

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101538

This Permit is issued this 4th day of August, 2026 to:

1. NAME: Jean and Lies Reimer

ADDRESS: PO Box 1052
Fort Langley, BC V1M 2S4

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 3 District Lot 35 Group 2 New Westminster
District Plan 69812

CIVIC ADDRESS: 22991 - 88 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 and subject to the following conditions being satisfied to the acceptance of the Township:

- a. Building plans being in compliance with Schedule "A".
- b. Landscape plans being in substantial compliance with Schedule "B" including installation of required onsite trees and in compliance with the Township's Street Tree and Boulevard Planting Policy.
- c. Compliance with TPB00678 for removal, replacement and protection of trees.
- d. 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. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.
 - b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
 - c. Payment of applicable Development Cost Charges and building permit administration 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 4TH DAY OF AUGUST, 2026.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

MIKE SIEMENS HOME DESIGN INC.



MIKE SIEM
home design

OWNER
LANSTONE HOMES

EN:	MS	
PL	NZ	293311
WED:	MS	293317

MT-101-00

(continued)
SHEET 5 OF 10

REV	DATE	BY
A	2/20/04	NZ
B	2/23/03	NZ
C	2/12/04	NZ

BUILDING CODE:
THESE PLANS CONFORM TO

BRITISH COLUMBIA BUILDING CODE
2024 EDITION (OCCUPANCY GROUP C)

(1013)

FRONT ELEVATION
(8813 GLOVER ROAD)

REAR ELEVATION

NOTE FOR WINDOWS

THE OPENABLE PORTION OF ALL WINDOWS ON THE FLOOR OF 15.17' (4600) MUST HAVE THE CLEARANCE FROM THE OPENABLE PORTION OF THE WINDOW TO THE SURFACE OF THE FLOOR OR GRADE ON THE OPPOSITE SIDE IS 5'-10.70" (1800mm) OR GREATER, OR IT SHALL BE PROTECTED BY A GUARD AS PER CBC 2024 4.08.1.(4)(5)

NOTE: WINDOW MFR. TO ENSURE THAT BEDROOM EGRESS WINDOWS PROVIDE AN UNOBSTRUCTED OPENING OF NOT LESS THAN 0.35 SQ.M. IN AREA WITH NO DIMENSION LESS THAN 380mm AS PER 9.9.10.1(2)(a) CBC 2024.

ELEVATIONS

2236 VILLAGE GLEN, ABBOTSFORD, BC V3G 1E3
e-mail: mike@stiemenshomedesign.com
TEL: 604 864 8934 OR 778 344 1569

MIKE SIEMENS HOME DESIGN INC.



CUSTOMER
| ANSTONE HOMES

DESIGN:	MS	
DRAWN:	NZ	250.311
CHECKED:	MS	250.317

MT-101-00

(LOT 3)
SHEET 6 OF 10

UNITED STATES OF AMERICA
UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535
TELEPHONE (202) 452-2000
FAX (202) 452-2001
WWW.FBI.GOV

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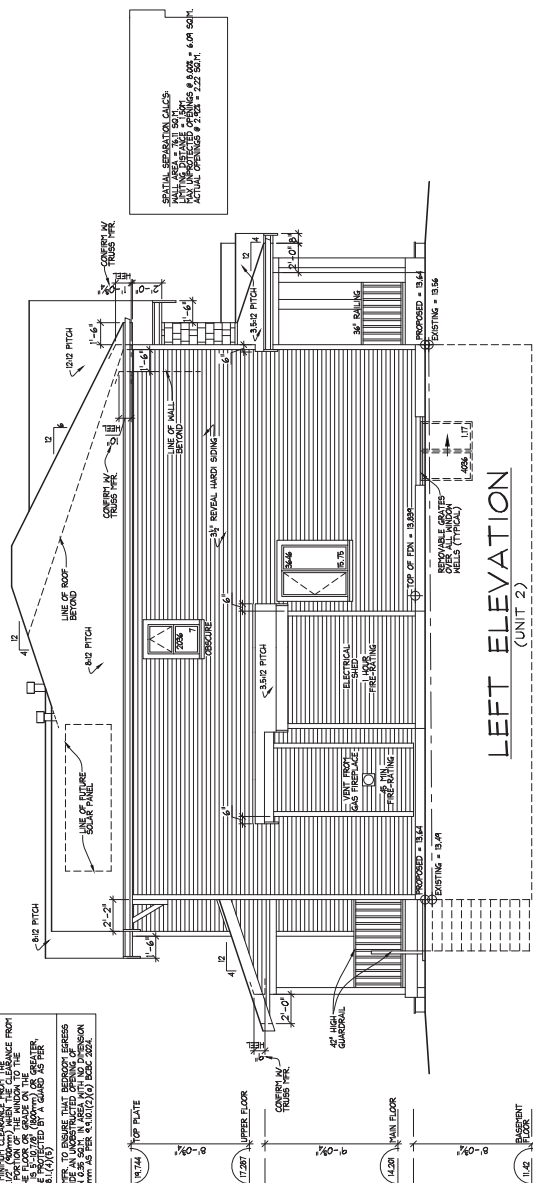
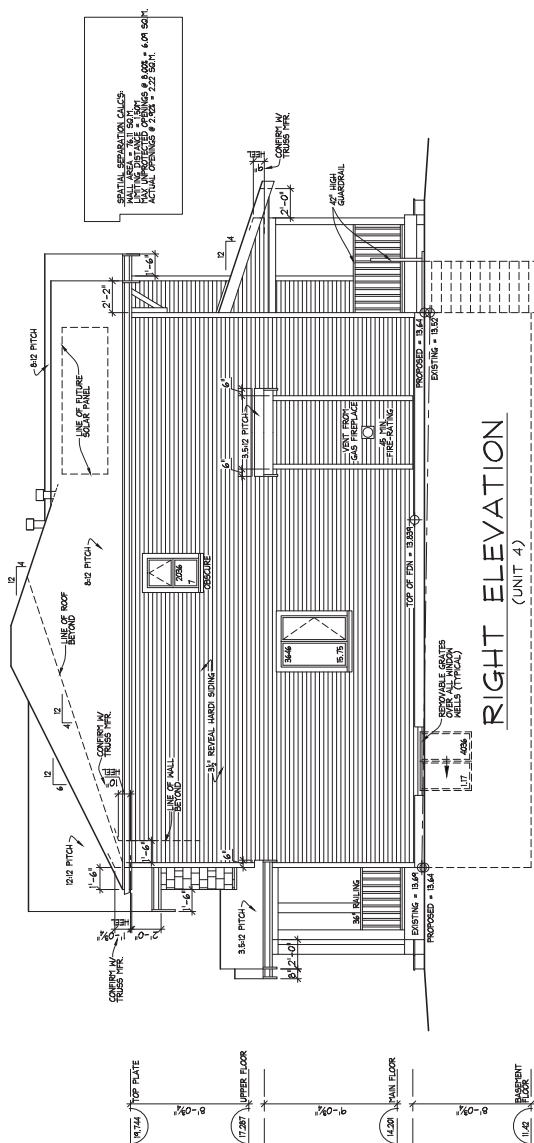
NOTE FOR WINDOWS

THE OPERABLE CLEARANCE FROM THE FINISH FLOOR OF ALL WINDOWS SHALL HAVE A MINIMUM CLEARANCE FROM THE FLOOR OF 1000mm (40") WHEN THE CLEARANCE FROM THE SURFACE OF THE FLOOR OR GRADE ON THE OPPOSITE SIDE IS 5-10-10" (150-250-250) OR GREATER, AS SHOWN IN THE DETAIL. THIS IS NOT TO BE INTERFERED BY A GLASS AS PER DETAIL 2024.03.01.01(X1)

NOTE: WINDOW MUST TO ENSURE THAT BEDROOM EGRESS REQUIREMENTS ARE MET. WINDOW SHALL BE NOT LESS THAN 600mm x 1000mm IN AREA, WITH NO DIMENSION LESS THAN 300mm AS PER 2024.01.01.01(X1) B03C 2024.

RIGHT ELEVATION

LEFT ELEVATION
(UNIT 2)

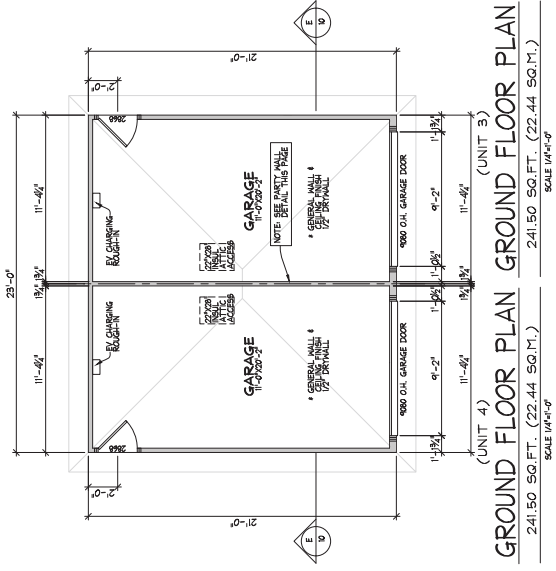




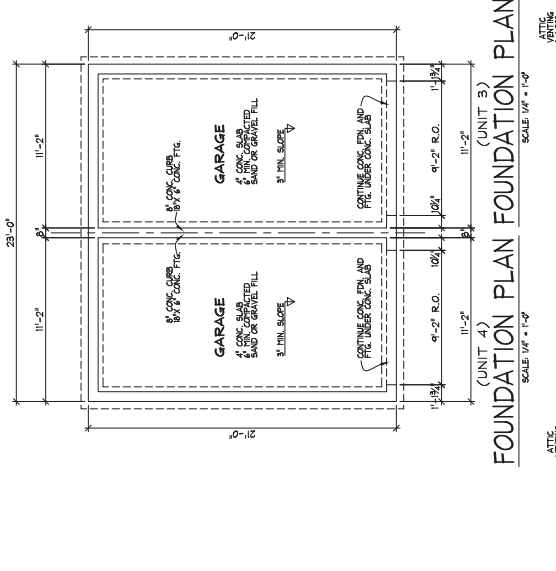
CUSTOMER		LANSTONE HOMES	
DESIGN	MS	DRAWN	NZ
CHECKED	MS	DATE	2017
SCALE 1/4" = 1'-0"		MT-101-00	
REV	DATE	BY	DESCRIPTION
1	2017	B	2017B NZ
2	2017B	NZ	

UNITS 2-4 22981 188TH AVENUE	
BUILDING CODE:	
B.C. BUILDING DEPARTMENT	
2018 EDITION - OCCUPANCY GROUP Q	

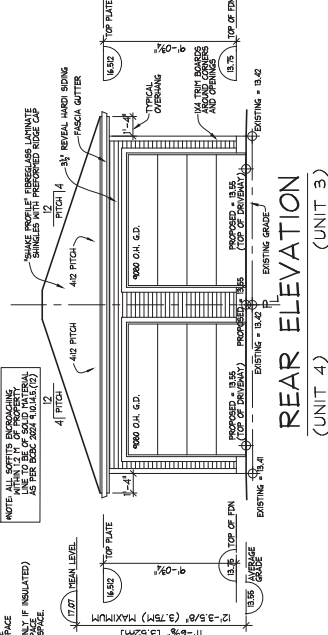
SHEET 10 OF 10



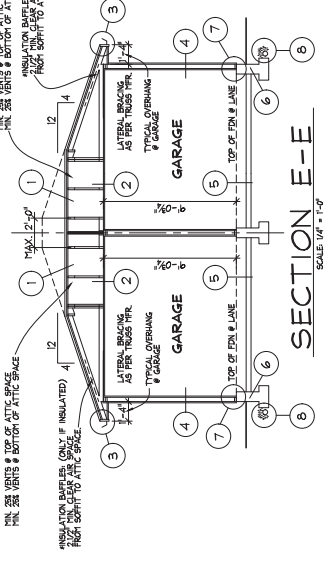
GROUND FLOOR PLAN (UNIT 3)
241.50 SQ. FT. (22.44 SQ. M.)
SCALE 1/4" = 1'-0"



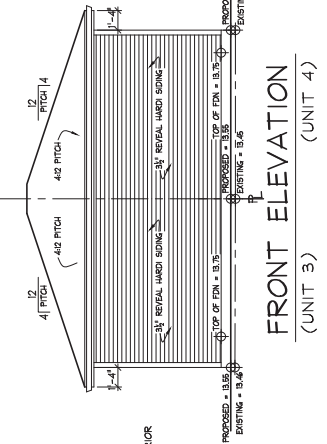
FOUNDATION PLAN (UNIT 3)
SCALE 1/4" = 1'-0"



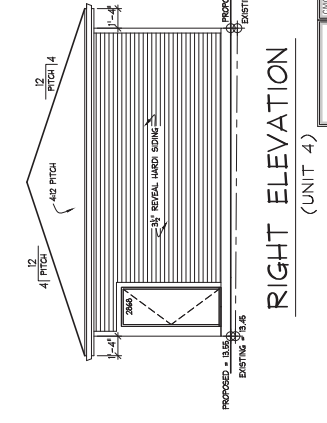
REAR ELEVATION (UNIT 3)
SCALE 1/4" = 1'-0"



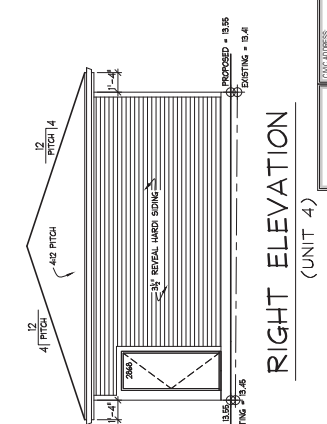
SECTION E-E
SCALE 1/4" = 1'-0"



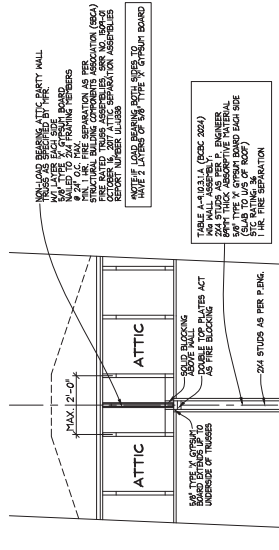
FRONT ELEVATION (UNIT 3)
SCALE 1/4" = 1'-0"



LEFT ELEVATION (UNIT 3)
SCALE 1/4" = 1'-0"



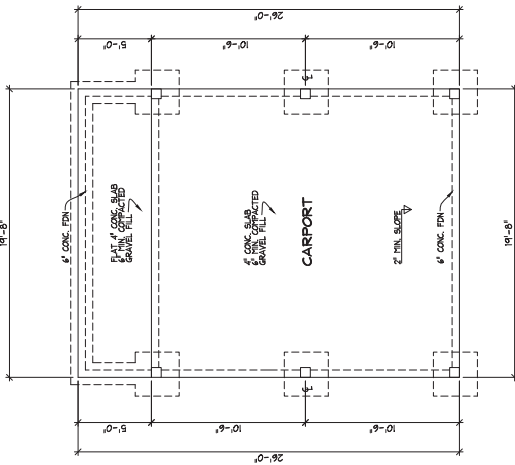
RIGHT ELEVATION (UNIT 4)
SCALE 1/4" = 1'-0"



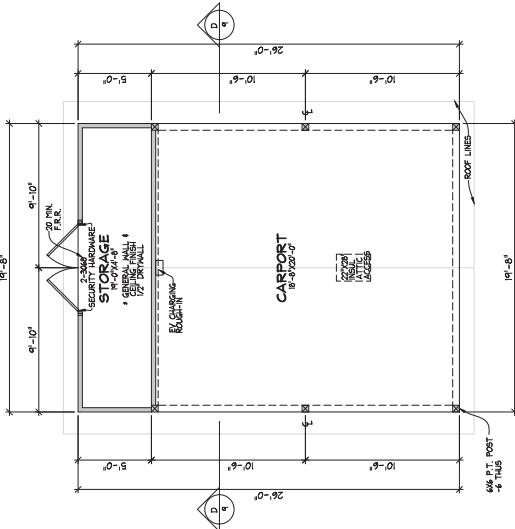
PARTY WALL DETAIL
SCALE 1/4" = 1'-0" (BOTH SIDES SAME)

SPECIFICATIONS:

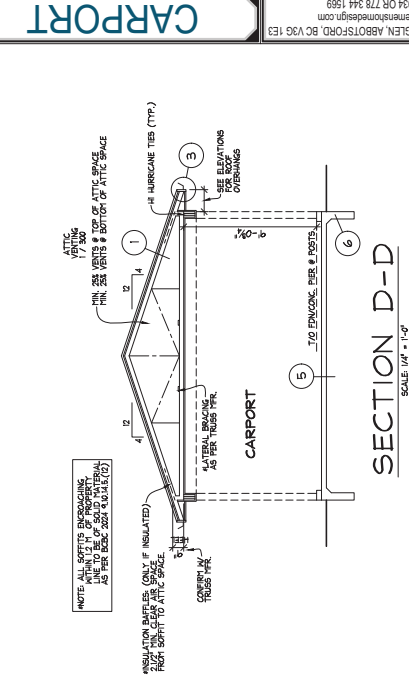
- ROOF (TRUSSES):
 - SHAKE PROFILE: FIREGLASS LAMINATE
 - SHINGLE: 1/2" PLYWOOD SHEATHING
 - 1/2" PLYWOOD UNDERLAY
 - ROOF TRUSSES: 24" O.C.
- CEILING: R-40 BATT OR LOOSE-FILL INSULATION (OPTIONAL)
- FLOORING: 6" MIL POLY V.B.
 - 24" FASCIA BOARD
 - 24" GUTTER (OR AS NOTED)
 - VEN. TRUSS 1/2" MIN. 24" CLEAR AIRSPACE
 - (NOTE: PROVIDE INSULATION Baffles BETWEEN EACH TRUSS)
- EXTERIOR WALL: SEE ELEVATION
 - STRAPPING FOR RANSEREN AS PER BCDC 2024
 - 1/2" PLYWOOD SHEATHING
 - R-14 BATT INSULATION (OPTIONAL)
 - MIN. 6" MIL POLY V.B. (2x6 WHERE NOTED)
 - 1/2" Gypsum BOARD



FOUNDATION PLAN
SCALE 1/4" = 1'-0"



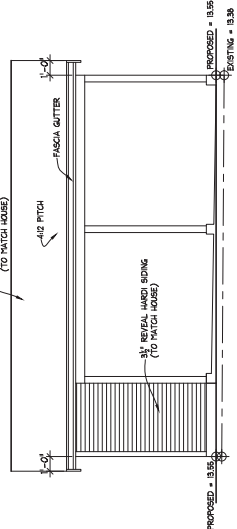
GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"



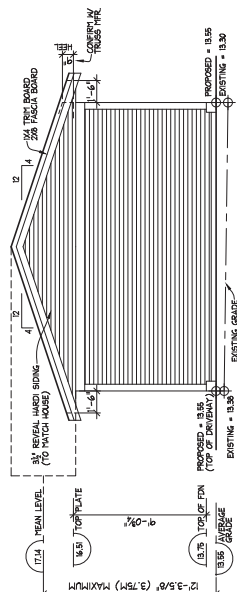
SECTION D-D
SCALE 1/4" = 1'-0"

- SPECIFICATIONS:**
- ROOF (TRUSS):
 - SHAKE FRAMELET FIBERGLASS LAMINATE PREFORMED RIDGE CAP (TO MATCH HOUSE)
 - 1/2" PLYWOOD SHEATHING
 - HI HURRICANE TIES ON ALL TRUSSES
 - CEILING & STORAGE ONLY
 - MIN 8" 40 BATT OR LOOSE-FILL INSULATION (OPTIONAL)
 - 5/8" GYPSUM BOARD
 - FACIA/GUTTER:
 - 2x4 FASCIA BOARD MIN. SOFFIT
 - VERTICAL GUTTER (NOTE: PROVIDE INSULATION Baffles BETWEEN EACH TRUSS @ MIN 2" CLEAR AIRSPACE)
 - EXTERIOR WALL STORAGE:
 - FINISH MATERIAL - SEE ELEVATION
 - 1/2" PLYWOOD OR 7/16" OSB SHEATHING
 - 2x4 STUDS @ 16" O.C. (2x6 WHERE NOTED)
 - MIN 6" MIN. INSULATION
 - MIN 6" MIN. FINISH
 - CARPORT STORAGE FLOOR:
 - 4" CONC SLAB MIN 4" BELOW TOP OF FDN WALL
 - 6" MIN COMPACT SAND OR GRAVEL FILL
 - EXTERIOR FOUNDATION WALL:
 - 6" CONCRETE FOUNDATION FROST WALL (AS PER P.ENG.)
 - PLATE TO FOUNDATION CONNECTION & STORAGE:
 - 2x6 (OR 2x4 AS REQ'D) SILL PLATE
 - 1/2" DA ANCHOR BOLTS @ 4'-0" O.C. MAX

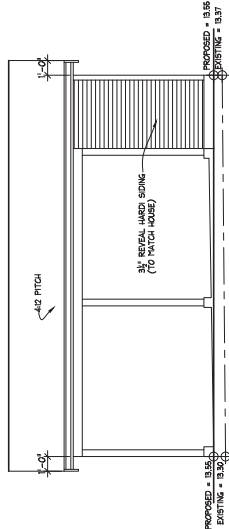
REFER TO STRUCTURAL DRAWINGS FOR SEISMIC ENGINEERING AND STRUCTURAL DESIGN (BY OTHERS)



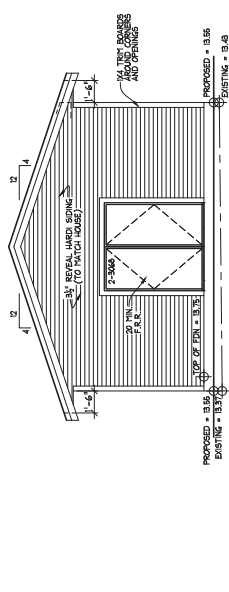
RIGHT ELEVATION



REAR ELEVATION
(FACING DRIVE-ISLE)



LEFT ELEVATION
(FACING 88TH AVENUE)



FRONT ELEVATION
(FACING 88TH AVE/GLOVER)

MIKE SIEMENS
NOTES DESIGN

CUSTOMER

TOWLE

DESIGN	MS	DATE	2018.10
DRAWN	NZ	DATE	2018.10
CHECKED	DN	DATE	2018.10

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

CLIENT ADDRESS

UNIT 1 - 22901 188TH AVENUE

BUILDING CODE:

RESIDENTIAL - SINGLE-FAMILY DETACHED

2018 EDITION - OCCUPANCY GROUP Q

PROJECT NAME

TOWLE HOUSE

LOT 3

SHEET 6 OF 6

22991 88TH AVE

Issued for DP

Contact Information

VDZ+A
Project Landscape Architecture
Fort Langley Studio
102 - 9181 Church Street
Fort Langley, British Columbia, V1M 2R8
Mount Pleasant Studio
102-355 Kingsway
Vancouver, British Columbia, V5T 3J7
Kelowna Studio
302 - 1161 Sunset Drive
Kelowna, British Columbia, V1Y 0L4

Primary project contact:
Kayne Meyers-Harris
kayne.kayne@vdz.ca
o. 604-892-0024 ext. 122

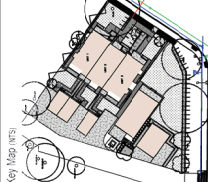
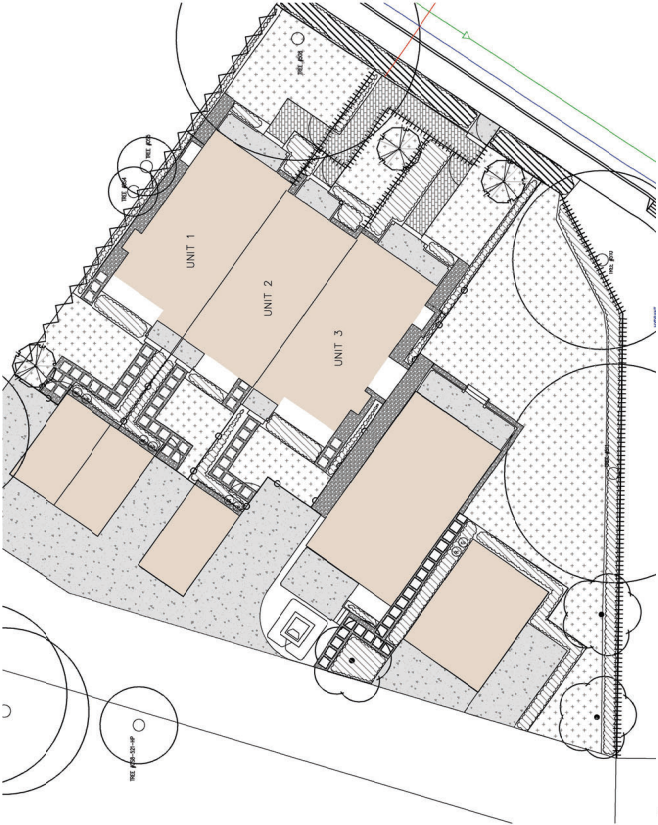
Alternate contacts (in case away):
Mark van der Zalm
Project Landscape Architect
mark@vdz.ca
o. 604 546 0920

Key Project Contacts

Lanstone Homes
Project Owner
101-23189 Francis Avenue
Langley, BC V1M 0G4
Lanston Foster
landson@lanstonehomes.com
604-371-3881

Mike Siemens Home Design
Project Building Architecture
2238 Village Glen
Abbotsford, BC V3G 1E3
Mike Siemens
mike@siemenshomedesign.com
604-864-8934

Sheet Number	Sheet Title
1	L-01 COVER PAGE
2	L-02 TREE MANAGEMENT PLAN
3	L-03 LANDSCAPE PLAN
5	L-05 GENERAL NOTES (SOFTSCAPE-IRRIGATION)
6	L-06 GENERAL NOTES (GENERAL - HARDSCAPE)



4	MH	Revised for DP	2024-02-28
3	MH	Revised for DP	2024-02-23
2	MH	Revised for DP	2024-02-16
1	MH	Revised for DP	2024-02-09

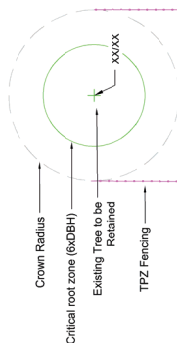
REVISIONS TABLE FOR DRAWINGS

REV.	BY	DESCRIPTION	DATE
REVISIONS TABLE FOR SHEET			

Stamp:

Project Name:
22991 88th Ave
Project Location:
Langley, BC
City Project #:
IP2024-05
001724
Scale: 1:100
Drawn: MH
Checked: MWOZ
Approved: MWOZ

SCHEDULE B



Arborist supervision required for any work within 1.5 m of critical root zone of tree, including building footing, service pipes and septic manhole. Hydro-vac is required for the excavation for the building footing and the manhole. The building footing within the critical root zone of tree 508 should be constructed by using one side forms method.

Note: Contact VDDZ-A Project Arborist (Glyn Romaine - glyn@vddz.ca) for inspection 72 hours prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability, it may be necessary to remove additional trees.

2. Read this plan together with the arborist report prepared by VDDZ-A.

3. An additional 1m setback is shown for all hand-plotted trees to be retained.

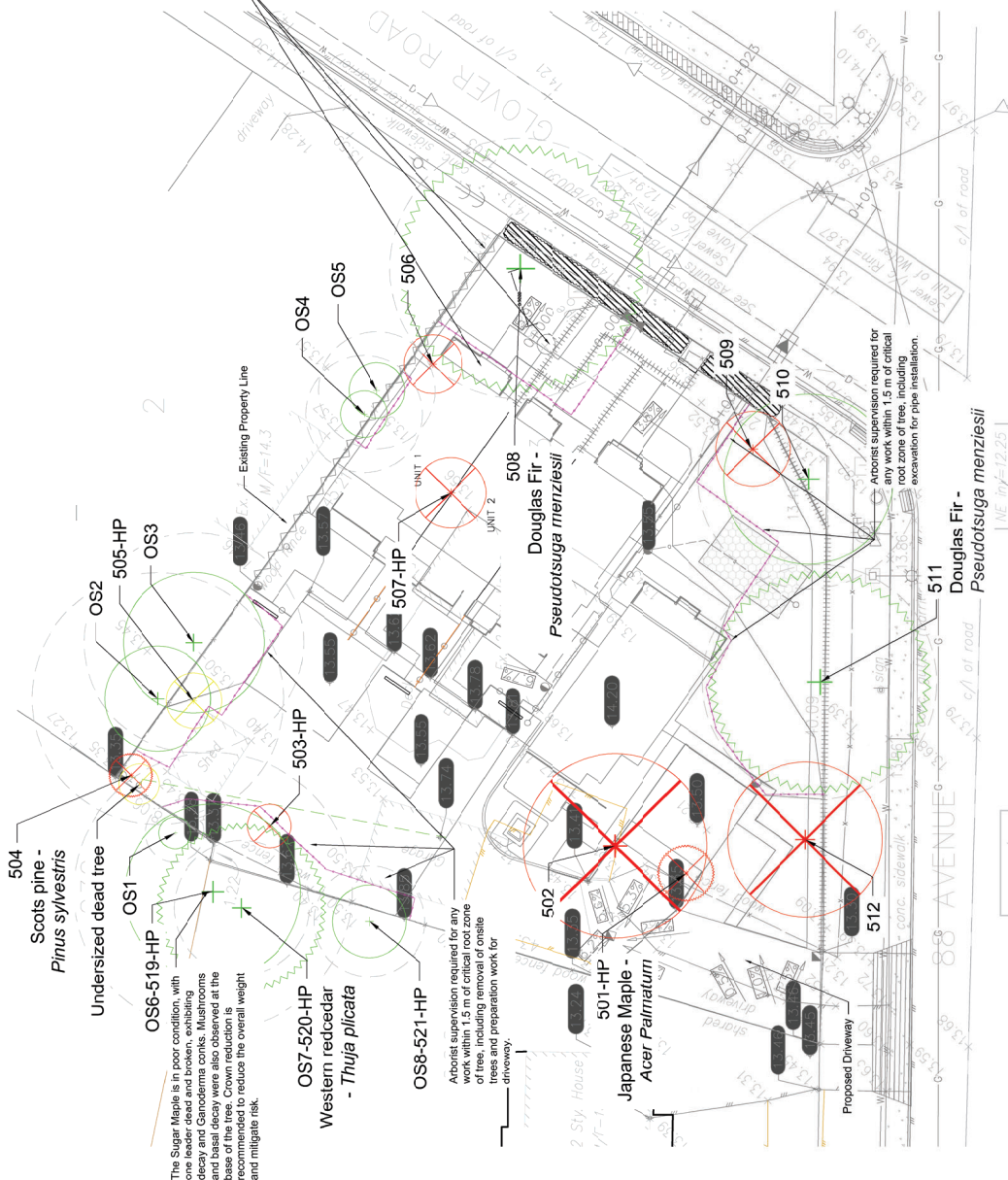
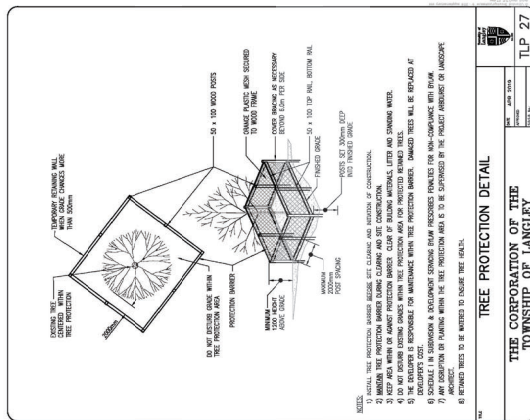
4. If a stump grinding is required to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.

5. It is the responsibility of the client or fisher representative to contact the project arborist to discuss any tree removal or retention.

6. Locating Work Zone

7. Locating Work Zone and Machine access corridors where required

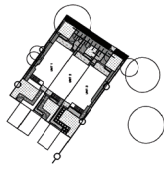
8. Reviewing the Report with the project foreman or site supervisor.



LEGEND									
	Existing Tree to be Retained	Existing Tree to be Removed	Existing Tree in poor condition to be Removed	Significant Tree to be Retained	Significant Tree to be Removed	Existing Dead Tree to be removed	Undersize tree, existing dead tree, or stump	Tree Protection Fencing	

THIS DOCUMENT IS THE PROPERTY OF VANDER ZALM + ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF VANDER ZALM + ASSOCIATES. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED.

K12-100-V1



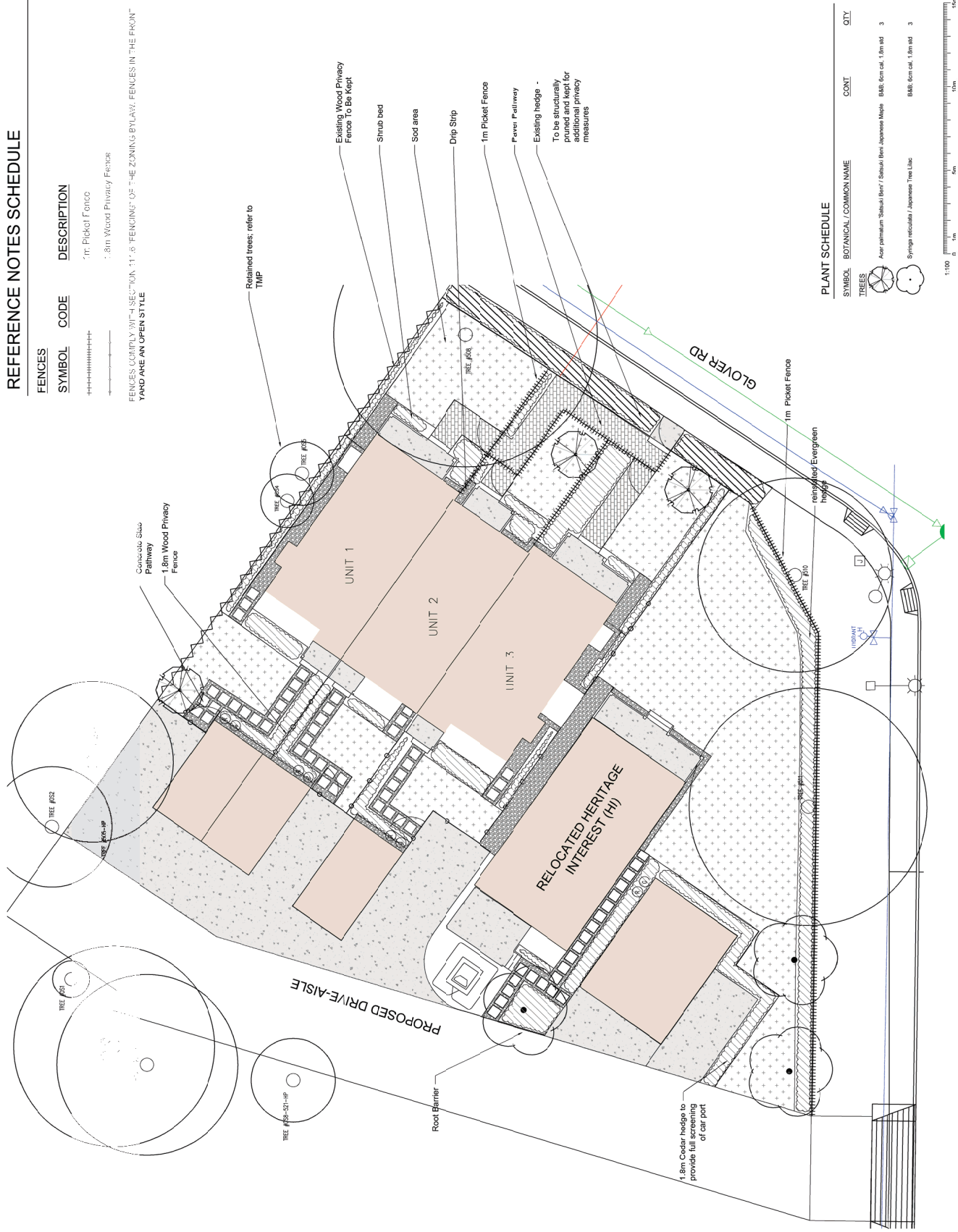
REFERENCE NOTES SCHEDULE

FENCES

SYMBOL	CODE	DESCRIPTION
--------	------	-------------

+++++	1m Picket Fence
-----	1.8m Wood Privacy Fence

FENCES COMPLY WITH SECTION 11.1.5 FENCING OF THE ZONING BYLAW. FENCES IN THE FRONT YARD ARE AN OPEN STYLE



REV.	BY	DESCRIPTION	DATE
4	MH	Revised for DP	2024-02-28
3	MH	Revised for DP	2024-02-23
2	MH	Revised for DP	2024-02-19
1	MH	Issued for DP	2024-06-19

REVISIONS TABLE FOR DRAWINGS

REV.	BY	DESCRIPTION	DATE
Stamp:			

Project Name:
22801 88th Ave
Project Location:
City of Langley, B.C.
City Project #:
IP2024-05
001-905-724

Scale: 1:100
Drawn: MH
Checked: MWOZ
Approved: MWOZ

3
L-01 LANDSCAPE PLAN

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
TREES			
+	Acer palmatum 'Sakaki' / Sakaki Japanese Maple	B&B, 6cm cal, 1.8m and	3
+	Syringa reticulata / Japanese Tree Lilac	B&B, 6cm cal, 1.8m and	3

1:100
0 5m 10m 15m 20m

PLANTING AND PLANTING BEDS

1.1 This section covers supply and installation of all trees, shrubs, and ground covers including bed preparation and topsoil.

1.2 Reference Specifications:

- Section 32 93 01 Planting of Trees, Shrubs and Ground covers
- Section 32 92 01 Site Grading
- Section 32 91 21 Topsoil and Finish Grading
- Canadian Landscape Standards (latest edition)
- British Columbia Nursery Trade Association
- 1.3 All plant and soil material shall be warranted for (1) year after substantial completion.

1.4 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where slopes, berms or mounds are used and to ensure that the landscape architect is satisfied with the installation of plant material. A minimum 7 days notice is required for this review.

1.5 Establishment maintenance must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment maintenance practices and procedures are defined under the Canadian Landscape Standard.

1.6 Establishment watering must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment watering practices and procedures are defined under the Canadian Landscape Standard.

1.7 The landscape contractor should provide the landscape architect with one week's notice to perform a review at local nurseries who are supplying major plant orders to the site. The landscape architect reserves the right to reject plant material that does not meet drawing specification or Canadian Landscape Standard at any time, despite any review of said materials.

1.8 The landscape contractor must submit a soil report/field report to that shows that growing mediums comply with the standards identified in the Canadian Landscape Standard, latest edition.

1.9 The general contractor shall pay for a minimum two (2) random tests to be performed by a third party testing agency. The landscape architect will require medium being installed on site matches the test approved to the landscape architect. The landscape architect will notify the general contractor of when said tests will occur and soil samples should be mailed out within 48 hours of this notice. Failure to have soil match approved material could result in removal, amendment or reinstallation of appropriate material at the contractor's expense. Soil tests should be sent to Pacific Soil Analysis Pacific Soil Analysis Inc. 10000 160th Street, Richmond, BC V6V 3G9 Suite 5-11720 Voyaguer Way, RICHMOND, BC V6X 3G9 Telephone 604 273 8226

1.10 Landscape mulch shall conform to Canadian Landscape Standards and shall be non-toxic, dark brown or black in colour, and shall be applied in a layer of 2 inches. Mulch must be non-toxic. Mulch should be dark brown or black in colour, red coloured mulch is not permitted unless specified otherwise.

1.11 Filter fabric must be provided in any areas where drain rock is used as a much substitute or landscape feature, with the exception of drip strips (unless noted otherwise).

1.12 In areas where soft landscaping shall be planted over structural slabs, the contractor must submit, in writing, that the project architect has inspected planters or areas of soft landscape planting and has approved the waterproofing and slab protection present, such that it conforms to contract specifications and drawings. This shall be done prior to any application of the landscape architect shall make to review growing medium depths or plant installation.

1.13 Should any fertilizers or chemicals be applied to soft landscapes, they must be non-toxic.

1.14 If during excavation obstructions are found to planting areas contractor to contact landscape architect for review and direction.

1.15 Contractor to notify the landscape architect if any invasive species are encountered during construction. This includes but is not limited to Equisetum, Rubus, Hedera, and Fallopia japonica. Contractor is responsible for the removal of all invasives as per the Canadian Landscape Standard.

1.16 Contractor to ensure top soil is properly placed and compacted to ensure plant material does not sink or move during warranty period.

1.17 All planting beds to have cultivated, clean landscape edge unless otherwise specified on drawings.

1.18 At time of substantial completion all much beds to be weed and mushroom free.

1.19 For all landscape rock beds contractor to provide landscape fabric beneath and pressure treated timber edging unless otherwise specified on drawings.

drawings.

HYDROSEED AND SOD

2.1 This section covers supply and installation of sod and hydroseed for turf grass and native grass areas.

2.2 Reference Specifications:

- Section 32 93 23 Sodding
- Section 32 92 19 Hydroseed Seeding
- Section 32 91 21 Topsoil and Finish Grading
- Canadian Landscape Standards (latest edition)
- British Columbia Nursery Trade Association

2.2 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where slopes, berms or mounds are used and to ensure that the landscape architect is satisfied with the installation of sod and hydroseed. A minimum 7 days notice is required for this review. Preparation of sod and seed areas shall conform to BC Landscape Standards, No. 1 Turfgrass and No. 1 Canadian seed standards apply as defined through BC Landscape Standards. Installation and maintenance specifications of sod and seed shall apply as defined through BC Landscape Standards.

2.3 Sod to be No. 1 Premium or No. 2 Standard non-netted.

2.4 Contractor is responsible for the watering and maintenance of the sod until 55 days post substantial completion.

2.5 For turf areas seed to be Pioneer Pacific All Purpose Sun& Shade Mix or approved equal unless otherwise specified on drawings. Seed to be installed as per supplier specifications.

2.6 Seeding to take place in the spring (April 1st to June 15th) and fall (August 15th to September 30th). If seeding is to happen outside of these windows contractor to contact landscape architect for adjustments to maintenance requirements.

- 2.7 Conditions for final acceptance of turf areas are as follows:
 - Seeded areas are vigorously growing, the turf is well established and has a healthy green appearance
 - Seeded areas do not have any eroded or washed out areas and are free of weeds
 - No surface growing medium is visible when turf has been mowed to a height of 50mm
 - Seed areas have been cut to a minimum of 2 times.
- 2.8 For all native and high-grass seeding contractor to provide 300mm depth of well-groomed top soil
- 2.9 For all native and high-grass seeding contractor to provide maintenance for a minimum of (1) growing season (Spring to Fall).

IRRIGATION

3.1 This section covers supply and installation of an automatic irrigation system. If irrigation plans have not been provided contractor to provide design/build solution as per specifications below.

3.2 Reference Specifications:

- 3.2 Reference Specifications:
 - Irrigation Industry Association of British Columbia Standards
 - Canadian Standards Association
 - All Local Plumbing and Electrical Codes
- 3.3 The Contractor is responsible for the coordination with the mechanical and electrical Owner's Representative and sub-contractors as well as for coordination of all required sleeves under paved areas.
- 3.4 Contractor to provide all irrigation operations instructions and user manuals upon substantial completion.
- 3.5 Contractor to provide as-built drawings for irrigation system at time of substantial completion. As-built drawings to be provided in AutoCAD format.
- 3.6 Contractor to repair or replace all damaged underground services caused by work in this contract.
- 3.7 Contractor to confirm head-to-head coverage upon installation. If any conditions arise that do not allow for head-to-head coverage contractor to contact the landscape architect for further direction.
- 3.8 All irrigation work shall be done by an experienced and competent irrigation contractor having the capabilities an personnel necessary for all phases of the work specified.
- 3.9 The irrigation contractor shall be a member in good standing of the Irrigation Industry Association of British Columbia.
- 3.10 All heads to be installed with low-point drainage releases where required.

4	MH	Re-issued for DP	2024-02-28
3	MH	Re-issued for DP	2024-02-23
2	MH	Re-issued for DP	2024-01-09
1	MH	Issued for DP	2023-06-19

REVISIONS TABLE FOR DRAWINGS

REV.	BY	DESCRIPTION	DATE
REVISIONS TABLE FOR SHEET			
Stamp:			

Project Name: 22991 88th Ave	
Project Location: 22991 88th Ave, Langley, BC OF LANGLEY, B.C.	
City/Project #	IP2024-05 001-905-724
Scale:	
Drawn:	KMH
Checked:	MJGZ
Approved:	MJGZ

