



Langley In Progress

3rd Quarter (to September, 2005) – Volume 17, Issue 4

“**Langley In Progress**” provides a summary of development activity statistics for this period, as well as summarizing on a community basis the status of significant multi-family, comprehensive development, commercial, industrial, institutional and single family subdivision development applications.

“**Langley In Progress**” is published by the Community Development Division to provide a summary of current development activity. Information is current to September 30, 2005 unless otherwise stated, and is provided for quick reference only. For specific project details, please contact the Community Development Division at 533-6034, or the Permit, Licence and Inspection Services staff at 533-6018.

“**Langley In Progress**” is available at no charge through the Township website at www.tol.bc.ca. Alternatively, you may purchase a copy from the Community Development counter in Municipal Hall for a fee of \$2.00. For more specific information on building permits that have been issued, please refer to the “*Building Statistics*” reports published monthly and available from Permit, Licence and Inspection Services staff.

RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL PROPOSALS

The following is a list of substantial, active development proposals, including subdivision, rezoning, development permit and building permit applications. The following codes are used to describe development type / activity in each community:

LEGEND

- RZ:** Rezoning
- RO:** Rezoning/Community Plan Amendment
- OP:** Community/Neighbourhood Plan Amendment
- DVP:** Development Variance Permit
- DP:** Development Permit
- BP:** Building Permit
- UC:** Under Construction
- ALR:** Agricultural Land Reserve Application
- SA:** Subdivision Application
- DL:** Decision Letter issued
- w/o DL:** No decision letter issued
- FINAL:** Has received final approval (new subdivision plan registered)
- HAP:** Heritage Alteration Permit
- HAR:** Heritage Revitalization Agreement

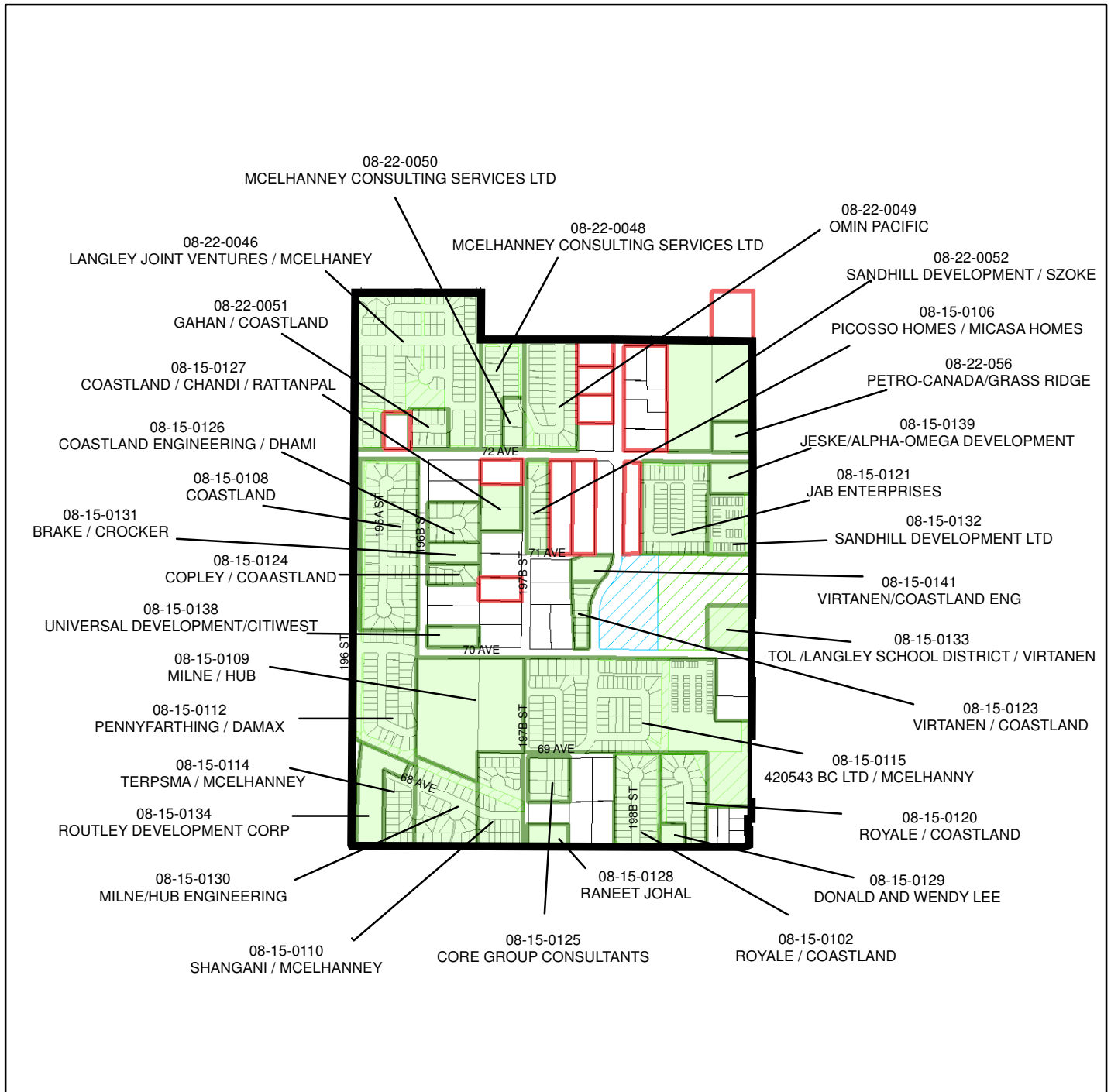


Summary of Development Activity Statistics

The following is a quarterly summary of all planning applications in various stages of the approval process.

Development Applications	2005			2004		
	July-Sept	Year to Date	Year Total	July-Sept	Year to Date	Total last year
# of Rezoning Applications (RZ)	6	16	16	7	28	39
# of Rezoning / OCP Applications (RO/OP)	1	8	8	2	7	8
# of Heritage Revitalization Agreement (HRA)	1	1	1	0	1	1
# of Heritage Alteration Permit (HAP)	0	0	0	0	2	2
# of Development Permit (DP)	11	39	39	7	42	60
# of Development Variance Applications (DVP)	0	1	1	1	1	1
# of Service Agreements (Completed)	17	40	40	14	31	46
# of New Subdivision Applications	7	45	45	14	58	69
# of ALR Applications	10	22	22	5	13	19
# of Liquor Primary Application (LP)	2	4	4	1	4	4
Total Development Applications	55	176	176	50	187	249
Subdivision Statistics						
	2005			2004		
	July-Sept	Year to Date	Year Total	July-Sept	Year to Date	Total last year
Applications						
# of New Subdivision Applications	7	45	45	14	58	69
# of Subdivision Applications with DL issued this period	13	47	47	24	58	69
# of Subdivision Applications finalized this period	27	69	69	19	48	61
Lots						
# of Lots w/o DL (active in system at end of quarter)	438	NA	NA	657	NA	NA
# of Lots with DL (active in system at end of quarter)	3050	NA	NA	2831	NA	NA
# of Final Lots (this year)	120	214	214	166	611	1009
Total Lots	3608	NA	NA	3654	NA	NA
Building Permit Statistics						
	2005			2004		
	July-Sept	Year to Date	Year Total	July-Sept	Year to Date	Total last year
# of Building Permits issued for Single Family	126	434	434	171	528	635
# of Building Permits issued for Multi-Family	215	479	479	26	544	717
Total Building Permits issued	341	913	913	375	1072	1352

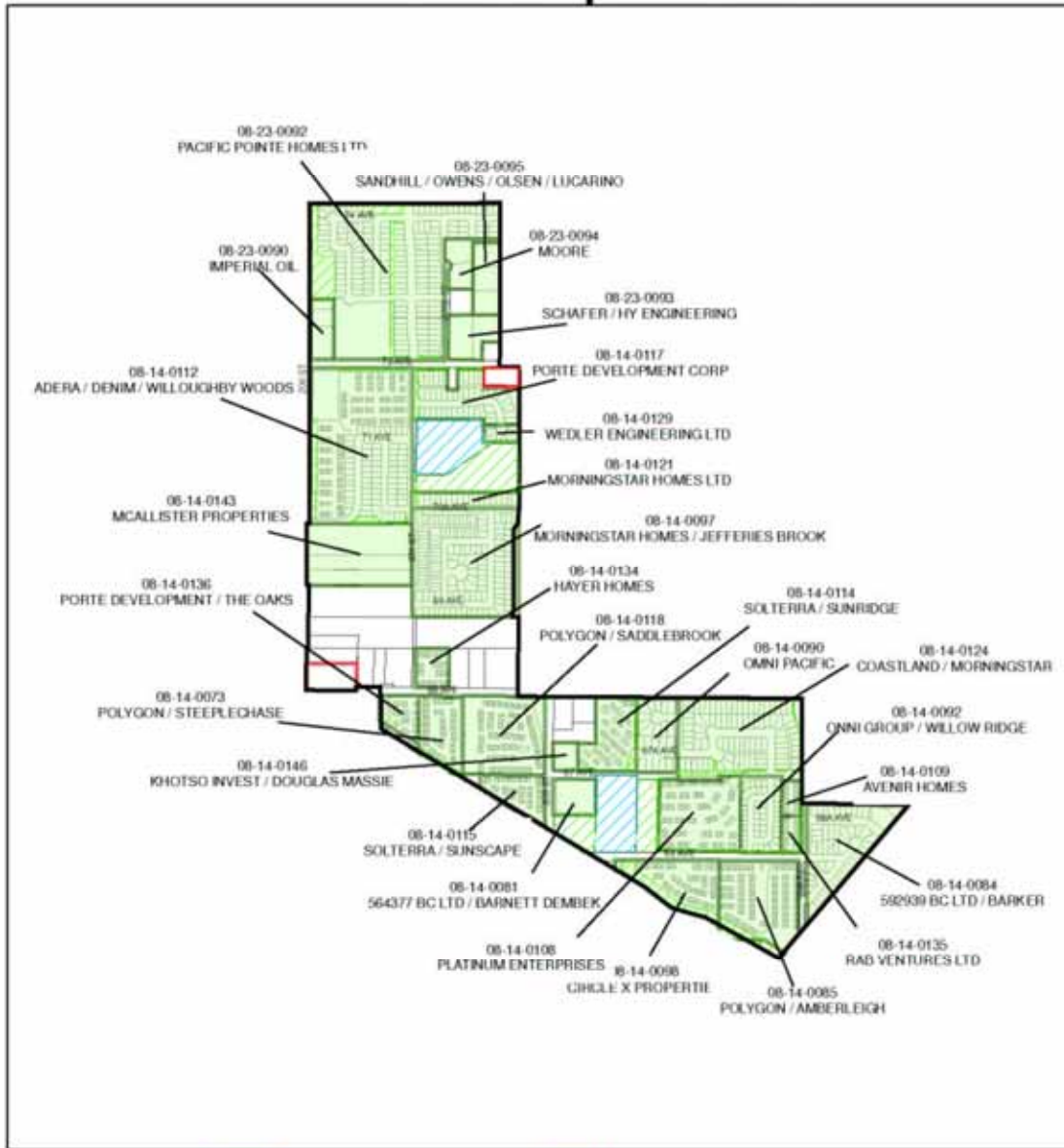
Routley Development



- Development Applications
- Development Enquires
- Township of Langley
- School District # 35



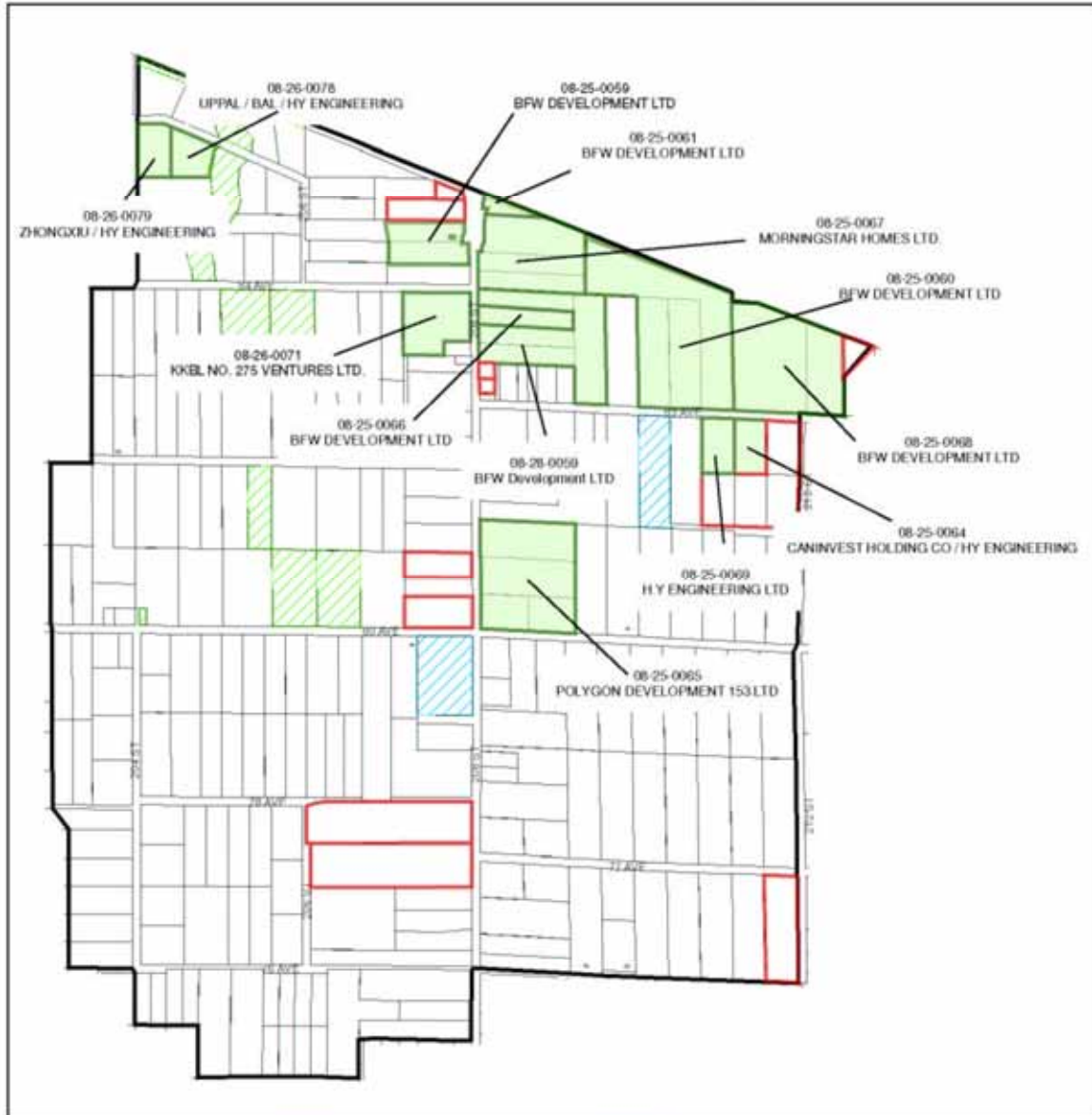
Southwest Gordon Development



- Development Applications
- Township of Langley
- Development Enquiry
- School District #35

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Yorkson Development

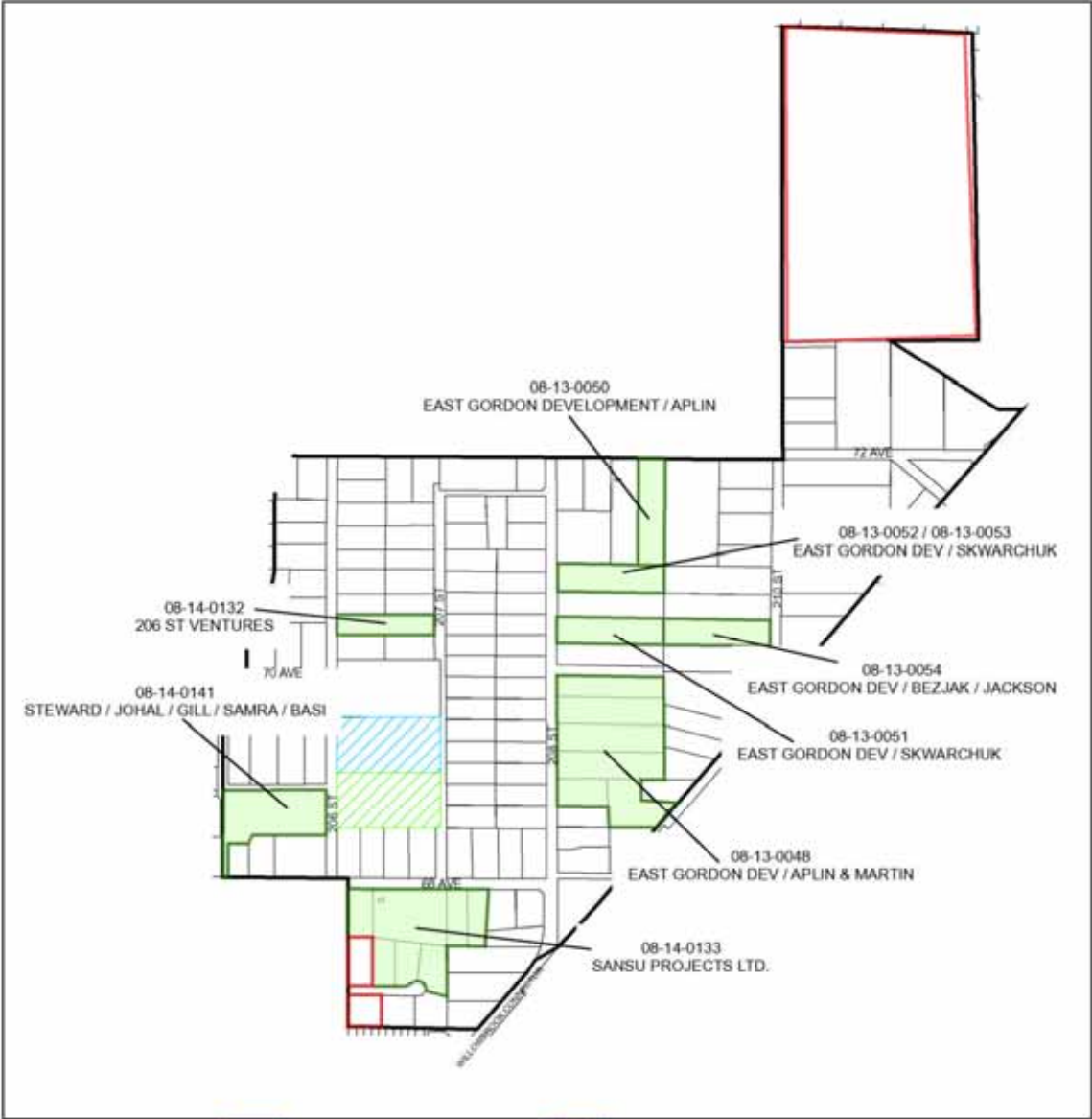


- Development Applications
- Township of Langley
- Development Enquiry
- School District # 35



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Northeast Gordon Development

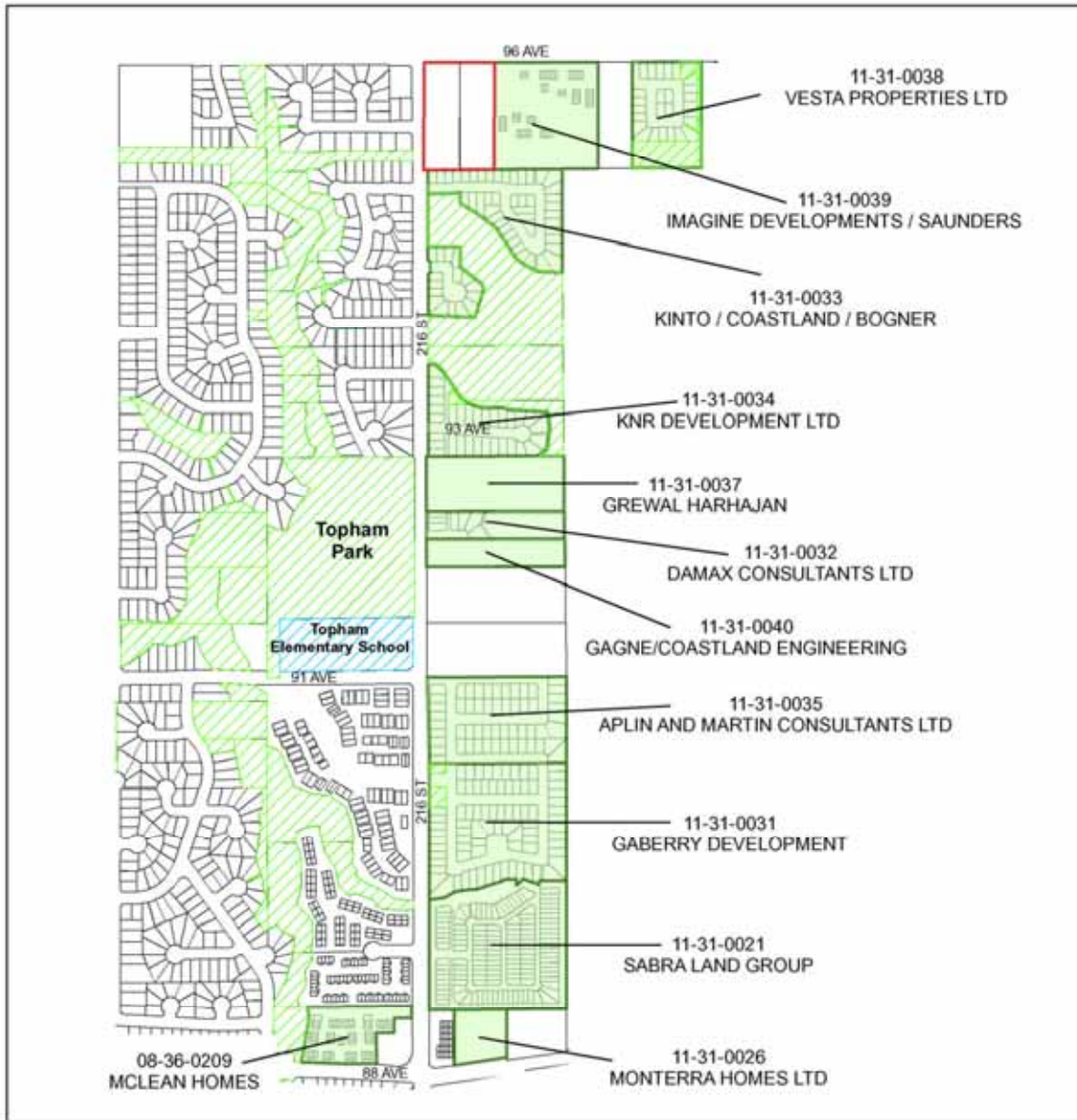


- Development Applications
- Township of Langley
- Development Enquiry
- School District # 35



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Redwoods Development

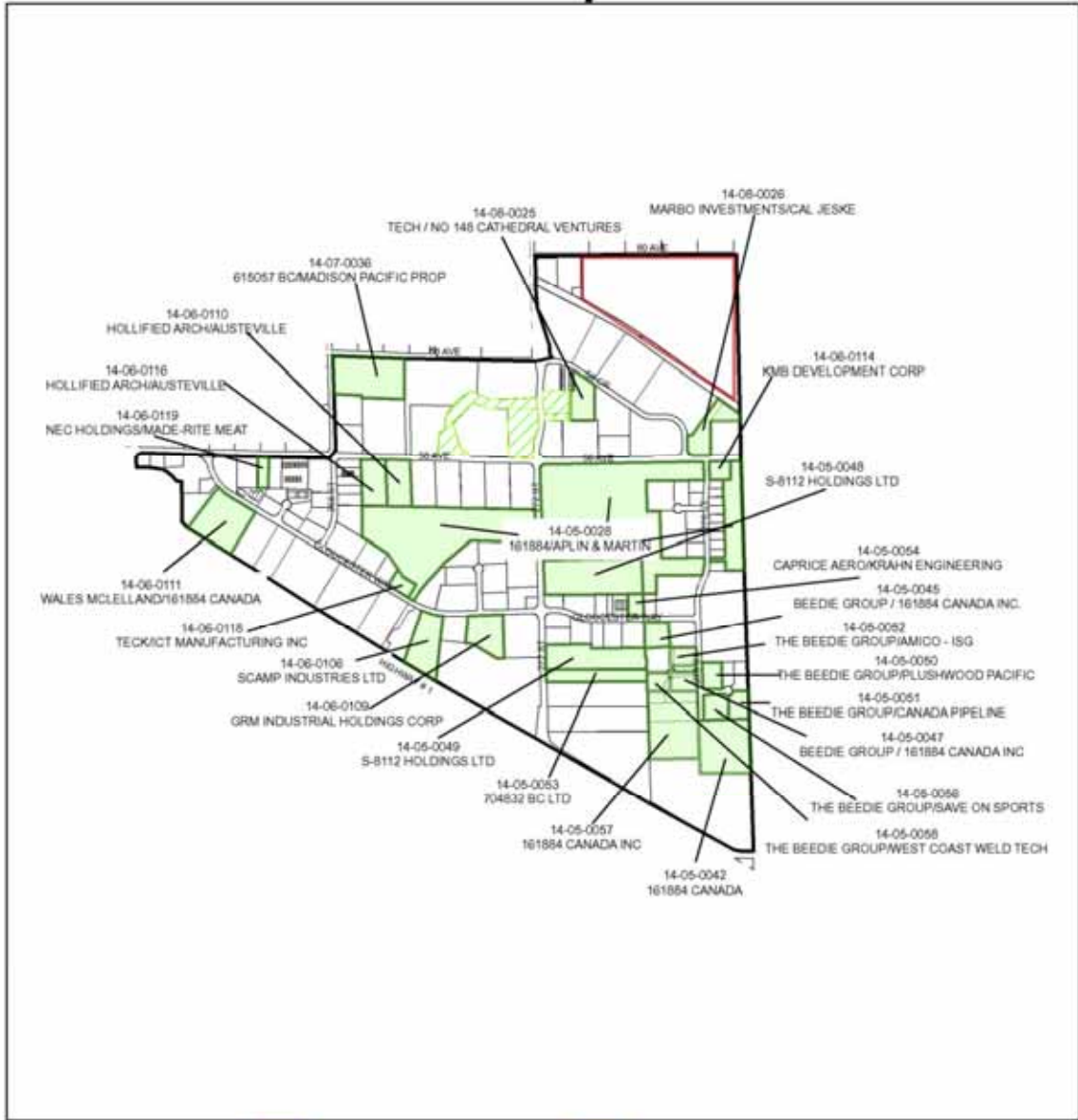


Development Applications
 Township of Langley
 Development Enquiry
 School District # 35



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Gloucester Development



- Development Applications
- Township of Langley
- Development Enquiry
- School District #35

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Substantial Project/ Folder #	Contact/ Phone #	Description	Project #	Address	Status	Township Project Manager
ALDERGROVE						
Industrial Development						
Alpi Construction / Donegan DP100290 BP091243	Vincent Donegan & Associates Ltd.	Multi-Tenant Light Industrial building (3588 m ²)	10-25-0033	262 St at Fraser Hwy.	UC	Harold Neumann
Grovue, T. & B. RZ100147	Grovue, T. & B. (604) 856-1872	Rezone from SR-2 to M-1A to accommodate R.V. Storage.	10-24-0073	2883 264 St	On Hold	Mark Neill
Twilight Drive-In DP100282	Denis Turco Architects Inc 604-320-0881	Develop a 424 car Drive-In theater.	10-25-0034	26061 Fraser Hwy	UC	Harold Neumann
White Willow Investments DP100304	Len Priebe (604) 888-6094	Light Industrial building (2 floors, 1492 m ²)	10-24-0081	3102 262B Street	BP	Shane Engbrecht
Krahn / Allmac Properties DP100392 BP109119	Glenn Froese (778) 808-7707	To construct a 5,407 m ² industrial use building.	10-24-0082	26162 30A Avenue	BP	Harold Neumann
Commercial Development						
Fox & Hounds RO100025 DP100146 BP108285	D. Harrison & J. Paul (604) 856-8111	Rezone from R-2 to C-12 for an addition to existing pub / restaurant	13-19-0232	26444 - Fraser Highway	RO / DP	Bill Ulrich
Lalli BP101409	K. Lalli (604) 533-4531	175 m ² commercial building	13-20-0125	2948 - 272 Street	UC	Harold Neumann
KR Consulting / Leippi DP100396 BP109231	Carl Leippi	To construct an approximately 3,600ft ² service commercial building	13-20-0136	3078 275 Street	UC	Harold Neumann
Multi-Family Development						
Tony and Kelly Vanderbyl DP100241 BP105166	Tony Vanderbyl (604) 856-0177	7 unit townhouse	13-19-0268	27128 31A Avenue	UC	Debbie Scott
HR Pacific / Hansen / Ratzlaff RZ100189 DP100311 BP107722	Peter Hansen (604) 533-0071	Rezone from C-2 to CD to allow for a 4-plex	13-20-0134	27295 30 Avenue	UC	Debbie Scott
Metropolis Builders Ltd. SA100457	Grant Wiancko (778) 882-4168	To create a six (6) residential duplex subdivision	13-19-0280	26759 and 26779 Fraser Highway	DL	Bill Ulrich
Orwick/Jones/Point West Architect RO100049 DP100408	W. Friesen (604) 864-8555	To amend the Aldergrove Official Community Plan from Low Density Residential to High Density Residential and the zoning from R- 1B to RM-3A to create an eighteen (18) unit townhouse complex.	13-20-0135	27319 28A Ave	RO / DP	Bill Ulrich
Subdivision Applications						
Albion Engineering SA100208 BP108943	25 Avenue Group / 25 lots Albion Engineering (604) 888-1778		13-19-0253	26815 26833, 26855, 26891 & 26947 - 25 Avenue	UC	Debbie Scott

Substantial Project/ Folder #	Contact/ Phone #	Description	Project #	Address	Status	Township Project Manager
Hall / Mclena / TGK SA100249 BP107345	T. Keeping (604) 853-2333	19 lots	13-20-0131	2746 & 2784 - 272 Street	UC	Shane Engbrecht
Ron Funk SA100277 BP104414	Focus Architecture and Planning Ltd. (604) 853-5222	41 lots	13-29-0064	3338 - 272 Street	UC	Debbie Scott
Ron Funk / Focus Architecture SA100346	Focus Architecture and Planning Ltd. (604) 850-4218	41 single family lots	13-29-0065	REM. Lot 1, 34 Avenue East of 272 St	DL	Bill Ulrich
662068 B.C. LTD / Anderson Management Inc. SA100406	Brian Anderson (604) 850-4218	To create 43 single family lots.	13-30-0070	3511 272 Street	SA	Bill Ulrich

BROOKSWOOD-FERNRIDGE

Commercial Development

Riders Pub / 600885 BC. Ltd. DP100275	Bill Sullivan (604) 220-8545	Relocate existing Rider Pub and Liquor store	07-35-0136	4185 - 208 Street to 4143 208 St	On hold	Bill Ulrich
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FORT LANGLEY

Commercial Development

Victorian Building Specialist Ltd. DP100354	Victorian Building Specialist Ltd. (604) 649-3537	To construct a multi-use development consisting of a 8720 sq ft ground floor commercial and two residential units on the 2nd storey	11-33-0095	23272 Mary Street	HAP	Mark Neill
Tonnmee Holdings / Annandale DP100348	Thomas Annandale (604-682-6881)	To renovate the Beatniks Bistro for restaurant use.	11-33-0094	9194 Glover Rd	HAP	Mark Neill

Multi-Family Development

Parklane Homes RO100021 SA100314	Ben Taddei (604) 879-9940	Rezone from M-5 and RU-4 to CD- 55 to allow for a mix of residential, commercial, and park / conservation areas. A total of two hundred and eighty-nine (289) lot single family residential subdivision is proposed.	11-33-0088	9269 - Glover Road	RO	Darren Braun
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Institutional Development

Fort Langley Fire Hall RO100039 DP100314 BP107025	Kim Johnston (604) 684-3338	Construction of a new fire hall	11-32-0102	23137 96 Ave	UC	John Knypra
Simpson Hospital RO100042 DP100322 BP107363	Decker Management Ltd. (604) 888-4699	Rezone form R-1E to P-1 to permit expansion of the Simpson Hospital to 96 beds	11-32-0103	8838 Glover Road & 23059 88 Ave	UC	Harold Neumann

Substantial Project/ Folder #	Contact/ Phone #	Description	Project #	Address	Status	Township Project Manager
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MURRAYVILLE

Commercial Development

Newlands Golf and Country Club	M.Sanderson	Consolidation of all golf course parcels.	08-01-0078	21193, 21166 and 21151 Old Yale Road, 21195 48 Ave	DL	Mark Neill
RZ100127 DP100216 SA100284	(604) 597-9058					

Institutional Development

Langley Memorial Hospital Foundation	H. Carter	Rezone from SR-1 to P-1 for a phased seniors multi-level care facility	11-06-0135	East side 5100 block of 221A Street	On Hold	Mark Neill
RO100020 DP100138	(604) 532-5304	(150 beds)				
Christian Life Assembly	Roger Woods	Rezone from SR-1 to P-1 to accommodate an expansion of the church facility and parking area.	08-12-0024	21203 & 21245 56 Avenue	RZ / DV	Mark Neill
RZ100142 DV100036	(403) 277-7574					
Langley Christian School		Rezone parcels from Rural Zone (RU-1) to Civic Institutional Zone (P-1) to develop a private elementary school.	10-32-0073	22930 48 Ave & 22935 Fraser Hwy	RO	Melissa Johnson
RO100038	(604)597-9058					
Christian Assembly Society	David Chesney	To construct 2 duplex units, one storey future development and 2 story addition to Hilltop manor.	10-31-0133	4775 221 St	UC	Debbie Scott
DP100279	(604) 533-0870					

Industrial Development

Vaneric Investments / Anmore	Anmoe Development Corp.	To allow construction of a new retail lumber store for Curtis Lumber	10-32-0072	22454 48 Ave	BP	Harold Neumann
DP100262 BP109801	(604) 294-5582					

Subdivision Applications

Bill & Joan Vogel	Aplin & Martin Consultants Ltd.	Rezone from SR-1 to R-1D to allow for 2 single family lots	10-31-0139	22007 Old Yale Road	RZ/SA	Melissa Johnson
RZ100224 SA100484	(604) 597-9058					

WALNUT GROVE / NORTHWEST LANGLEY

Multi-Family Development

Monterra Homes	Bill Jenkins	Rezone to CD-28 to allow for 40 townhouse units	11-31-0026	21661 – 88 Avenue	UC	Colin Barrett
RZ100192 DP100316 BP107524	(604) 469-2346					
Macleam Homes / Redwood Lane	Neil J. Pelman	Rezone from SR-2 to CD to permit a 55 unit townhouse development.	08-36-0209	21535 88 Ave	UC	Colin Barrett
RZ100141 DP100238 SA100350 BP103858	(604) 714-1340					

Substantial Project/ Folder #	Contact/ Phone #	Description	Project #	Address	Status	Township Project Manager
Rieding Project / Rositch RO100047 DP100377	Bryce Rositch (604) 669-6002	Rezone from SR-2 to CD-18 to permit a 10 storey building with 11,000ft ² ground floor commercial space and 130 apartments or seniors care uses	08-35-0235	202 Street North of 88 Avenue	RO	Robert Knall
Commercial Development						
Hestia Holdings Ltd. RO100012 DP100274 BP106698	Dave Dhaliwal (604) 582-9460	Rezone from RU-1 to C-2 and CD-42 to allow two one storey commercial buildings (1,691 m ²) & four storey (3,829 m ²) office building	08-35-0198	southeast corner 201 Street and 96 Avenue	BP	Harold Neumann
Agora Lodging Corp/Remax DP100243	Remax Treeland Realty (604) 533-3491	Construct an 84 unit Hotel for Motel 6	08-26-0074	Lot B - Corner of 88th Ave and 204 Street	On Hold	Bill Ulrich
Kenneth Copeland Ministries DP100309 BP106899	Ankenman Associates Architect Inc. (604) 536-1600	To construct a 1851m ² business and professional office use building	08-35-0232	20135 - 93A Ave	UC	Harold Neumann
Grosvenor Canada Ltd BP107720 BP108201	Grosvenor Canada Ltd. (604) 683-1141	To construct 3 commercial buildings with 3,035 m ²	08-26-0077 / 08-26-0080	20330 - 88 Ave	UC	Colin Barrett
Institutional Development						
Rieding Projects / CPAC DP100220 BP103621	Rieding Projects Ltd. (604) 736-1156	Construct 4 story institutional building with ground level commercial space	08-35-0228	8880 202 St	UC	John Knyprtra
Industrial Development						
First Century RZ100126 DP100223 SA100238	Doug Brealy (604) 808-8460	Rezone from RU-1 to M-1A to allow for a 4 lot light industrial subdivision with one building on each lot approximately 2387m ² /25700 ft ² each	09-02-0115	20327 96 Ave	RZ / SA / DP	Mark Neill
KRAHN ENGINEERING/ 662833 BC RZ100156 SA100345 DP100259	D Krahn P.Eng. (604) 853-8831	Rezone from RU- to CD-14 to allow the construction of a light industrial business park.	09-02-0121	20285 96 Ave	RZ / SA / DP	Mark Neill
Subdivision Applications						
Pacific C&B Development / HY Engineering SA100220 RZ100055 DP100094	B. Shigetomi (604) 662-8689	Rezone from RU-1 to CD to allow for 54 single family lots	08-35-0209	20308, 20374 -96 Avenue & 9531, 9545 - 204 Street	On Hold	Mark Neill
Kinto / Coastland RZ100114 SA100266 DP100215	Bogner Development Group Ltd. (604) 278-33-78	Rezone from SR-2 to R-CL to create 61 residential compact lots	11-31-0033	9386, 9424, 9480, - 216 Street	UC	Debbie Scott

Substantial Project/ Folder #	Contact/ Phone #	Description	Project #	Address	Status	Township Project Manager
Haladin / KNR RZ 100129 SA100325 DP100061	KNR Development Ltd. (604) 536-9729	Rezone from SR-2 to CD for future 31 lot single family subdivision	11-31-0034	9290, 9312 & 9360 216 Street	UC	Debbie Scott
H. Grewal RZ100136 DP100233 SA100479	H. Grewal (604)882-2698	Rezone from SR-2 to R-CL to create 20 single family lots	11-31-0037	9264 - 216 St	SA	Mark Neill
Mclean/Buxton/Aplin & Martin RZ100163 SA100362	Aplin & Martin Consultants Ltd. (604) 597-9058	Rezone from RU-1 to R-1A to create 50 single family lots	09-02-0122	9910 203 Street	DL	Mark Neill
Vesta Properties Ltd. SA100369 RZ100168 DP100276 BP108052	Vesta Properties Ltd. 604-888-7869	Rezone from SR-2 to R-CL to permit 26 single family lots	11-31-0038	21804 and 21836 96 Avenue	UC	Debbie Scott
Imagine Development / Saunders RZ100200 DP100323 BP108513	Errol Freeman (604) 720-9534	Rezone SR-2 to CD to allow for 48 townhouse units.	11-31-0039	21704 96 AVE	BP	Colin Barrett
Gagne / Coastland Engineering RZ100206 DP100339 SA100445	Denis Copley (604)532-9700	Rezone from SR-2 to R-CL to allow for 11 single family lots	11-31-0040	9214 216 St	RZ/DL	Mark Neill
Sivia Construction / HY Engineering RO100043 SA100444	Holden Yip (604)583-1616	Rezone from SR-2 to R-1D and OCP amendment to allow for 30 single family lots	08-35-0233	9395, 9415 & Lot 1, Plan NWP88354 208 St	RO/DL	Mark Neill

WILLOUGHBY WILLOWBROOK

Commercial Development

Valley Properties Ltd. RZ 100094	Teck Construction Ltd. (604) 841-3070	Rezone from RU-3 to C-1 to allow for future regional commercial use (17.25 acres)	08-14-0107	6660, 6716, 6742 & 6788 200 Street	On Hold	Robert Knall
Barbieri DP 100277 BP105667	Ron Johnson (604) 948-0023	To construct a financial institution	08-14-0093	20069 – 64 Avenue	BP	Harold Neumann
Barbieri DP100305 RO100031 BP107797	Ron Johnson (604) 948-0023	Rezone from M-11 to C-1 to permit a 1,282 m ² multi-tenant retail building	08-14-0116	20125 - 64 Ave	UC	Harold Neumann
Langley Seniors Village/Crawford RZ100144 DP100350	Derek Crawford (604) 889-1096	Rezone from RU-3 to CD-44 to remit a 120 suite community care facility and 794m ² (8500 ft ²) of accessory commercial/office space	08-14-0144	20366 66 Avenue	RO /DP	Darren Braun

Substantial Project/ Folder #	Contact/ Phone #	Description	Project #	Address	Status	Township Project Manager
Circle X Properties Ltd. RZ100087 SA100214 DP100239 BP105104	M. Charlton (604) 574-1594	Three business/office park buildings (total floorspace of 123,090 sq.ft.)	08-14-0098	20400 block of 66Ave	BP	Robert Knall
Gibb / Ionic Architecture Inc. RZ100160 DP100265 BP107222	Ionic Architecture Inc. (604) 581-8386	Rezone from RU-1 to M-11 to permit a 1460m ² two story furniture store and warehouse.	08-11-0072	20230 64 Ave	UC	Harold Neumann
J & C NG/R Fung Structures DP100321	Fred Pascal (604) 888-2877	To construct a mini storage warehouse	08-11-0074	6296 202 Street	UC	Harold Neumann
Gibbs / Alasdair Hamilton Arch DP100330 BP107479	Alasdiar Hamilton (605)873-1239	To construct a 1,175m ² office/warehouse	08-14-0142	20392 65 Avenue	UC	Harold Neumann
Sun Dew/Aplin & Martin DP100355	Aplin & Martin Consultants Ltd (604) 597-9058	To construct a sixty (60) room hotel (4 stories, 63 parking stalls)	08-14-0068	6484 200 Street	BP	Melissa Johnson
Shato Holdings / Roy Toigo DP100393	Roy Toigo (604) 874-4567	To construct a 393m ² commercial use building	08-15-0137	19971 64 Avenue	BP	Mark Neill
Institutional Development						
Township of Langley DP100389 BP108524	Wayne Markel (604) 533-6030	To construct a 5,500m ² two storey parkade	08-14-0148	20338 - 65 Ave	UC	John Knypra

SOUTHWEST GORDON

Commercial Development

Imperial Oil RZ 100096 DP100174 SA100313 BP107683	Equitas Development Corp. (604) 879-9940	209 m ² convenience store / gas bar, 110 m ² car wash	08-23-0090	7272 - 200 Street	UC	Harold Neumann
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Institutional Development

Khotso Invest RO100045 DP100352	Douglas Massie (604) 264-1496	Rezone from SR-1 to P-1 to allow for a daycare centre and private elementary school	08-14-0146	6738 203 Street	RO / DP	Robert Knall
Valley Community Church RZ100226	Roland Jonker (604) 408-8970	Rezone from SR-2 to P-1 to construct a 929 sq m building for a 250 seat church	08-23-0097	20230 72B Avenue	RZ	Robert Knall

Multi-Family Development

Platinum Enterprises RZ100097 DP100269 SA100256 BP105245	HY Engineering (604) 583-1616	Rezone from RU-3 to CD-42 to permit 152 townhouse units	08-14-0108	20449 66 Ave	UC	Colin Barrett
Willow Edge RZ100087 DP100239 BP104751 SA100214	M. Charlton (604) 574-1594	100 townhouse units	08-14-0098 08-14-0105	20460 66 Ave	UC	Colin Barrett

Substantial Project/ Folder #	Contact/ Phone #	Description	Project #	Address	Status	Township Project Manager
Sunridge RZ100143 SA100359 DP100240 BP105753	Solterra Development Corp. (604) 528-6010	95 townhouse units	08-14-0114	20350 68 Ave	UC	Colin Barrett
Polygon / Sagebrook RZ100122 DP100209 SA100331	Andrew Rozen (604)877-1131	163 townhouse units	08-14-0118	6747 203 St	UC	Colin Barrett
Hayer Homes RZ100177 DP100289 BP107682	Fred Adab (604) 987-3003	Rezone from SR-2 to CD to permit a 40 unit townhouse development	08-14-0134	20159 68 Avenue	UC	Colin Barrett
Porte Development/The Oaks RZ100179 DP100293 BP106807	David Porte (604) 732-7651	Rezone from RU-3 to CD-52 to allow for a 36 unit townhouse development	08-14-0136	20120 68 Avenue	UC	Debbie Scott
RAB Ventures Ltd. RZ100178 DP100292 BP107946	RAB Ventures Ltd. (604) 513-2200	Rezone from RU-3 to CD to allow for 17 strata townhouses	08-14-0135	20589 66 Avenue	UC	Colin Barrett
Subdivision Applications						
Pacific Pointe Homes Ltd. RZ100135 DP100229 SA100318	Citiwest Consulting Ltd. (604) 591-2213	Rezone from SR-2 to R-CL zone to permit 168 single family lots	08-23-0092	7290, 7342, 7352 - 200St, 7381 - 202B St and 20047, 20127, 20167 - 72 Ave	UC	Debbie Scott
Coastland/Morningstar Homes/Tanglewood RZ100138 SA100315	Coastland Engineering & Surveying Ltd. Denis Copley (604)532-9700	86 residential single family lots	08-14-0124	20462, 20480, 20494, 20538 68 Ave	UC	Debbie Scott
Wedler Eng./Wagner/Newell RZ100148 SA100330 DP100261 BP107579	Wedler Eng. Ltd. (604) 852-7300	8 compact lots	08-14-0129	7103 - 202B St	UC	Debbie Scott
Schafer/Dyck/403015 BC Ltd. RZ100176 SA100375 DP100288	Holden Yip (604) 583-1616	Rezone from SR-2 to R-CL to create 25 single family lots	08-23-0093	7245 202A St And 20185 72 Ave	RZ / DL	Robert Knall
Moore / Hoogenboom RZ100197 SA100427	H Y Engineering Ltd. (604) 583-1616	Rezone from SR-2 to R-CL to create 12 single family lots	08-23-0094	7296 and 7332 201B Street	RZ / DL	Robert Knall
Sandhill / Owens / Olsen / Lucarino RZ100203 DP100328 SA100438	Amar Sandu (604)626-6296	Rezone from SR-2 to R-CL to allow for 22 single family lots	08-23-0095	7285, 7297 and 7325 202A Ave	RZ / DL	Robert Knall

Substantial Project/ Folder #	Contact/ Phone #	Description	Project #	Address	Status	Township Project Manager
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ROUTLEY

Multi-Family Development

Summerwood	Amar Bains	To allow for the construction of 102 townhouses.	08-15-0115	6887 & 6927 - 200 St 19922 & 19934 - 70 Ave	UC	Colin Barrett
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DP100258 (604) 576-4996
BP108299

Sandhill Development	Amar Sandhu	Rezone from SR-2 to CD-39 permit for a 62 townhouse development.	08-22-0052	19915 72 Ave & vacant lot	BP	Darren Braun
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RZ100185 (604) 626-6296
SA100392
DP100102
BP109093

Subdivision Applications

Milne / Hub Engineering	J. Buchan	27 single family lots	08-15-0109	19700 block - 68 Avenue	UC	Debbie Scott
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RZ100098 (604) 576-9181
SA100237
BP109068

Picosso / Mi Casa Homes	Coastland Engineering & Surveying Ltd.	13 single family lots	08-15-0106	19792- 72 Avenue	UC	Debbie Scott
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RZ100072 (604) 532-9700
SA100355
DP100264

Langley Joint Vent / Hunniford	McElhanney Consultants Services Ltd.	122 compact single family lots	08-22-0046	NE corner 196 Street and 72 Avenue	UC	Debbie Scott
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SA100305 (604) 596-0391
BP108978

Terpsma / McElhanney	McElhanney Consultants Services Ltd.	20 single family lots	08-15-0114	19645 68 Ave	UC	Debbie Scott
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RZ100112 (604) 596-0391
SA100263

420543 BC LTD.	McElhanney Consultants Services Ltd.	102 single family lots	08-15-0115	19934, 19830, 19854 & 19862 - 70 Ave	UC	Colin Barrett
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RZ100117 (604) 596-0391
DP100204
SA100272

Shangani / McElhanney	D. Heintz	32 single family lots	08-15-0110	19743 - 68 Avenue	UC	Shane Engbrecht
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RZ100104 (604) 596-0391
SA100242
BP107182

Pennyfarthing / Damax	Damax Consultants Ltd.	68 single family lots	08-15-0112	East side of 196 Street between 68 and 70 Avenue	UC	Debbie Scott
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SA100246 (604) 224-6827

Royale Properties	Royale Properties	24 single family lots	08-15-0120	19925 - 68 Avenue	UC	Debbie Scott
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RZ100124 (604) 590-6145
SA100281
DP100249

Substantial Project/ Folder #	Contact/ Phone #	Description	Project #	Address	Status	Township Project Manager
JAB Enterprises Ltd. RZ100132 DP100225 SA100299	JAB Enterprises Amar Sandhu (604) 644-7879	Rezone from SR-2 to R-CL to allow for 52 single family compact lots to R-CL(A) to 23 lots with coach houses and to CD-43 to permit 33 townhouse units	08-15-0121	19886 & 19910 - 72 Ave and 7153 - 200St	UC	Debbie Scott
Royale Properties / Coastland RZ100137 DP100184 SA100310	Denis Copley (604) 532-9700	26 compact lots	08-15-0102	19887 - 68 Avenue	UC	Michael Duthie
Ponte / McElhanney SA100336 RZ100152 DP100266	Milt Hunniford	26 single family lots	08-22-0048	19733 72 Ave	UC	Debbie Scott
Omni/Baese/Diack SA100342 RZ100154 DP100268	Omni Pacific Construction Corp. (604) 526-5988	41 single family lots	08-22-0049	19783 & 19795 72 Avenue	UC	Debbie Scott
Virtanen/Coastland Engineering RZ100150 SA100332 DP100278	Denis Copley 604-532-9700	8 single family lots	08-15-0123	19833 70 Ave	UC	Debbie Scott
Copley/Coastland Engineering RZ100166 SA100366 DP100281 BP107143	Denis Copley 604-532-9700	6 single family lots.	08-15-0124	7080 196B St	UC	Shane Engbrecht
Coastland/Gahan RZ100183 DP100299 SA100384	Denis Copley 604-532-9700	Rezone from SR-2 to R-CL & R-CL(A) to allow for 10 single family lots.	08-22-0051	19693 - 72 Ave	BP	Darren Braun
Sandhill Development RZ100185 SA100392 DP100102	Amar Sandhu (604) 626-6296	Rezone from SR-2 to CD to allow for 32 single family lots	08-22-0052	19915 72 Ave & vacant lot	BP	Darren Braun
Core Group Consultants RZ100186 SA100395 DP100303	Mark Grant (604) 299-0605	Rezone from SR-2 to R-1A to allow for 9 single family lots.	08-15-0125	19780 69 Avenue & 6868 197B Street	UC	Robert Baker
Coastland Engineering /Dhami RZ100187 DP100308 SA100400 BP108964	Denis Copley (604) 532-9700	Rezone from SR-2 to R-1A to allow for 12 single family lots.	08-15-0126	7130 & 7144 196B Street	UC	Robert Baker
Coastland/Chandi/Rattanpal RZ100191 SA100413	Denis Copley (604) 532-9700	Rezone from SR-2 to R-CL And R-1A to allow for 8 single family lots.	08-15-0127	7133 & 7155 197B Street	DL	Darren Braun

Substantial Project/ Folder #	Contact/ Phone #	Description	Project #	Address	Status	Township Project Manager
Milne / Hub Engineering RZ100212 DP100345 SA100432	John Buchan (604) 572-4382	To create 74 single family lots	08-15-0130	19682 70 Ave	RZ/ DP / DL	Robert Knall
Raneet Johal RZ100196 DP100317 SA100423	Johal Manjinder (604) 514-1398	Rezone property from SR-2 to RC-L to create 3 additional compact lots and R-1A to create 4 additional lots	08-15-0128	6810 197B Street	RZ/ DP / SA	Darren Braun
Brake / Crocker RZ100202 DP100332 SA100437	Mel Crocker (604)574-7833	Rezone from Sr-2 to R-1A to allow for 6 single family lots	08-15-0131	7086 196B St	RZ/ DP/ SA	Darren Braun
Routley Development Corp. SA100459	David Laird (604) 224-6827	To create a nineteen (19) lot, single family residential subdivision	08-15-0134	NE corner of 68 Avenue and 196 Street	DL	Darren Braun
Universal Development / Citiwest RZ100221 SA100470 DP100394	Roger Jawanda (604) 591-2213	Rezone from SR-2 to R-1A to allow for an 6 lot single family subdivision	08-15-0138	19659 70 Avenue	RZ / DP / SA	Darren Braun
Virtanen/Coastland Engineering RZ100222 DP100397 SA100480	Denis Copley (604) 532-9700	To rezone portions of the subject property from SR-1 and R-1C to R-1A and R-1C to allow for 5 single family lots	08-15-0140	7071 198A Street	RZ / DP / SA	Darren Braun
Commercial Development						
Jeske/Alpha-Omega Development RO100050 SA100476 DP100395	Chris Bozyk (604) 251-3440	To construct a 3 storey 35,500ft ² professional office building	08-15-0139	19978 72 Avenue	RO / DP	Darren Braun
Petro-Canada / Grass Ridge RZ100227 DP100406	Greg Soucie (604) 598-1684	Rezone property from SR-2 to C-3 to permit a Petro Canada service station, including a convenience store, and a drive-thru restaurant.	08-22-0056	19971 72 Ave	RZ / DP	Darren Braun

YORKSON

Subdivision Applications

BFW Developments (5) RZ100116 SA100271	Tim Bontkes (604) 532-6060	Rezone from SR-2 to CD-58 /R-CL to permit 110 single family lots	08-25-0060	21007, 21061, 21091 - 83 Ave	DL	Darren Braun
Hunter Laird / KKBL No. 275 Vent RZ100054	C. Arychuk (604) 525-4651	Rezone from SR-2 to CD to allow for 29 lots	08-26-0071	8373 208 Street	On Hold	Darren Braun
Uppal / Bal / Hy Engineering RZ100205 DP100337 SA100443	Holden Yip (604) 583-1737	Rezone from SR-2 to R-CL to allow for 15 single family lots	08-26-0078	20474 86 Avenue	RZ / SA / DP	Darren Braun

Substantial Project/ Folder #	Contact/ Phone #	Description	Project #	Address	Status	Township Project Manager
Zhongxiu / Hy Engineering RZ100209 DP100343 SA100447	Holden Yip (604) 583-1616	Rezone from SR-2 to R-CL to allow for approximately 15 single family lots	08-26-0079	8572 204 St	RZ / SA / DP	Darren Braun
Caninvest Holdings Co. / Hy Engineering RZ100208 DP100342 SA100446	Holden Yip (604) 583-1616	Rezone from SR-2 to R-CL to allow for 18 single family lots	08-25-0064	21102 83 Ave	RZ / SA / DP	Darren Braun
BFW Development Ltd SA100461	Andrew Sims (604) 505-8171	To create a ninety seven (97) lot single family residential subdivision	08-25-0066	20935 83 Ave, 8322, 8350, 8376 & 8394 208 Street	BP	Darren Braun
Morningstar Homes Ltd SA100462	Morningstar Homes Ltd (604) 521-0038	To create a fifty-five (55) lot single family residential subdivision	08-25-0067	8410, 8434 & 8478 208 Street	DL	Darren Braun
BFW Development Ltd SA100474	Tim Bontkes (604) 532-6060	To create an eighty-three (83) compact lot single family residential subdivision	08-25-0068	21157 & 21231 83 Ave	DL	Darren Braun
H.Y Engineering Ltd RZ100225 DP100402 SA100487	Holden Yip (604) 583-1616	Rezone from SR-2 to R-CL to permit a eighteen (18) lot single family subdivision	08-25-0069	21088 83 Avenue	RZ / SA / DP	Darren Braun
Multi-Family Development						
Polygon Development 153 Ltd RO100048 DP100349 SA100452	Andrew Rozen (604) 871-4234	Rezone from SR-2 to CD-52 to allow for a 3 phase 239 unit townhouse development	08-25-0065	20909 80 Avenue and 8012, 8074 & 8112 208 Street	RO / SA / DP	Darren Braun
CARVOLTH						
Commercial Development						
Happy Face Village BP106937	Ib Moller (604) 513-1904	2,595 m ² commercial space in 3 building (Wendy's, Tim Hortons and other tenants)	08-26-0069	8590 - 200 Street	UC	Harold Neumann
Shell Canada/Pacific Land RZ100151 DP100252 SA100334 BP109269	Pacific Land Resource Group Inc./David Purcell Chung (604) 501-1624	Rezone to C-2D to permit a Shell Gas Station with carwash and future restaurant.	08-26-0075	20035 & 20055 86 Ave	RZ / BP	Robert Knall
JAB Enterprises/Atchison RZ100153 467466 BC Ltd.	Amar Sandhu (604) 626-6296 Barry Kaplan 604-879-7368	Rezone from SR-2 to CD-46 to permit future business / office park uses To create a 5 lot Business Office Park subdivision	08-26-0076 08-34-0056	20133 86 Avenue NW corner of 200 Street and 88 Ave	RZ DL	Robert Knall Robert Knall
467466 BC SA100428 467466 BC SA100454	467466 BC LTD (604) 879-7368	To create a four (4) lot Business/Office Park subdivision	08-34-0058	Corner of 200 Street and 88 Avenue	SA	Robert Knall

Substantial Project/ Folder #	Contact/ Phone #	Description	Project #	Address	Status	Township Project Manager
Berezan Enterprises DP100331 LP000004	E-atelier Architecture Inc. (604)662-8689	To construct a 2 storey office building and a one storey 743m ² liquor-primary establishment	08-27-0030	Lot 13, SW Corner of 84 Ave and 200 St	BP	Robert Knall
Vanmar Poultry / Lee Mackenzie	Lee MacKenzie	Rezone the portion of the property north of the Latimer Creek tributary from SR-2 to C-18	08-27-0032	19708 86 Avenue	RO	Robert Knall
RO100046 Fraser Health Authority	(604) 533-2276 Lynda White	To construct a distribution centre (8231m ²) with office space.	08-27-0034	Lot 2 in Gateway 200 Business Park	BP	Harold Neumann
DP100381 BP108133	(604) 251-3440					
E-ATELIER ARCH/GATEWAY 200	Brian Shigetomi	To construct an approximately 12,317 square foot office building for occupancy by the B.C. Government and Service Employees' Union.	08-27-0035	SW Corner of 86 Ave & 198A St	BP	Robert Knall
DP100387 BP109891	(604) 662-8689					
Carousel Ventures	Anita Leonoff	To construct an approximately 35,000 ft ² building consisting of a daycare facility and self storage warehouse units.	08-34-0059	Lot 6, Plan BCP8832 - NW Corner of 200th street interchange	DP	Robert Knall
DP100405	(604) 683-8797					
Industrial Development						
Lali / Davidson Yuen Simpson Architects	Michael Jordan	Rezone from SR-2 to SR-1 and M-1A to allow a wholesale distribution warehouse, light industrial manufacturer and retail	08-27-0027	19652 86 Avenue	RZ	Robert Knall
RZ100188	(604) 697-7714					
WILLOUGHBY						
Industrial Development						
Langley Tech Campus	Moh Faris	Rezone from SR-2 to CD to create an 83,600 m ² high tech office, service, light impact industrial uses (29.4 acres)	08-27-0022	19991 – 80 Avenue	UC	Robert Knall
RO100026 SA100409	(604) 683-2406					
Commercial Development						
Opus Building/Interchange 4	Opus Building Canada Inc.	To create a CD-48 six (6) lot subdivision with min lot size of 4047m ²	08-26-0082	Lot 4 BCP Plan 8832 South of Hwy No. 1 and east of 200th St	DL	Robert Knall
SA100481	(604) 538-9617					
Sandhill Developments / So / Pohl	Sandhill Development Ltd.	Amend the Willowbrook Community Plan from Business/Office Park to a new Comprehensive Development designation	08-14-0152	20141, 20197 & Lot 93, 20200 Blk, 66 Ave	RO / DP	Robert Knall
RO100051 DP100400	(604) 644-7879					

Substantial Project/ Folder #	Contact/ Phone #	Description	Project #	Address	Status	Township Project Manager
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RURAL LANGLEY

Commercial Development

New Century Investments Ltd. RZ 100099	CPG Engineering Ltd. (604) 910-7794	Rezone from RU-1 to C-6 to allow for gas bar, convenience store, restaurant and residential suite	10-27-0042	3954 - 240 Street	RZ	Bill Ulrich
Rogers Wireless Inc/Marno DP100270 BP107097		Telecommunications Tower and Equipment Pad.	10-17-0009	1745 232 Street	BP	Harold Neumann
Stickland / Medallion Motors DP100401	David Stickland (778) 892-3506	RV & Car lot	10-33-0087	23904 Fraser Hwy	DP	Bill Ulrich

Institutional Applications

Wagner Hills Farm Society RZ100181		To increase the number of care beds from 23 to 50	11-25-0027	8061 264 Street	RZ	Bill Ulrich
Township of Langley RZ1001890	Jim Edwards (604) 533-6155	Rezone to accommodate an animal shelter and animal control offices	11-01-0013	26220 56 Ave	UC	Bill Ulrich
Milner Heritage Development DP100347	Allan Boolinoff (604)543-8716	Rezone from SR-1 to P-1 to allow for a 128,001 square foot facility for a 172 unit seniors congregate living and care facility	08-13-0056	Lot 1, Plan BCP11585 Glover Road	RZ / DP	Bill Ulrich

Subdivision Applications

High Point Country Club Inc. RO100034 SA100327	Anthony Miachika (604) 922-2525	Rezoning from SR-2 to CD to create approximately 157 single family lots.	07-02-0027	19725 0 Ave & Section 2, Part 6 SW 1/4, Exc Plan NE1/4, 80823, LMP4379	RO / DL	Amy Spencer
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GLOUCESTER INDUSTRIAL ESTATES

Industrial Development

Venstar Inc. DP100228 BP105160	Vanmar Constructors Inc.	4 storey - 80 room motel (Super 8)	14-06-0101	26600 block of Gloucester Way	UC	Harold Neumann
161884 Canada Inc. RZ100159 SA100363	161884 Canada Inc. (604) 607-4500	Rezone from RU-1 to M-2A to develop 6 industrial lots	14-05-0042	275 North of 48th Ave	DL	Mark Neill
Beedie Group / 161884 Canada Inc. DP100310 BP106751	The Beedie Group (604) 435-3321	To construct a 5,474m ² industrial warehouse for a Michelin Tire storage and distribution facility.	14-05-0045	Lots 10 and 11, West of 275 Street, Gloucester Way	UC	Harold Neumann
GRM Industrial Holdings Corp. DP100398 BP106501	David Nairne & Associates (604) 984-3503	2 multi-tenant industrial use buildings for the Omni group of companies	14-06-0109	Lot A, Plan LMP47729, Gloucester Way	BP	Harold Neumann

Substantial Project/ Folder #	Contact/ Phone #	Description	Project #	Address	Status	Township Project Manager
161884/Aplin & Martin	Eric Aderneck	To amend the Gloucester Industrial Park Community Plan by redesignating 18.72 ha (46.3 acres) of land from "Golf Course" to "Service and General Industrial", and by replacing the proposed "Golf Course" with a driving range and putting green.	14-05-0028	South of 56 Avenue between 268 Street and Langley/Abbotsford border	On Hold	Melissa Johnson
OP100012	(604) 597-9058					
Beedie Group / 161884 Canada Inc.	The Beedie Group	To construct a 2,638m ² industrial warehouse with 177m ² of accessory office space for Canadian Stone Industries	14-05-0047	Lot 5, Plan BCP10415, 51 Avenue East of 275 Street	UC	Harold Neumann
DP100313 BP106514	(604) 435-3321					
Beedie Group / 161884 Canada Inc.	The Beedie Group	To construct a 3,301m ² industrial warehouse including accessory office space for Plushwood Pacific	14-05-0050	Lot 1, Plan LMP36602, 27300 Block of 32B Ave	UC	Harold Neumann
DP100335 BP107794	(604) 435-3321					
Beedie Group / 161884 Canada Inc.	The Beedie Group	To construct a 2,230m ² industrial warehouse including accessory office space for Canada Pipeline	14-05-0051	Lot 4, Plan BCP10415, 51A Ave East of 275 Street	UC	Harold Neumann
DP100336 BP107245	(604) 435-3321					
Wales McLelland / 161884 Canada	Wales McLelland	To construct 2 multi tenant industrial warehouses totalling 15,057m ²	14-06-0111	Lot 3, Plan NWP87488, Gloucester Way	BP	Melissa Johnson
RZ100201 DP100334 BP108313	(604)777-7078					
Hollifield Arch / Austeville	Shawn Blackwell	To construct a 2 storey 8,947m ² multi-tenant warehouse with accessory office space	14-06-0116	26868 56 Ave	UC	John Knypstra
DP100333	(604)731-9241					
Teck Construction	Gale Dowd	To construct a 3,236m ² industrial warehouse with office space	14-06-0114	26700 block of Gloucester Way	BP	Harold Neumann
DP100324 BP107380	(604)534-7917					
Beedie Group / 161884 Canada Inc.	Jordon Creamore	To construct a 3,199m ² industrial building for Amico	14-05-0052	Proposed Lot 1 of Lot 6, Plan BCP1615 Gloucester Estates	UC	Harold Neumann
DP100341 BP107949	(604)435-3321					
Jolsman Holdings / Krahn	David Krahn	To construct a 2441m ² manufacturing building for Aluminex	14-05-0044	Southeast corner of 275 Street and 56 Avenue	UC	Harold Neumann
DP100301 BP106305	(604) 857-1678					
S-8112 Holdings Ltd.	Paul Loewen	To construct a 5,369m ² production and distribution facility for Zero-O-Loc Enterprises Ltd.	14-05-0049	Lot 13 272 Street	UC	Harold Neumann
DP100318 BP108275	(604) 925-1555					

Substantial Project/ Folder #	Contact/ Phone #	Description	Project #	Address	Status	Township Project Manager
Hollifield Arch / Austeville RZ100217 DP100356 BP108176	Shawn Blackwell (604) 731-9241	Rezone from RU-1 to M-2A in order to develop a 6,733m ² (72,480 ft ²) multi-tenant industrial building with accessory office space (18,500 ft ²).	14-06-0110	26918 65 Ave	RZ / DP	Melissa Johnson
0704832 BC LTD/Austin Barkwell RZ100213 DP100346	Blake Larsen (604) 856-7525	Rezone from RU-1 to M-2A to allow for the construction of a 7,107m ² (76,500 ft ²) multi tenant industrial building.	14-05-0053	5166 272 St	RZ / DP	Melissa Johnson
Beedie Group / Save On Sports DP100388 BP108741	Jordan Creamore (604) 435-3321	To construct an approximately 6709 m ² (72,215 ft ²) multi-tenant industrial building including accessory office space for Save On Sports Ltd	14-05-0056	Proposed new lot on SW Corner of 52 Avenue & 275 Street	BP	Harold Neumann
Beedie Group / 161884 Canada Inc. DP100399 BP109408	Jordan Creamore (604) 435-3321	To construct a 3094 m ² industrial building for West Coast Weld Tech.	14-05-0058	Lot 3 Plan LMP34830	BP	Harold Neumann
ICI Manufacturing / Tech Construction DP100390	Gale Dowd (604) 534-7917	To construct a 3547m ² industrial building for ICI Manufacturing	14-06-0118	Lot B Plan BCP9414	DP	Melissa Johnson
Made-Rite Meat Products / NEC Holdings DP100391	Norm Campbell (604) 882-3793	To construct a 2936m ² industrial building for Made-Rite Meat Products Ltd.	14-06-0119	Lot A Plan BCP50701	RZ / DP	Melissa Johnson
Petco Investments DP100409	Vicent Donegan (604) 698-6204	To construct a 1310m ² industrial building	14-05-0060	Lot 3 Plan BCP19282	DP	Melissa Johnson
Jim Pattison Developments DP100410	Kom Lynn (604) 763-7563	To construct a 5711m ² addition to the EV Logistics building	14-06-0121	Lot B Plan LUP47729	DP	Melissa Johnson
Subdivision Applications						
Teck/No 148 Cathedral Ventures DP100329 SA100469	Gale Dowd (604)534-7917	To construct a 2,043.8m ² industrial building to accommodate vehicles that require trailer/ body modifications for K-line trailers	14-08-0025	Lot 2, West of 27360 58 Crescent	DP / SA	Melissa Johnson
161884 Canada Inc. RA100220 SA100468	David Gormley (604) 856-3156	To create 7 industrial lots	14-05-0057	Lot 6 BCP1615	RZ / SA	Melissa Johnson