

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101418

This Permit is issued this 6th day of January, 2026 to:

1. Name: Plushwood Pacific Enterprises Ltd.

Address: 6803 – 272 Street
Langley, BC
V4W 1R3

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: Lot 1 Section 5 Township 14 New Westminster District Plan
BCP10415

CIVIC ADDRESS: 27527 – 51A 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. Building plans being in substantial compliance with Schedule “A”.
 - b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.
 - c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
 - d. All signage being in compliance with Schedule “A”, the Gloucester Development Permit Guidelines and the Township’s Sign Bylaw.
 - e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules “A”.
 - f. All refuse areas to be located in an enclosure and screened.

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

- a. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw.
- b. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
- c. On-site landscaping being secured by a letter of credit at the Building Permit stage.
- d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy.
- e. Payment of applicable Building Permit administration fees and supplemental Development Permit application fees.

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 authorized by the Delegated Official.

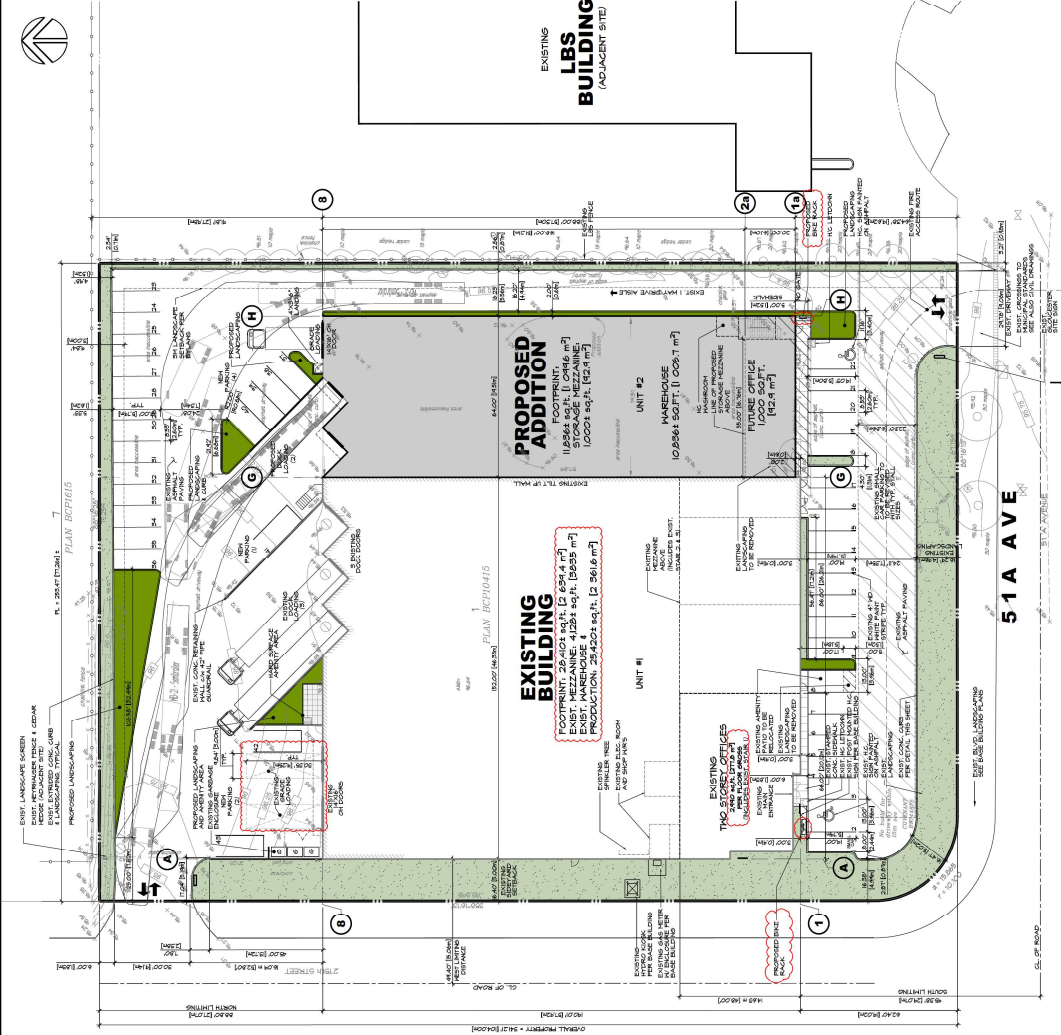
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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

AUTHORIZED BY THE DELEGATED OFFICIAL THIS 6TH DAY OF JANUARY, 2026.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



SITE DATA

LEGAL DESCRIPTION: LOT 1, SECTION 8, TOWNSHIP 10N, RANGE 6N, MERIDIAN 10W, CITY OF DENVER, COLORADO.

SITE AREA: 86,000 sq. ft. (1.96 acres)

PROPOSED BUILDING AREA: 10,001 sq. ft. (0.23 acres)

TOTAL BUILDING AREA: 11,894 sq. ft. (0.27 acres)

SITE COVERAGE (BORN 1944): 40,246 / 86,000 = 46.8%

SETBACKS:

- FRONT LOT LINE: 40.00' / 40.00' (SEE SECTION 8.1.1)
- REAR ADJUTINE: 10.00' / 10.00' (SEE SECTION 8.1.1)
- INTERIOR PLANNING: 10.00' / 10.00' (SEE SECTION 8.1.1)

HEIGHT: 10.00' (SEE SECTION 8.1.1)

ADDITIONAL NOTES:

- EXIST. BUILDING: 11,894 sq. ft. (0.27 acres)
- PROPOSED ADDITION: 10,001 sq. ft. (0.23 acres)
- TOTAL BUILDING AREA: 11,894 sq. ft. (0.27 acres)
- TOTAL PROPOSED AREA: 10,001 sq. ft. (0.23 acres)
- TOTAL PARKING REQUIRED: 40 (SEE 8.1.1)
- UNIT 12 OFFICE USED TO BE COMPRISED UNDER FUTURE 11 PERMITS
- EXIST. LANDSCAPING TO REMAIN
- PROPOSED LANDSCAPING TO REMAIN
- PROPOSED LANDSCAPING TO REMAIN

LEGEND:

- EXIST. BUILDING
- PROPOSED ADDITION
- EXIST. LANDSCAPE
- PROPOSED LANDSCAPING
- EXIST. PARKING
- PROPOSED PARKING
- EXIST. ROAD
- PROPOSED ROAD
- EXIST. UTILITY
- PROPOSED UTILITY

SITE PLAN

SCALE: 1" = 50'

0 5' 10' 20' 30' 40' 50'

STUFFED ANIMAL HOUSE

27527 51A AVE, UNIT 12
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 400-295-1111

SCHEDULE

27527 51A AVE, UNIT 12
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 400-295-1111

SITPLAN

27527 51A AVE, UNIT 12
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 400-295-1111

PROJECT / DRAWING NUMBER

27527 51A AVE, UNIT 12
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 400-295-1111

A-1.0



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DATE	DESCRIPTION
JUN 10 25	DEVELOPMENT FEE#1
NOV 22 24	CONSULTANT COOPERATION
MAY 22 24	ISSUED FOR BP
JAN 31 24	ISSUED FOR CLIENT REVIEW
APRIL 19 25	ISSUED FOR CLIENT REVIEW

THE STUFFED ANIMAL HOUSE

STUFFED ANIMAL HOUSE
27527 51A AVENUE
LANGLEY, BC V4W 4A9
PHONE: (604) 857-5036

PROJECT: STUFFED ANIMAL HOUSE ADDITION

ADDRESS: 27527 - 51A AVENUE, LANGLEY, B.C.

REAL 	ROOF PLAN			DRAWN S.B.	REV. 5
		JOB NO. 22-029			
		REVIEWED	D.C.		
		CHECKED	R.D.		
		PLOT DATE	JUN 19 25		
PROJECT DRAWING NUMBER				A-3.0	

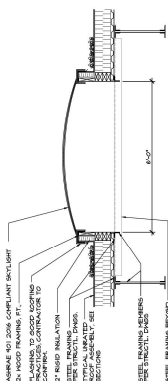


SEE STRUCTURAL DRAWINGS FOR FINN, STEEL ELEVATIONS
ALL ASPECTS OF ROOF DESIGN INCLUDING DETAILS TO BE REVIEWED BY QUALIFIED
ROOFING INSPECTOR TO ENSURE COMPLIANCE W/ MANUFACTURER'S SPECIFICATIONS PRIOR
TO CONSTRUCTION
PROVIDE 20 YEAR WEATHER GUARANTEE & 5 YEAR SYSTEMS GUARANTEE
IN TYPE I FIBER GLASS INSULATION (2"0")

IMPORTANT NOTE:
ROOF INSULATION TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ASHRAE

* ROOF TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS FOR NON-COMBUSTIBLE CONSTRUCTION PER I.C.C. 2016

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NOTE: SUPPLIER TO COMPLY FULLY WITH IBC-2018 5.10.4. FOR COMBUSTIBLE
STRUCTURE IN NON-COMBUSTIBLE BUILDING.
SUPPLIER TO PROVIDE DOCUMENTATION WITH TENDER PACKAGE AND EXCEPTION

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2 SKYLIGHT DETAIL
A-3.0 SCALE 1/2"=1'-0"

INTERLOCK

CONTINUOUS CALLING /
LAP SEALANT TO
MANUFACTURER'S
SPECIFICATIONS.

WATER CUT-OFF MAISTIC UNDER
CONSTANT COMPRESSION

CONC. PRE-CAST PANEL

2x 4, TREATED

WOOD NAILER

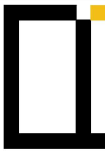
LINE OF WALL BEYOND

STOREFRONT GLAZING UNIT

○

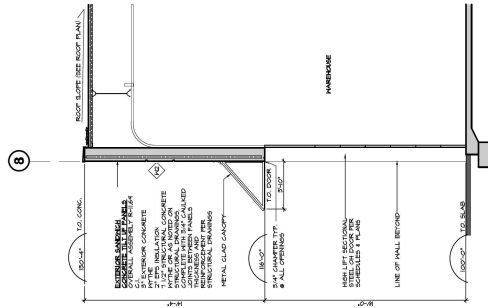
STEEL SCALE.

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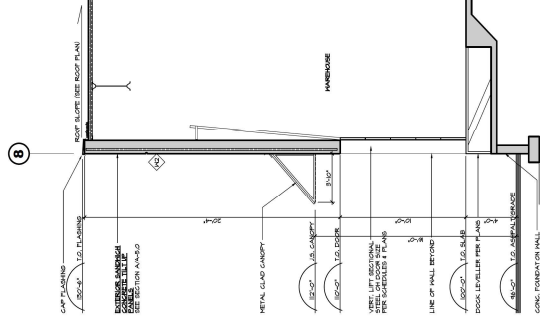


ARCHITECTURE PANEL INC.
27502 51A AVENUE
VANCOUVER, BC V6N 1A1
TEL: 604.275.5008
WWW.ARCHITECTUREPANEL.COM

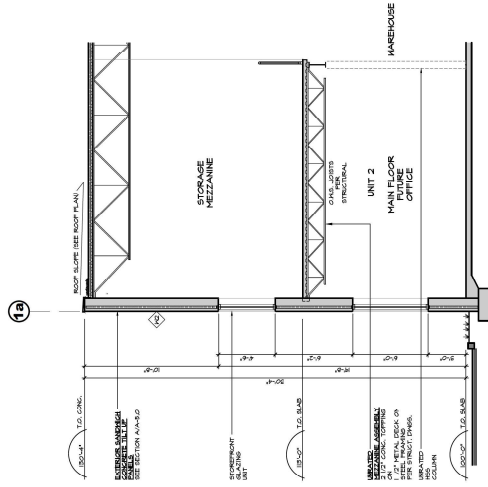
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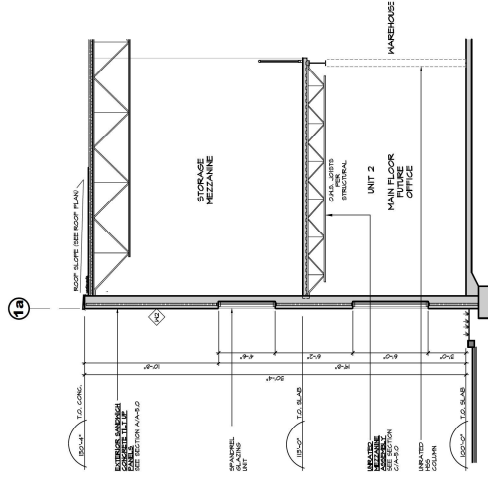
A SECTION A
SCALE: 1/4"=1'-0"



B SECTION B
SCALE: 1/4"=1'-0"



C SECTION C
SCALE: 1/4"=1'-0"



D SECTION D
SCALE: 1/4"=1'-0"

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STUFFED ANIMAL HOUSE
27502 51A AVENUE
VANCOUVER, BC V6N 1A1
PHONE: (604) 275-5008
PROJECT:

**STUFFED ANIMAL HOUSE
ADDITION**
ADDRESS: 27502 51A AVENUE, VANCOUVER, B.C.
DRAWING:

SECTIONS			
SECTION	DATE	BY	REV
SECTION A	2024-01-10	JP	1
SECTION B	2024-01-10	JP	1
SECTION C	2024-01-10	JP	1
SECTION D	2024-01-10	JP	1



The figure shows a site plan with three main areas highlighted:

- Existing Landscaped Area**: Indicated by a green hatched pattern. Dimensions: 1103.97 sq ft or 1026.4 sq m.
- Proposed Outdoor Amenity Area**: Indicated by a red dashed border. Dimensions: 2183 sq ft or 202.8 sq m.
- Proposed Landscaped Area**: Indicated by a blue hatched pattern. Dimensions: 609 sq ft or 56.4 sq m.

A legend at the bottom right explains the symbols used in the plan:

- Graphic updated**: A red dashed border symbol.
- Graphic added**: A red solid border symbol.
- Existing Trees to be retained**: A green circle symbol.

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

All plant material must be provided from the 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 CLS standards.

- Growing medium shall have physical and chemical properties as described in the standards for Ground areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium 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 sample representative of the soil to be used.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All plant material to be guaranteed for one year from date of substantial completion. All wood fences to be cedar, with one coat of clear penetrating preservative.

All soft landscape areas to be serviced by High Efficiency Irrigation System.



As the proposal for this project located on 27527 51A Ave, Langley Twp is an addition to the existing building, most of the planting on site are being retained, with the addition to some areas that are designated for new plant materials throughout the site.

The outdoor amenity has been designed with an intent to provide an accessible space near the building access on the north with distinct paving with seating opportunity—a bench and a picnic table. This area is screened by shrubs such as the *Vaccinium Ovatum* and *Malonia Aquilium* to further distinguish the amenity area and ensure separation from the traffic on site as well as lower shrubs to allow for multiple layers of textural relief.

Plants with aesthetic properties have also been a part of the landscaping throughout the site such as Rosa Nutkana that was incorporated in landscaping with close proximity to site and building entrances.



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 205, 4351 Foster Street, White Rock, BC
604 385 3500 | tuch@architecturepanel.com

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Project Number
14-05-0060 | DP101413
Project Name
Stuffed Animal House Addition
Project Address
27527 51A Ave, Langley Twp, BC V4W 4A9

Owner
Tyler Iwanson and Russ Iwanson
NOTE

Total Sheets
6
Drawn By
L7/B8
Reviewed By
RD
Status
RD
DP
RD
TOWNSHIP OF
LANGLEY

Issue Notes
A 30-05-2024 DP Re-Submission
B 18-06-2025 DP Re-Submission
C 30-10-2025 DP Re-Submission



Sheet Title
Concept Plan

Sheet No.
L2





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604.885.9003 | info@architecturepanel.com

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Project Number
14-05-0060 | DP101418
Project Name
Stuffed Animal House Addition
Project Address
27527 51A Ave, Langley Twp, BC V4W 4A9

Owner
Tyler Iwanson and Russ Iwanson
NOTE

Total Sheets
6
Drawn By
L7/B8
Reviewed By
RD
Status
AUJ
DP
TOWNSHIP OF
LANGLEY

No
Date
A 30-05-2024
B 18-06-2025
C 30-10-2025
Issue Notes
DP Re-Submission
DP Re-Submission
DP Re-Submission

Scale
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Project Number
14-05-0060 | DP101413

Project Name
Stuffed Animal House Addition

Project Address
27527 51A Ave, Langley Twp, BC V4W 4A9

Owner
Tyler Iwanson and Russ Iwanson

NOTE

Total Sheets	Drawn By
6	L7/B8B
RD	Checked By
RD	RD
Status	AUJ
DP	TOWNSHIP OF LANGLEY

No	Date	Issue Notes
A	30-05-2024	DP Re-Submission
B	18-06-2025	DP Re-Submission
C	30-10-2025	DP Re-Submission



Sheet Title
Planting Plan

Sheet No.
L4

Recommended Trees

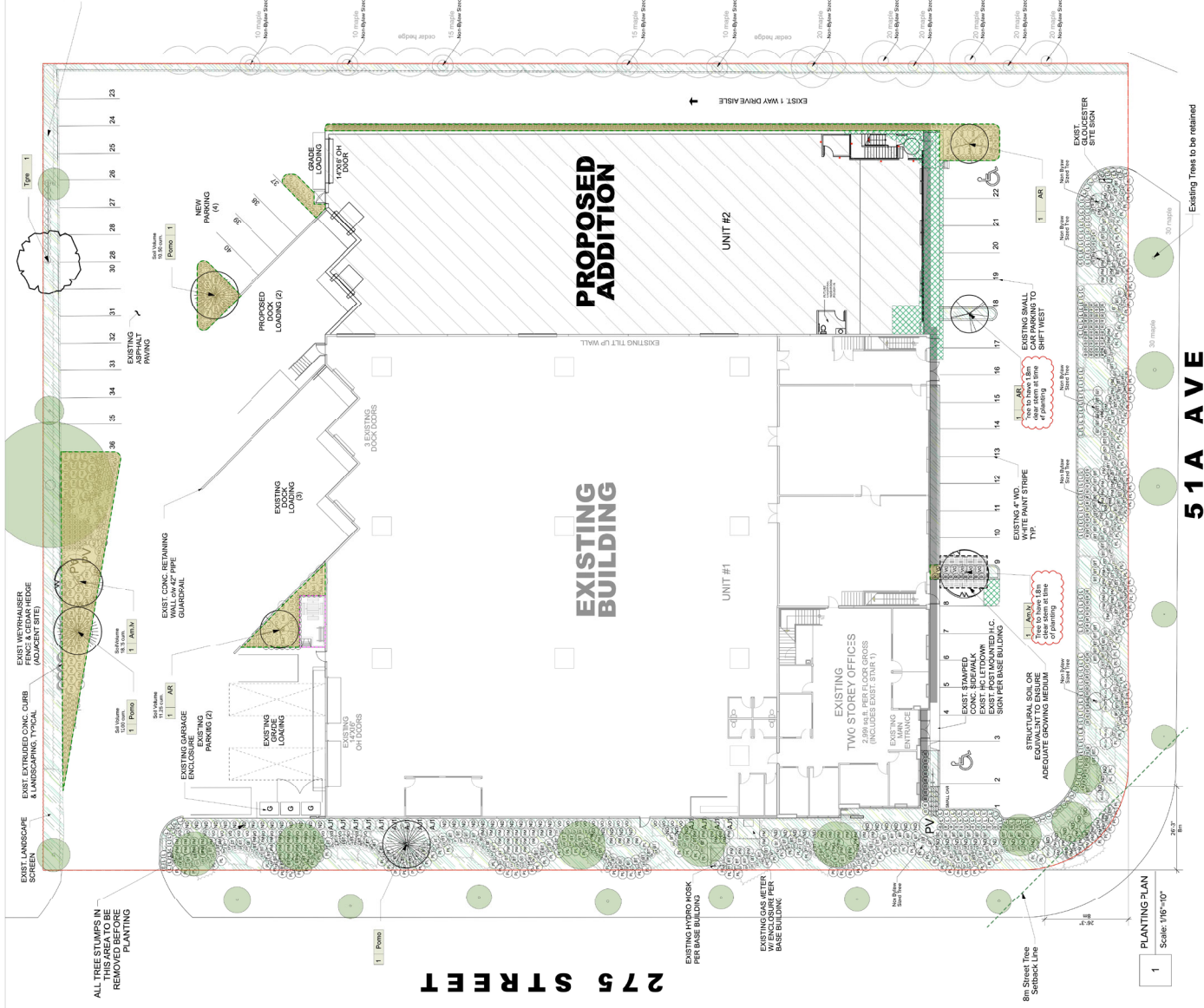
Image	ID	Quantity	Latin Name	Common Name	Scheduled Size	Canopy Spread
	AJ1	1	Amelanchier alnifolia	Alhambra Serviceberry	6 cm. cal.	15'0"
	AR	1	Acer rubrum 'Bowhall'	Bowhall red maple	6 cm. cal.	12'0"
	Pemo	1	Prunella emarginata	Siberian Spruce	2.5 m	15'0"
	T	1	Taxus x plicata 'Green Giant'	Green Giant Arborvitae	2.5 m	20'0"

Recommended Shrubs

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	AJ1	13	Aucuba japonica 'Picturata'	Picturata Aucuba	#3 pot
	AU1	126	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot
	BT	208	Berberis thunbergii 'Crimson Pygmy' (Alopecurus Pygmy Dwarf Japanese Barberry)	Crimson Pygmy Dwarf Japanese Barberry	#3 pot
	EF	259	Eunymia fortunei 'Emerald Gaiety' (P.P.A.)	Emerald Gaiety Eucalyptus	#2 pot
	L	142	Lavandula vera	Lavender	#1 pot
	M	171	Mahonia nervosa	Dull Oregon grape	#3 pot
	MA	20	Mahonia aquifolium	Oregon grape	#3 pot
	ND	69	Nandina domestica	Heavenly Bamboo	#2 pot
	P	9	Polystichum polypodioides	Tassel Fern	#2 pot
	PLZ	156	Prunus laurocerasus 'Zabelinda'	Zabel Laurel	#2 pot
	PM	159	Polystichum munifolium	avortifern	#3 pot
	PV	3	Philadelphus x virginialis	Mock Orange	#5 pot
	R	153	Rosa Nulana	Nooka Rose	#2 pot
	Rh Gp	10	Rhododendron 'Gumpo Pink'	Pink Gumpo Azalea	#7 pot
	RR	36	Rosa rugosa 'Chimplan'	Chimplan Hardy Shrub Rose	#2 pot
	SJ	9	Schima japonica	Japanese Skimmia	#2 pot
	Sngt.	13	Thuja occidentalis 'Smaragd'	Emerald Cedar	2.5 m. ht.
	VO	76	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot

Legend:

- Existing Trees to be retained
- Proposed Outdoor Amenity Area
- Existing Landscaping
- Existing Shrubs to be retained
- Existing Landscaping to be Removed
- Proposed Landscaped Area
2183 sq ft or 20.8 sqm
- Structural Soil or equivalent





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Architect
Landscape Architect

Project Number
14-05-0050 | DP101418

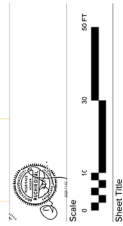
Project Name
Stuffed Animal House Addition

Project Address
27527 51A Ave, Langley Twp, BC V4W 4A9

Owner
Tyler Iwanson and Russ Iwanson
NOTE

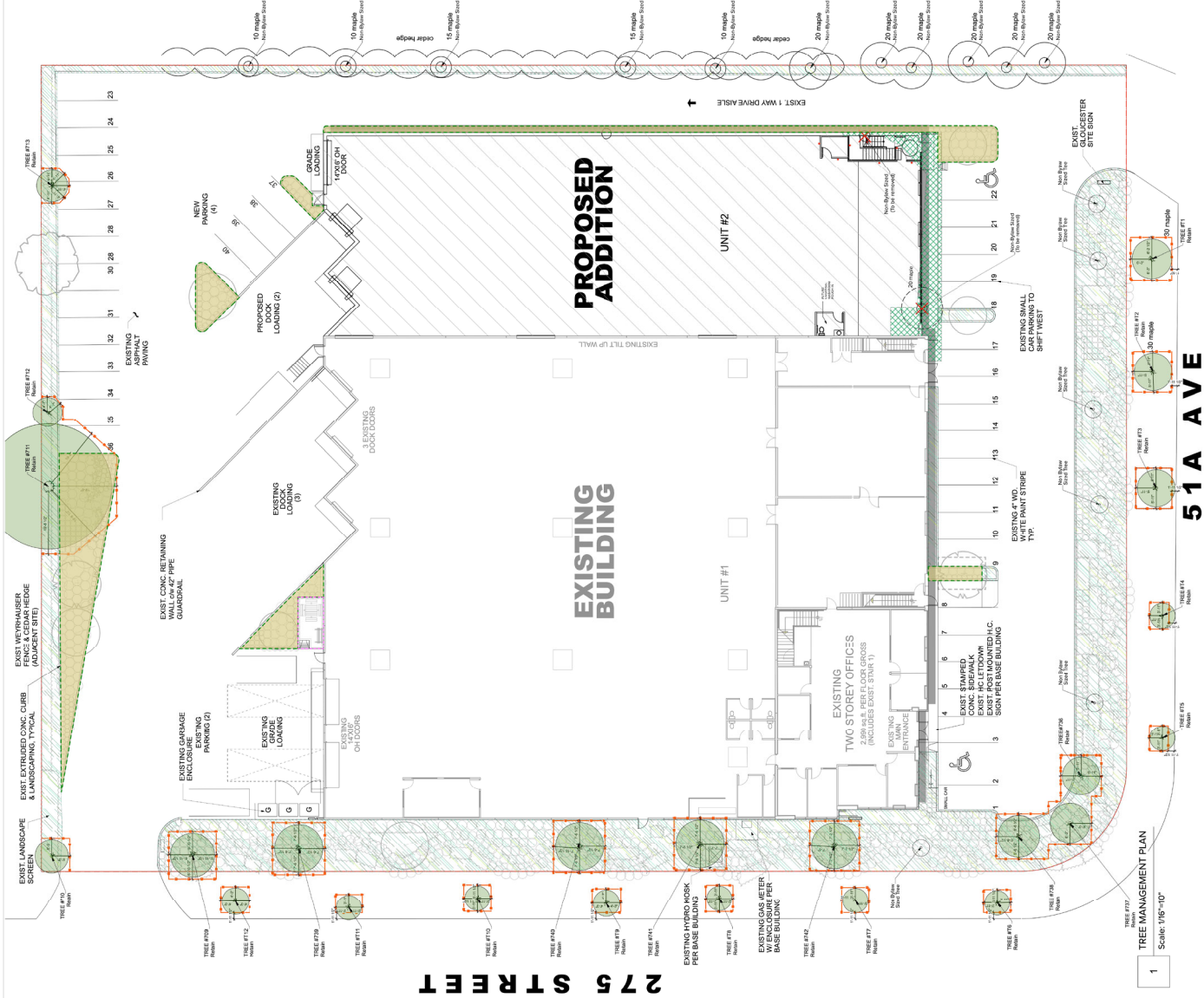
Total Sheets	Drawn By
6	LT/BB
Reviewed By	Checked By
RD	RD
Status	AHJ
DP	TOWNSHIP OF LANGLEY

No	Date	Issue Notes
A	30-05-2024	DP Re-Submission
B	18-06-2025	DP Re-Submission
C	30-10-2025	DP Re-Submission



Tree Management Plan

Sheet No. **L5**





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Project Number
14-05-0060 | DP101413

Project Name
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NOTE

Total Sheets	6
Drawn By	L7/BBB
Reviewed By	Checked By
RD	RD
Status	ANJ
DP	TOWNSHIP OF LANGLEY

No	Date	Issue Notes
A	30-05-2024	DP Re-Submission
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C	30-10-2025	DP Re-Submission

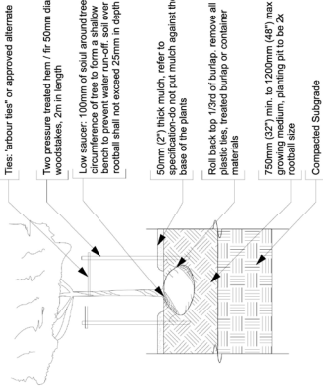
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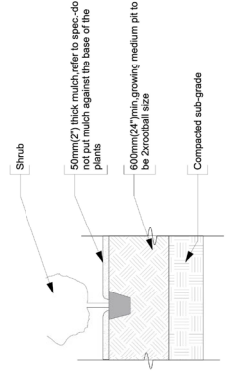
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Details	
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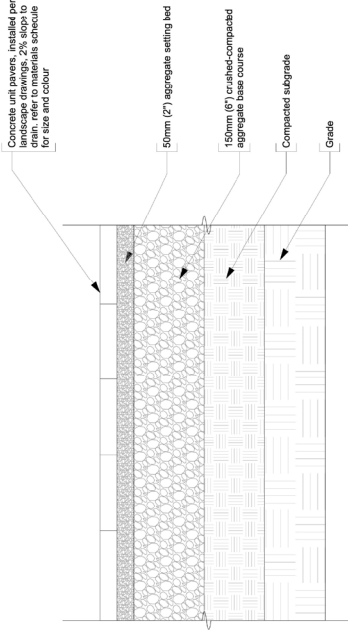
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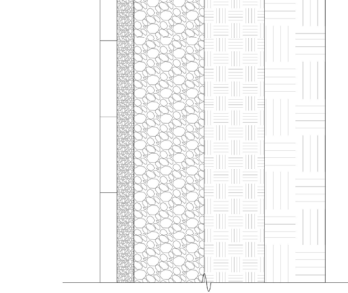
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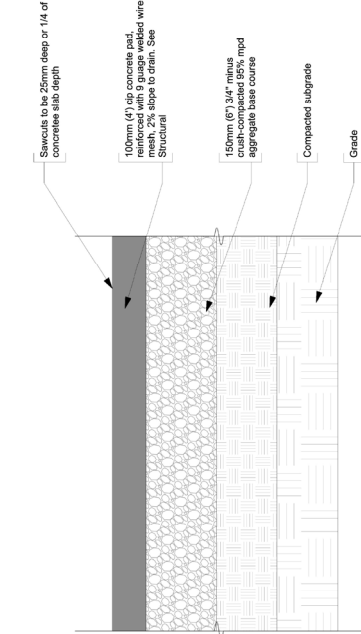
2 DETAILS: SHRUB AT GRADE
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3 DETAILS: TREE AT GRADE
Scale: 3/16" = 1'-0"



4 DETAILS: CONCRETE UNIT PAVERS ON GRADE
Scale: 3/16" = 1'-0"



5 DETAILS: CONCRETE ON GRADE
Scale: 3/16" = 1'-0"