



## ATTACHMENT 'A': APPLICATION INFORMATION

<b>APPLICANT:</b> Pollyco (Langdon North) Developments Ltd.	<b>OWNERS:</b> Pollyco (Langdon North) Developments Ltd., Kelly Kustom Homes, and Green Cedar Homes.
<b>DATE APPLICATION RECEIVED:</b> March 4, 2021	<b>DATE DEEMED COMPLETE:</b> May 7, 2021
<b>GROSS AREA:</b> ± 6.65 hectares (± 16.45 acres)	<b>LEGAL DESCRIPTION:</b> Lot 2-65 Block 1 Plan 2011558, Lot 2-12 Block 2 Plan 2011558, Lot 2-12 Block 3 Plan 2011558 within NE-15-23-27-W04M.
<b>SOILS (C.L.I. from A.R.C.):</b>  <b>Class 3M, D, H70 7W, N30</b> – 70% of the land 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.  <b>Class 2H, M75 7W, N25</b> – The rest of the land within the subject lands contain soil with a slight limitation for crop production due to temperature, low moisture holding, adverse texture, excessive wetness/poor drainage, and high salinity.	
<b>HISTORY:</b>  <b>HISTORY:</b> <b>June 22, 2020:</b> Re-Application (PL20200048) for the Bridges of Langdon Phase 1 was approved by Municipal Planning Commission (MPC) under the new Off-Site Levy Bylaw (C-8008-2020) and Water and Wastewater Off-Site Levy Bylaw (C-8009-2020) for the creation of 87 lots.  <b>May 25, 2020:</b> This Re-application for the Bridges of Langdon Phase 1 Subdivision application (PL20200048) was presented at MPC. MPC tabled it until the new Transportation Off-Site Levy Bylaw (C-8007-2020), Stormwater Off-Site Levy Bylaw (C-8008-2020), and Water and Wastewater Off-Site Levy Bylaw (C-8009-2020) are adopted by Council.  <b>October 24, 2017:</b> Bridges of Langdon Phase 1 Subdivision application (PL20170127) was approved to create 87 residential lots ranging from ± 603 m <sup>2</sup> (± 0.16 ac) to ± 1299 m <sup>2</sup> (± 0.32 ac), four (4) municipal reserve lots with a total of ± 0.65 acres in size, and internal roads. This subdivision has not been endorsed. The applicant indicated that this old application would be closed if the new subdivision application (PL20200048) is approved.  <b>July 25, 2017:</b> Bridges of Langdon Phase 1 Redesignation application (PL20170054) was approved to redesignate ± 12.42 hectares (± 30.69 acres) of land from Ranch and Farm District (RF) to Hamlet Residential Three District (HR-3) and Public Services District (PS), in order to facilitate the development of Phase 1.	



ROCKY VIEW COUNTY

**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

**1985:** *The subject land became a remainder parcel after a ± 4.04 hectare (± 9.99 acre) Farmstead parcel was subdivided.*

**PUBLIC & AGENCY SUBMISSIONS:**

The application was circulated to 472 adjacent landowners. No responses were received back in favor or in opposition.

The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above.