THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101521

This Permit is issued this 15th day of June, 2026 to:

1. NAME: S & R Sawmills Ltd.

   ADDRESS: 18887 - 98A Avenue
   Surrey, BC V4N 4E1

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 A (AC33709) District Lot 122 Group 2 New Westminster District Plan 54309

   CIVIC ADDRESS: 19791 – 101 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. 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. Streamside Protection and Enhancement Development Permit Areas (SPEAs), blackberry management area and no storage areas as shown on Schedules “A” and “B” to the acceptance of the Township.
   c. Security for and completion of foreshore management works as shown on Schedule “B” and as described in Streamside Protection and Enhancement Development Permit Application prepared by Pacific Land Group January 26, 2026.
   d. Written designation of an Environmental Monitor 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.

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.

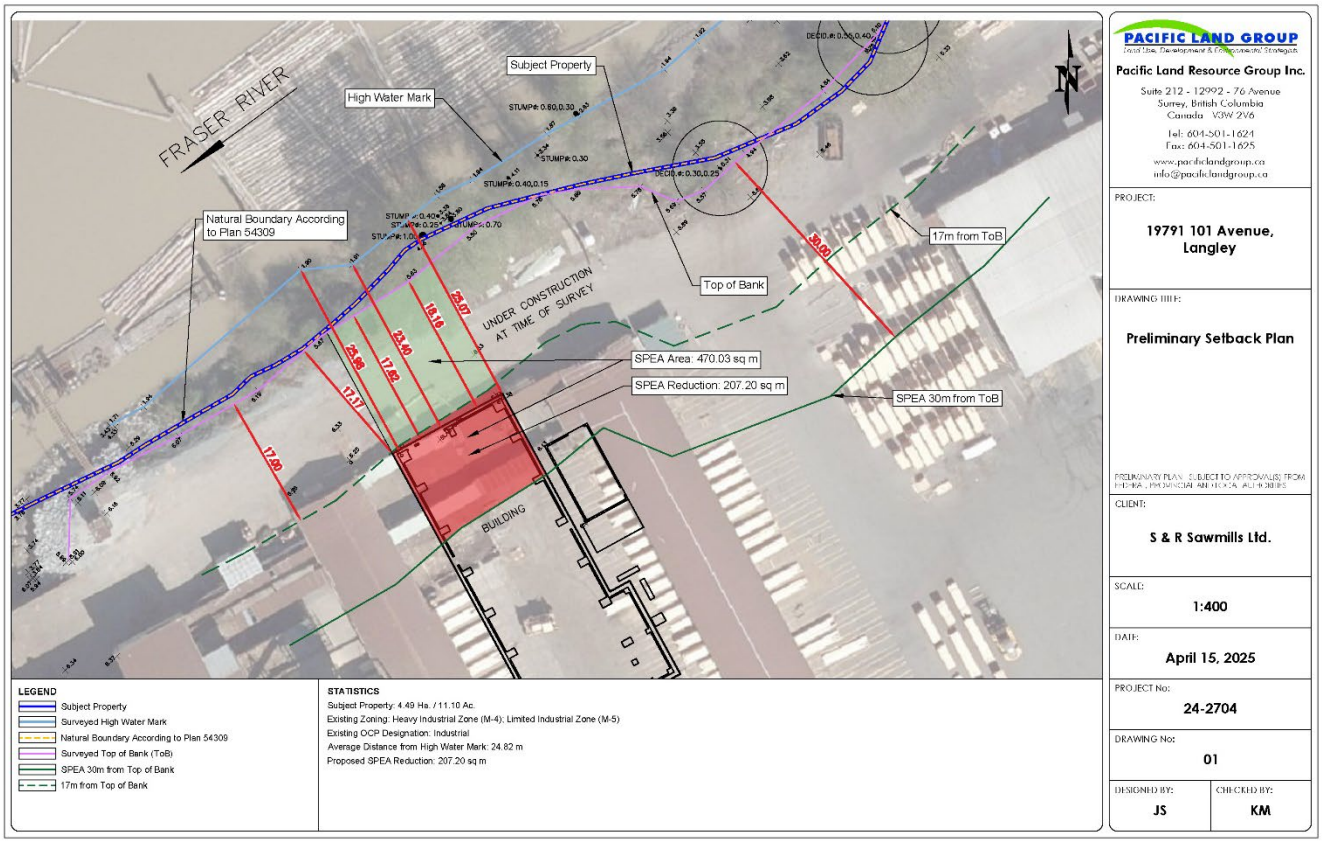
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS 15TH DAY OF JUNE, 2026.

Attachments:

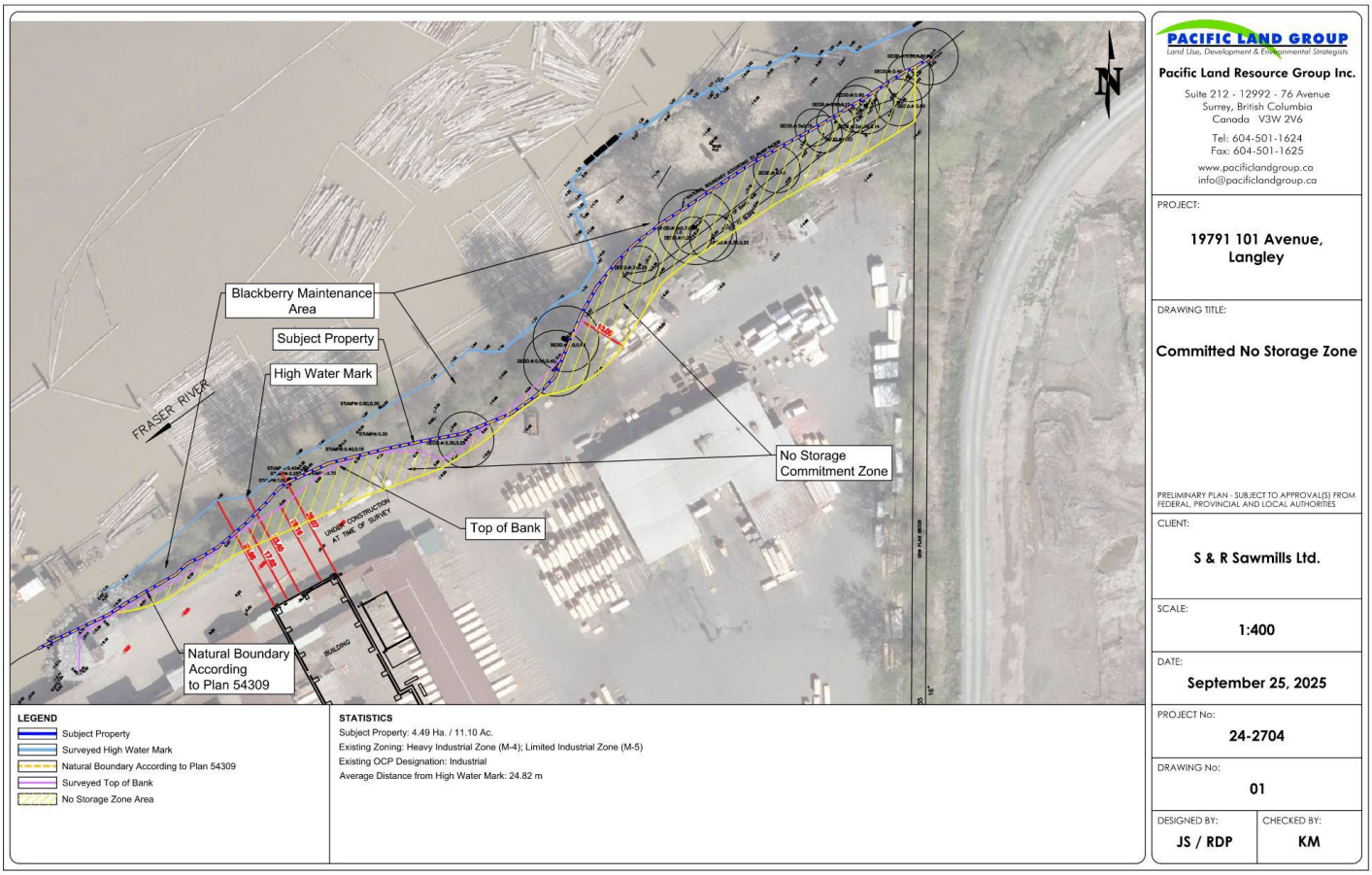
SCHEDULE A	Setback Plan
SCHEDULE B	Foreshore Management Area

SCHEDULE A



SITE PLAN

SCHEDULE B



FORESHORE MANAGEMENT –

BLACKBERRY MANAGEMENT AREA AND NO-STORAGE ZONE