Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 27, 2026 - REGULAR MEETING	**REPORT:**	26-95
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-08-0011
SUBJECT:	TEMPORARY USE PERMIT APPLICATION NO. 000021 (BAKERVIEW MEMORIAL CEMETERY LTD. / 920 – 272 STREET)		

PROPOSAL:

Temporary Use Permit application to permit parking and storage of commercial vehicles and industrial and commercial outdoor storage on a temporary basis on an approximate 4.86 ac (1.97 ha) portion of land at 920 – 272 Street.

RECOMMENDATION SUMMARY:

That Council consider Temporary Use Permit No. 000021 subject to 13 conditions.

RATIONALE:

Council consideration of a Temporary Use Permit (TUP) is required to provide for temporary use of an approximate 4.86 ac (1.97 ha) portion of land at 920 – 272 Street for parking and storage of commercial vehicles and industrial and commercial outdoor storage including construction / contractor materials and equipment excluding storage of dangerous goods; landscape / hardscape materials including bulk materials; and material and equipment for cemetery operations and future phases of the cemetery development such as lawn crypts for a period of up to three (3) years.

RECOMMENDATIONS:

That Council consider Temporary Use Permit No. 000021 for an approximate 4.86 ac (1.97 ha) portion of property at 920 – 272 Street to facilitate parking and storage of commercial vehicles, and industrial and commercial outdoor storage including construction / contractor materials and equipment; landscape / hardscape materials including bulk materials; and material and equipment for cemetery operations and future phases of the cemetery development such as lawn crypts for a three (3) year period and adopt one of the following resolutions:

That Council authorize issuance of Temporary Use Permit No. 000021 for the property located at 920 – 272 Street for the following uses:

a. Parking and storage of commercial vehicles;
b. Storage of construction and contractor materials and equipment excluding storage of dangerous goods;
c. Storage of landscape / hardscape materials including bulk materials; and
d. Storage of material and equipment for cemetery operations and future phases of the cemetery development such as lawn crypts as indicated in Schedule “A”.

The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley's Director of Community Development Division:

a. No person may occupy or live in any commercial vehicles parked onsite.
b. Contaminated Sites Regulation Schedule 2 activities are prohibited including but not limited to vehicle washing, equipment and engine repair, motor vehicle repair and petroleum or natural gas storage and/or dispensing.
c. No storage of materials, equipment or vehicles exceeding a height of 5.0 m.
d. Provision of the ALR buffer, landscape area and screening in substantial compliance with Schedule "B" and consistent with and in addition to the Accepted Tree Management Plans for Bakerview Memorial Cemetery secured at time of rezoning and the Master Plan dated January 4, 2021 prepared by Pacific Land Group.
e. Completion of the detention pond in substantial compliance with the approved Rezoning Servicing Agreement.
f. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended or replaced, with respect to driveway access and stormwater management requirements including drainage and grading.
g. Access shall be limited to right-in / right-out from 272 Street only (access design subject to further technical review / finalization prior to issuance of the building permit) with TUP vehicle access to the temporary use area via the north driveway only as indicated in Schedule "A".
h. Finalization of TUP landscape plan and on-site landscaping being secured by a letter of credit prior to building permit.
i. Issuance of required Building Permits for the storage area.
j. All outdoor storage areas being covered by a dust free surface.
k. The parking area and drive aisles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris onto a highway.
l. Submission of an exterior lighting plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
m. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the Temporary Use Permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

or

That Council not authorize issuance of Temporary Use Permit No. 000021 for the property located at 920 – 272 Street.

EXECUTIVE SUMMARY:

The applicant has applied for a Temporary Use Permit for parking and storage of commercial vehicles and industrial and commercial outdoor storage as specified in the permit, on a temporary basis for an approximate 4.86 ac (1.97 ha) portion of land at 920 – 272 Street. Should Council authorize issuance of Temporary Use Permit No. 000021, staff recommend that approval be subject to 13 conditions.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council with respect to Temporary Use Permit No. 000021.

REFERENCE:

Owner:	Bakerview Memorial Cemetery Ltd. 920 – 272 Street Langley, BC V4W 2M7
Legal Description:	North Half of the West Half of the South Half of the South West Quarter, Section 8, Township 13, New Westminster District
Location:	920 – 272 Street
Area:	7.93 ha (19.60 ac)
Existing Zoning:	Rural Zone RU-2
Rural Community Plan:	Agricultural / Countryside
Agricultural Land Reserve:	Not within the ALR

BACKGROUND/HISTORY:

- In 2018, Council amended the Township of Langley Zoning Bylaw by introducing provisions for Temporary Use Permits (TUP) via Bylaw No. 5419. TUPs allow temporary, conditional use that is otherwise not permitted by a property's existing zoning.
- Bylaw No. 5419 designates lands within the boundaries of the Township that are not located within the Agricultural Land Reserve (ALR) as areas where temporary uses may be permitted by a TUP.
- The subject property is not within the ALR and meets the locational criteria for a TUP to be granted.
- On July 12, 2021, Council adopted Bylaws No. 5556 and No. 5557 to amend the Rural Plan and Rural Zone (RU-2) to add a cemetery use on a site specific basis to the subject site. As a condition of the rezoning application, a landscape plan for the entire site in 6 phases was completed. Phase 1 and 2 on the westerly portion of the site occupying approximately 6.47 ac (2.62 ha) of the Bakerview Memorial Cemetery's 6 phases have been constructed and are operational (Attachment D). As part of phase 1 and 2 of the cemetery development, an 8.0 m (26 ft) wide ALR buffer was required as well as landscaping of the detention pond. The ALR buffer (secured by bond) and the stormwater management infrastructure / pond on the east side of the lot identified in the first two phases are yet to be completed.
- At the July 15, 2024 Regular Meeting of Council, Council directed staff to develop Temporary Use Permit locational and site guidelines for truck parking. The "Commercial Truck Parking Facilities: Application Guide" was endorsed by Council at its December 16, 2024 meeting.
- On February 21, 2025, the applicant applied for Soil Deposit Application No. 25872 to deposit 9,010 m^3 of fill along the eastern property line in coordination with the neighbouring Soil Deposit Application No. 2507 to deposit 253,000 m^3 of soil at 27413 – 8 Avenue. On October 10, 2025, Council moved that Council direct staff to refer the Soil Deposit Application for 27413 – 8 Avenue to the Agricultural Land Commission; and that Council direct staff to process the Soil Deposit Application for 920 – 272 Street if the Agricultural Land Commission approves the 27413 – 8 Avenue Soil Deposit Application. Staff have been notified that the fill application has been denied by the ALC and therefore will not be processing the Soil Deposit Permit.

- On July 4, 2026, Bylaw Enforcement staff responded to a complaint and observed unauthorized commercial vehicle parking within the proposed TUP area. Staff note that should Council authorize issuance of the TUP, a building permit is required to address conditions of the TUP prior to operation of the use.

DISCUSSION/ANALYSIS:

- The applicant has applied for a TUP to permit parking and storage of commercial vehicles and industrial and commercial outdoor storage including construction / contractor materials and equipment excluding storage of dangerous goods; landscape / hardscape materials including bulk materials; and material and equipment for cemetery operations and future phases of the cemetery development such as lawn crypts for a three (3) year period for an approximate 4.86 ac (1.97 ha) easterly portion of land at 920 – 272 Street. Temporary Use Permit No. 000021 is included as Attachment C to this report.
- Access to the site is proposed from 272 Street with access design subject to further technical review/finalization prior to issuance of a Building Permit. Access is restricted to right in right out only and vehicle access to the temporary use area is restricted to the north gate (Schedule A).

Adjacent Uses:

	Existing Use	Rural Community Plan Designation	Existing Zoning
North:	Rural property with storage and distribution use for wood and soil products and accessory parking of commercial vehicles per a site-specific amendment to the RU-2 zone	Agricultural / Countryside	Rural Zone RU-2
East:	A rural property within the ALR	Agricultural / Countryside	Rural Zone RU-2
South:	Two rural properties including 27351 – 8 Avenue which includes an active TUP for commercial vehicle parking, beyond which is 8 Avenue	Agricultural / Countryside	Rural Zone RU-2
West:	272 Street, beyond which is Jackman Wetlands Park	Agricultural / Countryside	Limited Institutional Zone P-5

Temporary Use Permit:

- TUPs may be issued for a term of up to three (3) years and may only be renewed once.
- The subject property's existing Rural Zone RU-2 zoning does not permit the requested uses. The applicant indicates that the site will accommodate parking and storage of commercial vehicles and industrial and commercial outdoor storage including construction / contractor materials and equipment excluding storage of dangerous goods; landscape / hardscape materials including bulk materials; and material and equipment for cemetery operations and future phases of the cemetery development such as lawn crypts.
- Phase 1 and 2 occupying approximately 6.47 ac (2.62 ha) of the Bakerview Memorial Cemetery's 6 phases have been constructed and are operational and will continue to

operate on the westerly portion of the side while the temporary use is proposed on an approximate 4.86 ac (1.97 ha) easterly portion within the future phases (Attachment D).

- The Temporary Use Permit: Commercial Truck Parking Facilities Application Guide encourages enhanced buffering, screening and noise attenuation measures to reduce conflict when adjacent to residential zoned properties. Landscaping, including an ALR buffer, was secured as part of the cemetery master plan. For the proposed TUP, the applicant is proposing to provide additional visual screening and separation along the residential interfaces as follows:
    - a row of western red cedar trees and two bigleaf maple trees along the north property line
    - four grand firs within the existing landscaping south of the TUP storage area
    - a 2.0 m (6.6 ft) tall berm with native shrubs at the toe of the berm and western red cedar and bigleaf maple at the top of the berm are proposed along the western edge of the TUP area
    - to mitigate the visual impact of the TUP outdoor storage from the existing cemetery use in phases 1 and 2, a height limit for storage of 5.0 m has been incorporated into the TUP, in coordination with the overall height of the proposed berm and planting along the westerly edge of the TUP area
- The TUP guide requires an ALR setback and landscape buffer if adjacent to residential properties. The applicant noted design of the ALR buffer would require coordination with the Soil Deposit Applications on the subject property located at 920 – 272 Street and 27413 – 8 Avenue. As such, the applicant requested to delay the planting of the ALR buffer until the outcome of the soil deposit application. On July 7, 2026, staff were notified that the soil / fill application was denied by the ALC. The applicant now proposes the ALR buffer consistent with phase 1 and 2 of the cemetery phasing plan (Schedule B).
- To reduce conflicts between users of the site, the vehicle access for the storage use is restricted to the northerly driveway and a gate further restricts vehicles from driving on the north-south cemetery operations gravel road (Attachment A).
- Prior to building permit, the application must demonstrate compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended or replaced, with respect to driveway access and stormwater management requirements including drainage and grading.
- In support of the proposal the applicant has submitted a letter of intent stating the following (Attachment B):

    "The applicant is proposing this development through the TUP process to allow for the use to be established on a temporary basis. This approach will allow for a beneficial use of an underutilized section of the property, and provide commercial outdoor storage space in an area where there is a general lack of available land, until a time that a more permanent use is required. The proposed TUP area will be accessed from the northern service gate driveway entrance, rather than the main entrance to Bakerview Cemetery at the south end of the property. The enclosed site plan shows the intended truck circulation through the commercial outdoor storage area with access from the north driveway only.

    The proposed commercial outdoor storage area is currently separated from the rest of the property by berms, approximately 3-metres high. A native wildflower seed has been applied to the sides of the berms and coniferous and deciduous tree species will be planted on top of the berms which will provide a physical and visual screen for the cemetery area, so as to maintain the rural character and aesthetic of the area. The subject area is further isolated from surrounding lands by landscape buffers along several perimeters.

The merits of a commercial outdoor storage include space optimization for businesses requiring additional space for diverse items. Outdoor storage is a cost-effective alternative to traditional indoor storage space, as it can accommodate larger items and does not require the construction of any structures. The Subject Property is also ideally situated for a commercial storage use as it is located in close proximity to arterial roads, and is easily accessible. A temporary commercial outdoor storage use is suitable, considering surrounding existing truck and trailer storage uses in the immediate area, specifically at 1030 272 Street, 27351 8 Avenue and 27099 8 Avenue, which recently received approval for TUPs to allow commercial vehicle parking."

- As a condition of the TUP, security is required to ensure that the temporary use is carried out in accordance with the terms and conditions of the TUP (Attachment C). Should the owner fail to comply with the conditions, the Township may retain the security and bring the property into compliance with the Zoning Bylaw.

Tree Protection / Replacement:

- Tree management for items related to the TUP application is to be consistent with the Accepted Tree Management Plans for Bakerview Memorial Cemetery secured at time of rezoning and with the Master Plan dated January 4, 2021 prepared by Pacific Land Group.
- The landscape plans propose plantings of trees along the north and south edge of the TUP area, and a berm with planting along the westerly boundary of the storage area.
- The applicant has committed to completing the ALR buffer as a condition of the TUP.
- Finalization of landscaping details has been included as a condition of the TUP.

Policy Considerations:

The proposed TUP will facilitate the use of the property for parking and storage of commercial vehicles and industrial and commercial outdoor storage including construction / contractor materials and equipment excluding storage of dangerous goods; landscape / hardscape materials including bulk materials; and material and equipment for cemetery operations and future phases of the cemetery development such as lawn crypts on a temporary basis at 920 – 272 Street. Should Council wish to grant the applicant's request, Temporary Use Permit No. 000021 is provided as Attachment C to this report.

Respectfully submitted,

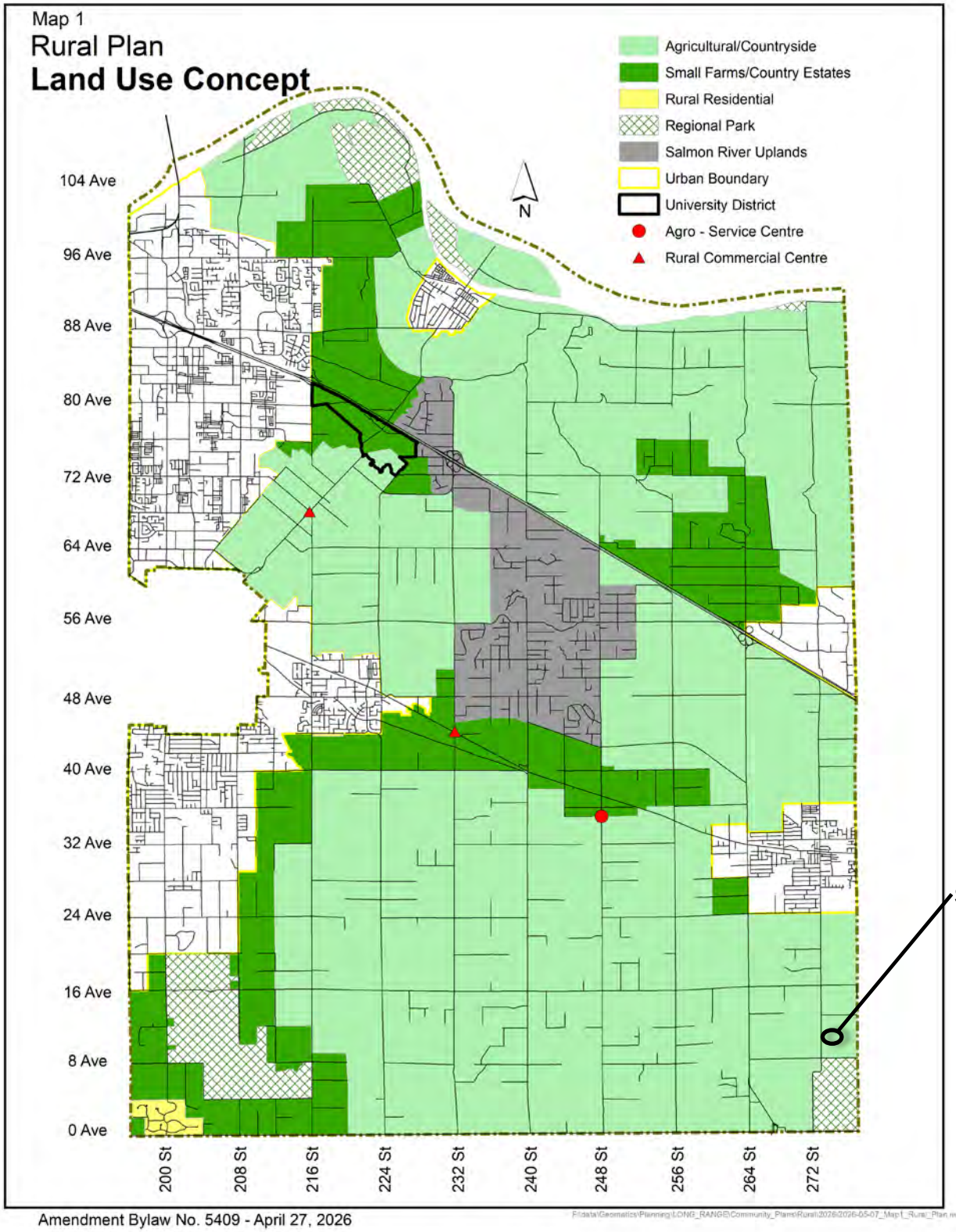
Lindsay Roberts
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

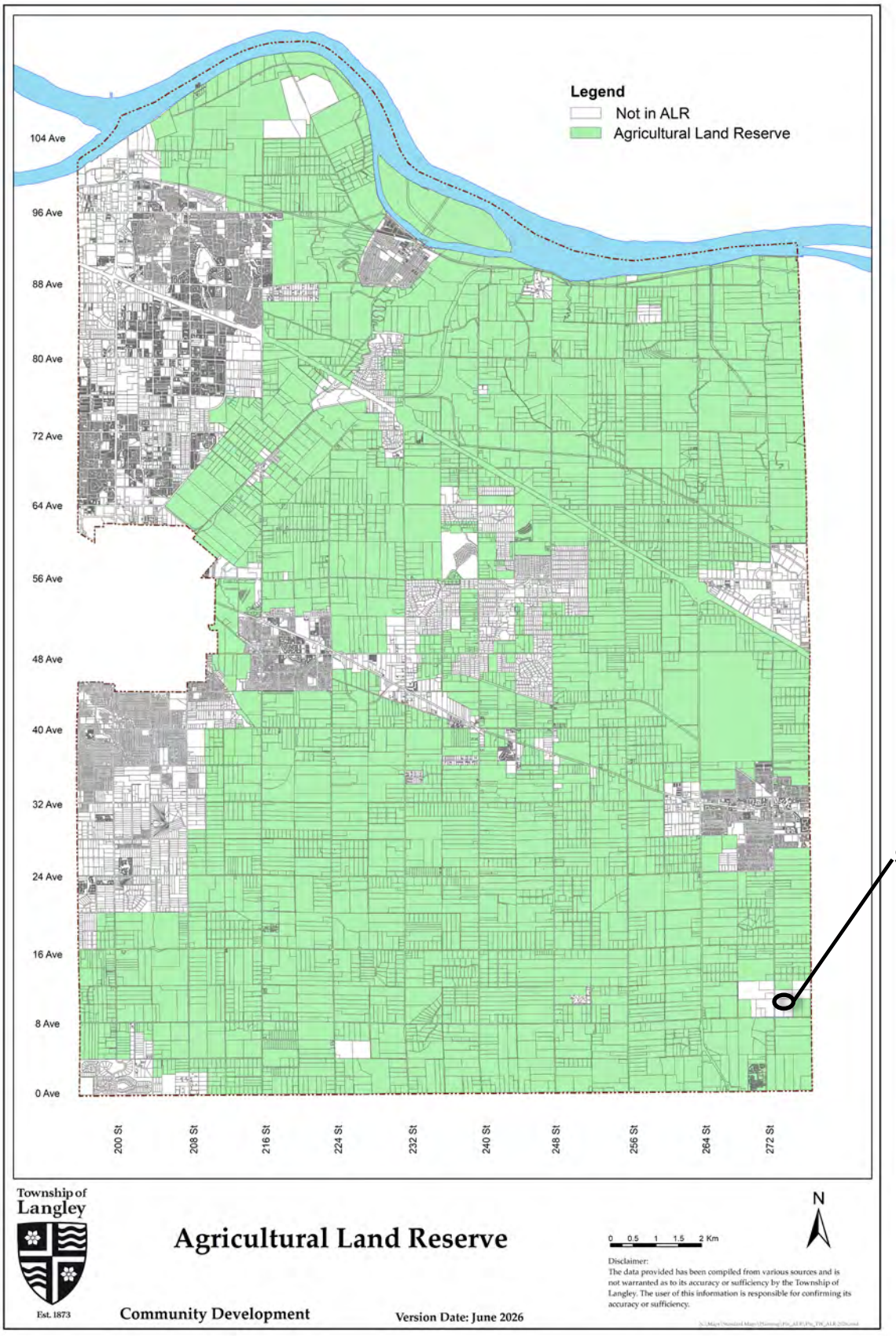
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Letter of Intent
ATTACHMENT C	Temporary Use Permit No. 000021
ATTACHMENT D	Cemetery Landscape Phases

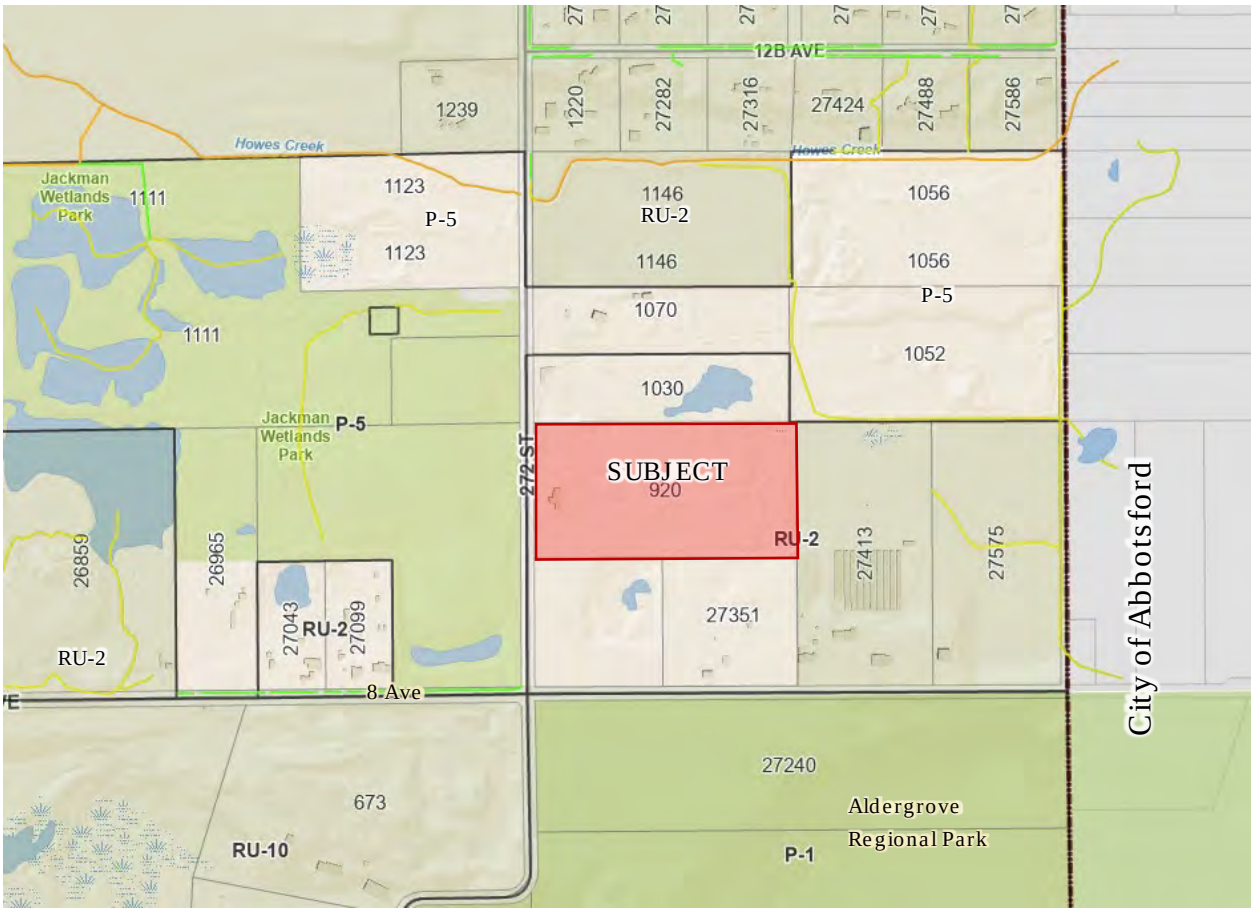
ATTACHMENT A



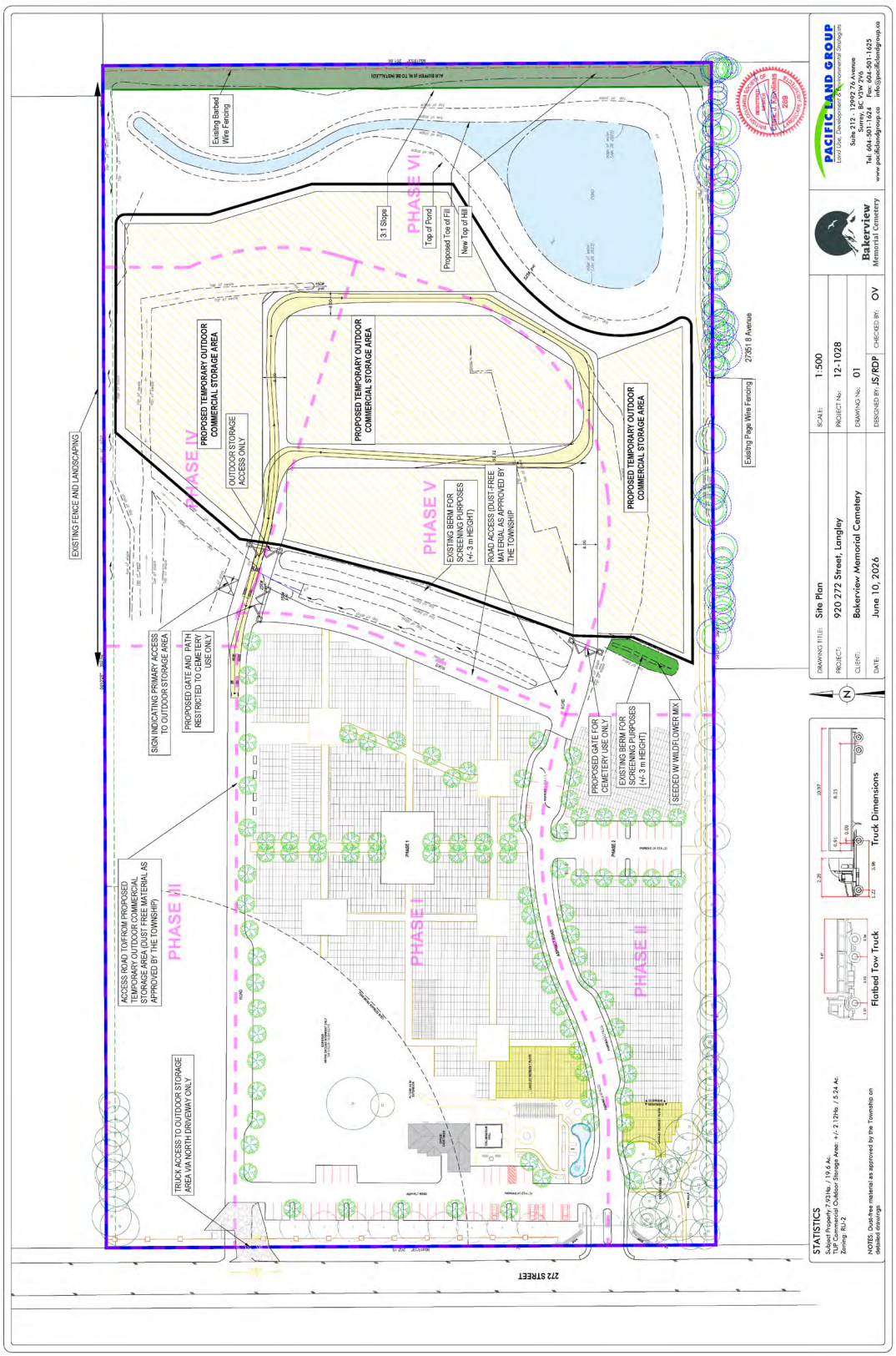
AERIAL CONTEXT MAP


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
University District
Agro - Service Centre
Rural Commercial Centre
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5409 - April 27, 2026

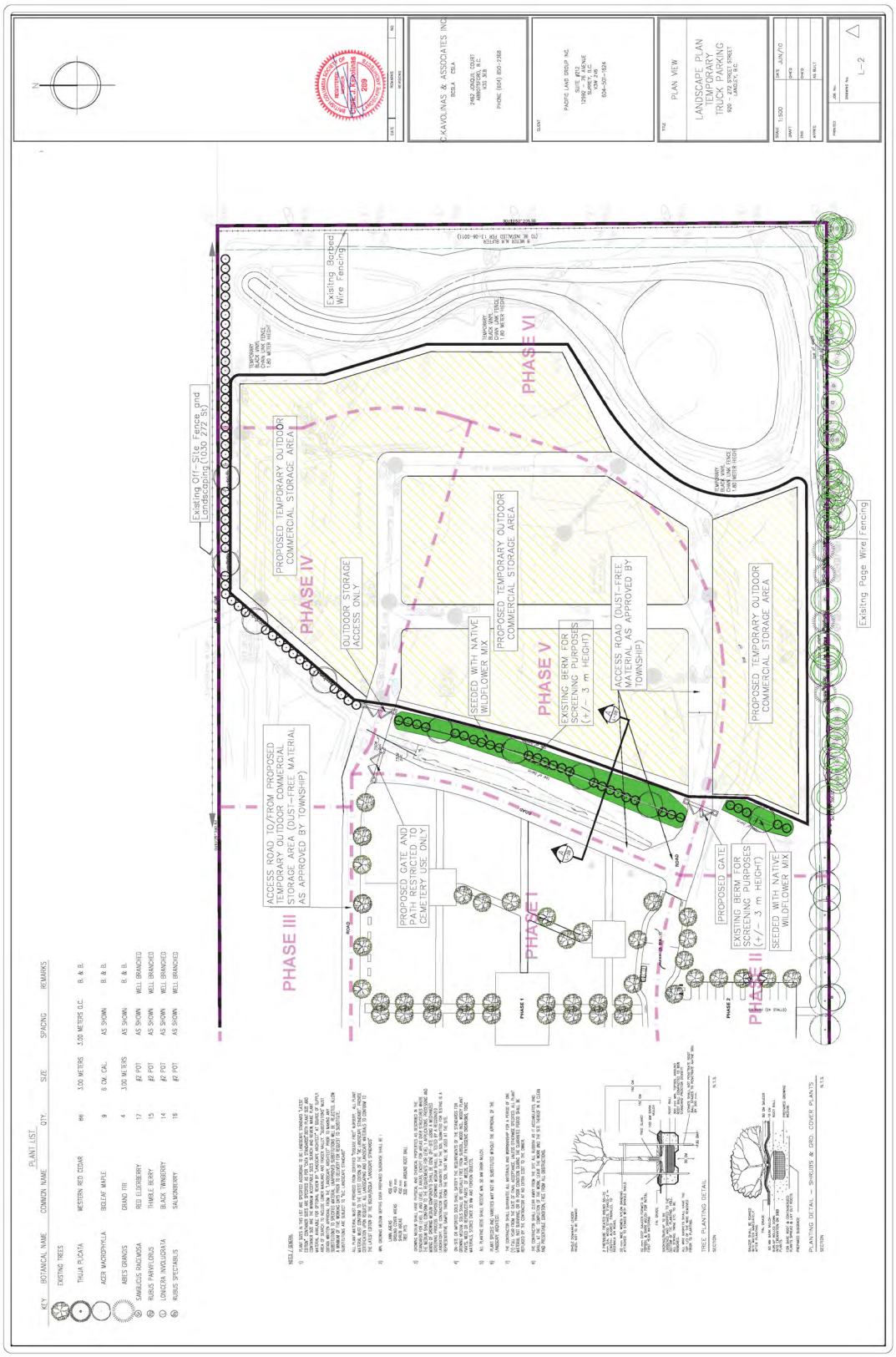

Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: June 2026
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



LANDSCAPE PLAN – SUBMITTED BY APPLICANT

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

VANCOUVER ■ SURREY

Head Office - Surrey
Suite 212 – 12992 76 Avenue
Surrey, British Columbia
Canada, V3W 2V6

Tel: 604-501-1624
Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

July 09, 2026

PLG File: 12-1028

Community Development Division
Township of Langley
20338 - 65 Avenue
Langley, BC V2Y 3J1

RE: Letter of Intent for Temporary Use Permit Application at 920 272 Street, Township of Langley

Pacific Land Resource Group Inc. ("PLG") has prepared the following letter of intent to support an application for a Temporary Use Permit ("TUP") on a portion of the property located at 920 272 Street, Township of Langley (the "Subject Property"). The purpose of this application is to seek temporary approval to allow for the use of commercial outdoor storage at this location for the allowable period of three years.

1.0 Site Context

The Subject Property measures a gross 19.6 acres (7.93 ha) in size and is located northeast of the 272 Street and 8 Avenue intersection. The overall neighbourhood is predominantly rural, featuring nearby publicly owned institutions (e.g., Jackman Wetland Park, Langley Recycling and Waste Centre, Aldergrove Regional Park) with several industrial and commercial businesses around the property including a dog kennel operation, a landscaping company, and a film set. Abutting the Subject Property to the north, at 1030 272 Street, is a storage and distribution facility for wood and soil-based agricultural products, as well as a commercial vehicle parking operation. To the south is a newly approved truck parking facility at 27351 8 Avenue.

The Subject Property is designated "Rural" in the Township's Official Community Plan ("OCP") and "Agriculture/Countryside" in the Township's Rural Community Plan ("Rural Plan"). The site is zoned for Rural ("RU-2") uses, and is designated "Rural" in the Metro Vancouver Regional Growth Strategy, Metro 2050 ("RGS"). The Subject Property is not within the boundaries of the Agricultural Land Reserve.

Bakerview Memorial Cemetery is the sole occupant and operator of the Subject Property. The cemetery will be developed in stages to facilitate a broader range of memorial options. The rear, easternmost section of the Subject Property, measuring approximately 4.86 acres (1.97 hectares) in size, as outlined in the attached site plan and the subject area of the TUP application, is not expected to be used for cemetery uses in the foreseeable future.

2.0 Application Rationale

The purpose of this application is to request approval of a TUP to allow the easternmost section of the Subject Property to be developed for commercial outdoor storage for a three-year period.

The subject area is expected to be used for the storage of the following:

- Commercial equipment storage;
- Commercial vehicle storage;
- Contractor material storage;
- Cemetery works yard materials (e.g., sand, gravel, mulch, etc.);
- Cemetery equipment; and
- Lawn crypt storage.

The applicant is proposing this development through the TUP process to allow for the use to be established on a temporary basis. This approach will allow for a beneficial use of an underutilized section of the property, and provide commercial outdoor storage space in an area where there is a general lack of available land, until a time that a more permanent use is required. The proposed TUP area will be accessed from the northern service gate driveway entrance, rather than the main entrance to Bakerview Cemetery at the south end of the property. The enclosed site plan shows the intended truck circulation through the commercial outdoor storage area with access from the north driveway only.

The proposed commercial outdoor storage area is currently separated from the rest of the property by berms, approximately 3-metres high. A native wildflower seed has been applied to the sides of the berms and coniferous and deciduous tree species will be planted on top of the berms which will provide a physical and visual screen for the cemetery area, so as to maintain the rural character and aesthetic of the area. The subject area is further isolated from surrounding lands by landscape buffers along several perimeters.

The merits of a commercial outdoor storage include space optimization for businesses requiring additional space for diverse items. Outdoor storage is a cost-effective alternative to traditional indoor storage space, as it can accommodate larger items and does not require the construction of any structures. The Subject Property is also ideally situated for a commercial storage use as it is located in close proximity to arterial roads, and is easily accessible. A temporary commercial outdoor storage use is suitable, considering surrounding existing truck and trailer storage uses in the immediate area, specifically at 1030 272 Street, 27351 8 Avenue and 27099 8 Avenue, which recently received approval for TUPs to allow commercial vehicle parking.

The intent of the TUP is for the commercial outdoor storage use to operate for up to a period of 6 years, which includes a second, 3-year extension with Council approval. The use of the temporary commercial outdoor storage area is an interim use of a portion of the site that will not be used for cemetery purposes for the foreseeable future. After the 6-year TUP period has expired, Bakerview Memorial will reevaluate the use of the outdoor storage area.

2.1 *Stormwater Review*

The proposed 4.86 acres (1.97 hectares) commercial outdoor storage area was determined with input from Hub Engineering ("Hub"). Following preliminary Township of Langley comments, dated July 30, 2024, Hub reviewed the capacity of the stormwater detention pond at the eastern end of Subject Property, which was designed to accommodate on-site drainage for the full build out of the cemetery. Hub's review confirmed that that the stormwater detention pond can

accommodate a gravelled area of approximately 4.86 acres (1.97 hectares), which is reflected in the TUP proposal. A letter from Hub Engineering, dated September 9, 2024, is enclosed in the application.

2.2 *Screening*

As noted above, the proposed TUP area for commercial outdoor storage is physically and visually screened from the main cemetery area by berms, each approximately 3-metres high. A native wildflower seed has already been applied to the berms. A landscape plan prepared by Clark Kavolinas, provides further screening along the top of the berms and in the property boundaries, as has been included in the TUP submission.

To the east of the proposed TUP area are lands in the ALR. An ALR landscape buffer was designed and approved as part of the cemetery rezoning (ToL Project 13-08-0011) but has not yet been installed. Bakerview Memorial will proceed with the installation of the ALR Buffer as part of the TUP screening. Please note that the Township of Langley is currently holding a security for the ALR buffer planting as well.

To the north of the Subject Property is a soil and bark mulch storage yard which includes parking of commercial vehicles. One row of Western red cedars is proposed along the northern extent of the TUP area. The southern boundary of the TUP area abuts an approved commercial truck parking facility on 27351 8 Avenue. Along the shared property line is a row and cluster of retained trees which provide visual screening between the two properties. An existing fence is also situated on the shared property line.

Access gates through the berm at around the perimeter of the TUP area will be installed.

3.0 ToL Project 13-08-0011 Cemetery Rezoning Prerequisites

Township of Langley planning staff provided additional review and comment on the subject TUP proposal and noted development prerequisites from the rezoning to allow the cemetery use (ToL Project 13-08-0011). The following development prerequisites from the cemetery rezoning will be addressed per the italicized responses:

Landscape development prerequisites:

- Tree Protection and Replacement Items
    a. Coniferous Requirement to 50% of 101 Replacement Trees = 23 coniferous trees required to be planted at the cemetery were installed in 2025.
    b. Consistent with your November 6, 2024 email, in the fall of 2026 an inspection by GIS staff will be requested for placing on 1 year maintenance and a possible tree security drawdown to 90%.

Additional coniferous trees will be planted as part of the TUP development. A Tree Summary Schedule for the TUP is attached.

- ALR Buffer Planting
    a. The required ALR buffer has not been installed. Consistent with the December 3, 2024 email from Julian Ford to your team, install the ALR buffer as soon as possible.

Engineering Development Prerequisites:

- The required detention pond has not been completed, or if it has been completed, the as-constructed drawings have not been submitted for review and acceptance for the cemetery application ToL project 13-08-0011.

The majority of the detention pond has been constructed, with only the tail end of pond (i.e., northern portion) to be completed. Bakerview Memorial will construct the remaining portion of the detention pond as part of the TUP commercial outdoor storage surfacing works. As-builts of the detention pond will be submitted at that time.

4.0 Conclusion

Overall, the proposed temporary use is appropriate considering the Subject Property's existing land use designations, and surrounding commercial and industrial developments. We trust this letter provides the necessary information to consider the merits of the proposed TUP application at 920 272 Street. Should you have questions regarding this information, please do not hesitate to contact the undersigned at 604-501-1624 or by email at rosa@pacificlandgroup.ca.

Sincerely,
PACIFIC LAND RESOURCE GROUP INC.

Rosa Shih, RPP, MCIP
Planner
Attachments: Site Plan

ATTACHMENT C

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Temporary Use Permit No. 000021

This Permit is issued this _____day of _____, 2026 to:

1. NAME: Bakerview Memorial Cemetery Ltd.

   ADDRESS: 920 – 272 Street

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: North Half of the West Half of the South Half of the South West Quarter, Section 8 Township 13, New Westminster District

   CIVIC ADDRESS: 920 – 272 Street

3. This temporary use 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 temporary use permit.

4. The temporary uses permitted on the Land shall be:

   a. Parking and storage of commercial vehicles;
   b. Storage of construction and contractor materials and equipment excluding storage of dangerous goods;
   c. Storage of landscape / hardscape materials including bulk materials; and
   d. Storage of material and equipment for cemetery operations and future phases of the cemetery development such as lawn crypts, as indicated in Schedule “A”.

5. The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley’s Director of Community Development Division:
   a. No person may occupy or live in any commercial vehicles parked onsite.
   b. Contaminated Sites Regulation Schedule 2 activities are prohibited including but not limited to vehicle washing, equipment and engine repair, motor vehicle repair and petroleum or natural gas storage and/or dispensing.
   c. No storage of materials, equipment or vehicles exceeding a height of 5.0 m.
   d. Provision of the ALR buffer, landscape area and screening in substantial compliance with Schedule “B” and consistent with and in addition to the Accepted Tree Management Plans for Bakerview Memorial Cemetery secured at time of rezoning and the Master Plan dated January 4, 2021 prepared by Pacific Land Group.
   e. Completion of the detention pond in substantial compliance with the approved Rezoning Servicing Agreement.
   f. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended or replaced, with respect to driveway access and stormwater management requirements including drainage and grading.
   g. Access shall be limited to right-in / right-out from 272 Street only (access design subject to further technical review / finalization prior to issuance of the building permit) with TUP vehicle access to the temporary use area via the north driveway only as indicated in Schedule “A”.

h. Finalization of TUP landscape plan and on-site landscaping being secured by a letter of credit prior to building permit.
i. Issuance of required Building Permits for the storage area.
j. All outdoor storage areas being covered by a dust free surface.
k. The parking area and drive aisles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris onto a highway.
l. Submission of an exterior lighting plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
m. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the Temporary Use Permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

6. As a condition of the issuance of this Temporary Use Permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this Temporary Use Permit. Should the Owner fail to comply with the terms and conditions of this Temporary Use Permit within the time provided, the amount of the Security shall be forfeited to the Township. The Township has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended (the "Works"). The Owner hereby authorizes the Township or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

   Cash or an Irrevocable Letter of Credit, in a form acceptable to the Township, in the amount of $100,000.

7. The Land shall be developed strictly in accordance with the terms, conditions and provisions of this Temporary Use Permit. This Temporary Use Permit is not a building permit.

8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this Temporary Use Permit.

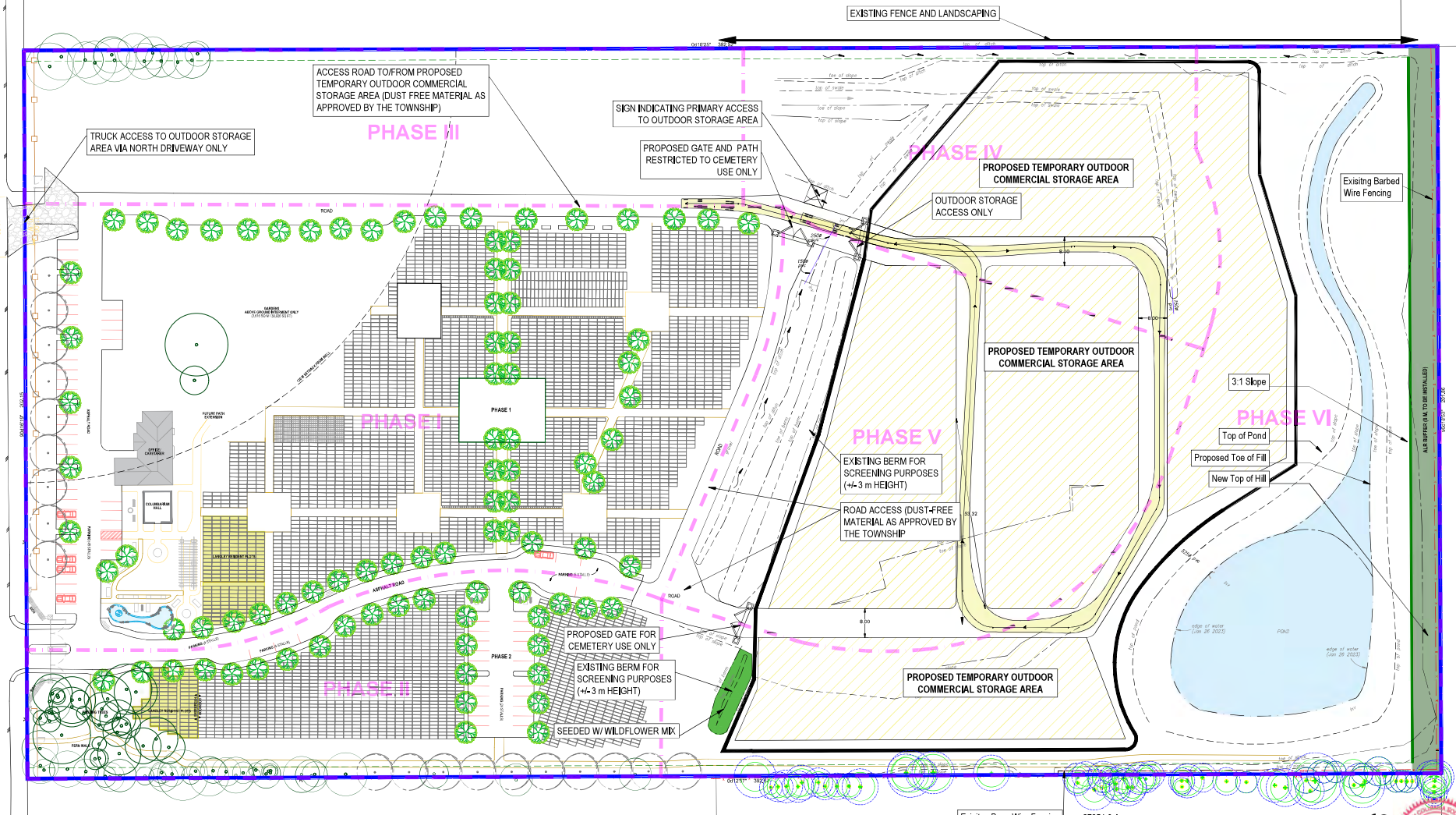
9. This Temporary Use Permit is not transferable unless securities and undertakings provided for in this Permit are replaced.

10. This Temporary Use Permit shall lapse three years from the date of issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2026.

Attachments:

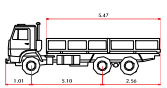
SCHEDULE A	Site Plan
SCHEDULE B	Landscaping Drawings
APPENDIX I	Letter of Undertaking

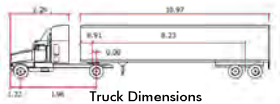


STATISTICS

Subject Property: 7.93Ha. / 19.6 Ac.
TUP Commercial Outdoor Storage Area: +/- 2.12Ha. / 5.24 Ac.
Zoning: RU-2

NOTES: Dust-free material as approved by the Township on detailed drawings


Flatbed Tow Truck


Truck Dimensions

DRAWING TITLE:	Site Plan	SCALE:	1:500
PROJECT:	920 272 Street, Langley	PROJECT No:	12-1028
CLIENT:	Bakerview Memorial Cemetery	DRAWING No:	01
DATE:	June 10, 2026	DESIGNED BY: JS/RDP	CHECKED BY: OV

Bakerview Memorial Cemetery

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists
Suite 2[illegible] 2992 76 Avenue
Su[illegible]C V3W 2V6
Tel: 604-501-[illegible]624 Fax: 604-501-1625
www.pacificlandgroup.ca info@pacificlandgroup.ca

SCHEDULE A

E.10

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	EXISTING TREES					
	THUJA PLICATA	WESTERN RED CEDAR	86	3.00 METERS	3.00 METERS O.C.	B. & B.
	ACER MACROPHYLLA	BIGLEAF MAPLE	9	6 CM. CAL.	AS SHOWN	B. & B.
	ABIES GRANDIS	GRAND FIR	4	3.00 METERS	AS SHOWN	B. & B.
SR	SAMBUCUS RACEMOSA	RED ELDERBERRY	17	#2 POT	AS SHOWN	WELL BRANCHED
RP	RUBUS PARVIFLORUS	THIMBLE BERRY	15	#2 POT	AS SHOWN	WELL BRANCHED
LI	LONICERA INVOLUCRATA	BLACK TWINBERRY	14	#2 POT	AS SHOWN	WELL BRANCHED
RS	RUBUS SPECTABILIS	SALMONBERRY	16	#2 POT	AS SHOWN	WELL BRANCHED

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE " LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL.

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

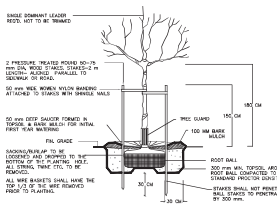
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD ROT, WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

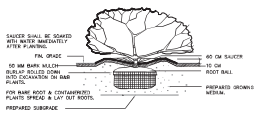
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAN AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



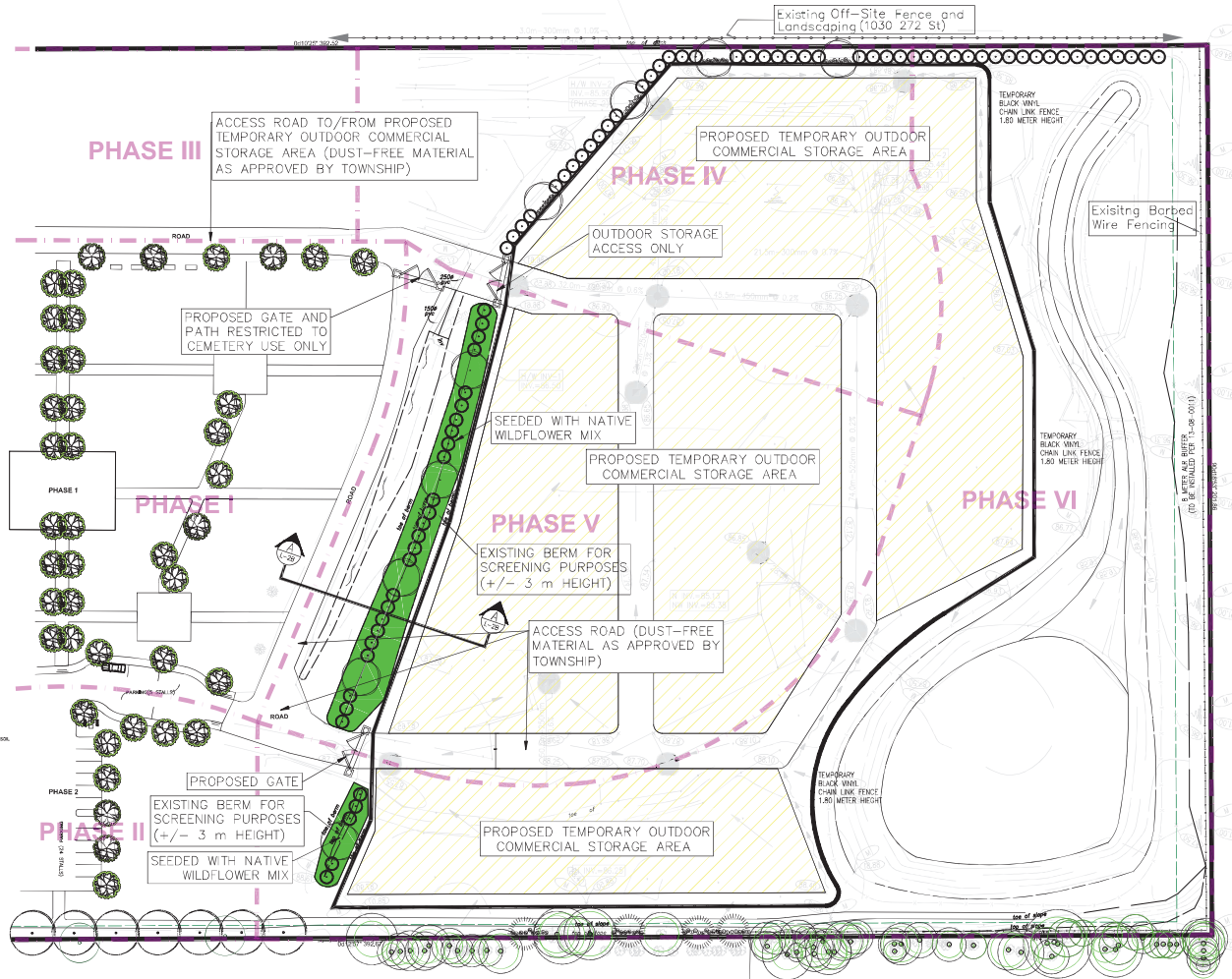
TREE PLANTING DETAIL

SECTION N.T.S.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



N

DATE | REMARKS | NO.
REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 850-2368

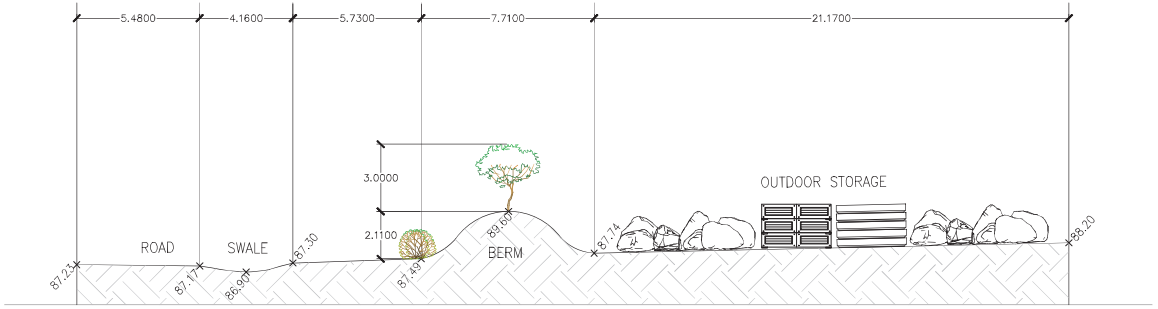
CLIENT
PACIFIC LAND GROUP INC.
SUITE #212
12992 - 76 AVENUE
SURREY, B.C.
V3W 2V6
604-501-1624

TITLE
PLAN VIEW
LANDSCAPE PLAN
TEMPORARY
TRUCK PARKING
920 - 272 STREET STREET
LANGLEY, B.C.

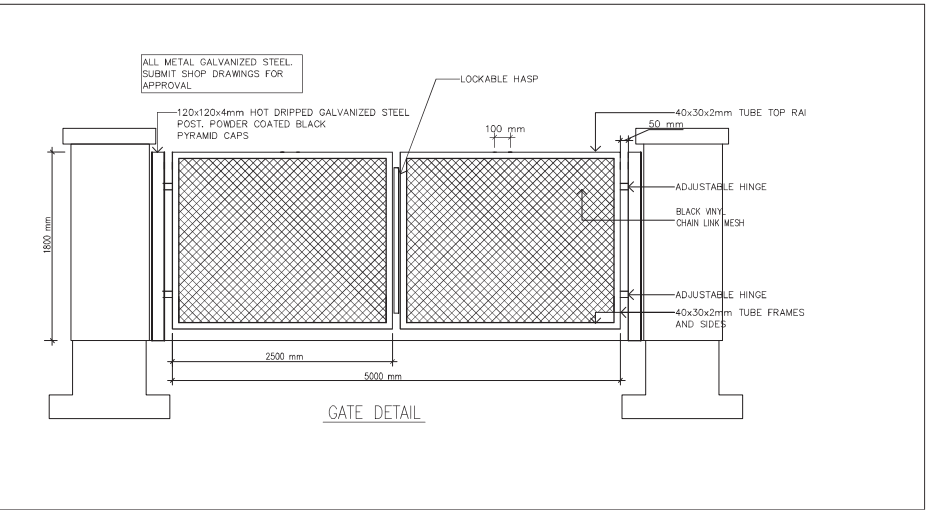
SCALE	1:500	DATE	JUN/10
DRAFT		CHK'D	
ENG.		CHK'D	
APP'D		AS BUILT	

PRINTED
No. L-2

SCHEDULE B
E.10



SECTION A–A
SCALE: 1:100



GATE DETAIL

N

DATE	REMARKS	NO.
	REVISIONS	

C.K.AVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 850-2368

CLIENT

PACIFIC LAND GROUP INC.
SUITE #212
12992 – 76 AVENUE
SURREY, B.C.
V3W 2V6
604-501-1624

TITLE

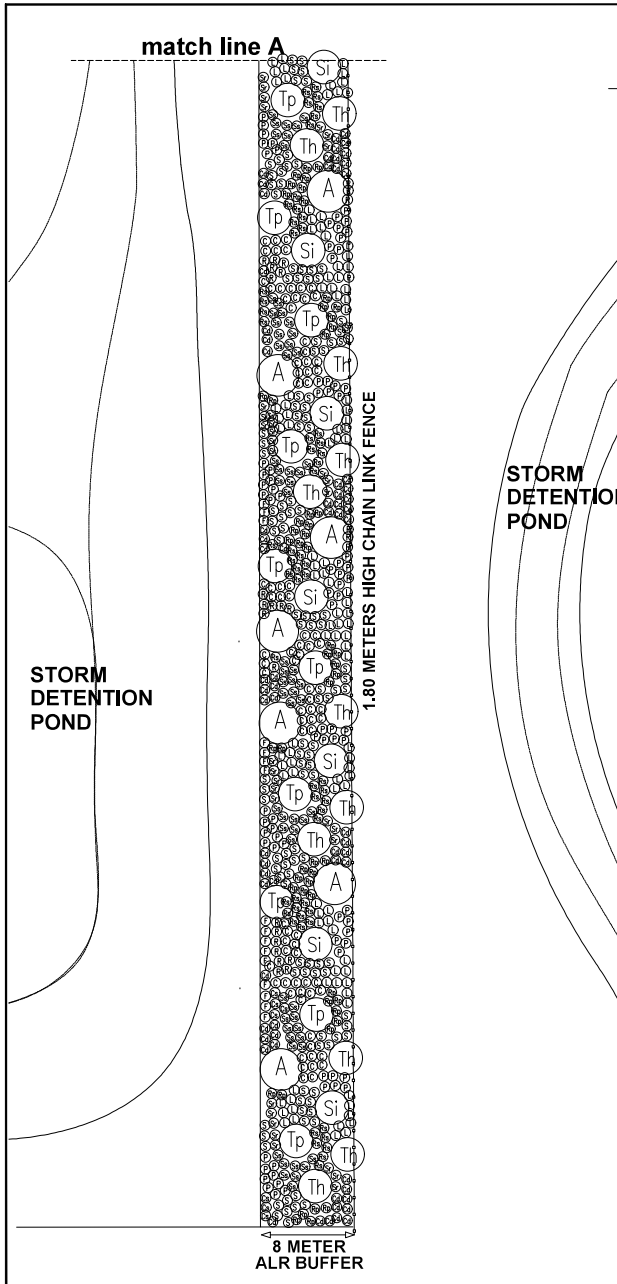
SECTION / DETAIL VIEWS

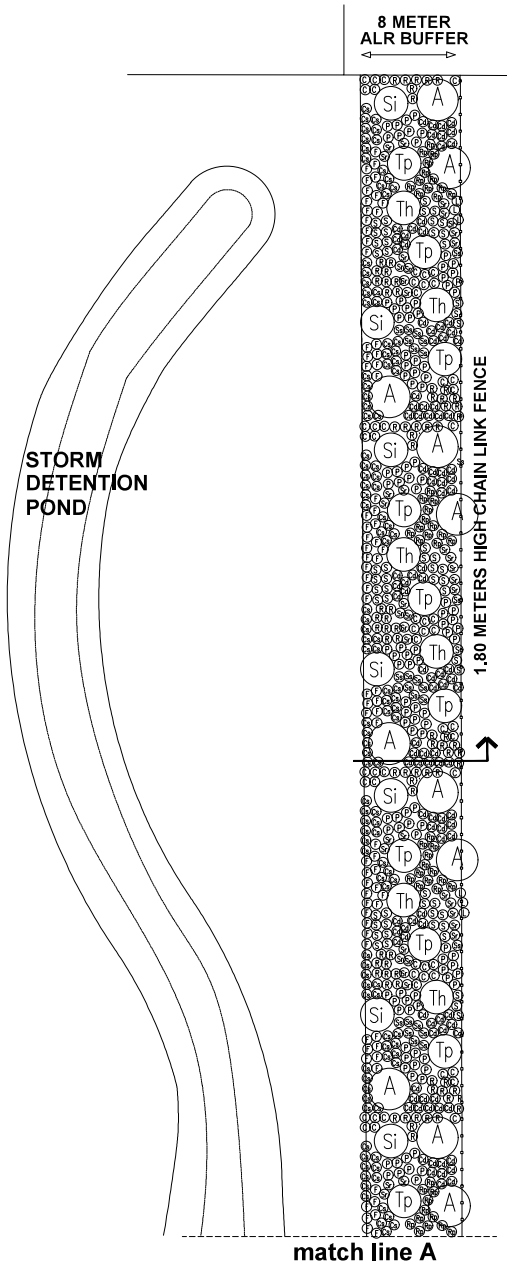
LANDSCAPE PLAN
TEMPORARY
TRUCK PARKING
920 – 272 STREET STREET
LANGLEY, B.C.

SCALE	1:100 UNO	DATE	JUN/10
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No. L–28

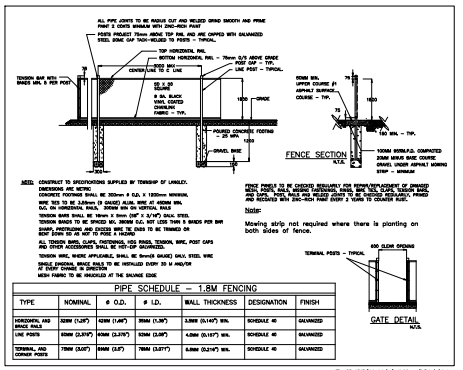
E.10



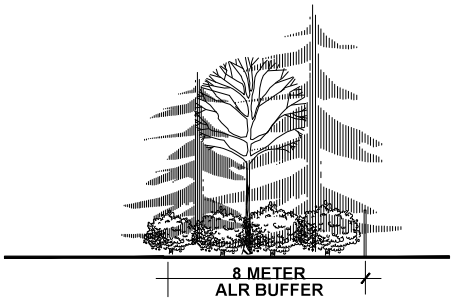


PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
CONIFEROUS TREES						
Tp	THUJA PLICATA	WESTERN RED CEDAR	20	2.50 METERS	5.00 METERS O.C.	B. & B.
Si	PICEA SITCHENSIS	SITKA SPRUCE	14	2.50 METERS	5.00 METERS O.C.	B. & B.
Th	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	17	2.50 METERS	5.00 METERS O.C.	B. & B.
DECIDUOUS TREES						
A	ACER CAMPESTRE	FIELD MAPLE	18	6 CM. CAL.	5.00 METERS O.C.	B. & B.
SHRUBS						
C	AMELANCHIER FLORIDA	SASKATOON BERRY	138	#5 POT	1.00 METERS O.C.	WELL BRANCHED
Ap	PIERIS JAPONICA	JAPANESE ANDROMEDA	179	#5 POT	1.00 METERS O.C.	WELL BRANCHED
P	CORNUS ALBA	TARTARIAN DOGWOOD	191	#2 POT	1.00 METERS O.C.	WELL BRANCHED
Sa	CORNUS STOLONIFERA	RED OSIER DOGWOOD	121	#2 POT	1.00 METERS O.C.	WELL BRANCHED
S	VIBURNUM OPULUS 'ROSEUM'	SNOWBALL BUSH	83	#5 POT	1.00 METERS O.C.	WELL BRANCHED
R	TALL RHODODENDRON (VARIOUS)	RHODODENDRON	106	#7 POT	1.00 METERS O.C.	WELL BRANCHED
Sa	VIBURNUM DENTATUM	ARROW WOOD	89	#5 POT	1.00 METERS O.C.	WELL BRANCHED
Pr	PRUNUS TOMENTOSA	MANCHU CHERRY	76	#5 POT	1.00 METERS O.C.	WELL BRANCHED
Kb	KOLKWITZIA AMABILIS	BEAUTY BUSH	107	#5 POT	1.00 METERS O.C.	WELL BRANCHED
L	SYRINGA VULGARIS (CULT)	FRENCH LILAC	113	#5 POT	1.00 METERS O.C.	WELL BRANCHED
Hy	HYDRANGEA PANICULATA	PG HYDRANGEA	58	#5 POT	1.00 METERS O.C.	WELL BRANCHED
Pf	PYRACANTHA COCCINEA 'KASAN'	FIRETHORN	89	#3 POT	1.00 METERS O.C.	



1.8m CHAINLINK FENCING



DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
897694 BC LTD.
c/o PACIFIC LAND GROUP INC.
SUITE #202
12992 – 76th AVENUE
SURREY, B.C.
V3W 2V6
604-501-1624

TITLE
PLAN VIEW
LANDSCAPE PLAN
8 METER ALR BUFFER
CEMETERY DEVELOPMENT
920 – 272 STREET
PHASE I
LANGLEY, B.C.

SCALE	1:200	DATE	JULY/26
DRAFT		CHK'D	
ENG.		CHK'D	
APP'D		AS BUILT	

PRINTED | JOB No. | DRAWING No. L-6

APPENDIX I

TO THE TOWNSHIP OF LANGLEY:

I, _____

(Names of Owners)

being the owners of:

NORTH HALF OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH WEST QUARTER SECTION 8 TOWNSHIP 13 NEW WESTMINSTER DISTRICT
(Legal Description)

known as 920 – 272 Street (Civic Addresses)

hereby undertake as a condition of issuance of our temporary use permit to:

(a) remove all materials, items and vehicles that are permitted to be stored or parked pursuant to the temporary use permit issued to us

all of which shall be done not later than the termination date set out on the temporary use permit.

We further understand that should we not fulfill the undertaking described herein, the Township or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended, and that any securities submitted by us to the Township pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of our land as herein set out.

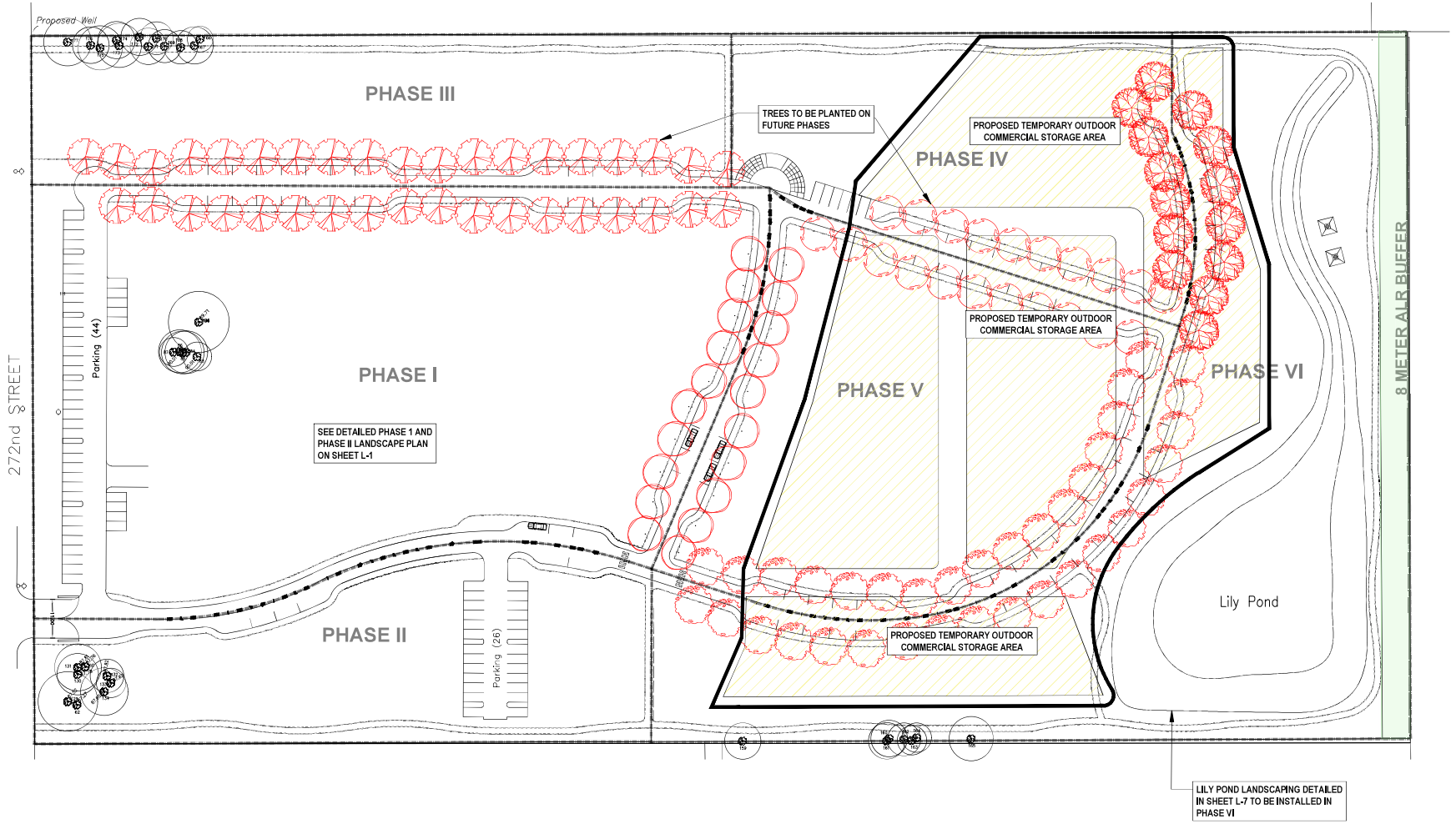
This undertaking is attached hereto and forms part of the temporary use permit.

_____

(Owners)

_____

(Witness)



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	GLEDITSIA TRIOCANTHOS INERMIS SUNBURST	SUNBURST LOCUST	36	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM BOWHALL	BOWHALL MAPLE	20	6 CM. CAL.	AS SHOWN	B. & B.
	FRAXINUS OXYCARPA 'RAYWOOD'	AUTUMN FLAME MAPLE	37	6 CM. CAL.	AS SHOWN	B. & B.
	GINKGO BILOBA	MAIDENHAIR TREE	21	6 CM. CAL.	AS SHOWN	B. & B.
	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	SWEETGUM	14	6 CM. CAL.	AS SHOWN	B. & B.

jan/21	revised master plan	8
MAR/20	c.o.l. comments	7
JAN/20	c.o.l. comments	6
NOV/19	c.o.l. comments	5
MAY/19	c.o.l. comments	4
mar/19	c.o.l. comments	3
dec/17	c.o.l. comments	2
july/17	revised master plan	1
DATE	REMARKS	NO.

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT

897694 BC LTD.
c/o PACIFIC LAND GROUP INC.
SUITE #202
12992 - 76th AVENUE
SURREY, B.C.
V3W 2V6
604-501-1624

TITLE

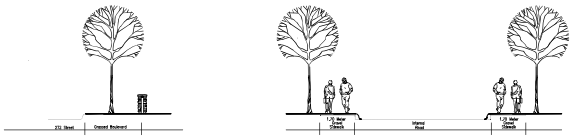
PLAN VIEW

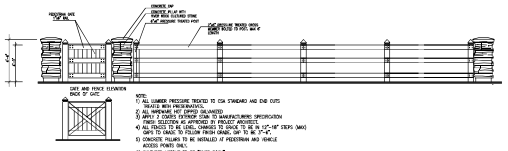
BOULEVARD TREES
PHASES III THRU VI
CEMETERY DEVELOPMENT
920 - 272 STREET
LANGLEY, B.C.

T.O.L. #13-08-0011

SCALE	1:400	DATE JUN/'10
DRAFT		CHK'D
ENG.		CHK'D
APPR'D		AS BUILT
PRINTED		JOB No.
		DRAWING No. L-8

ATTACHMENT D
E.10



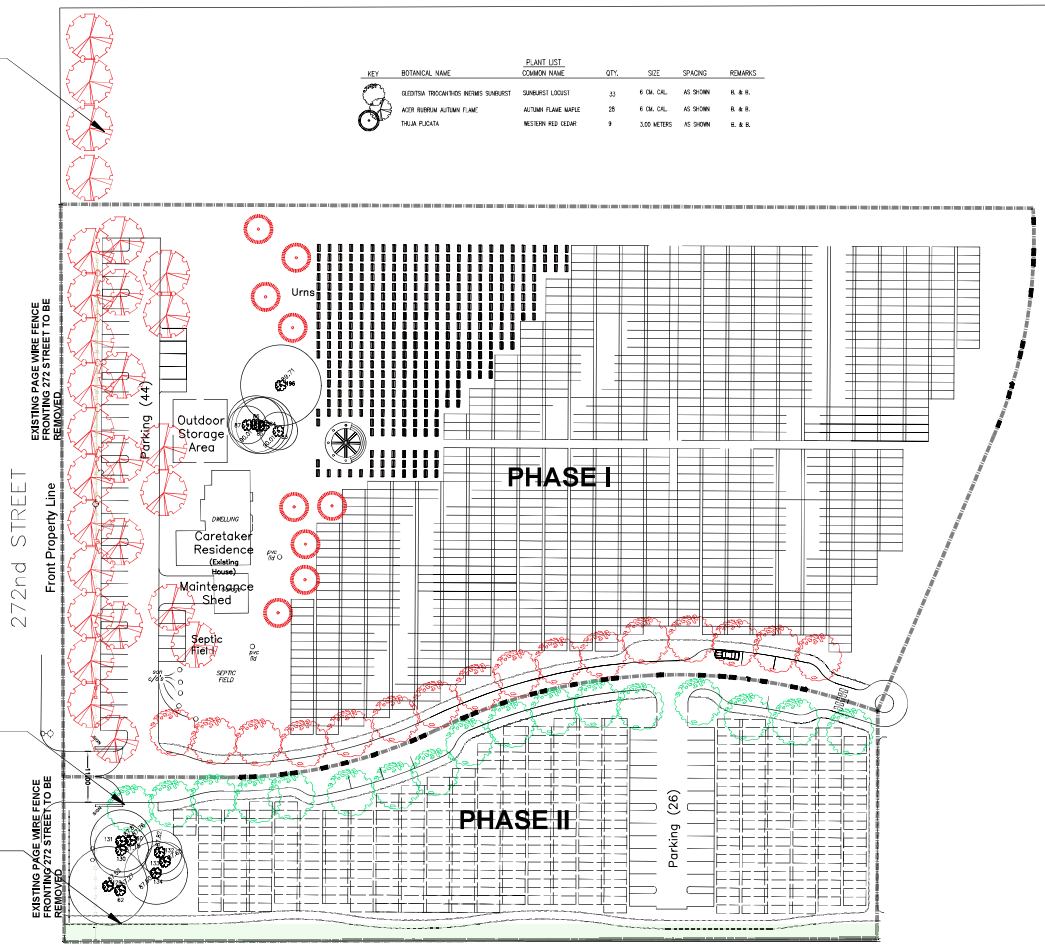




TREES HAVE BEEN INSTALLED

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	GLEDITSIA TRICANTHOS INERMIS SUNBURST	SUNBURST LOCUST	33	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM AUTUMN FLAME	AUTUMN FLAME MAPLE	28	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	9	3.00 METERS	AS SHOWN	B. & B.



NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS".PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL.UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "BCL LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 MEDIA, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1. HORTICULTURAL PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

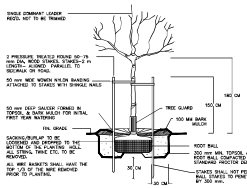
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIA. SOILS SHALL BE MENTALLY FREE FROM SUBSOIL, WOOD WASTE, WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



TREE PLANTING DETAIL

SECTION N.T.S.

MAY/21	ADDITIONAL TREES	9
Jan/21	revised master plan	8
MAR/20	c.o.l. comments	7
JAN/20	c.o.l. comments	6
NOV/19	c.o.l. comments	5
MAY/19	c.o.l. comments	4
mar/19	c.o.l. comments	3
dec/17	c.o.l. comments	2
july/17	revised master plan	1
DATE	REMARKS	NO.

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT

897694 BC LTD.
c/o PACIFIC LAND GROUP INC.
SUITE #202
12992 - 76th AVENUE
SURREY, B.C.
V3W 2V6
604-501-1624

TITLE

PLAN VIEW

LANDSCAPE PLAN
PHASES I & II
CEMETERY DEVELOPMENT
920 - 272 STREET
PHASE 1
LANGLEY, B.C.

T.O.L. #13-08-0011

SCALE	1:500	DATE	JUN/10
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED JOB No.

DRAWING No. L-1

E.10