



Subdivision Item: Residential

Electoral Division: 7

File: PL20240097 / 03215004

Date:	December 3, 2024
Presenter:	Xin Deng, Senior Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is for Council to assess a proposed subdivision of the subject land (Attachment A), in order to create 99 residential lots, 2 public utility lots, and 2 municipal reserve lots on ± 8.60 hectares (± 21.25 acres) of the subject land for Bridges of Langdon Phase 4.

The application was evaluated pursuant to applicable regulations and policies. The proposal is consistent with Section 5.0 (Managing Residential Growth Areas) and Section 9.0 (Hamlets) of the County Plan, Langdon Area Structure Plan, Bridges of Langdon Conceptual Scheme, and the *Land Use Bylaw*. Technical aspects have been addressed through the conditions of subdivision.

Council is the Subdivision Authority for the subject application due to the letter of objection received from a landowner within the application circulation area, as per Section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022).

ADMINISTRATION'S RECOMMENDATION

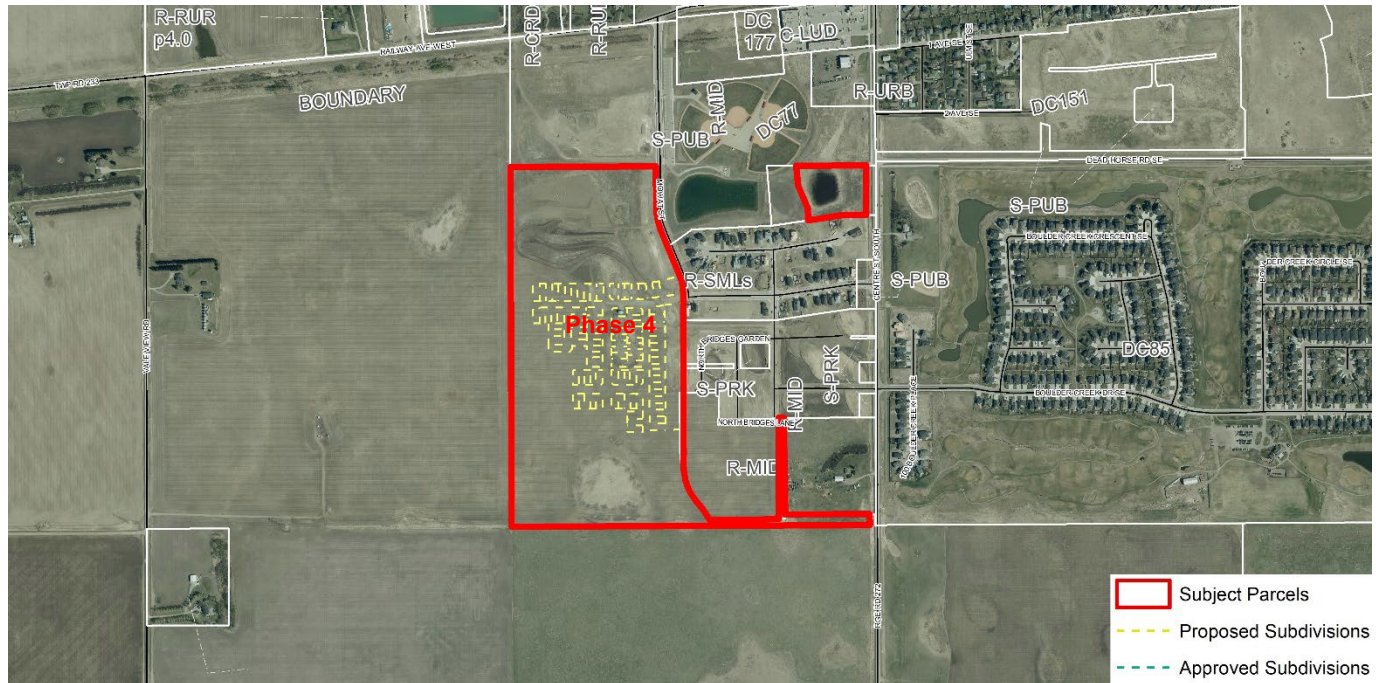
THAT the Subdivision Authority approves application PL202400097 with the conditions noted in Attachment F.

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BACKGROUND

Location (Attachment A)

Located approximately 1.61 kilometres (1 mile) south of Railway Avenue and immediately west of Centre Street, within the hamlet of Langdon.



Site History (Attachment B)

The Bridges of Langdon Conceptual Scheme was adopted in 2016 to facilitate mixed-use residential development within the hamlet of Langdon, and then was amended in 2022 to support more intensive development. Bridges of Langdon Phase 1, 2 and 3 have been approved and endorsed in the past few years. The redesignation application for Phase 4 (PL20240091) was approved on November 12, 2024.

Intermunicipal and Agency Circulation (Attachment C)

The subject land is not located within an intermunicipal development plan area or adjacent to highways. Comments from regular departments and agencies can be found in Attachment C.

Landowner Circulation (Attachment D)

The application was circulated to 653 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); 1 letter in opposition was received.

ANALYSIS

Policy Review (Attachment E)

The application was reviewed pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), and the *Land Use Bylaw*.

The proposal meets Section 5 and Section 9 of the County Plan, which supports the development of Langdon as full-service rural communities providing a range of land uses, housing types, and rural services. The land is identified for residential uses within the Langdon Area Structure Plan and falls within the Bridges of Langdon Conceptual Scheme. The proposed residential development complies with the residential policies of the Langdon ASP and is consistent with the conceptual scheme.

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The purpose of Residential, Mid-Density Urban District (R-MID) is to accommodate a diverse range of low-to-medium-density residential housing types in hamlets and comprehensively planned areas. The proposal meets the minimum parcel size requirement set out within the *Land Use Bylaw*. The proposed Special, Parks and Recreation District (S-PRK) and Special, Public Service District (S-PUB) would facilitate the construction of pathways and a stormwater pond, which meet the *Land Use Bylaw* and intent of the conceptual scheme.

Bridges of Langdon Residential Lots Tracking Table

Anticipated Total Residential Lots within the Bridges of Langdon CS	1,307 lots
- Approved Bridges of Langdon Phase 1 (Developer Pollyco)	87 lots
- Approved Bridges of Langdon Phase 2 (Developer Pollyco)	86 lots
- Approved Bridges of Langdon Phase 3 (Developer Pollyco)	73 lots
- Approved Bridges of Langdon Phase 3B (Landowner Alida White)	81 lots
- Proposed Bridges of Langdon Phase 4 (Developer Pollyco)	99 lots
Pending the approval of Phase 4 subdivision, remaining number of lots to be developed within the Bridges of Langdon CS	881 lots

Phase 4 would be accessible via the internal subdivision roads and serviced by the piped water and wastewater systems. The recommendations from the Traffic Impact Assessment would be implemented through the Development Agreement. A letter from Langdon Water Works has confirmed water capacity and fire flows pressure for the development. Wastewater will be conveyed to the sanitary lift station, which was constructed with Phase 1 and ultimately discharged through the East Rocky View Wastewater Transmission Line to the Langdon Wastewater Treatment Plant. The submitted stormwater management memo indicated that the existing downstream stormwater system, including the stormwater pond and canal that constructed in previous phases of Bridges of Langdon has capacity to service the proposed Phase 4 development without any upgrades.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

Council is the Subdivision Authority for the subject application due to a letter of objection received from a landowner within the application circulation area, as per Section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022).

ALTERNATE DIRECTION

No alternative options have been identified for the Subdivision Authority’s consideration.

Subdivision Item: Residential

ATTACHMENTS

- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions
- Attachment E: Policy Review
- Attachment F: Recommended Conditions of Approval

APPROVALS

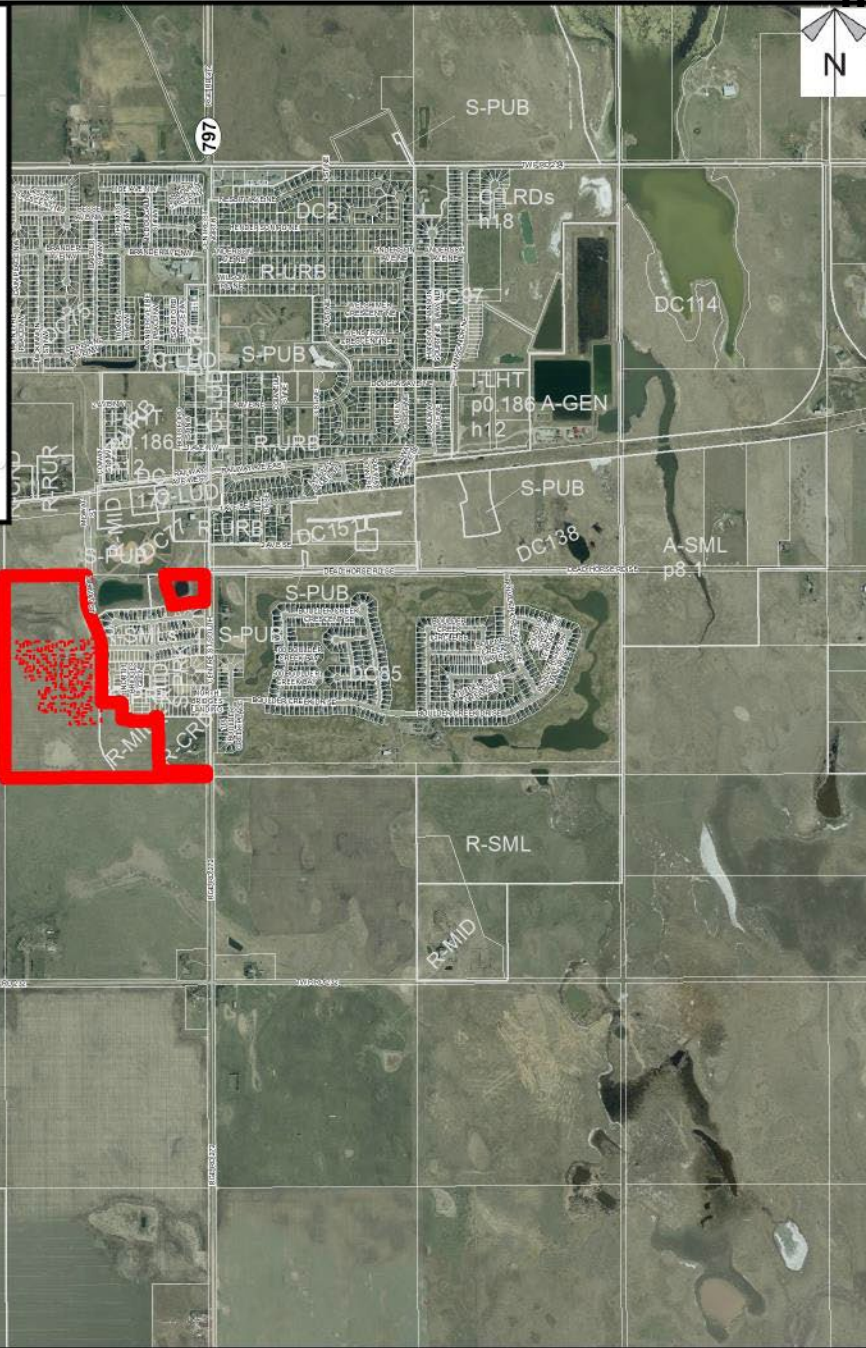
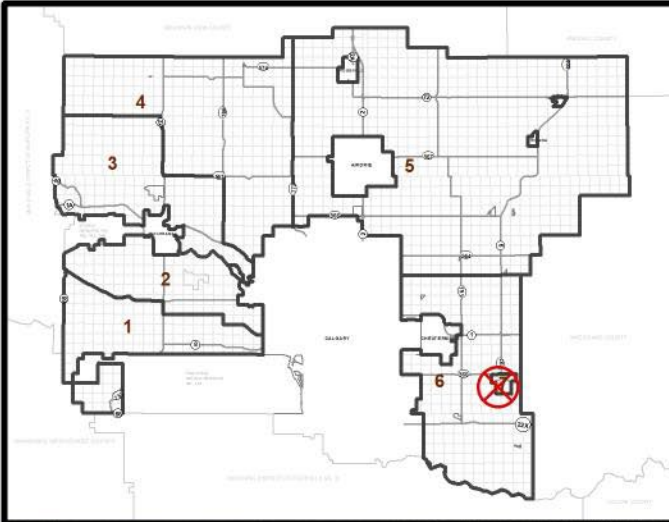
Acting Manager:	Logan Cox
Acting Executive Director:	Brock Beach
Chief Administrative Officer:	Reegan McCullough



Location & Context

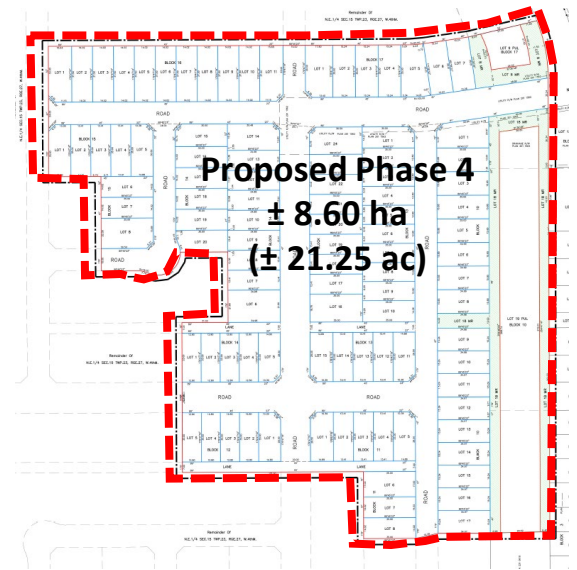
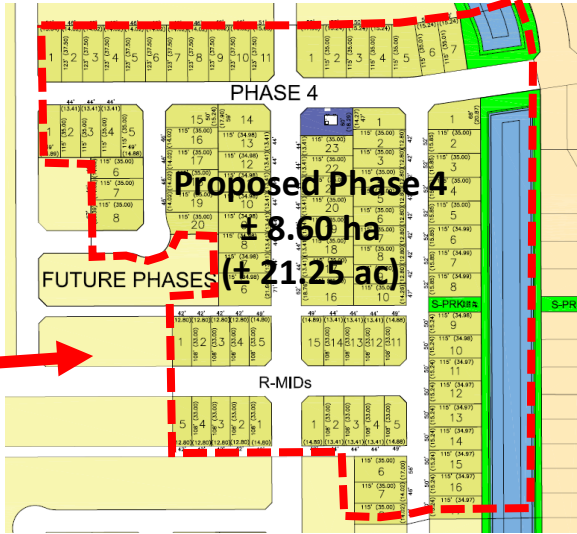
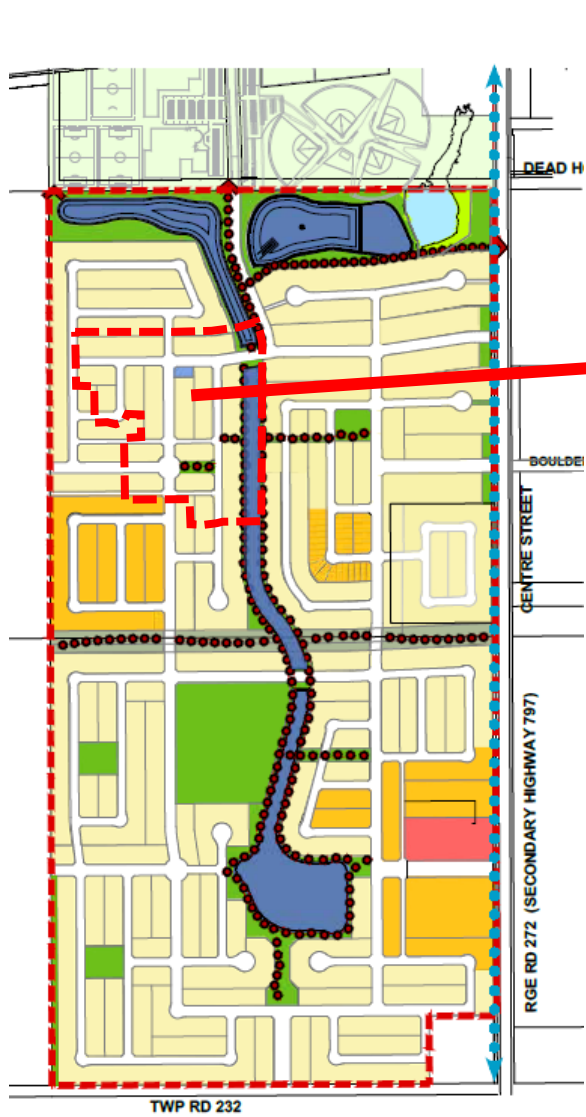
Subdivision Application

To create 99 residential lots, 2 public utility lots, 2 municipal reserve lots on ± 8.60 hectare (± 21.25 acres) of the subject land for Bridges of Langdon Phase 4



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Legal: A portion of
NE-15-23-27-W04M

Bridges of Langdon Conceptual Scheme



Location of Phase 4 within the Bridges of Langdon CS

Subdivision Application

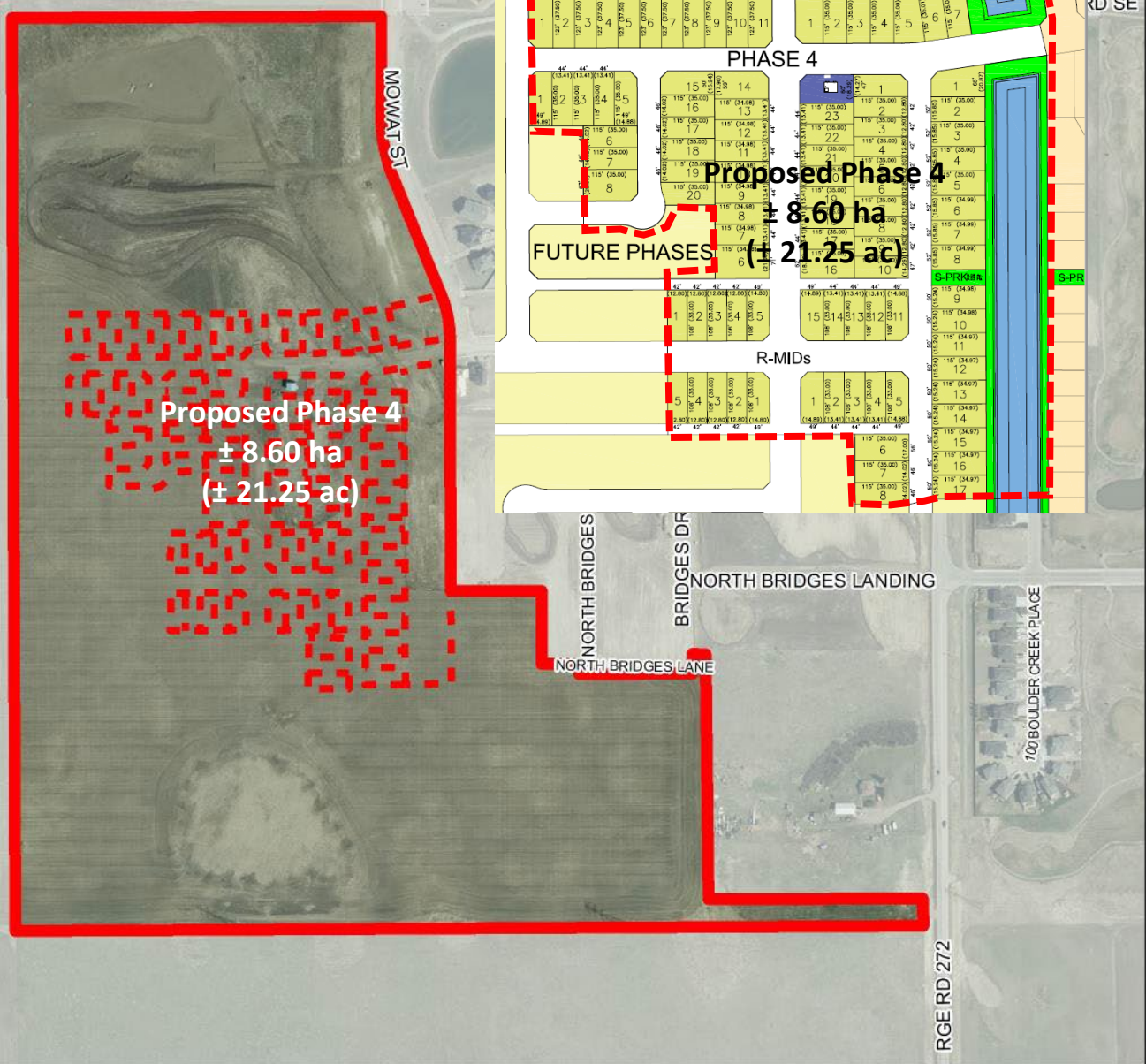
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Development Proposal

Subdivision Application

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Proposed Subdivision Plan for Bridges of Langdon Phase 4

Development Area for Phase 4: ± 8.60 ha (± 21.25 ac)

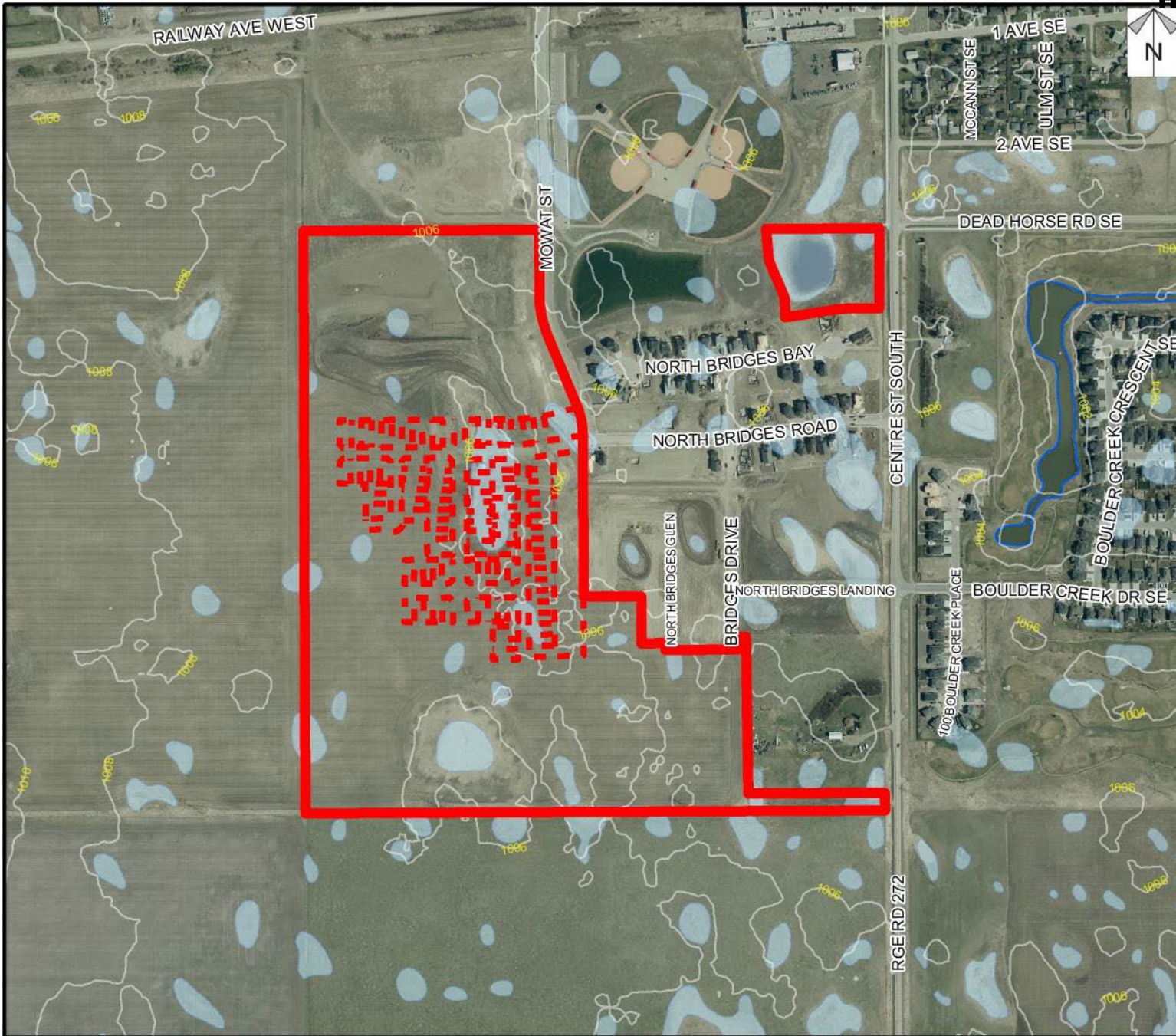
- 99 Single Dwelling Lots (total area): ± 5.05 ha (± 12.48 ac). Lot sizes range from ± 0.044 ha (± 0.108 ac)
- 2 Municipal Reserve Lots (total area): ± 0.555 ha (± 1.371 ac)
- 2 Public Utility Lots (total area): ± 0.789 ha (± 1.949 ac)
- Internal Roads: ± 2.207 ha (± 5.454 ac)



Environmental

Subdivision Application

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-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

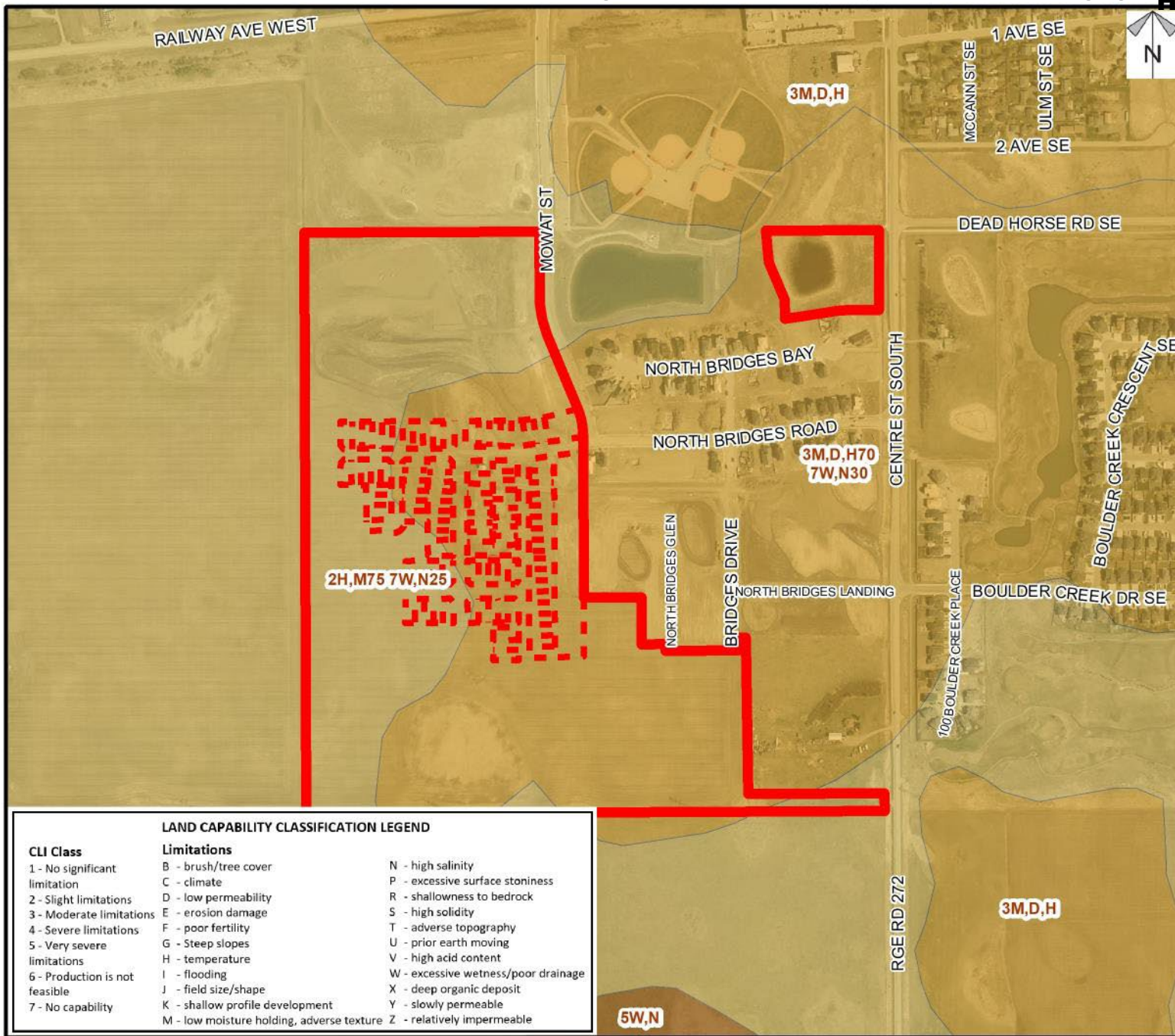
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Soil Classifications

Subdivision Application

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LAND CAPABILITY CLASSIFICATION LEGEND		
CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high solidity
5 - Very severe limitations	F - poor fertility	T - adverse topography
6 - Production is not feasible	G - Steep slopes	U - prior earth moving
7 - No capability	H - temperature	V - high acid content
	I - flooding	W - excessive wetness/poor drainage
	J - field size/shape	X - deep organic deposit
	K - shallow profile development	Y - slowly permeable
	M - low moisture holding, adverse texture	Z - relatively impermeable

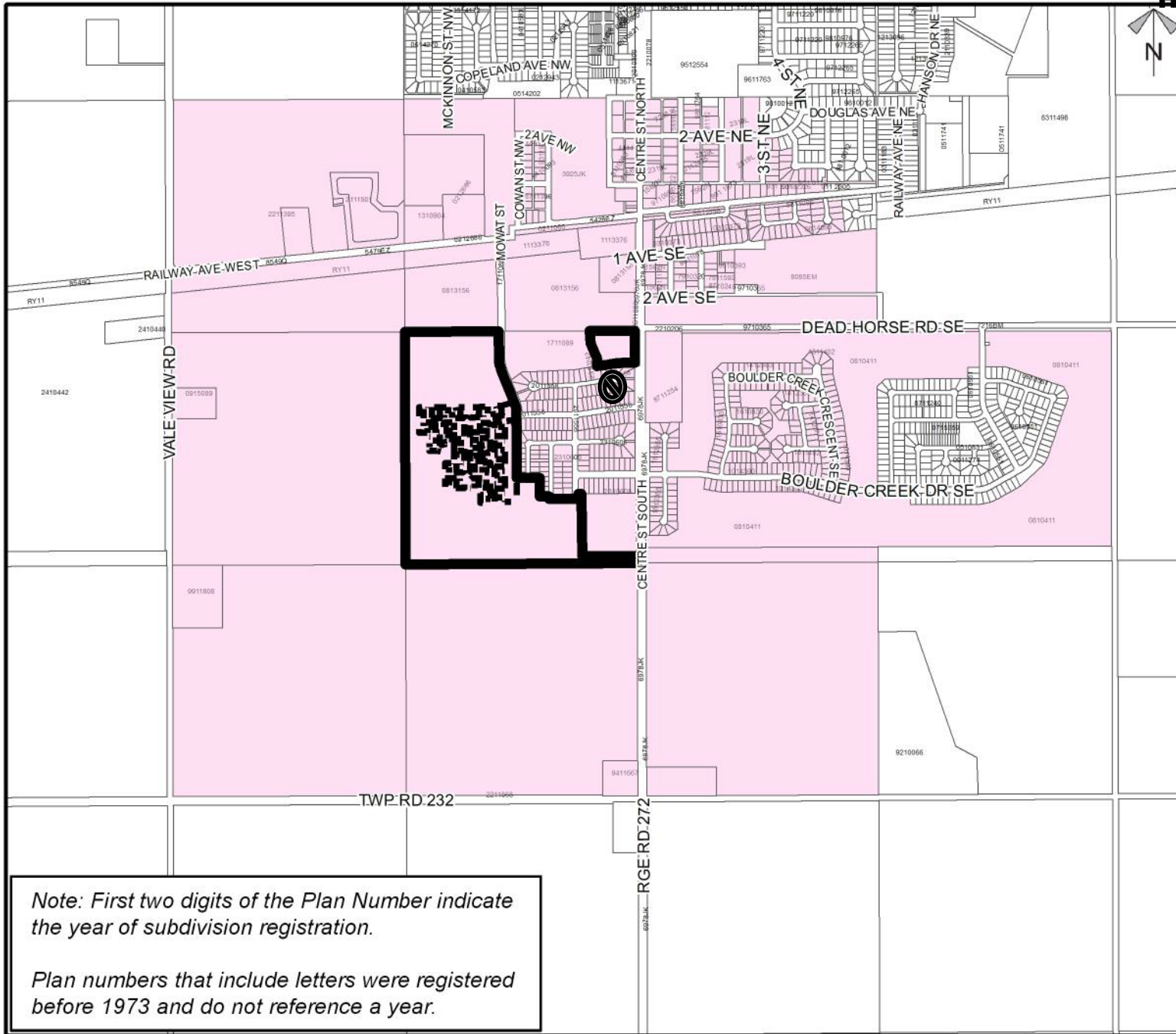
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Landowner Circulation Area

Subdivision Application

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2 public utility lots, 2
municipal reserve lots on ±
8.60 hectare (± 21.25 acres)
of the subject land for
Bridges of Langdon Phase 4



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

Legend

Support



Not Support (1)



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Tentative Plan

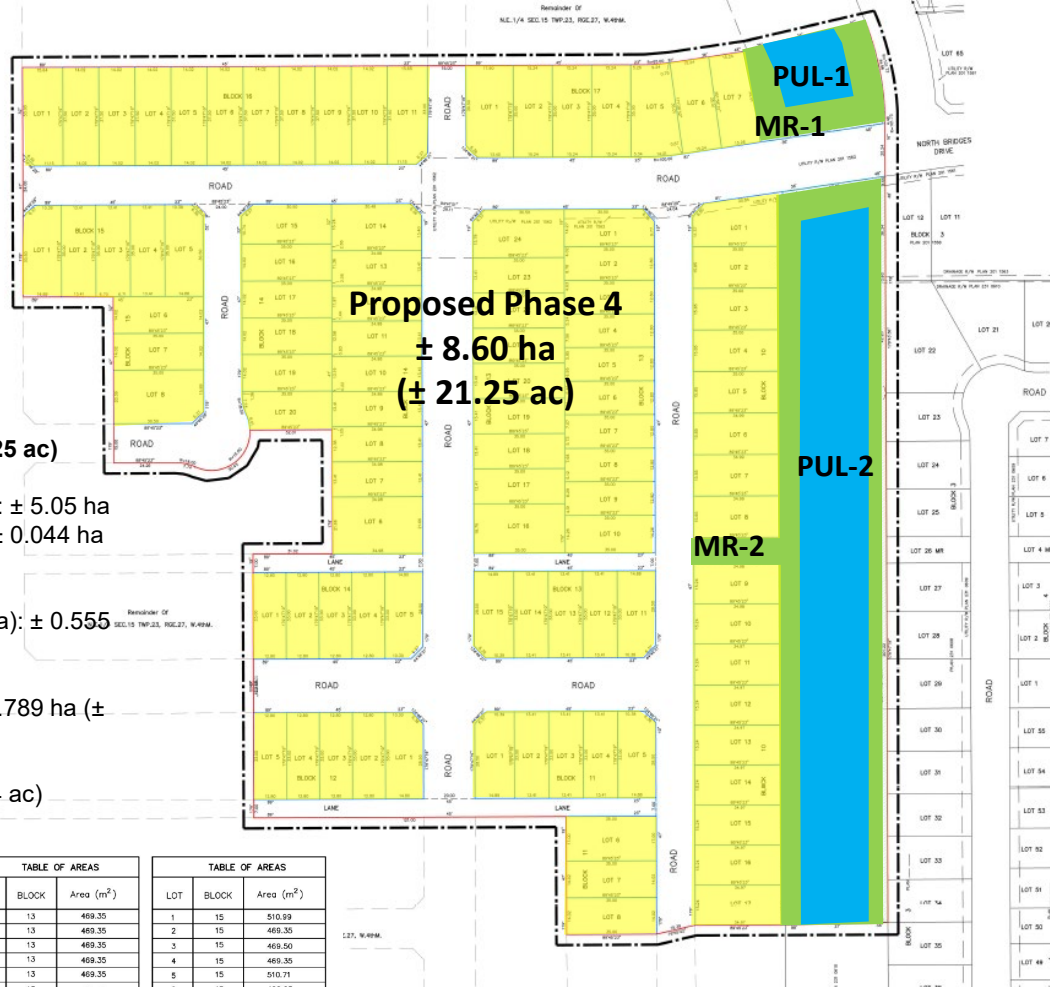
Subdivision Application

To create 99 residential lots, 2 public utility lots, 2 municipal reserve lots on ± 8.60 hectare (± 21.25 acres) of the subject land for Bridges of Langdon Phase 4

Bridges of Langdon Phase 4

Development Area: ± 8.60 ha (± 21.25 ac)

- 99 Single Dwelling Lots (total area): ± 5.05 ha (± 12.48 ac). Lot sizes range from ± 0.044 ha (± 0.108 ac)
- 2 Municipal Reserve Lots (total area): ± 0.555 ha (± 1.371 ac)
- 2 Public Utility Lots (total area): ± 0.789 ha (± 1.949 ac)
- Internal Roads: ± 2.207 ha (± 5.454 ac)



Legend

- Residential Lots
- Public Utility Lots
- Municipal Reserve Lots

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

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LOT	BLOCK	Area (m ²)
1	10	632.73
2	10	554.76
3	10	554.77
4	10	554.72
5	10	554.66
6	10	554.61
7	10	554.56
8	10	554.50
9	10	533.07
10	10	533.02
11	10	532.97
12	10	532.92
13	10	532.91
14	10	532.92
15	10	532.92
16	10	532.92
17	10	532.93
18 MR	10	412.71
19 PUL	10	7168.51
1	11	481.25
2	11	442.53
3	11	442.53
4	11	442.53
5	11	480.92
6	11	565.03

LOT	BLOCK	Area (m ²)
7	11	490.70
8	11	490.70
1	12	478.28
2	12	422.40
3	12	422.40
4	12	422.40
5	12	422.40
1	13	489.33
2	13	448.00
3	13	448.00
4	13	448.00
5	13	448.00
6	13	448.00
7	13	448.00
8	13	448.00
9	13	448.00
10	13	448.00
11	13	448.00
12	13	442.53
13	13	442.53
14	13	442.53
15	13	481.25
16	13	658.70
17	13	469.35
18	13	469.35

LOT	BLOCK	Area (m ²)
19	13	469.35
20	13	469.35
21	13	469.35
22	13	469.35
23	13	469.35
24	13	630.10
1	14	422.71
2	14	422.40
3	14	422.40
4	14	422.40
5	14	478.28
6	14	757.58
7	14	469.12
8	14	469.11
9	14	469.10
10	14	469.09
11	14	469.08
12	14	469.06
13	14	469.05
14	14	616.29
15	14	523.28
16	14	490.70
17	14	490.70
18	14	490.70
19	14	490.70
20	14	495.12

LOT	BLOCK	Area (m ²)
1	15	510.99
2	15	469.35
3	15	469.35
4	15	469.35
5	15	510.71
6	15	490.63
7	15	490.70
8	15	703.36
1	16	576.53
2	16	525.75
3	16	525.75
4	16	525.75
5	16	525.75
6	16	525.75
7	16	525.75
8	16	525.75
9	16	525.75
10	16	525.75
11	16	576.75
12	16	576.75
1	17	616.29
2	17	533.40
3	17	533.40
4	17	533.40
5	17	620.77
6	17	533.53
7	17	533.87
8 MR	17	1134.60
9 PUL	17	698.26

ATTACHMENT B: APPLICATION INFORMATION

<p>APPLICANT/OWNERS: Pollyco (Langdon North) Development Ltd. Pollyco (Langdon North) Development Ltd.</p>	<p>DATE APPLICATION RECEIVED: May 8, 2024 October 17, 2024 (application is considered completed)</p>
<p>GROSS AREA: ± 41.79 hectares (± 103.26 acres)</p>	<p>LEGAL DESCRIPTION: A portion of NE-15-23-27-W04M</p>
<p>Pre-Application Meeting Held: <input type="checkbox"/></p>	<p>Meeting Date: N/A</p>
<p>SOILS (C.L.I. from A.R.C.):</p> <p>Class 3M,D,H70 7W,N30 – 70% of land in the quarter section contains soil with moderate limitations for crop production due to low moisture holding, adverse texture, low permeability, and temperature. The remaining 30% of the land has no capability for crop production due to excessive wetness/poor drainage and high salinity.</p> <p>Class 2H,M75 7W,N25 – The western portion of the land contains soil with slight limitation for crop production due to temperature, low moisture holding, adverse texture, excessive wetness/poor drainage, and high salinity.</p>	
<p>HISTORY:</p> <p>November 12, 2024: Bridges of Langdon Phase 4 Redesignation application (PL20240091) was approved.</p> <p>February 27, 2024: Redesignation application (PL20230095) was approved, as Bridges of Langdon Phase 3B.</p> <p>April 12, 2023: Bridges of Langdon Phase 3 Subdivision application (PL20220213) was approved.</p> <p>November 1, 2022: Bridges of Langdon Phase 3 Redesignation application (PL20220124) and Site-Specific Amendment to the Land Use Bylaw (PL20220125) were approved.</p> <p>June 22, 2022: Bridges of Langdon Phase 2 Subdivision application (PL20220044) was approved.</p> <p>May 17, 2022: Bridges of Langdon Phase 2 Redesignation application (PL20210185) and Amendments to the Bridges of Langdon Conceptual Scheme application (PL20220005) were approved to facilitate the future intensive development.</p> <p>June 22, 2020: Bridges of Langdon Phase 1 Subdivision application (PL20200048) was approved.</p> <p>July 25, 2017: Bridges of Langdon Phase 1 Redesignation application (PL20170054) was approved.</p> <p>December 13, 2016: Bridges of Langdon Conceptual Scheme application (PL20160028) was approved to provides guidelines for future redesignation, subdivision, and development permit applications for mixed-use residential development within the hamlet of Langdon.</p>	
<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Water Confirmation Letter (Langdon Waterworks July 17, 2024) • Geotechnical Investigation Reliance (Parkland GEO, July 18, 2024) • Bridges of Langdon Phase 4 Wastewater Analysis (Lee Maher Engineering Associates Ltd. July 25, 2024) • Final Traffic Impact Assessment (Bunt & Associates, October 17, 2024) 	
<p>APPEAL BOARD: Subdivision and Development Appeal Board</p>	

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response.
Calgary Catholic School District	No comment.
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	No response.
Alberta Transportation and Economic Corridors	No response.
Alberta Sustainable Development (Public Lands)	No response.
Alberta Culture and Community Spirit (Historical Resources)	No response.
Energy Resources Conservation Board	No response.
Alberta Health Services	No response.
<i>Public Utility</i>	
ATCO Gas	No response.
ATCO Pipelines	No objection.
AltaLink Management	No response.
FortisAlberta	No easement is required.
TELUS Communications	TELUS Communications Inc will require a utility right of way in order to provide service to this new development. Please have TELUS' requirement added as a condition of approval and have the applicant contact rightofwayAB@telus.com to initiate a TELUS Utility Right of Way Agreement.(Please include the original circulation package and this response).
TransAlta Utilities Ltd.	No response.

AGENCY	COMMENTS
Rockyview Gas Co-op Ltd.	No response.
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	Recreation has no comments for the attached application and are in support of the proposed pathway linkages.
GIS Services	No response.
Building Services	For all residential applications, all applicants must submit a complete application as per the requirements of the Building Permit Checklist for a New Single Family Dwelling. Applications missing some documentation may be delayed. All applications must be made on the MyBuild portal. Single-Family-Dwellings Checklist.pdf (rockyview.ca)
Fire Services & Emergency Management	Fire Services has no concerns at this time. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> • As per the application, the proposal is as follows to redesignate ± 8.55 hectares (± 21.13 acres) of the subject land from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), and Special, Public Service District (S-PUB), in order to facilitate the creation of 99 residential lots (Bridges of Langdon Phase 4). • As a condition of subdivision, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following: • Design and construction of offsite transportation upgrades as identified in the final approved TIA, including: <ul style="list-style-type: none"> ○ Upgrade Centre Street, to 4-Lane Major (400.15 or alternative approved by the County) from Railway Ave to North Bridges Landing; ○ Upgrade Railway Avenue, to Urban Primary Collector (400.3), from Vale View Road to Centre Street; ○ Upgrade the intersection of Mowat Street and Railway Avenue to an all-way stop. • Design and construction of the internal collector roadways to an Urban Residential Collector standard (400.2), including sidewalks on both sides, curbs and gutters, signage and pavement markings, dark sky street lighting, any necessary easement agreements, and removal of the existing temporary gravel turnaround as shown on the Tentative Plan. • Design and construction of the public internal local road system to an Urban Residential standard (400.1), including sidewalks on both sides, curbs and gutters, cul-de-sacs, signage and pavement markings, dark sky street lighting, and any necessary easement agreements.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • Design and construction of the piped stormwater collection system, in accordance with the recommendations of the approved stormwater management report and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan. • Design and construction of the piped wastewater collection system, including the service stubs to each proposed lot and tying into the existing wastewater collection system for Phase 3, in accordance with requirements of the County Servicing Standards. • Construction of a piped water distribution and fire suppression system, designed to meet minimum fire flows as per County Standards and Bylaws. • Design and construction of Landscaping features for all public pathways, public roadways and municipal reserves, in accordance with the approved Landscaping Plan. • Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County. • All necessary site grading including a building grade plan as per County Standards and Bylaws. • Implementation of the recommendations and findings of the approved geotechnical reports prepared in support of the proposed development phase. • Implementation of the recommendations of the construction management plan. • Implementation of the recommendations of ESC plan. • Installation of power, natural gas, and telecommunication lines. • Obtaining all necessary approvals from AEP. • Dedicating all easements and ROWs for utility line assignments and enter into all agreements/contracts for the installation of all underground shallow utilities and street lighting with utility providers to the satisfaction of the County. • Dedicating all easements and ROWs and enter into all agreements/contracts for the installation of all underground deep utilities (water, wastewater, stormwater) to the satisfaction of the County. • Payment of any applicable off-site levies, at the applicable rates, as of the date of the Development Agreement. • Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure. • Obtaining approval for a road name by way of application to and consultation with the County. • As a condition of subdivision, the applicant will be required to provide a detailed landscaping plan for all public boulevards, open space, and municipal reserve areas associated with the proposed phase of

AGENCY	COMMENTS
	<p>development to the satisfaction of the County’s Municipal Lands department.</p> <ul style="list-style-type: none"> • As a condition of subdivision, the applicant will be required to submit a construction management plan in accordance with the County Servicing Standards. • As a condition of subdivision, the applicant will be required to submit an erosion and sediment control plan, prepared by a qualified professional, to outline ESC measures in accordance with section 1200 of the County Servicing Standards. • It should be noted that the applicant will be eligible to enter into a Cost Recovery Agreement with the County in accordance with County Policy C-406 to receive cost recoveries from others for costs associated with the construction of offsite infrastructure which provides benefit to others. <p>Geotechnical:</p> <ul style="list-style-type: none"> • No geotechnical report was submitted with the application. • As a condition of subdivision, the applicant shall submit a geotechnical report to include adequate groundwater monitoring in accordance with the procedures and duration indicated in the County’s Servicing Standards, to the satisfaction of the County. Special attention shall be given to groundwater readings on completion of drilling, 1 day after drilling, 7 days after drilling, 14 days after drilling, 1 month after drilling, and once a month thereafter for 5 consecutive months in accordance with the County’s Servicing Standards. • As a condition of subdivision, the applicant shall submit a grading plan, prepared by a qualified professional engineer, that illustrates the original ground profile; proposed cut and fill; and the total amount of soil to be imported/exported from the site. • As part of the previous Stripping and Grading Permit application, the applicant submitted a Deep Fills Report, prepared by Parkland Geo dated June 21, 2024. The report identifies the areas of cut and fill 1.2m or greater and provides specifications for minimum compaction, materials, and installation and inspections. <p>Transportation:</p> <ul style="list-style-type: none"> • The applicant submitted an updated TIA prepared by Bunt and Associates, dated October 17, 2024. The report indicates significant offsite upgrades are required to support the proposed development, as well as other developments within Langdon. These offsite improvements include: <ul style="list-style-type: none"> ○ Upgrade Centre Street to a 4-lane cross-section, from Railway Ave to North Bridges Landing; ○ Upgrade Railway Avenue to Urban Primary Collector (400.3), from Vale View Road to Centre Street. This includes sidewalks and curb and gutter on both sides, and potentially underground storm pipe; ○ Upgrade the intersection of Mowat Street and Railway Ave to all-way stop; • As a condition of subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the

AGENCY	COMMENTS
	<p>applicable levy at time of subdivision approval, for the total gross acreage of the lands proposed to be subdivided and developed.</p> <ul style="list-style-type: none"> It is to be noted that the applicant shall be responsible for any offsite ROW acquisitions (if required by the TIA) to support the proposed phase of development. <p>Sanitary/Wastewater:</p> <ul style="list-style-type: none"> The sanitary collection system within the proposed development will tie into the piped sanitary collection system that was constructed with Bridges of Langdon (BOL) Phase 1. Wastewater will be conveyed to the sanitary lift station which was constructed with BOL Phase 1 and ultimately discharged through the East Rocky View Wastewater Transmission Line to the Langdon Wastewater Treatment Plant. The applicant provided an updated wastewater demand analysis, prepared by Lee Maher Engineering Associates Ltd., dated July 25, 2024, which included a projected average daily wastewater flow 55.6 m³/day for the proposed development and confirms available capacity at the Bridges of Langdon Lift Station and the Langdon WWTP. As a condition of subdivision, the applicant will be required to provide payment of the Wastewater Off-Site Levy based on the submitted wastewater demand flow and in accordance with the applicable Wastewater Off-Site Levy bylaw at the time of subdivision approval. As a condition of subdivision, the applicant shall be required to enter into a Cost Contribution and Capacity Allocation Agreement with the County for the required wastewater capacity to be reserved at the treatment plant. It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> The applicant submitted a letter of confirmation from Langdon Waterworks, dated July 17, 2024, indicating their ability to service the Phase 4 development for residential water flows and fire flows and pressures. As a condition of subdivision, the applicant will be required to enter into a Development Service Agreement with Langdon Waterworks for the construction of all water-related improvements required to support the proposed phase of the development. It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed potable water infrastructure. <p>Stormwater Management:</p> <ul style="list-style-type: none"> The applicant provided a stormwater management memo, prepared by LGN Consulting Engineering Ltd. dated April 2, 2024. The memo confirms that the existing downstream stormwater system, including the

AGENCY	COMMENTS
	<p>pond and canal, that was constructed in previous phases of Bridges of Langdon has capacity to service the proposed Phase 4 development without any upgrades required.</p> <ul style="list-style-type: none"> • As part of the Bridges of Langdon Phase 1 subdivision approval, the County and the developer entered into a cost recovery agreement for the shared stormwater facilities to the north of the proposed development. As a condition of subdivision, the applicant will be required to provide payment of the proportional cost contribution associated with Phase 3 in accordance with the Storm Facilities Cost Share Agreement, executed by the County dated July 12, 2020, and any applicable amendments agreed to by both parties. • As a condition of subdivision, the applicant will be required to provide payment of the Offsite Stormwater Levy, in accordance with the applicable levy bylaw at time of Subdivision approval, for the improvements to the local (Hamlet) and regional (CSMI) drainage network. • As a condition of subdivision, the applicant will be required to provide verification of EPA approvals and EPEA registration for the stormwater system. • It is to be noted that the applicant shall be responsible for any ROW acquisitions and drainage easements required to service the proposed development (ex. overland drainage courses). As a condition of subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes and all other related infrastructure. <p>Environmental:</p> <ul style="list-style-type: none"> • With the previous Phase 3 subdivision, the applicant provided a Biophysical Impact Assessment prepared by Tannas Consulting Services Ltd. and dated December 2022. The assessment covered the entire quarter-section (NE 15-023-27-W4M) and provided a summary of the potential environmental concerns associated with the proposed development based on published information and field investigation. The assessment took into consideration the significance of the onsite soils, vegetation, wildlife, historical resources, and wetlands and provided several recommendations for during and after construction to mitigate the impact of the development on the environment. The environmental impacts identified in the BIA include: <ul style="list-style-type: none"> ○ permanent impacts to native vegetation within onsite wetlands to be removed; ○ two (2) rare plant species, also found in other wetlands in the local area, to be maintained through cultivation; ○ some removal of sensitive wildlife species habitat to be done outside of critical breeding windows; and ○ minor impacts to onsite hydrology from wetland removals, mitigated through ESC plan implementation and other BMPs. • It is understood that the previous Phase 3 Water Act approval included the Phase 4 development area. • As a condition of subdivision, the applicant/owner will be required to submit an Environmental Protection Plan conducted by a qualified professional in accordance with the County Servicing Standards to the

AGENCY	COMMENTS
Agriculture & Environment Services	satisfaction of the County that provides recommendations on protecting the environmental features identified in the BIA during the construction of the proposed development. No response.

Circulation Period: May 29, 2024, to June 19, 2024.

From: [Milo Christie](#)
To: [Xin Deng](#)
Subject: Application Numbers: PL20240091, PL20240097
Date: Thursday, 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
403-952-9163

ATTACHMENT E: POLICY REVIEW

Definitions		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

Municipal Development Plan (County Plan)	
Managing Residential Growth - Hamlets	
5.1	<i>Support the development of the Hamlets of Conrich, Harmony, Langdon, Balzac, and Glenbow Ranch as full service rural communities providing a range of land uses, housing types, and rural services to their residents and local area; in accordance with their area structure plan or conceptual scheme. These hamlets are identified as "Hamlet – Full Service" on Map 1.</i>
Consistent	The proposal meets the policy by supporting full services community with a range of land uses and housing types.
Hamlets	
9.1	<i>Encourage and support the development of the Hamlets of Conrich, Harmony, Langdon, Balzac, and Glenbow Ranch as full service rural communities providing a range of land uses, housing types, and rural services to their residents and local area, in accordance with their area structure plan or conceptual scheme.</i>
Consistent	The proposed residential development meets the policy.

Langdon Area Structure Plan	
Residential	
8.1	<i>Residential development within the hamlet of Langdon shall be supported in the areas identified as residential on Maps 5 and 6.</i>
Consistent	The proposed residential development is located in the residential area identified on Maps 5 and 6.
8.2	<i>The County supports innovative neighbourhood design within new residential areas provided the proposed design supports the residential objectives</i>
Consistent	The subject land falls within the Bridges of Langdon Conceptual Scheme, which supports innovative neighborhood design.
8.3	<i>Where new residential neighbourhoods are developed in proximity to existing residential neighbourhoods, the design for the new residential neighbourhoods should provide an acceptable transition to the existing areas through a residential building form that is similar in height, massing, and architectural design to the surrounding community.</i>
Consistent	The proposal is part of the Bridges of Langdon community, which is compatible with the existing development built within the plan area.
8.4	<i>The predominant land use within the residential area shall be single detached residences; multi-family residences such as semi-detached homes, row houses and multi-unit buildings may also be considered.</i>

Consistent	The approved Bridges of Langdon CS contemplates a range of housing types, which meets this policy. The proposed development through this application is single detachment dwelling.
8.5	<i>The following uses in the residential area may be allowed where they are determined to be compatible and appropriate:</i> <i>a. seniors housing;</i> <i>b. public, recreational, and institutional uses such as schools, child care facilities, special care facilities, churches; and</i> <i>c. neighbourhood commercial</i>
Consistent	The above uses have been considered in the approved Bridges of Langdon CS.
8.6	<i>Local plans shall be required to support applications (see Section 27 and Map 12) for residential development. The local plan should provide:</i> <i>a. architectural design guidelines that promote neighbourly interaction by:</i> <i>i. promoting front yard aesthetics; and</i> <i>ii. providing street trees and street-oriented porches or patios.</i> <i>b. rural identity through the use of:</i> <i>i. street names;</i> <i>ii. architectural design guidelines that emphasize a rural look and feel; and</i> <i>iii. landscaping that uses local/native plant species.</i> <i>c. an analysis of open space and recreational needs and opportunities to determine the amount and location of land to be dedicated to parks and open space within a residential area.</i> <i>d. a transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the residential area.</i> <i>e. a market demand study, if neighbourhood commercial is proposed, to show that:</i> <i>i. the current supply of the proposed commercial land use is approaching build-out, and there is a demonstrated need for the use; and</i> <i>ii. the proposal will contribute to the fiscal balance of the municipality.</i>
Consistent	The above has been addressed in the approved Bridges of Langdon CS
Utility Services	
23.8	<i>All new development shall connect to the piped potable water system.</i>
Consistent	The proposed development would be connected with the piped water system provided by Langdon Water Works, which confirms the capacity to service the proposed development.
23.9	<i>A water use assessment shall be required with local plan preparation, subdivision applications, and/ or development permit applications to determine water demand and infrastructure requirements.</i>
Consistent	The detailed assessment would be required at the future subdivision stage.
23.14	<i>All new development shall be required to connect to the County's wastewater system.</i>
Consistent	The proposed development would be connected with the piped wastewater system.
23.15	<i>A wastewater servicing study shall be required with local plan preparation, subdivision applications, and/or development permit applications to determine wastewater demand and infrastructure requirements.</i>
Consistent	The Applicant has provided a wastewater analysis at the redesignation stage. Further analysis would be provided at the future subdivision stage.

Bridges of Langdon Conceptual Scheme (CS)	
Development Concept	
5.2.1	<i>Arrangement of the land-use areas shall be in general conformance with that illustrated in Figure 8 - Land Use Concept.</i>
Consistent	The proposed residential development complies with Figure 8.
5.3.1a	<i>Single family dwelling units shall be the dominant land use for residential development.</i>
Consistent	The proposed development is single family dwellings.

Land Use Bylaw (LUB)	
Residential, Mid-Density Urban District (R-MID)	
349 <i>Purpose</i>	To accommodate a diverse range of low to medium density fee simple residential housing types in an urban setting, such as Hamlets and comprehensively planned area.
Consistent	The proposed residential lots meet the purpose and intent of the district, and meet the minimum parcel size and minimum lot width requirements.
Special, Public Service District (S-PUB)	
451 <i>Purpose</i>	To provide for the development of Institutional, Educational and Recreational uses.
Consistent	The proposed stormwater ponds meet the purpose and intent of the district, and align with the Bridges of Langdon CS.
Special, Parks and Recreation District (S-PRK)	
469 <i>Purpose</i>	To provide for the development of active and passive recreational areas at the local, neighbourhood and regional levels.
Consistent	The proposed pathways meet the purpose and intent of the district, and is consistent with the Bridges of Langdon CS.

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL

Bridges of Langdon Phase 4 Subdivision

- A. THAT the application to create 99 residential lots, 2 public utility lots, and 2 municipal reserve lots on \pm 8.60 hectare (\pm 21.25 acres) of lands within a portion of NE-15-23-27-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9 of the *Matters Related to Subdivision and Development Regulation*, and the *Municipal Development Plan (County Plan)*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. In accordance with Section 654(2) the Subdivision Authority is of the opinion that the proposed subdivision would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring parcel of land; and the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.
- D. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
 - a) A Plan of Survey, including the Application number (PL20240097) and Roll number (03215004) of the parcel;
 - b) Landowner's Consent to Register Plan of Survey.

Development Agreement

- 2) The Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act, in accordance with the approved Tentative Plan, and shall include the following:
 - a) Design and construction of offsite transportation upgrades as identified in the final approved TIA, including:
 - Upgrade Centre Street, to 4-Lane Major (400.15 or alternative approved by the County), from Railway Ave to North Bridges Landing;
 - Upgrade Railway Avenue, to Urban Primary Collector (400.3 or alternative approved by the County), from Vale View Road to Centre Street;
 - Upgrade the intersection of Mowat Street and Railway Avenue to an all-way stop.
 - b) Design and construction of the internal collector roadways to an Urban Residential Collector standard (400.2), including sidewalks on both sides, curbs and gutters, signage and pavement markings, dark sky street lighting, any necessary easement agreements, and removal of the existing temporary gravel turnaround as shown on the Tentative Plan.
 - c) Design and construction of the public internal local road system to an Urban Residential standard (400.1), including sidewalks on both sides, curbs and gutters, cul-de-sacs, signage and pavement markings, dark sky street lighting, and any necessary easement agreements.
 - d) Design and construction of the piped stormwater collection system, in accordance with the recommendations of the approved stormwater management report and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan.
 - e) Design and construction of the piped wastewater collection system, including the service stubs to each proposed lot and tying into the existing wastewater collection system for Phase 3, in accordance with requirements of the County Servicing Standards.
 - f) Construction of a piped water distribution and fire suppression system, designed to meet minimum fire flows as per County Standards and Bylaws.
 - g) Design and construction of landscaping features for all public pathways, public roadways and municipal reserves, in accordance with the approved Landscaping Plan.
 - h) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County.
 - i) All necessary site grading including a building grade plan as per County Standards and Bylaws.
 - j) Submission and Implementation of the recommendations and findings of the approved geotechnical reports prepared in support of the proposed development phase.
 - k) Submission and Implementation of the recommendations of the construction management plan.
 - l) Submission and Implementation of the recommendations of ESC plan.
 - m) Installation of power, natural gas, and telecommunication lines.

- n) Obtaining all necessary approvals from AEP.
- o) Dedicating all easements and ROWs for utility line assignments and enter into all agreements/contracts for the installation of all underground shallow utilities and street lighting with utility providers to the satisfaction of the County.
- p) Dedicating all easements and ROWs and enter into all agreements/contracts for the installation of all underground deep utilities (water, wastewater, stormwater) to the satisfaction of the County.
- q) Payment of any applicable off-site levies, at the applicable rates, as of the date of the Development Agreement.
- r) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure.
- s) Obtaining approval for a road name by way of application to and consultation with the County.

Geotechnical

- 3) The Owner shall submit a Geotechnical Report in accordance with County's servicing standards, conducted by a qualified professional geotechnical engineer to address slope stability, construction materials for roads, sewage disposal, water table levels, adequate groundwater monitoring, water servicing, stormwater drainage and other developmental constraints that may be applicable to the Development.

Site Servicing

- 4) The Owner shall provide confirmation from Langdon Water Works Ltd. ensuring:
 - a) the completion of all paperwork for water supply allocation;
 - b) the payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;
 - c) the allocation and reservation of the necessary capacity;
 - d) the obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.).
 - e) entering into a Development Service Agreement with Langdon Waterworks for the construction of all water-related improvements required to support the proposed phase of the development.

- 5) The Owner shall enter into a Cost Contribution and Capacity Allocation Agreement with the county for wastewater servicing allocation to the lots created in this Phase based upon the servicing need identified in the Wastewater projections report.

Stormwater

- 6) The Owner shall provide verification of EPA approvals and EPEA registration for the stormwater system.
- 7) The Owner shall provide payment of the proportional cost contribution associated with Phase 3 in accordance with the Storm Facilities Cost Share Agreement, executed by the County dated July 12, 2020, and any applicable amendments agreed to by both parties.
- 8) The Owner shall secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes and all other related infrastructure.

Municipal Reserve

- 9) The provision of Municipal Reserve is to be provided by the dedication of ± 0.555 hectares (± 1.371 acres) of land within Phase 4, to be determined by a Plan of Survey, as indicated on the Approved Tentative Plan:
 - a) ± 10.775 hectares (± 26.639 acres) of Municipal Reserve owing is to be deferred by Caveat to the remainder land within NE&SE-15-23-27-W4M, pursuant to Section 669 of the Municipal Government Act.
 - b) The existing Deferred Reserve Caveat (#231085924 & #201169640) shall be discharged and replaced with the new one above.

Landscaping

- 10) The Owner shall provide a detailed Landscaping Plan for the municipal reserves/public pathway and public roadways, as shown on the Tentative Plan.
 - a) Implementation of the approved Landscaping Plan shall be included within the requirements of the Development Agreement.

Architectural Controls

- 11) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Controls, which require exterior building criteria, water conservation strategies, and landscaping provisions.

Site Management

- 12) The Owner shall prepare a Solid Waste Management Plan that will outline the responsibility of the Developer and/or Homeowners' Association for management of solid waste.
- 13) The Owner shall submit an Environmental Protection Plan prepared by a qualified professional, as recommended by the BIA and in accordance with the County Servicing Standards to the satisfaction of the County that provides recommendations on protecting the environmental features identified in the BIA during the construction of the proposed development.

Payments and Levies

- 14) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Phase 4 as shown on the Plan of Survey.
- 15) The Owner shall pay the Stormwater Off-Site Levy in accordance with Bylaw C-8008-2020 prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Phase 4 as shown on the Plan of Survey.
- 16) The Owner shall pay the Water and Waste Off-Site Levy in accordance with Bylaw C-8009-2020 prior to endorsement of the subdivision, based on the submitted wastewater demand flow.
- 17) The Owner shall pay the County subdivision endorsement fee for creating 99 new residential lots, in accordance with the Master Rates Bylaw.

Taxes

- 18) All taxes owing, up to and including the year in which subdivision is to be registered, are to be paid to the County prior to signing the final documents pursuant to Section 654(1) of the Municipal Government Act.

D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.