THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Temporary Use Permit No. 000021

This Permit is issued this 27th day of July, 2026 to:

1. NAME: Bakerview Memorial Cemetery Ltd.

   ADDRESS: 920 – 272 Street
   Langley, BC V4W 2M7

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: North Half of the West Half of the South Half of the South West Quarter, Section 8 Township 13, New Westminster District

   CIVIC ADDRESS: 920 – 272 Street

3. This temporary use 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 temporary use permit.

4. The temporary uses permitted on the Land shall be:

   a. Parking and storage of commercial vehicles;
   b. Storage of construction and contractor materials and equipment excluding storage of dangerous goods;
   c. Storage of landscape / hardscape materials including bulk materials; and
   d. Storage of material and equipment for cemetery operations and future phases of the cemetery development such as lawn crypts as indicated in Schedule “A”.

5. The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley’s Director of Community Development Division:
   a. No person may occupy or live in any commercial vehicles parked onsite.
   b. Contaminated Sites Regulation Schedule 2 activities are prohibited including but not limited to vehicle washing, equipment and engine repair, motor vehicle repair and petroleum or natural gas storage and/or dispensing.
   c. No storage of materials, equipment or vehicles exceeding a height of 5.0 m.
   d. Provision of the ALR buffer, landscape area and screening in substantial compliance with Schedule “B” and consistent with and in addition to the Accepted Tree Management Plans for Bakerview Memorial Cemetery secured at time of rezoning and the Master Plan dated January 4, 2021 prepared by Pacific Land Group.
   e. Completion of the detention pond in substantial compliance with the approved Rezoning Servicing Agreement.
   f. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended or replaced, with respect to driveway access and stormwater management requirements including drainage and grading.
   g. Access shall be limited to right-in / right-out from 272 Street only (access design subject to further technical review / finalization prior to issuance of the building permit) with TUP vehicle access to the temporary use area via the north driveway only as indicated in Schedule “A”.

h. Finalization of TUP landscape plan and on-site landscaping being secured by a letter of credit prior to building permit.
i. Issuance of required Building Permits for the storage area.
j. All outdoor storage areas being covered by a dust free surface.
k. The parking area and drive aisles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris onto a highway.
l. Submission of an exterior lighting plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
m. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the Temporary Use Permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

6. As a condition of the issuance of this Temporary Use Permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this Temporary Use Permit. Should the Owner fail to comply with the terms and conditions of this Temporary Use Permit within the time provided, the amount of the Security shall be forfeited to the Township. The Township has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended (the "Works"). The Owner hereby authorizes the Township or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

   Cash or an Irrevocable Letter of Credit, in a form acceptable to the Township, in the amount of $100,000.

7. The Land shall be developed strictly in accordance with the terms, conditions and provisions of this Temporary Use Permit. This Temporary Use Permit is not a building permit.

8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this Temporary Use Permit.

9. This Temporary Use Permit is not transferable unless securities and undertakings provided for in this Permit are replaced.

10. This Temporary Use Permit shall lapse three years from the date of issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS 27TH DAY OF JULY, 2026.

Attachments:

SCHEDULE A	Site Plan
SCHEDULE B	Landscaping Drawings
APPENDIX I	Letter of Undertaking

EXISTING FENCE AND LANDSCAPING

ACCESS ROAD TO/FROM PROPOSED TEMPORARY OUTDOOR COMMERCIAL STORAGE AREA (DUST FREE MATERIAL AS APPROVED BY THE TOWNSHIP)

TRUCK ACCESS TO OUTDOOR STORAGE AREA VIA NORTH DRIVEWAY ONLY

SIGN INDICATING PRIMARY ACCESS TO OUTDOOR STORAGE AREA

PROPOSED GATE AND PATH RESTRICTED TO CEMETERY USE ONLY

OUTDOOR STORAGE ACCESS ONLY

PROPOSED TEMPORARY OUTDOOR COMMERCIAL STORAGE AREA

PROPOSED TEMPORARY OUTDOOR COMMERCIAL STORAGE AREA

PROPOSED TEMPORARY OUTDOOR COMMERCIAL STORAGE AREA

EXISTING BERM FOR SCREENING PURPOSES (+/- 3 m HEIGHT)

ROAD ACCESS (DUST-FREE MATERIAL AS APPROVED BY THE TOWNSHIP

PROPOSED GATE FOR CEMETERY USE ONLY

EXISTING BERM FOR SCREENING PURPOSES (+/- 3 m HEIGHT)

SEEDED W/ WILDFLOWER MIX

Exisitng Barbed Wire Fencing

3:1 Slope

Top of Pond

Proposed Toe of Fill

New Top of Hill

Exisitng Page Wire Fencing

27351 8 Avenue

272 STREET

PHASE I

PHASE II

PHASE III

PHASE IV

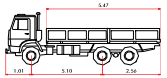
PHASE V

PHASE VI

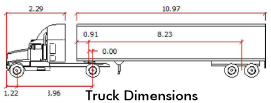
STATISTICS

Subject Property: 7.93Ha. / 19.6 Ac.
TUP Commercial Outdoor Storage Area: +/- 2.12Ha. / 5.24 Ac.
Zoning: RU-2

NOTES: Dust-free material as approved by the Township on detailed drawings



Flatbed Tow Truck



Truck Dimensions

DRAWING TITLE:	Site Plan	SCALE:	1:500
PROJECT:	920 272 Street, Langley	PROJECT No:	12-1028
CLIENT:	Bakerview Memorial Cemetery	DRAWING No:	01
DATE:	June 10, 2026	DESIGNED BY: JS/RDP	CHECKED BY: OV

Bakerview Memorial Cemetery

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists
Suite 2[illegible] 2992 76 Avenue
Su[illegible]C V3W 2V6
Tel: 604-501-[illegible]624 Fax: 604-501-1625
www.pacificlandgroup.ca info@pacificlandgroup.ca

SCHEDULE A

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER Clark J. Kapolinas 289

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	EXISTING TREES					
	THUJA PLICATA	WESTERN RED CEDAR	86	3.00 METERS	3.00 METERS O.C.	B. & B.
	ACER MACROPHYLLA	BIGLEAF MAPLE	9	6 CM. CAL.	AS SHOWN	B. & B.
	ABIES GRANDIS	GRAND FIR	4	3.00 METERS	AS SHOWN	B. & B.
SR	SAMBUCUS RACEMOSA	RED ELDERBERRY	17	#2 POT	AS SHOWN	WELL BRANCHED
RP	RUBUS PARVIFLORUS	THIMBLE BERRY	15	#2 POT	AS SHOWN	WELL BRANCHED
LI	LONICERA INVOLUCRATA	BLACK TWINBERRY	14	#2 POT	AS SHOWN	WELL BRANCHED
RS	RUBUS SPECTABILIS	SALMONBERRY	16	#2 POT	AS SHOWN	WELL BRANCHED

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM 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 BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS 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 REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

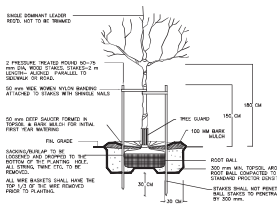
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD ALS, WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

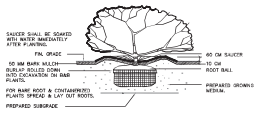
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAN AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



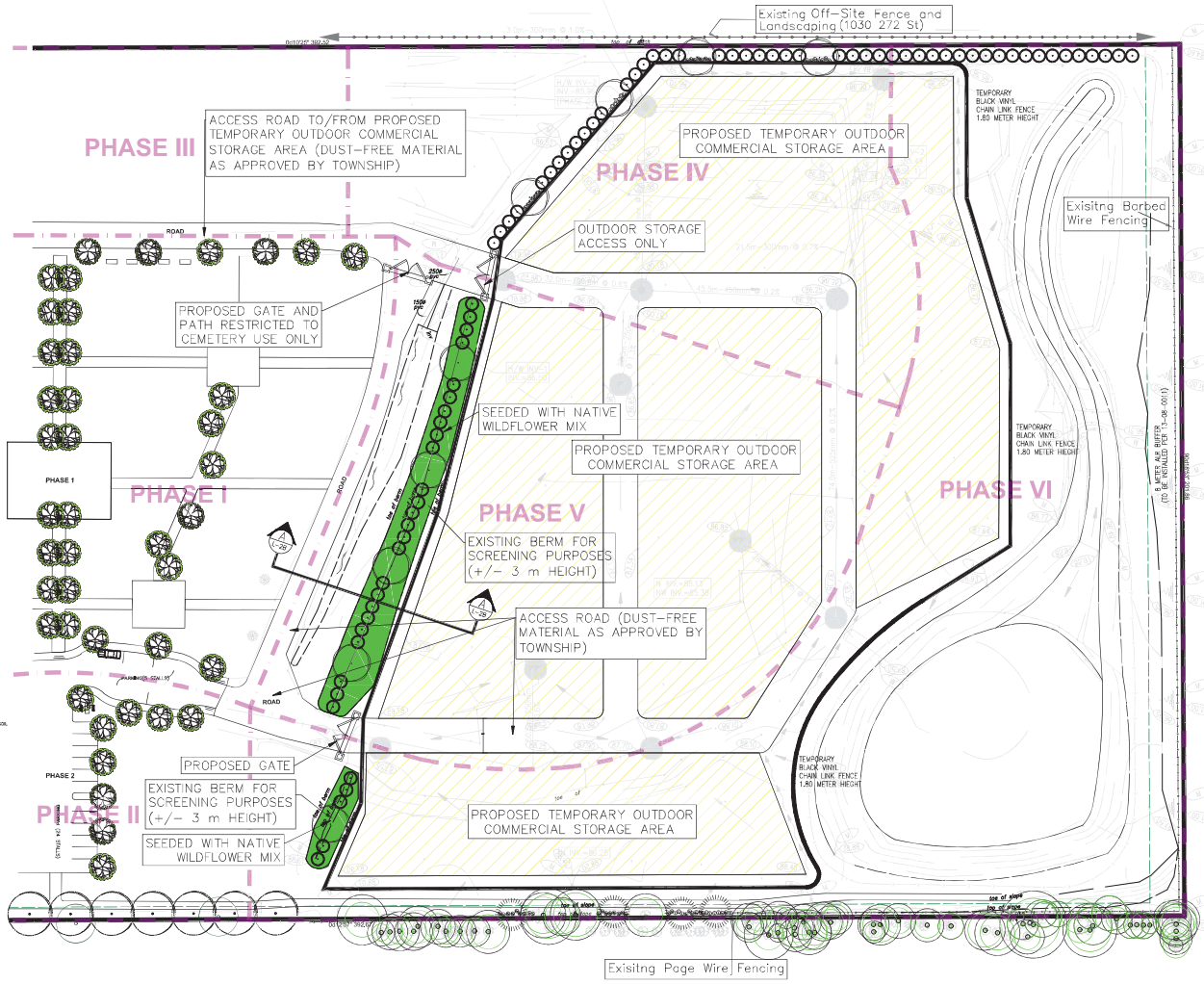
TREE PLANTING DETAIL

SECTION N.T.S.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



N

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 850-2368

CLIENT

PACIFIC LAND GROUP INC.
SUITE #212
12992 - 76 AVENUE
SURREY, B.C.
V3W 2V6
604-501-1624

TITLE

PLAN VIEW

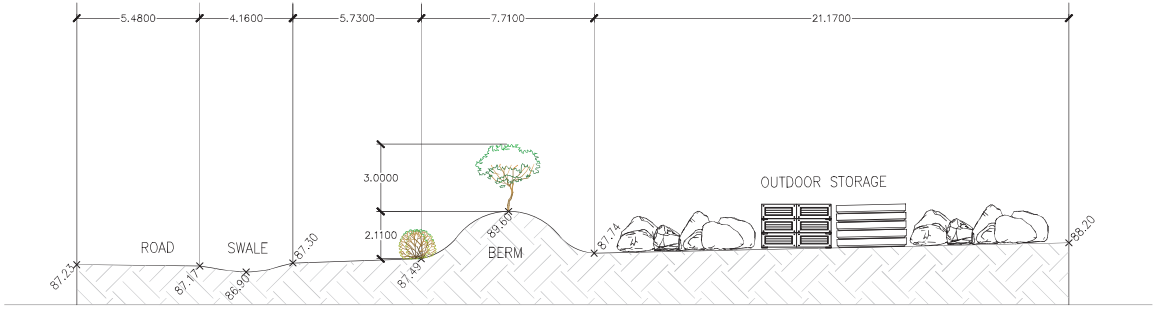
LANDSCAPE PLAN
TEMPORARY
TRUCK PARKING
920 - 272 STREET STREET
LANGLEY, B.C.

SCALE	1:500	DATE	JUN/10
DRAFT		CHK'D	
ENG.		CHK'D	
APP'D		AS BUILT	

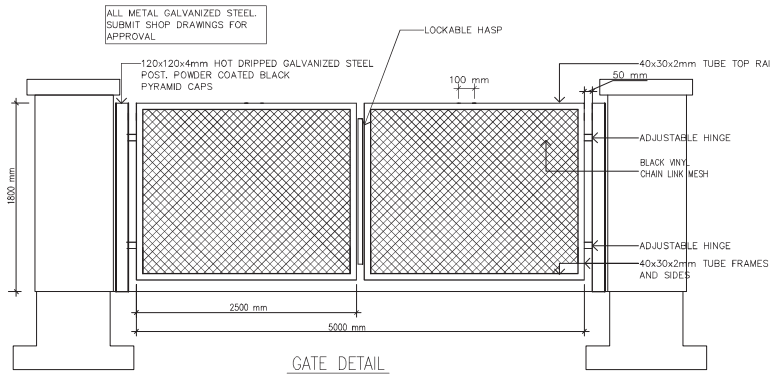
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No. L-2

SCHEDULE B



SECTION A–A
SCALE: 1:100



GATE DETAIL

N

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Clark J. Kavolinas
289

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

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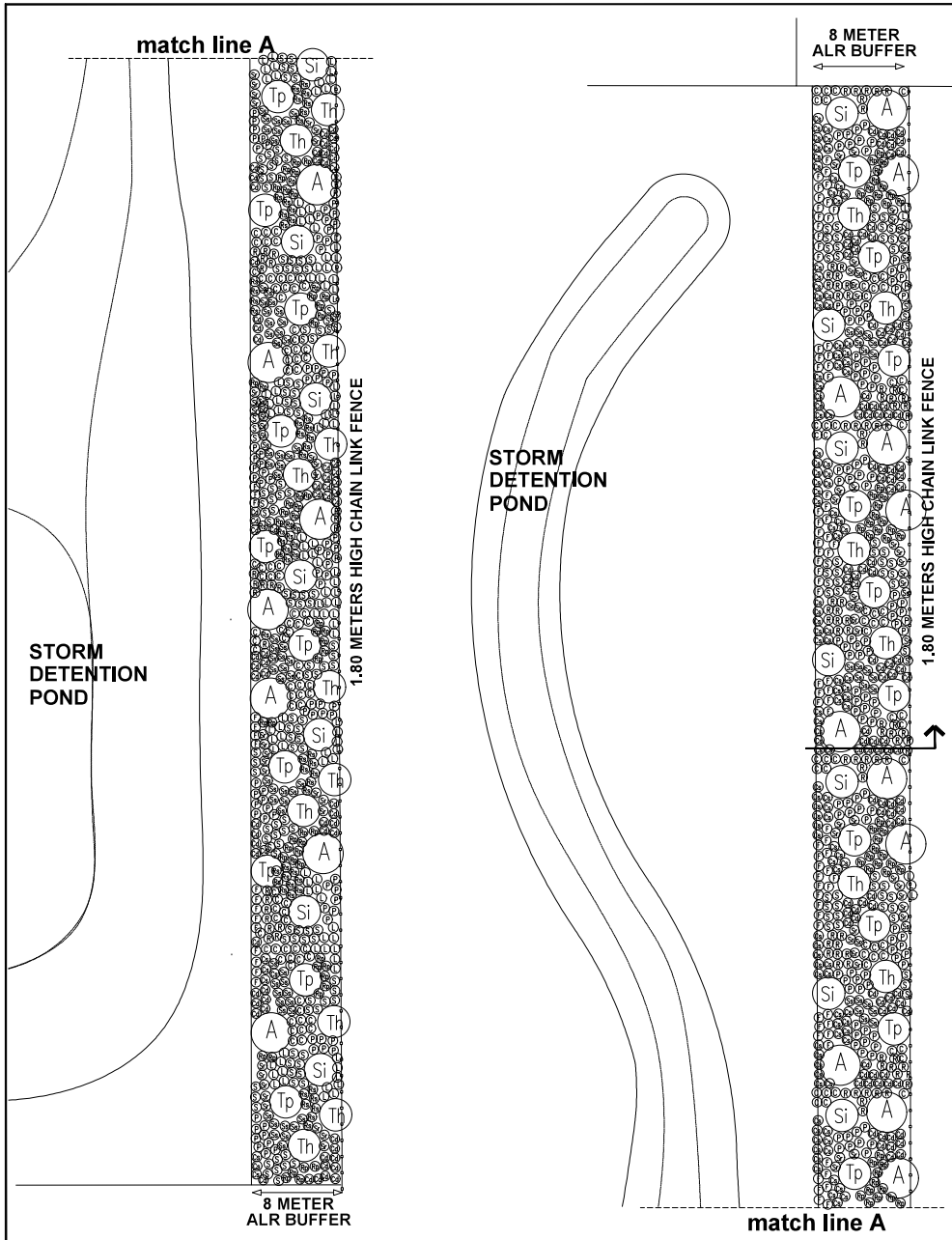
TITLE

SECTION / DETAIL VIEWS

LANDSCAPE PLAN
TEMPORARY
TRUCK PARKING
920 – 272 STREET STREET
LANGLEY, B.C.

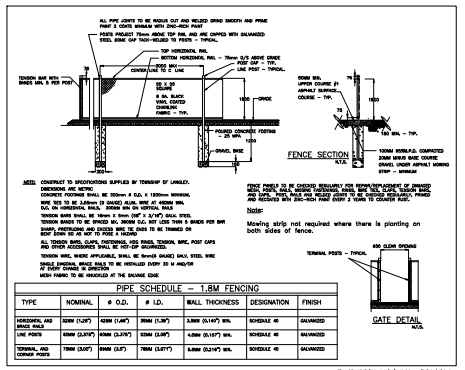
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	DRAWING No. L-28

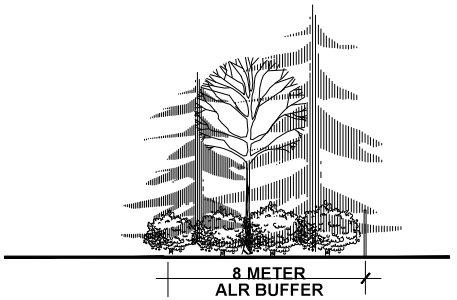


PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
CONIFEROUS TREES						
Tp	THUJA PLICATA	WESTERN RED CEDAR	20	2.50 METERS	5.00 METERS O.C.	B. & B.
Si	PICEA SITCHENSIS	SITKA SPRUCE	14	2.50 METERS	5.00 METERS O.C.	B. & B.
Th	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	17	2.50 METERS	5.00 METERS O.C.	B. & B.
DECIDUOUS TREES						
A	ACER CAMPESTRE	FIELD MAPLE	18	6 CM. CAL.	5.00 METERS O.C.	B. & B.
SHRUBS						
C	AMELANCHIER FLORIDA	SASKATOON BERRY	138	#5 POT	1.00 METERS O.C.	WELL BRANCHED
Ap	PIERIS JAPONICA	JAPANESE ANDROMEDA	179	#5 POT	1.00 METERS O.C.	WELL BRANCHED
P	CORNUS ALBA	TARTARIAN DOGWOOD	191	#2 POT	1.00 METERS O.C.	WELL BRANCHED
Sa	CORNUS STOLONIFERA	RED OSIER DOGWOOD	121	#2 POT	1.00 METERS O.C.	WELL BRANCHED
S	VIBURNUM OPULUS 'ROSEUM'	SNOWBALL BUSH	83	#5 POT	1.00 METERS O.C.	WELL BRANCHED
R	TALL RHODODENDRON (VARIOUS)	RHODODENDRON	106	#7 POT	1.00 METERS O.C.	WELL BRANCHED
Sa	VIBURNUM DENTATUM	ARROW WOOD	89	#5 POT	1.00 METERS O.C.	WELL BRANCHED
Pr	PRUNUS TOMENTOSA	MANCHU CHERRY	76	#5 POT	1.00 METERS O.C.	WELL BRANCHED
Kb	KOLKWITZIA AMABILIS	BEAUTY BUSH	107	#5 POT	1.00 METERS O.C.	WELL BRANCHED
L	SYRINGA VULGARIS (CULT)	FRENCH LILAC	113	#5 POT	1.00 METERS O.C.	WELL BRANCHED
Ha	HYDRANGEA PANICULATA	PG HYDRANGEA	58	#5 POT	1.00 METERS O.C.	WELL BRANCHED
Cr	PYRACANTHA COCCINEA 'KASAN'	FIRETHORN	89	#3 POT	1.00 METERS O.C.	



1.8m CHAINLINK FENCING Feb. 2001 NTS



DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT

897694 BC LTD.
c/o PACIFIC LAND GROUP INC.
SUITE #202
12992 – 76th AVENUE
SURREY, B.C.
V3W 2V6
604-501-1624

TITLE

PLAN VIEW

LANDSCAPE PLAN
8 METER ALR BUFFER
CEMETERY DEVELOPMENT
920 – 272 STREET
PHASE I
LANGLEY, B.C.

SCALE	1:200	DATE	JULY/26
DRAFT		CHK'D	
ENG.		CHK'D	
APP'D		AS BUILT	

PRINTED | JOB No. |

DRAWING No. L-6

APPENDIX I

TO THE TOWNSHIP OF LANGLEY:

I, ALI KHAN of Bakerview Memorial Cemetery

(Names of Owners)

being the owners of:

NORTH HALF OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH WEST QUARTER SECTION 8 TOWNSHIP 13 NEW WESTMINSTER DISTRICT
(Legal Description)

known as 920 – 272 Street (Civic Addresses)

hereby undertake as a condition of issuance of our temporary use permit to:

(a) remove all materials, items and vehicles that are permitted to be stored or parked pursuant to the temporary use permit issued to us

all of which shall be done not later than the termination date set out on the temporary use permit.

We further understand that should we not fulfill the undertaking described herein, the Township or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended, and that any securities submitted by us to the Township pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of our land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

(Owners)

(Witness)