

ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Planet Homes Ltd. (Raghvir Singh Bhullar) Previous Owner: Alida White Current Owner: Planet Homes Ltd.	DATE APPLICATION RECEIVED: May 21, 2024 June 2, 2025 (Technical study received, application is considered completed)
GROSS AREA: ± 45.83 hectares (± 113.25 acres)	LEGAL DESCRIPTION: A portion of NE-15-23-27-W04M
Pre-Application Meeting Held: <input type="checkbox"/>	Meeting Date: N/A
SOILS (C.L.I. from A.R.C.): <p>Class 3M,D,H70 7W,N30 – 70% of land in the quarter section to the north 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 south east corner 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>	
HISTORY: <p>June 12, 2025: Bridges of Langdon Phases 5 Subdivision application (PL20240223) was approved.</p> <p>May 20, 2025: Bridges of Langdon Phases 5-8 Redesignation application (PL20240109) was approved.</p> <p>December 3, 2024: Bridges of Langdon Phase 4 Subdivision application (PL20240097) was approved, but was appealed by the Applicant on a condition. The appeal application was then approved by LPRT by April 10, 2025.</p> <p>November 12, 2024: Bridges of Langdon Phase 4 Redesignation application (PL20240091) was approved.</p> <p>February 27, 2024: Bridges of Langdon Phase 3B Redesignation application (PL20230095) for the subject land was approved.</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>	

TECHNICAL REPORTS SUBMITTED:

- Geotechnical Investigation Report (Beairsto & Associates Engineering Ltd., March 2024)
- Trip Generation and Impact Memo (bunt & associates, April 18, 2024)
- Phase 1 Environmental Site Assessment (Vertex Professional Services Ltd., June 2023)
- Letter of Confirmation from Langdon Water Works (April 30, 2024)
- Wastewater Generation Analysis (Lee Maher Engineering, August 28, 2024)
- Wetland Assessment and Impact Report (Base Land & Environmental Services Ltd. August 28, 2024, and updated on May 26, 2025)

APPEAL BOARD:

Land and Property Rights Tribunal