

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101510

This Permit is issued this 20th day of October, 2025 to:

1. NAME: Hendrik Hamstra

ADDRESS: 7620 – 197 Street
Langley, BC V2Y 1S2
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 12 Section 22 Township 8 New Westminster District Plan 70469

CIVIC ADDRESS: 7620 – 197 Street
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. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
 - b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township.
 - c. Completion of streamside enhancement and restoration works as shown on Schedule C and as described in Streamside Protection and Enhancement Development Permit Report prepared by Envirowest Consultants Inc. dated April 27, 2023.
 - d. Written designation of an Environmental Monitor for a three year period following installation for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact SPEAs.
 - e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
 - f. Commencement of accepted streamside enhancement and restoration works as indicated in the Streamside Protection and Enhancement Development Permit Report prepared by Envirowest Consultants Inc. dated April 27, 2023 within 30 days of SPEA disturbance.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

This permit is not a building permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS 20TH DAY OF OCTOBER, 2025.

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area
SCHEDULE C	Proposed Enhancement and Restoration Plan





