THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101371

This Permit is issued this 13th day of March, 2026, to:

1. Name: 1316082 BC Ltd.

   Address: 201, 6525 - 177B Street
   Surrey, BC
   V3S 5N4

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: Proposed Lots 31 and 32 Section 23 Township 8 NWD Plan EPP141850

   CIVIC ADDRESS: 7400 Block of 206 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. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
   b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

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 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 13TH DAY OF MARCH, 2026