EAST CORRIDOR INSIDER

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Understanding the people, places, projects and investments shaping Calgary's East Corridor.

YOUR WEEKLY GUIDE TO THE EAST CORRIDOR

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CORRIDOR INTELLIGENCE

Langdon's Next Growth Test

Keeping services reliable today while planning for future growth.

Rocky View County expects to finish refurbishing a key tank at Langdon's wastewater plant in early 2027. The work is meant to keep the existing system reliable. A separate review of 81 quarter sections around the hamlet is assessing what future growth would require. [1, 2]

The distinction already matters at the Council table. In April, Council refused a proposal to add four quarter sections to the Langdon Area Structure Plan. At the same meeting, it directed County staff to consult landowners in the broader servicing study area. [3]



Langdon, December 2006. Photo by Qyd, CC BY 2.5 (cropped).

ECI TAKE / ANALYSIS

Langdon's next growth decision depends on three pieces of evidence. How reliably does the existing system serve residents? Where could it take on additional demand? And what uses would the County allow on the land? The plant refurbishment, the servicing study and the April vote each answer a different part of that story.

INFRASTRUCTURE WATCH

Keeping wastewater service running

Langdon’s equalization tank holds wastewater during peaks and releases it at a steadier rate for treatment. The County says the tank had reached the end of its service life. Refurbishment began in March 2026. [1]

During construction, the plant is making greater use of its existing lagoons. The County says that can contribute to odour, especially after heavier rain, when more wastewater can reach the plant. Its response includes increasing treatment at upstream pumping stations and installing a new odour-control system at the plant. [1]

THE REFURBISHMENT TIMELINE [1]

March 2026
Refurbishment began

Early 2027
County’s target for completion

The County expects the plant to return to its usual operating conditions after the work is complete. It also identifies other possible odour sources, which can vary by location, season and weather. [1]

> **For residents.** The County accepts odour reports at questions@rockyview.ca or 403-230-1401. [1]

NEXT PUBLIC MILESTONE

A County update on when the tank is back in service and how the plant is operating. [1]

DEVELOPMENT WATCH

What the servicing review can tell us

81

QUARTER SECTIONS UNDER REVIEW [2]

Drinking water / Wastewater / Stormwater / Transportation

Rocky View County and Langdon Waterworks are studying drinking water, wastewater, stormwater and transportation around the hamlet. The study area marks the land being assessed. Development permissions follow a separate planning process. [2]

At the July 14 Governance Committee meeting, staff provided an update on the review and the County’s engagement. The County’s engagement report records questions about water capacity, drainage, traffic and who would pay for upgrades. The County’s project page lists technical committee endorsement as the step before the Infrastructure Report goes to Council. As of November 9, ECI found no later public confirmation of endorsement or a Council date. [2, 4]

The April decision. Council refused Bylaw C-8740-2026, the developer-led proposal to add four quarter sections, and rescinded its terms of reference. The existing Langdon Area Structure Plan remains in effect. The larger servicing review is a separate file. [2, 3]

View Rocky View County’s official study-area map

LOCAL PLANNING NOTICE

November 10 hearing cancelled

The County cancelled the hearing on Bylaw C-8785-2026, which would reduce the minimum parcel width from 7.92 m to 7.60 m for 16 duplex and semi-detached lots in Bridges of Langdon Phase 5. As of November 9, the County’s notice listed no replacement date. [5]

WHAT TO WATCH NEXT

The next decisions

FOR	QUESTION	EVIDENCE TO LOOK FOR
Residents	When does the tank return to service?	A completion notice and follow-up on odour and plant operations.
Landowners	Can this parcel connect, and on what terms?	Written servicing conditions, estimated connection costs and timing.
Businesses	Can this site support my intended use?	The property's permitted uses and available utility service.
Community	Which upgrades come first, and who pays?	A project schedule, funding commitments and named delivery partners.

FROM THE PUBLISHER

When I look at growth in Langdon, I start with the people who already call it home. A resident living with odour, a landowner asking about a connection and a business choosing a site each need a different answer. I'll be watching for the County's next updates on plant performance, where services could go and who would pay to extend them.

Lori Olijnyk
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SOURCES / ROCKY VIEW COUNTY

Checked November 9, 2026

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04 Langdon servicing review engagement report
05 Cancellation notice for Bylaw C-8785-2026