sent: Monday, April 13, 2026 8:58 PM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: Bylaw C-8740-2026 -1013-515

Wendy Mikkelsen

April 12, 2026
Legislative Services
Rocky View County

Re: Proposed Change – Bylaw C-8740-2026 (1013-515)
Expansion Area: Approximately 480 acres west of Vale View Road and 160 acres south of Township Road 232

To Whom It May Concern,

We operate a family farm on the north side of Langdon and Glenmore Trail and have been directly impacted by Langdon's continued growth. While we understand that progress cannot be stopped, we have several concerns regarding this proposed expansion.

Please note that we are also located within an Irrigation Area.

Last year, we attended the Agricultural Land Use Forum in Indus, where several important points were discussed. The following excerpts from the Rocky View Agriculture Master Plan (2026–2036) are particularly relevant:

RVAMP Highlights:

- A1. Implement a land use and subdivision monitoring program in the Irrigation Area to track conversion of agricultural lands and inform future planning.
- A2. Review allowable housing options on agricultural parcels to support producer viability and reduce land fragmentation.
- A3. Recognize the value of agricultural lands, environmental function, and natural assets by balancing productivity with ecological sustainability.
- A4. Prioritize natural assets and environmental data in decision-making through programs like the Agri-Environmental Incentive Program.
- A5. Support safe transport of agricultural products and equipment through effective infrastructure planning.
- A6. Identify suitable sites for renewable energy projects that do not compromise agricultural land use.
- A7. Review and update the Agricultural Boundary Design Guidelines to reduce conflict between agricultural and non-agricultural uses.
- A8. & A9. Promote value-added agriculture, Agri-business, and Agri-tourism opportunities while minimizing land use conflicts.

Given these principles, it appears that much of the land under this proposal qualifies as high-quality agricultural land deserving of protection.

Water and Sewer Capacity

We are deeply concerned about the sustainability of potable and irrigation water as Langdon continues to expand. The potential effects on groundwater quality, quantity, and the surrounding aquifer system could be significant. If a water capacity or environmental impact study has been

conducted, we would appreciate access to that report. I am very concerned there will be enough water to continue to support current residents, along with all residential development already approved to full build-out. We also don't know the water impacts of the AI Data Centers proposed for the surrounding area, and then the 4 additional parcels that have been proposed to be added into the ASP.

Transportation and Safety

Transportation access, particularly along Glenmore Trail, remains a major concern—both for the movement of agricultural equipment (as outlined in RVAMP A5) and public safety. Glenmore Trail has already seen numerous accidents.

At the most recent open house, there was discussion about creating multiple access points into the hamlet for emergency response purposes (e.g., in case of fire). Additionally, if the proposed De Havilland development proceeds, traffic volumes will only increase. Despite prior suggestions for a roundabout or traffic lights at Centre Street and Vale View Road, no improvements have yet been made.

Centre Street also experiences heavy truck traffic, posing further risks to pedestrians and cyclists. Improvements to sidewalks and bike paths would go a long way toward ensuring resident safety. According to the 2014 Langdon ASP, heavy truck traffic was never intended to be routed down the main street of our Hamlet. Center Street was supposed to be “walkable” and “bikeable” and “inviting” as a gathering place for residents of all ages. The current ASP calls for heavy truck traffic to be routed north/south via Vale View Road. This has not occurred, and Center Street is still a major thoroughfare for heavy truck traffic. At the same time, Center Street has recently been expanded to 4 narrow lanes, with no boulevard and no improved walkability or bike lanes. The additional lanes have only served to attract more heavy truck traffic using it as a north/south passthrough.

Before any additional development is approved, these issues should be thoroughly addressed. According to Map 11/12 (Langdon Area Structure Plan, page 103), there is still a considerable amount of undeveloped land already designated within existing conceptual schemes. How many projected years of housing supply have already been approved within the boundaries of the 2015 ASP?

It would be prudent to focus growth there before expanding further into productive agricultural areas.

Thank you for your time and consideration of our concerns and comments.

Sincerely,

Wendy Mikkelsen

Jo-El Buerlen

From: Carla Unger [REDACTED]
Sent: Tuesday, April 14, 2026 1:33 PM
To: Legislative Services
Subject: Bylaw C-8740-2026 - 1013-515
Attachments: Langdon ASP Public Hearing.docx

Thank-you for the opportunity to provide feedback on the proposed amendment to the draft Langdon Area Structure Plan (ASP).

Would you please be able to confirm receipt of our submission letter?

Much appreciated,

Carla & Rawleigh Unger

To Whom It May Concern,

Thank-you for the opportunity to provide comments and input on the proposed amendment to the draft Langdon Area Structure Plan (ASP).

We attended all of the Langdon ASP Open Houses, filled out the feedback surveys, and spoke to/emailed the consultant on numerous occasions. We asked a lot of questions, and spoke with many residents, neighbors, and friends. Following is a summary of some of the key issues we have, and have heard from others:

- The developer led process chosen for this project was not perceived by residents to be impartial, but rather more as a potential conflict of interest. Logically the consultant (paid for by the developer) was going to recommend that all additional parcels be included in the ASP. As an example, residents were never asked in any of the survey questions whether we actually agreed with adding any additional parcels into the ASP at this time. The questions instead moved forward with the assumption that all parcels would be added, and were only asked if we agreed with the types of land use designations (residential or commercial) that were being proposed. As such, many residents don't feel their input/concerns have fundamentally been represented properly by the process.
- Residents have neither been informed nor consulted about the increased density and smaller lots being proposed in the draft ASP. We feel very strongly about markedly increasing densification levels, as many residents specifically moved away from big cities to Langdon for bigger lots, less density, more green spaces, and lifestyle/community considerations. Further, increasing density in both current and future developments will further stress and intensify our infrastructure concerns.
- Population stats quoted in the ASP are outdated; growth rate over the past 5 years seems to be misrepresented. On one hand it's stated there is much less growth than residents are perceiving, on the other hand, it's stated we need to add in 4 more parcels to accommodate all of the growth? A key question that we would like to ask is: How many years of housing inventory have already been approved within the current ASP? This would seem a key indicator to help with the decision as to whether it's critical to add additional parcels to the ASP at this time.

Infrastructure Concerns

Transportation - Langdon Centre Street

- Residents are experiencing an ever-increasing amount of heavy truck traffic flowing through Langdon north/south via Centre Street. It's commonly being used as a "passthrough" from Highway 22X to both Glenmore Trail and Highway 1. And conversely from both Highway 1 and Glenmore Trail to Highway 22X.
- According to the 2014 Langdon ASP, **heavy truck traffic was never intended to be routed down the Centre Street of our Hamlet.** Centre Street was supposed to be safely "walkable" and "bikeable" and "inviting" as a gathering place for residents of all ages. Instead, recently a portion of Centre Street was expanded to 4 very narrow lanes (without the promised Center Boulevard, bike lanes, increased walkability, or traffic calming measures) which has only served to encourage more heavy truck traffic to use this route.
- The 2014 Langdon ASP called for heavy truck traffic to be routed north/south via Vale View Road to Glenmore Trail, rather than down Centre Street. To date (2026), this has not yet occurred. Residential development is currently happening along Vale View Road and Glenmore Trail. Additionally, 3 of the 4 proposed parcel additions are adjacent to these roads. It should be noted the new draft ASP still states that heavy truck traffic should be routed along Vale View Road to Glenmore Trail. Since this is still the case, a definitive plan, impact assessment, and timeline for the routing of heavy truck traffic via Vale View Road to Glenmore Trail would be a critical next step for residents prior to approving any additional parcels being added in this area.

Transportation – Glenmore Trail

- As a major commuter route to/from Calgary for both Langdon and East Rocky View residents, Glenmore Trail is already struggling to safely accommodate the current (and the increased, planned) amount of residential and commercial development/traffic along this route. More frequent and more serious accidents have been happening as a result.

- We're somewhat encouraged that two sets of lights have been planned for the intersections of 283 and 284. This may help to somewhat reduce accidents due to cars turning onto/off of Glenmore Trail. However, due to the volume of traffic regularly on this road, lights will likely also cause longer drive times/commutes for residents and for heavy truck traffic. Long term this may just serve to cause more congestion and traveller frustration right through to Langdon, 797, and beyond.
- The Province does not currently have the widening of Glenmore Trail in either its short or medium-term capital plans. If and when this project is finally funded and approved it would take several years to build, and would likely cause more traffic issues until it is completed.
- Closer to Langdon, we understand that something may be planned for the intersections of Glenmore Trail/Vale View Road and Glenmore Trail/Centre Street. Prior to approving any additional growth (i.e. additional parcels) be added to the ASP, clear communication regarding what specifically is planned, along with if/how it will alleviate current commuter traffic safety and volume issues, should be communicated prior to approving any additional growth/parcel additions along this corridor.

Water – Langdon

- As there were population triggers in the 2014 ASP regarding required infrastructure upgrades, it was not made clear during the 2026 draft ASP consultation process if and/or how there will be sufficient water supply to support all currently approved residential development within the ASP to full build-out. Correspondingly it's also unknown what the further water impact would be by the proposed addition of the 4 parcels.
- Residents are also increasingly concerned with the unknown impacts of proposed AI data centers in the area. It's unclear at this time how much water will be required, specifically where the water will be coming from, and how this may impact the supply/reliability of supply and ongoing costs to current Langdon Waterworks rate payers.

Based on review of the current draft ASP, and the outstanding issues outlined above, we ask that Council reject the proposed Langdon ASP expansion as it is written, and at this time.

Respectfully,

Carla & Rawleigh Unger
296 Boulder Creek Crescent
Langdon, AB T0J 1X3

Date: April 12/26

Jan Sotocial, Planner,
Rocky View County
262075 Rocky View Point
Rocky View County
Alberta, T4A 0X2
jsotocial@rockyview.ca

Re: Langdon Area Structure Plan Amendment Public Hearing, April 28th, 2026

This letter is in support of the proposed Langdon ASP Amendment that is scheduled for Public Hearing on April 28th, 2026.

I have had the opportunity to review the proposed amendment and support the adoption of this Plan and the inclusion of the four quarter sections (NE, NW and SE 21-23-27 W4M, and NE10-23-27 W4M). I understand that water and sanitary sewer services may need to be upgraded and that this will occur before any development is approved on these lands.

As a resident in the area, I believe the inclusion of these lands in the hamlet boundary allows for logical long range, and contiguous development. The adoption of this amendment will provide direction while the County, allow for long range planning to upgrade the sanitary sewer system and Langdon Waterworks determine longer term water servicing options. The proposed amendment supports a variety and diversity of residential development that will support the proposed economic / employment generators near Langdon.

Name: Jennifer MacNeill

Address: 233159 Vale view Rd

Lionsworthe Homes Inc.
#700, 780 – 78th Street S.W.
Calgary, AB T3H 3V6

March 23, 2026

Attention:

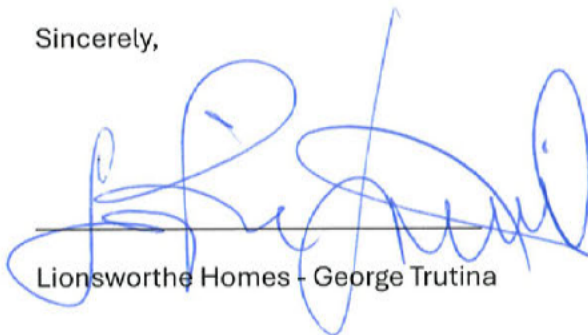
Jan Sotocial, Planner,
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2
jsotocial@rockyview.ca

Re: Langdon Area Structure Plan Amendment Public Hearing

This letter is in support of the proposed Langdon ASP Amendment that is scheduled for Public Hearing on April 28th, 2026. I am the landowner of: SW-26-23-27-04.

I have had the opportunity to review the proposed amendment and support the adoption of this Plan and the inclusion of the four quarter sections (NE, NW and SE 21-23-27 W4M, and NE10-23-27 W4M). As an owner in the Future Planning area and a participant in the Langdon Waterworks Servicing Strategy Study, I believe the inclusion of these lands in the hamlet boundary allows for logical long range, and contiguous development. The adoption of this amendment will provide direction while the County and Langdon Waterworks determine longer term development and servicing options. The proposed amendment supports a variety and diversity of residential development that will support the proposed economic / employment generators near Langdon.

Sincerely,



Lionsworthe Homes - George Trutina

Date:

April 12/2026

Jan Sotocial, Planner,
Rocky View County
262075 Rocky View Point
Rocky View County
Alberta, T4A 0X2
jsotocial@rockyview.ca

Re: Langdon Area Structure Plan Amendment Public Hearing, April 28th, 2026

This letter is in support of the proposed Langdon ASP Amendment that is scheduled for Public Hearing on April 28th, 2026.

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As a resident in the area, I believe the inclusion of these lands in the hamlet boundary allows for logical long range, and contiguous development. The adoption of this amendment will provide direction while the County, allow for long range planning to upgrade the sanitary sewer system and Langdon Waterworks determine longer term water servicing options. The proposed amendment supports a variety and diversity of residential development that will support the proposed economic / employment generators near Langdon.

Name:



Address:

233159 Vale View Rd Rockyview



Bylaw C-8740-2026-1013-515 Langdon and Public Hearing

From Bea Renton [REDACTED]
Date Mon 4/13/2026 7:34 AM
To Jan Sotocinal <JSotocinal@rockyview.ca>

Hi! Thank you for the attached Notice of Public Hearing.

I believe that one quarter section of my land is included in the proposed rezoned lands. Is this correct?

If yes, would it be possible to have the other quarter section included please? This would ensure both quarter sections (NE/NW 11 23 27 W4M) are similarly zoned and square off this section of the zone. Would you be able to help me do this please?

Thank you for your assistance! Beatrice

Beatrice (Bea) Farrell Renton
[REDACTED]

Bea Renton



Issued: March 31, 2026

Renton, Beatrice Marie Farrell
28 Archibald Street
PO Box 1629
Lunenburg, NS B0J 2C0

NOTICE OF PUBLIC HEARING

Date: April 28, 2026
Time: at or after 1:00 p.m.
Location: Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: **Bylaw C-8740-2026 – 1013-515**

Rocky View County Council will hold a public hearing 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.

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>

If you have questions about the bylaw(s), contact:

File manager: Jan Sotocinal
Email: JSotocinal@rockyview.ca
Phone: 403-230-1401

If you believe that you are affected by the bylaw(s), you may provide comments to Council in the following ways:

How to participate in the public hearing		Deadline
Email:	legislativeservices@rockyview.ca Subject line: Bylaw C-8740-2026 – 1013-515	no later than 4:30 pm on April 15, 2026 written comments must be received before the deadline to be included in the Council agenda
Mail letter to or drop off at:	Legislative Services 262075 Rocky View Point Rocky View County, AB, T4A 0X2	
Submit pre-recorded video or audio presentation:	https://app.box.com/f/f27dcfa5a49e4bfe906aeb9f4c7460d3	12 p.m. the day before the public hearing
Request to present electronically:	Email legislativeservices@rockyview.ca If you wish to watch the public hearing without presenting , access the live stream at www.rockyview.ca/meetings-hearings	
Attend in person:	Attend the public hearing and state how you are affected. You may pre-register to speak by emailing: legislativeservices@rockyview.ca	at the public hearing
Watch the public hearing online:	Access the live stream at www.rockyview.ca/meetings-hearings	during the public hearing
<ul style="list-style-type: none"> Presentations made at the public hearing, including pre-recorded videos or audio presentations, are limited to 5 minutes for individual speakers and 10 minutes for groups. 		

