



Fw: Invasive Weed - [REDACTED]

From Jordan Wachter [REDACTED]
Date Sat 5/10/2025 7:28 AM
To Xin Deng <XDeng@rockyview.ca>

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From: [REDACTED]
Sent: Monday, July 22, 2024 8:16 PM
To: jordan wacher [REDACTED]
Subject: [REDACTED]

----- Forwarded message -----

From: **Delaney McNaughton** <DMcNaughton@rockyview.ca>
Date: Mon, Jul 22, 2024 at 12:28 PM
Subject: RE: Invasive Weed - [REDACTED]
To: [REDACTED]
CC [REDACTED]

Hello [REDACTED]

Thank you for confirming the location and extra information. The developer was out two separate times and each time mowed two different areas. I have been on site at this location multiple times inspecting, one of which was last week. After my inspection I reached out to the developer again to get more work completed. I mentioned to them the areas that were missed and let them know the previously done areas are already outgrown. They got back to me right away and let me know they would send someone out again so I am hoping that they will rectify this issue quickly.

To my knowledge there is construction planned in August (originally was July but the wet spring pushed it back) to expand the storm pond and then later a path will be constructed. There is also seeding associated with this project after construction is done.

I am working with the developer regarding the weed issues and unfortunately am not the person who deals with the steps and designations during the development process. I have CC'd Peter the engineer for this area who can provide you some clarity for your questions associated with that aspect.

Regards,

DELANEY MCNAUGHTON, BSc

Agricultural Services Officer | Agricultural and Environmental Services

Rocky View County

[262075 Rocky View Point](#) | [Rocky View County](#) | AB | T4A 0X2

Phone: 403-520-3952 | Cell: 403-478-8273

DMcNaughton@rockyview.ca | www.rockyview.ca

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From: [REDACTED]
Sent: Saturday, July 20, 2024 2:58 PM
To: Delaney McNaughton <DMcNaughton@rockyview.ca>
Subject: Re: Invasive Weed - [REDACTED]

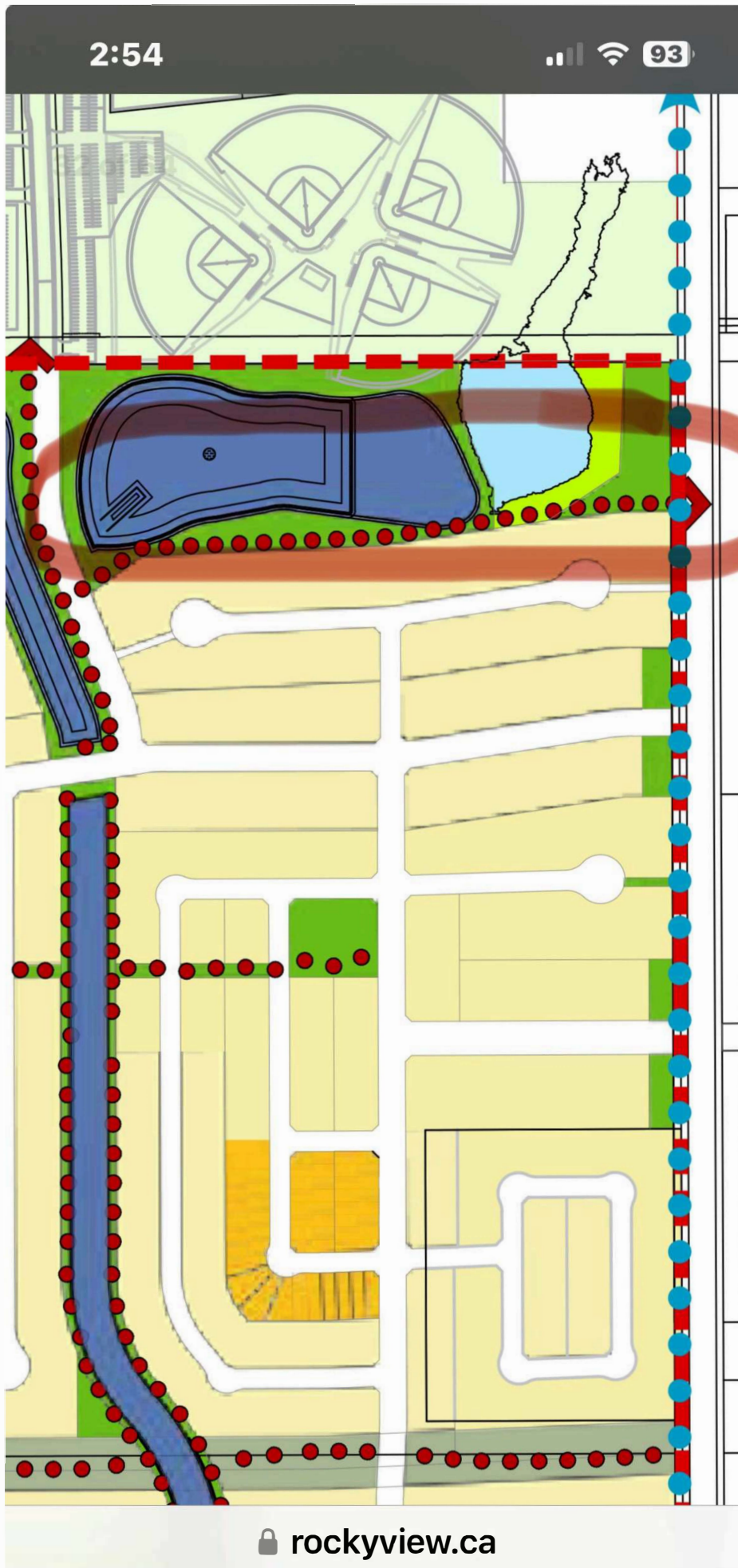
Hi Delaney,

Yes that is the storm pond. To the east of that storm pond is Environmental Reserve, and to the east of that future Municipal Reserve (MR). All of that area (north of the developer built chain link fences along backyards) is full fox tail, scentless camomile, buttercup etc.

All this land is under developer responsibility. Even the future MR piece along center street is a remnant of the land development they are completing. Through development agreements there is usually a responsibility to control their weeds. With the severity they should be spraying and cutting all the weeds along the backs on the houses and into the pond /ER / MR at least twice a year until it improves. The entire community is full of weeds even right in the community where they should have grass planted. Along roads / sidewalks etc. Planting grass and taking care of it would be a big step in the right direction to help choke out the weeds.

When you say complete work on the pond, do you mean they will finally landscape it? With path / grass etc, as shown on conceptual scheme. This should be cleaned up on the south edge of ER along the houses too? Do you know when the county will require them to designate the MR east of this? As shown in conceptual scheme .. should have been with phase 1 I would think. The completed of all of this with proper lawn care is significantly needed to slow the spread.

Below highlighted in red. The blue and green on left is pond, then the lighter blue and yellowy green is Er and the green to the right of that is MR that the county should be requiring them to designate asap. The red dots are a path.



Thanks for the help!



On Fri, Jul 19, 2024 at 5:35 PM Delaney McNaughton <DMcNaughton@rockyview.ca> wrote:

Hi 

Just confirming you are referring to the stormwater pond and that is between the ball diamonds and the North Bridges Bay area?

For future reference regarding the Foxtail barley, unfortunately it is a native species to Alberta and therefore is not regulated by the [Alberta Weed Control Act](#). For these reasons foxtail is not a species we have jurisdiction to enforce landowners to control. However, given the general lack of maintenance that needs to be completed by the developer this has been an ongoing issue that I have been trying to keep on them for.

The developer has done some work, but I was out this week to look at the area and I agree more work needs to be done. I did email the developer and they said that they would be in to have this mowed again as they will not be completing work on the pond until August.

If you have any other questions, please let me know.

Have a great weekend!

DELANEY MCNAUGHTON, BSc
Agricultural Services Officer | Agricultural and Environmental Services

Rocky View County

[262075 Rocky View Point](#) | [Rocky View](#) County | AB | T4A 0X2
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From: Weed/Rat Report <notifications@cognitoforms.com>

Sent: Sunday, July 14, 2024 10:08 PM

To: Ashley Stewart <ASTewart@rockyview.ca>; Laura Poile <lpbile@rockyview.ca>; Kristyn Lines <KLines@rockyview.ca>; Delaney McNaughton <DMcNaughton@rockyview.ca>; Matthew Chilakos <MChilakos@rockyview.ca>

Subject: Invasive Weed - [REDACTED]

Rocky View County

Report a Weed/Rat

Entry Details

Type of Report	Invasive Weed
Date Observed	2024-07-14

Location of Problem

Behind [57 North Bridges Bay, Langdon Alberta](#)

Details

There is about 5000 sq feet of foxtail located in the developer owned land, Public Utility Lot and Environmental Reserve [REDACTED]. It is terrible. It is the west side of center street in between dead horse road and north bridges road.

Follow-up Information

Name

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

From: [Jordan Wacher](#)
To: [Xin Deng](#)
Subject: Fw: Langdon North Bridges Bay - Weed Problem
Date: Monday, February 10, 2025 9:32:16 AM
Attachments: [image001.jpg](#)

This is requests drool last summer to have the developer fix their weed problem an led er / Mr issues. The county did not require them to do anything, and the developer did nothing.

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From: Enforcement Services <EnforcementServices@rockyview.ca>
Sent: Tuesday, July 23, 2024 8:33 AM
To: [REDACTED] Lisa Gosse <LGosse@rockyview.ca>
Cc: Xin Deng <XDeng@rockyview.ca>
Subject: RE: Langdon North Bridges Bay - Weed Problem

Good morning Jordan,

I have forwarded your email to Officer McKinley.

Regards,

Enforcement Services

262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-230-1401 | Fax: 403-230-7091
Enforcementservices@rockyview.ca | www.rockyview.ca

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From: Jordan Wacher [REDACTED]
Sent: Monday, July 22, 2024 8:28 PM
To: Lisa Gosse <LGosse@rockyview.ca>
Cc: Brenda Shute <BShute@rockyview.ca>; Xin Deng <XDeng@rockyview.ca>
Subject: Re: Langdon North Bridges Bay - Weed Problem

Thanks Lisa.

The fox tail, scentless camomile, buttercup weed problem is an enforcement issue agreed - that the developer should be taking care of. Because it is land under a development contract it can also be enforced by the development group by the Development Agreement. Who would I be speaking with about that on the enforcement side? It is out of control in the entire subdivision and boundary area.

Who is the project manger would speak with about this and other items? We've just got handed notes from the developer that they will take care of weeds around the pond. They should also be doing so in all MR and ER shown below. They have done work in all these areas under their development agreement and are letting the weeds take over. Further more the developer should be developing all MR with grass, trees etc which would help stop the spread. They told me they have no plans to do so. The MR 2 below has not yet been dedicated, although it should have with phase 1. Polyco told me they haven't because the county hasn't asked for it yet. This could be a huge problem for the county if this goes too far as they are selling houses with the promise of backing onto green space, and if the county doesn't make them dedicate it and develop the grass space appropriately they may have nothing stopping them from walking away as they are already at phase 4. It was a boundary of phase 1 and should have been dedicated and developed as park at that time. Please have this land all dedicated and developed into the green space promising. There is also a path shown there ... it should be to a level of other normal parks in Langdon and other city's / municipalities. This is the developer negligence, but it is also municipal obligation to require this of them as the county is the steward.

I also work in the land development industry, so I understand the inner workings. This is a very poor state for this area to be in after this long.

Attention is appreciated. This is something the entire community talks about and is in shock by the little developer effort.

Thank you.



Sent from my iPhone

On Jul 17, 2024, at 8:56 AM, Lisa Gosse <LGosse@rockyview.ca> wrote:

Good Morning Jordon

Thank you for inquiry!

In regard to your questions and concerns around fox tails please view the following link for more information: <https://www.rockyview.ca/weed-control>.

However, both the drainage and fox tail questions are enforcement related , I had sent that department this email and cc'd them in this reply.

The pond/PUL question for the future subdivision. We are in Initial review for Phase 4 ,I cc'd the file manager

for this project for more information. Without knowing which pond you are speak about I can only provide general information. Bridges of Langdon has an approved Conceptual Scheme (<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Bridges-of-Langdon.pdf>) and figure 9 (page 35 of the CS) indicate the locations of the MR and the policy below provide general details to how the MR will be designed.

If you have any further questions do not hesitate to contact me.

Thank you,

LISA GOSSE
Call Centre Representative- Planning

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-8158
LGosse@rockyview.ca | www.rockyview.ca

-----Original Message-----

From: Jordan Wachter [REDACTED]
Sent: Tuesday, July 16, 2024 7:05 PM
To: PAA_Development <Development@rockyview.ca>
Subject: Re: Langdon North Bridges Bay - Weed Problem

Any update?

Are you going to look into this or have the developer look into it or both?

Sent from my iPhone

On Jul 13, 2024, at 8:25 AM, Jordan Wachter [REDACTED] wrote:

Good Morning,

I am a resident in North Bridges Bay Langdon. Pollyco is the developer. On the north side of the development along the pond / ER / MR there is a significant foxtail issue. I beleive it is the developers responsibility to control noxious weeds. I understand this was a problem last year. Can you please have them come out to cut this. A mower and weed trimmer will be required as it is a significant area.

Also curious on about the finished state of the PUL / pond. I assume the county will require them to landscape this with a path? Planting grass / trees here would help their weed problem as well as provide a finished product typical to a town. They also have a section east of the pond that is privately owned by them still, but was planned for MR and likely should have been designated with phase 1. Pollyco has confirmed they will keep this promise as the houses that back onto it are being sold with that promise and a developer chain link fence backs onto this green space that they have not yet designated. Can the county ensure this is designated with the next phase before the developer sells it off and creates an issue an inconsistency with the expectation of the development? Finishing this MR with grass / pathway (as shown in conceptual scheme) and trees would also help this weed problem.

They also have a drainage issue along center street and the east developer boundary as well as along the future MR and development boundary. Our neighbour was flooded a week ago. It is developers responsibility to ensure proper drainage along these boundaries and the county should be reviewing / enforcing. It is not draining a properly, likely a CB should be added to the ditch that connects to the nearby MH on the east community PL and completion of the MR grading ok the north community PL would solve that.

Thank you in advance.

Happy to discuss at the number below.

Jordan

[REDACTED]

Sent from my iPhone

From: [Milo Christie](#)
To: [Xin Deng](#)
Subject: Application Number: PL20240209
Date: Sunday, January 19, 2025 3:58:15 PM

Hi Xin,

File Number - 03215004
Application Number - PL20240209

Attention Planning and Services Department,

As a resident of the North Bridges community, I again, strongly oppose the application submitted by BLV Development Management. Pollyco has shown and continues to show their incompetency as a developer. The amount of work done in Phase 1 to bring sidewalks, driveways, rear yards into compliance is validation of the previous statement. There are now holes drilled in our driveways that will most certainly lead to premature cracking.

Areas of concern

- Broken sidewalks
- Green space completeness and upkeep
- Garbage
- Snow removal
- Garbage can emptying

Same Questions as Previous Response

- 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?

Sincerely,

