



LANGDON

Langdon & District Chamber of Commerce

Policy Book

Updated: July 2019



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LANGDON

Langdon & District Chamber of Commerce

LDCC Policy 2018.1 - Removal of Hamlet Population Threshold

Issue:

The current Rocky View County County Plan has identified the projected population threshold of Hamlets to be 5,000-10,000 residents. This threshold in turn does not promote growth and is a deterrent to potential businesses and developments.

Background:

Please see RVC County Plan

- Note - Langdon is the largest Hamlet within Rocky View County. The Langdon ASP states a population threshold of 13,000 residents. With approved residential developments as of 2019, the projected population of Langdon will exceed both the County Plan and Langdon ASP population thresholds

Recommendations of the LDCC Executive Board:

- The Langdon & District Chamber of Commerce recommends the hamlet population threshold, as written in the RVC County plan be removed.
 - Write a letter to Councillor Schule in favor of removing the hamlet population threshold
 - **SENT APRIL 2019 - attached copy**
 - Attend and speak on behalf of the Langdon & District Chamber of Commerce in favor of removing the Hamlet Population threshold at a public hearing held by RVC Council
 - **June 11, 2019**

- See attached minutes on this issue from RVC



April 29, 2019

Dear Councillor Schule,

I want to begin by thanking you for the work you have been doing to secure a positive future for Langdon and all of Division 4. In the last while, discussions have re-emerged discussing the effects of a population cap on Hamlets within Rocky View County. It is with this in mind that I am writing to you today.

Within the Hamlet of Langdon, since the introduction of the recommended population threshold in 2013 we have experienced significant growth, which does not include the approved developments of Bridges of Langdon, Painted Sky and Settlers Green which will again add many new residents to the community. Just with the added developments we anticipate over 2,000 new residents and based off of an approximate population currently of 5,600 (unsure the official number until the most recent census numbers are released), we are almost near capacity based on the current population threshold recommendations.

A population threshold does not support future growth. Corporations coming in view it as not a threshold but a cap, and during their future planning they will see no room for future growth and development that will help their businesses grow. We have seen this happen often within Langdon where businesses are interested and in the end chose to go elsewhere where restrictions are not in place.

As you are aware, business property taxes bring in a fair amount of income to the county, but more so they help keep residential property taxes low which encourages many to move into the area. With no commercial growth due to a perceived population cap, residential taxes will inevitably increase, causing an exodus of current resident looking at decreasing their living expenses. And based on the current economic status of the Province and our try, more people are needing to refuse their expenditures.

To aid in the potential growth and sustainability of Langdon as well as all hamlets in the County, the Langdon & District Chamber of Commerce is fully in support of the proposed amendments to the current County Plan, especially seeing recommended population

thresholds removed. We would also like to see these threshold removed in our current Area Structure Plan to maintain congruence amongst the Plans.

Thank you,

Alysha Bates

President

Langdon & District Chamber of Commerce

ROCKY VIEW COUNTY COUNCIL MEETING MINUTES June 11, 2019 Page 22/23

1-19-06-11-08 (C-6) All Divisions – Bylaw C-7885-2019 – Amendments to the Rocky View County Municipal Development Plan (The County Plan) File: 1013-135

MOVED by Deputy Reeve Schule that the public hearing for item C-6 be opened at 2:11 p.m.

Carried Person(s) who spoke in favour:

- Guy Buchanan
- Lowell Harder
- Bruce McAllister
- Alysha Bates
- Rolly Ashdown
- Bob Orysiuk
- Ken Venner
- Steve Grande
- Peter Loats
- Stuart Longhair
- Bruce Kendall
- Louise Locke

Person(s) who spoke in opposition:

- Janet Ballantyne

MOVED by Deputy Reeve Schule that the public hearing for item C-6 be closed at 3:10 p.m.

Carried

The Chair called for a recess at 3:10 p.m. and called the meeting back to order at 3:23 p.m. with all previously mentioned members present.

The Chair called for a recess at 3:24 p.m. and called the meeting back to order at 3:37 p.m. with all previously mentioned members present.

MOVED by Councillor Gautreau that Amendment #4 in Schedule 'A' of Bylaw C-7885-2019 be amended to read as follows:

Revise Policy 14.19 to read: Applications to redesignate land for business uses adjacent to, or in the vicinity of, the boundaries of an identified business area may be supported if:

- a) Technical studies have been submitted that address and incorporate the relevant master technical studies associated with the adjacent Area Structure Plan; and
- b) The applicable levies of the adjacent Area Structure Plan are applied.

Carried

In Favour:

- Councillor Kamachi
- Councillor McKylor
- Councillor Hanson
- Councillor Gautreau
- Deputy Reeve Schule
- Councillor Henn
- Councillor Wright
- Councillor Kissel

Opposed:

- Reeve Boehlke

MOVED by Deputy Reeve Schule that Bylaw C-7885-2019 be given first reading as amended.

Carried

MOVED by Councillor Gautreau that Bylaw C-7885-2019 be given second reading as amended. Carried

MOVED by Councillor Hanson that Bylaw C-7885-2019 as amended be referred to the Calgary Metropolitan Region Board for approval. Carried



LDCC Policy 2019.1 - Langdon Signage Updates

Issue:

The first impression of a location is extremely important to entice and invite tourism, as well as future residents and businesses. Signage within Langdon is in need of updating to reflect the adopted branding completed by Rocky View County.

Background:

Existing signage needs updating to new adopted branding. More advertising and Welcome to Langdon style signages to showcase brand and create an attractive and welcoming community.

Recommendations of the LDCC Executive Board:

- Update current Center Street LDCC Business Member board
 - **Motion 2019.0607 - LDCC Board approval June 2019**
- Send a request to Rocky View County Economic Development Office & Councillor Schule asking for financial assistance in the follow
 - Replace South Welcome to Langdon sign located near Boulder Creek Drive and 797
 - **Request sent to Dave Kalinchuk & Councillor Schule July 16, 2019**



LDCC Board of Directors Motion Form

Motion to be written on this form by the person making the motion and given to the Secretary for completion. This form is then to be attached to the minutes and made part of the permanent record.

Motion:

2019.06.07: Update Header on Center Street Business Sign

Initial Report:

As the Langdon & District Chamber of Commerce recently adopted the new brand and logo created through Rocky View County by AdMaki, the current Business signs at the corner of Hwy 797 and Hwy 560 needs to be updated to reflect the change.

Quote is \$500 plus GST and includes take down, strip and replace logo with new logo and re-install on corner sign topper, update the population to the 2018 census of 5,364, and refresh the Langdon Days portion at the bottom of the sign.

Quote & design prepared by Indus Graphics to update the signage.

Motion Details:

I, Alysha Bates, move that we accept the quote by Indus Graphics as presented to update the member business sign on the corner of Hwy 560 & Hwy 797, and commission Indus Graphics to make the changes.

Motion Seconded by: Steph Brundige

Motion Supporting Documents:

Quote & Design by Indus Graphics



QUOTE:

Quote to take down, strip and replace logo with new logo and re-install on corner sign topper - \$500.00 plus gst.

We will also update the pop. sign and install it and refresh the 'annual Langdon Days' text strip along the bottom which is quite faded.



July 16, 2019

Dear Mr. Kalinchuck;

Cc: Councillor Schule

As you are aware, Langdon is quickly growing Hamlet on the East side of Rocky View County, seeing a 51% increase in population over the last 12 years. With growth, there has been increased traffic to and interest in Langdon over the last decade, and it is the hope of the Langdon & District Chamber of Commerce to ensure Langdon remains attractive and welcoming to those interested in the community for both future residence and potential business ventures.

Langdon has two main entrances into the Hamlet (North 797/Center Street at the Hwy 560 4way stop, and South 797/Center Street). The North Entrance has a beautiful sign previously installed by the Langdon Community Association as well as the Langdon & District Chamber of Commerce Business Member signs. It is well defined and provides visitors with a landmark of information when they visit. On the South side of the Hamlet, there is a sign that was erected many years ago (unable to determine the date, however we have found photos of the initial installation unveiling). Time, and weather have had the sign age poorly and it is in desperate need of replacement.

The LDCC have worked with a local business, Indus Graphics, to quote and advise on the current sign and a potential replacement. They have noted the posts holding up the sign are loose causing the sign to no longer be stable and is leaning backwards. Replacement, or securing the posts is a must when a sign update/replacement takes place. It is hard to determine the condition of the posts and whether they can be reused or if they require replacement. Below I have quoted just the sign portion and not the posts. Due to the proximity of utilities and that the sign is on Rocky View County Property, further instruction from the County would be required for this.

In addition to the replacement of the sign, it is our hope that the sign actually be moved slightly further South when reinstalled to encompass more of Langdon. There are currently approved developments (Settlers Green) south of the current location and the sign intended purpose is to Welcome visitors and residents to Langdon, to better accomplish this goal, moving the sign to be further south will encompass more of the current ASP boundaries.

The current sign is an odd size 7' x 12'. Indus Graphics is quoting 8' x 12'.

QUOTE:

1 – 12' x 8' x .5" crezone (wood) sign face with full color graphics, includes 2 x 6 strapping and installation to posts already installed - \$1,575.00 (plus GST)

I have attached a photo of the current sign, as well as the historical photo of reference to when it was initially installed. Also, included is a concept of the sign we would like to see replace the outdated sign. The LDCC hopes that with the help of Rocky View County, we can replace the sign and continue to have a welcoming sign on the South side of the Hamlet of Langdon. It should be noted, this is a great project to showcase the branding and recent logo update facilitated by the Economic Development Department at RVC.

Thank you for consideration to this project and please do advise should you require any further information to make this project a reality.

Alysha Bates
President
Langdon & District Chamber of Commerce