

From: [Xin Deng](#)
To: [Gary Otto](#); [Peter Sontrop](#)
Cc: [Legislative Officers](#)
Subject: RE: Bylaw C-8579-2024 - PL20240091 (03215004)
Date: October 18, 2024 11:03:00 AM

Good morning Gary,

Please see our responses below, regarding your questions for the Bridges of Langdon Phase 4 Redesignation application (PL20240091).

1. What guarantees do we have that there will be sufficient fresh water to serve this growth, including in extreme conditions, shorter & longer-term?

[The proposed Bridges of Langdon is serviced by piped water provided by Langdon Waterworks, which provides a sustainable water solution.](#)

2. What proactive (&/or otherwise) traffic calming measures are being implemented?

Traffic noise and volume are becoming serious problems in Langdon

[The design of the internal subdivision roads must meet the requirements of the County Plan, the Langdon ASP, the Bridges of Langdon Conceptual Scheme, and the County Servicing Standards. Traffic calming measures are not a requirement by these documents at this moment.](#)

XIN DENG MPlan, RPP, MCIP
(She/Her) [Senior Planner | Planning and Development Services](#)

ROCKY VIEW COUNTY
[262075 Rocky View Point | Rocky View County | AB | T4A 0X2](#)
[Phone: 403-520-3911](#)
xdeng@rockyview.ca | www.rockyview.ca

From: Xin Deng
Sent: October 18, 2024 9:07 AM
To: Gary Otto [REDACTED]
Cc: Legislative Officers <LegislativeOfficers@rockyview.ca>
Subject: RE: Bylaw C-8579-2024 - PL20240091 (03215004)

Good morning Gary,

Thanks for your email. I will coordinate with our engineer and provide a response to you later.
Thank you.

XIN DENG MPlan, RPP, MCIP

(She/Her) Senior Planner | Planning and Development Services

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

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From: Legislative Officers <LegislativeOfficers@rockyview.ca>

Sent: October 17, 2024 4:42 PM

To: Gary Otto [REDACTED]

Cc: Legislative Services <LegislativeServices@rockyview.ca>; Xin Deng <XDeng@rockyview.ca>

Subject: RE: Bylaw C-8579-2024 - PL20240091 (03215004)

Hi Gary,

Thank you for confirming. Your comments will be provided to Council for the public hearing scheduled for November 12, 2024.

I have also copied the planner on this file, Xin Deng, to respond to your inquiries. If you have any questions about the public hearing, please feel free to reach out to LegislativeServices@rockyview.ca

Regards,

MICAH NAKONECHNY

He/Him/His

Legislative Officer | Legislative Services

ROCKY VIEW COUNTY

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From: Gary Otto [REDACTED]

Sent: Thursday, October 17, 2024 4:20 PM

To: Legislative Officers <LegislativeOfficers@rockyview.ca>

Cc: Legislative Services <LegislativeServices@rockyview.ca>

Subject: Re: Bylaw C-8579-2024 - PL20240091 (03215004)

Both please.

Sent from my iPhone

On Oct 17, 2024, at 12:28 PM, Legislative Officers
<LegislativeOfficers@rockyview.ca> wrote:

Good afternoon, Gary and Wendee,

Thank you for submitting your comments on this application.

Please confirm whether you would like your comments included on the agenda for Council's consideration for the public hearing scheduled for November 12, 2024, or if you would like them forwarded to the file manager for this application so they can respond to your inquiries.

Have a great day,

MICAH NAKONECHNY

He/Him/His

Legislative Officer | Legislative Services

ROCKY VIEW COUNTY

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From: Gary E. Otto [REDACTED]
Sent: Thursday, October 17, 2024 9:55 AM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: Bylaw C-8579-2024 - PL20240091 (03215004)

Dear Sir or Madame,

Generally, we are pro-growth & pro-development. That said, we have growing concerns & questions related to the redesignation of land from Agricultural in order to facilitate the creation of 99 residential lots within the Bridges of Langdon development.

Specifically.....

1. What guarantees do we have that there will be sufficient fresh water to serve this growth, including in extreme conditions, shorter & longer-term?

2. What proactive (&/or otherwise) traffic calming measures are being implemented? Traffic noise and volume are becoming serious problems in Langdon.

We look forward to your response.

Sincerely,

Gary & Wendee Otto

41 North Bridges Bay
Langdon, AB T0J 1X3



From: [Milo Christie](#)
To: [Xin Deng](#)
Subject: Application Numbers: PL20240091, PL20240097
Date: June 20, 2024 5:23:52 PM
Attachments: [image.png](#)

Resending with XXXXXXXX100 removed

File Number - 03215004

Application Number - PL20240091, PL20240097

Attention Planning and Services Department,

As a resident of the North Bridges community, I strongly oppose the applications submitted by Pollyco. Pollyco has shown and continues to show their incompetency as a developer. Once again, as this is not the first complaint, I am certain this too will fall upon deaf ears.

Areas of concern

- Broken sidewalks
- Unfinished boulevards
 - Understanding this would be the homeowners responsibility post completion, but they never have been finished
- Green space upkeep
 - These areas are appalling
- Garbage, garbage and more garbage
- Snow removal
 - Both roads and pathways
- Builders working past 9 o'clock at night
- Mud all over the streets
- Garbage can emptying

Questions

- Why is nothing being done to hold Pollyco accountable in the above areas?
- What is being done to prevent this going forward?
- Why will Rockyview tax dollars eventually pay for Pollyco incompetencies?
- What is Pollyco's tender process?

- Why are lots never listed and only end up sold to builders?



Sincerely,
Milo Christie

