THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101490

This Permit is issued this 27th day of July, 2026 to:

1. NAME: The Corporation of the Township of Langley

   ADDRESS: 20338 – 65 Avenue
   Langley BC V2Y 3J1

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Future Lots 8, 9 and 10 Section 22 Township 7 New Westminster District Plan EPP129098

   CIVIC ADDRESS: 19600 – 20000 Block of 24 to 27 Avenue

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
   a. Forest Fire Reduction Development Permit Areas design consistent with Schedule “A” and Section 10.5.4 of the Brookswood Community Plan as amended.
   b. Sensitive Environment Protection Area as shown on Schedule “A” to the acceptance of the Township of Langley and consistent with Section 10.6.2 of the Brookswood Community Plan as amended.
   c. Township of Langley acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
   d. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs.
   e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

   This permit is not a building permit.

   All developments forming part of this development permit shall be substantially commenced within two years after the date the development permit is issued.

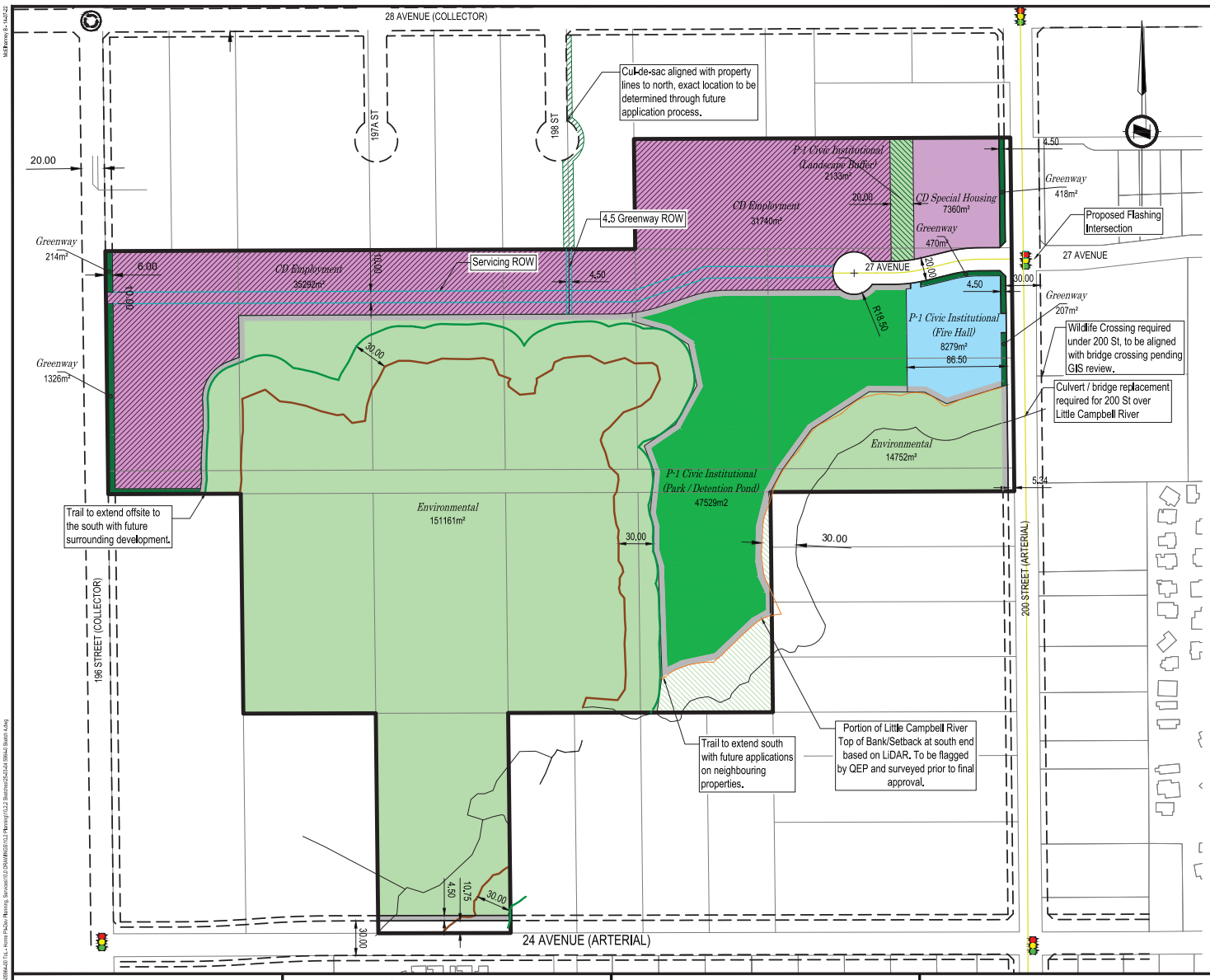
   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS 27TH DAY OF JULY, 2026.

Attachments:
SCHEDULE A Site Plan



LEGEND

- MULTI-USE PATHWAY (NOT DEDICATED - 4.5m)
- GREENWAY (DEDICATED - 4.5m)
- OFFSITE CONCEPTUAL GREENWAY
- 30M SETBACK
- TOP OF BANK
- APPROX. LITTLE CAMPBELL RIVER TOP OF BANK LOCATION
- 30M SETBACK FROM LITTLE CAMPBELL RIVER
- ENVIRONMENTAL AREA (DEDICATED)
- ENVIRONMENTAL AREA (COVENANT)
- TRAFFIC LIGHT
- EMPLOYMENT
- INSTITUTIONAL (FIRE HALL)
- SPECIAL HOUSING
- LANDSCAPE BUFFER
- PARK / DETENTION POND
- EXISTING CENTERLINE
- RIGHT-OF-WAYS

Notes:

- 18.5 radius cul-de-sac along 27th Ave and is 150m from 200th Street.
- Servicing ROW added to site plan from 196 Street.
- 86.50m measured from east property line of Fire Hall to west property line of Fire hall and includes 4.5m greenway dedication.
- Nature Corridor on east side of 196 St shown as 6m greenway dedication per Fernridge Neighbourhood Plan.
- Detention pond to be located at north end of Park, size and design to be determined.
- 4.5m Multi-Use Pathway not dedicated, design to be confirmed.
- 200th Street road dedication assumes 30m plus 4.5m greenway (39m total).
- 24 Ave road dedication based on ultimate road design.

SCHEDULE A

NOTES:

- THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL
- THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
- THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS

McElhanney

McElhanney Consulting Services Ltd.

[redacted]

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ORIGINAL DWG SIZE: ANSI B (11" x 17")

LAYOUT

Prepared for: Township of Langley

Horne Pit
Layout Plan
Township of Langley
March 27, 2025

Drawing No.
Sketch 4

Project Number
2111-05964-00

Rev.