Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, April 11, 2022 at 1:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

A G E N D A

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – April 11, 2022

That Council adopt the agenda and receive the agenda items of the Regular Council meeting held April 11, 2022.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – March 28, 2022

That Council adopt the Minutes of the Regular Council meeting held March 28, 2022.

2. Public Hearing Meeting – March 28, 2022

That Council adopt the Minutes of the Public Hearing meeting held March 28, 2022.

C. DELEGATIONS

D. PRESENTATIONS

1. Industrial Land Intensification

That Council receive the presentation by Peter Whitelaw, Senior Planner, Renewable Cities, Simon Fraser University, regarding issues surrounding industrial land intensification and the economic, environmental, and social value arising from industrial land intensification.

D. PRESENTATIONS

Clerk's Note: Council requested the presentation at the February 28, 2022 Regular meeting and deferred the following motion until after the presentation was provided:

DEFERRED MOTION
That Council direct staff to review and analyze our existing industrial land inventory and to bring back a report with recommendations for aligning our existing policies and regulations with industrial land densification and more intensive land use strategies and opportunities.

2. Langley RCMP Strategic Plan

That Council receive the presentation by Supt. Marsden regarding the Langley RCMP 4-Year Strategic plan.

E. REPORTS TO COUNCIL

1. Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.

Development Permit Application No. 101228
(Dennett Enterprises Ltd. / 5762 – 268 Street)
Report 22-29
File CD 14-07-0051

That Council authorize issuance of Development Permit No. 101228 to Dennett Enterprises Ltd. for property located at 5762 – 268 Street subject to the following conditions, to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
d. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "A";
f. All refuse areas to be located in an enclosure and screened;
g. All outdoor storage areas being covered by a dust free surface; and
h. All chain link fences being black vinyl with black posts and rails.

E. REPORTS TO COUNCIL

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. Payment of supplemental Development Permit application fees;
b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
c. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
d. 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.

2. 2022 Capital Improvement and Community Grants
Report 22-32
File ACCI 1850-20

That Council approve payment of **$71,250** under the 2022 Capital Improvements Grants category and that those funds be distributed to those organizations identified in **Table A;**

That Council approve payment of **$2,000** under the 2022 Community Association Grants category, as identified in **Table B**;

That Council approve payment of **$55,250** under the 2022 Community Grants – General category to be distributed to those organizations identified in **Table C**;

That Council review the applications, not having met grants criteria identified as "**To Be Determined by Council**" in **Table C2**, and provide funding decisions and authorize staff to adjust funding amounts accordingly;

That Council approve payment of **$40,000** under the 2022 Major Festivals Grants category and that those funds be distributed to those organizations as identified in **Table D**;

That Council approve payment of **$15,000** under the 2022 Minor Festivals Grants category and that those funds be distributed to the organization as identified in **Table D2**;

That Council approve payment of **$17,500** under the 2022 Community Grants - Banners category and that those funds be distributed to those organizations as identified in **Table E**;

E. REPORTS TO COUNCIL

That Council approve payment of **$17,000** from 2022's funding allocations for graduating high school students to be distributed under the 2023 Community Grants - Scholarships – Public Schools category as identified in **Table F**;

That Council approve payment of **$4,000** from 2022's funding allocations for graduating independent high school students to be distributed under the 2023 Community Grants – Scholarships – Independent Schools category as identified in **Table F2**;

That Council approve payment of **$2,000** representing $250 to each of eight (8) Langley secondary school applications from 2022's funding allocations in support of the 2023 Dry Grads category as identified in **Table F3**;

That Council approve payment of $1,500 in the Ceremonial Fly-By Category as identified in **Table G**; and

That Council approve the redistribution of $5000 from the general community grants category in 2023 and transfer such budget over to the creation of new grants category for smaller projects not meeting the minimum 250 Township residents threshold, and that said new category be specific to social inclusion projects serving the more marginalized groups in our community and that the maximum grant be up to $500 per project.

3. Grant Request from Langley Rugby Club - Field Development Report 22-33
File ACCI 1850-20

That Council consider the following resolutions:

1. That Council provide a one-time capital project grant of $250,000 to the Langley Rugby Club using funds from 2022 Community Grants residual amount and prior year's surplus funds for the construction of a new rugby field and parking area on the club's property at 21280 Crush Crescent in Milner; and

2. That any grant provided to the Langley Rugby Club supporting their construction initiative be conditional on the Club using $250,000 of their own Reserve Funds (restricted funds held in their bank account) and that they provide proof of funding of $250,000 received/committed by the Province of BC through the Community Gaming Grants Program (that are in equal portions to a TOL Grant).

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100162 and Development Permit Application No. 100978 and Development Variance Permit Application No. 100105 (Qualico Developments / 7720 and 7780 – 202A Street (East Portions) and 7767 – 204 Street) Bylaw No. 5775 Bylaw No. 5776 Report 22-31

File CD 08-23-0173

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5775 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5776, rezoning 2.8 ha (6.92 ac) of land located in the Yorkson Neighbourhood Plan Southwest Phase to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A) and R-CL(B), and Comprehensive Development Zone CD-170 to accommodate a mixed residential development consisting of 63 units (32 single family lots and 31 multi-family units) subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless noted otherwise, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, Yorkson Engineering Services Plan, and Latimer Carvolth Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 202A Street, 203 Street, 204 Street, 77A Avenue, and 78 Avenue including an interim and ultimate design for the intersection of 204 Street and 78 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, the Latimer Neighbourhood Plan, the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Secure a 15 metre wide ecological greenway along a portion of the southern edge of the site consistent with the Yorkson Neighbourhood Plan greenway standards including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, fencing, signage, landscape details, and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the

F. BYLAWS FOR FIRST AND SECOND READING

Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

6. Registration of restrictive covenants acceptable to the Township:
   a. Restricting development of the attached residential portion of the site until a Development Permit is issued for the site;
   b. Prohibiting clearing of the attached residential portion of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;
   c. Identifying the lots/units (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable Housing Requirements;
   d. Prohibiting driveway access to 204 Street and 78 Avenue;
7. Consolidation of the west portion of 7720 and 7780 – 202A Street and 7742 – 202A Street;
8. Dedication of the existing ecological greenway statutory right of way on the southerly portion of 7720 – 202A Street;
9. Compliance with the Community Amenity Contribution Policy and the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable greenway amenity fees;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5775 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council abandon Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5451 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5452;

F. BYLAWS FOR FIRST AND SECOND READING

That Council at time of final reading of Rezoning Bylaw No. 5776 authorize issuance of Development Permit No. 100978 for the proposed single family portions of the development, subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) 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;

That Council at the time of final reading of Bylaw No. 5776 authorize the issuance of Development Variance Permit No. 100105 (siting variance) as follows:

a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6 metres to 2.5 metres for the principal building on proposed Lots 29 - 32 as indicated in Schedule A;
b. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3 metres to 2.5 metres on proposed Lot 32 as indicated in Schedule A; and further

That Council authorize staff to schedule the required Public Hearing for the Neighbourhood Plan Amendment Bylaw and Rezoning Bylaw in conjunction with the Public Hearing for proposed Development Permit No. 100978 and Development Variance Permit No. 100105.

Explanation – Bylaw No. 5775

Bylaw No. 5775 amends the Willoughby Community Plan, Yorkson Neighbourhood Plan, and Latimer Neighbourhood Plan by amending the land use designation of a portion of 7720 and 7780 – 202A Street, adding a portion of 7780 – 202A Street to Energy Conservation and GHG Emission Reduction Development Permit Area, removing a portion of 7720 – 202A Street from Energy Conservation and GHG Emission Reduction Development Permit Area, and changing the Plan boundaries.

Explanation – Bylaw No. 5776

Bylaw No. 5776 rezones 2.80 ha (6.92 ac) of land at 7720 and 7780 – 202A Street and 7767 – 204 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones

F. BYLAWS FOR FIRST AND SECOND READING

R-CL(A), R-CL(B), and Comprehensive Development Zone CD-170 to accommodate a mixed residential development consisting of 63 units (32 single family lots and 31 multi-family units).

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Langley Fees and Charges Bylaw Amendment
Bylaw No. 5777
Report 22-28
File FIN 1810-20

That Council give first, second and third reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2022 No. 5777.

Explanation – Bylaw No. 5777

Bylaw 2022 No. 5777 amends the Fees and Charges Bylaw 2007 No. 4616, and its amendments, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services, and continuing the consolidation of the Township of Langley Fees and Charges Bylaw:

- Schedule 1: RECREATION, CULTURE, and PARKS
- Schedule 2: CEMETERIES
- Schedule 3: ANIMAL CONTROL
- Schedule 4: FINANCE
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 8: TRANSPORTATION
- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 13: STORMWATER
- Schedule 15: TREE PROTECTION
- Schedule 16: AIRPORT

2. User Pay Utility Rate Bylaws For 2022
Bylaw No. 5778
Bylaw No. 5779
Report 22-30
File FIN 1700-80

That Council give first, second, and third reading to the Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2022 No. 5778; and

That Council give first, second, and third reading to the Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2022 No. 5779.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 5778

Bylaw 2022 No. 5778 sets the minimum charge for metered water customers at $297.05 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $291.25.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.859 per cubic meter. The current rate is $0.842 per cubic meter.

The flat rate for residential customers will be $594.09. The current rate is $582.50.

Explanation – Bylaw No. 5779

Bylaw 2022 No. 5779 sets the annual flat rate per service connection at $510.77 for residential sewer use. The current rate is $494.50.

The rate for Non-Residential sewer use is set at $1.437 per cubic meter of sewage discharged with a minimum of $255.39 per service connection for each six-month period. The current rates are $1.391 per cubic meter of sewage discharged with a minimum of $247.25 per service connection for each six-month period.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Rezoning Application No. 100679
(Calloway REIT (Langley) Inc. / 150, 20202 – 66 Avenue)
Bylaw No. 5767
Report 22-13
File CD 08-14-0168

That Council give third reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Calloway REIT (Langley) Inc.) Bylaw No. 5767”.

Explanation – Bylaw No. 5767

Bylaw No. 5767 amends Comprehensive Development Zone CD-27 to permit cannabis retail as a site specific permitted use at unit 150, 20202 – 66 Avenue.

I. BYLAWS FOR FINAL ADOPTION

1. Drinking Water Conservation - Bylaw Amendments
Bylaw No. 5771
Bylaw No. 5772
Report 22-23
File ENG 5600-10

That Council give final reading to "Drinking Water Conservation Bylaw 2018 No. 5321 Amendment Bylaw No. 5771"; and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5772".

Explanation – Bylaw No. 5771

Bylaw No. 5771 introduces definitions to how water is applied to lawns, notably manual and automatic watering. Further amendments include adjustments to the days and times properties may water lawns and gardens based on how water is applied. These updates are consistent with changes to Metro Vancouver's Drinking Water Conservation Plan adopted by the Metro Vancouver Board October 29, 2021.

Explanation – Bylaw No. 5772

Bylaw No. 5772 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by updating relevant infractions and offenses related to the Drinking Water Conservation Bylaw 2018 No. 5321 as amended.

2. Langley 2022 – 2026 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 5773
Bylaw No. 5774
Report 22-27
File FIN 1700-80

That Council give final reading to "Langley 2022 - 2026 Five-Year Financial Plan Bylaw 2022 No. 5773"; and

"Development Cost Charge Reserve Fund Expenditure Bylaw 2022 No. 5774".

Explanation – Bylaw No. 5773

The Langley 2022 - 2026 Five-Year Financial Plan Bylaw 2022 No. 5773 authorizes the expenditure of funds for the Municipality. The Langley 2022 - 2026 Five-Year Financial Plan Bylaw 2022 No. 5773 is prepared pursuant to Section 165 of the Community Charter and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2022.

I. BYLAWS FOR FINAL ADOPTION

An expenditure that is not provided for in the 2022 - 2026 Five-Year Financial Plan is not lawful.

Explanation – Bylaw No. 5774

Bylaw 2022 No. 5774 provides for the 2022 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2022 – 2026 Five Year Financial Plan. The projects are for road, stormwater, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition DCC Reserve, Water DCC Reserve, Stormwater DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of $131,775,787, which include capital carry-forwards from prior years, current debt payments and new capital projects for 2022.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

J. CORRESPONDENCE

K. MINUTES OF COMMITTEES

1. **Agricultural Advisory and Economic Enhancement Committee – March 23, 2022**
   Tree Protection Advisory Committee – March 29, 2022
   File 0540-20

   That Council receive the Minutes of the Council Advisory Committee meetings as listed above.

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

O. OTHER BUSINESS

At the March 28, 2022 Regular Meeting of Council, Councillor Richter provided the following Notice of Motion:

1. Parks Work Policy

Be it resolved that Council ask staff to develop a Parks Work Policy that states going forward that no significant development work commence without a public open house and public feedback opportunity occurring.

At the March 28, 2022 Regular Meeting of Council, Councillor Arnason provided the following Notice of Motion:

2. Parks Master Plan Amendment

Whereas the Township of Langley has a duly adopted 2002 Parks Master Plan which articulates at Appendix B, under “Park Definitions and Standards”, the types and varieties of parks, green space, and trail systems that the Township has set aside for the purpose of protecting access to nature, providing recreation, and conserving habitat to the benefit of the residents of the Township;

Whereas this policy has park definitions and standards regarding 11 types of parks, with respect to the use and determination of use which defines features and generalized rationales for activities within these defined areas; and

Whereas it is contrary to good governance for unilateral decision making which can negatively undermine park usage based on the intrusion of other activities within any of the areas as designated in the Plan;

Therefore be it resolved that Council direct staff to bring forward a policy amendment to the Parks Master Plan in order to prohibit the development of any infrastructure incursions not expressly considered by the Plan, unless and until, Council and the broader community are properly apprised of any proposed activities prior to any site alterations or plans to develop, other than those currently allowed or those that could reasonably be associated with, the Parks Master Plan framework.

P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

That Council now resolve into a Special Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration;
Item F.1 - Section 90(1) (c) Labour Relations;
Item F.2 - Section 90(1) (i) Solicitor-Client Privilege;
Item F.3 - Section 90(1) (g) Legal; and
Item H.1 - Section 90(2) (b) Intergovernmental Relations.

Q. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, March 28, 2022 at 1:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B, Long, K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, S. Gamble, S. Ruff, P. Tulumello, and J. Winslade

W. Bauer, S. Richardson, K. Stepto, and R. Zwaag

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Froese acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – March 28, 2022

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held March 28, 2022, as amended.
CARRIED

Clerk's Note: Items P.1 and P.2 were moved to after item C.2.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – March 7, 2022

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council adopt the Minutes of the Regular Council meeting held March 7, 2022.
CARRIED

C. DELEGATIONS

1. Langley Seniors in Action Transportation Working Group
File 0550-07

Janice McTaggart and Anthony Kupferschmidt, Langley Seniors in Action Transportation Working Group, appeared before Council to discuss improving transportation for seniors in Langley through a senior-specific shuttle service. The Township has already recognized the importance of meeting the transportation needs of older adults in the Age-and Dementia-friendly Action Plan, and in the Seniors Advisory Committee 2002 Work Plan. A senior-specific shuttle in the Township would provide:

- Free and accessible transportation around the Township;
- Reliable service to the places that seniors need to get to:
- Social connections with other seniors to reduce isolation and loneliness; and
- Access to senior-specific resources and information.

A senior-shuttle would help keep seniors independent and would have social, economic, and health-related benefits. It would also provide an affordable option for seniors to stay engaged in the community.

2. Ray Mostat
File 0550-07

Ray Mostat appeared before Council to discuss the construction of a parking lot in Old Yale Park. He stated that this park is a very natural setting and showed photos of the trees that have been taken down. He further stated that the neighbours are concerned about the lack of consultation with the surrounding community. The parking lot concept was presented 12 years ago and was rejected by residents at that time. He asked Council to stop development of this parking lot.

The agenda order was varied.

P. OTHER BUSINESS

1. Seniors Shuttle Bus

Moved by Councillor Kunst,
Seconded by Councillor Davis,
Whereas Langley Seniors in Action conducted a survey in 2015 showing strong support for improved transportation services for seniors in Langley;

Whereas transportation emerged as a key challenge during the community engagement in 2021 to support the preparation of the 2021 Age- and Dementia-friendly Action Plan;

Whereas Places and Mobility is a priority area for action in the 2021 Age- and Dementia-friendly Action Plan;

P. OTHER BUSINESS

Whereas better transportation for Langley Township seniors is a concrete step to becoming an age-friendly community with a vision for the future needs of our aging population; and

Whereas other municipalities such as Delta and West Vancouver have had a Seniors Shuttle Bus for many years;

Therefore be it resolved that Council request a report from staff to explore the feasibility of a Seniors Shuttle Bus and the possible ways the Township can support this initiative for seniors living in the Township of Langley.
CARRIED

2. Old Yale Park

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
Be it resolved that the construction of a parking lot, clearing and tree removal of Old Yale Park at the Operations Centre cease and desist immediately; and

That a new plan be put in place to address staff parking that would be acceptable to the residents of the Murrayville neighbourhood affected by the Operations Centre site.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That the motion be referred to staff to prepare a report based on Council discussion regarding other options for staff parking, a tree restoration plan, and public consultation.
CARRIED

The agenda order then resumed.

D. PRESENTATIONS

Councillor Ferguson left the meeting at 2:15pm.

E. REPORTS TO COUNCIL

1. Strata Conversion Application No. 000039 (Dhaliwal / 26521 Fraser Highway) Report 22-25

File CD 13-19-0340

E. REPORTS TO COUNCIL

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council approve the strata plan, pursuant to Section 242 of the Strata Property Act, submitted by Sardool Dhaliwal proposing to convert a previously occupied two-family dwelling located at 26521 Fraser Highway into two strata title lots, subject to the following conditions being met to the acceptance of the Township of Langley General Manager of Engineering and Community Development prior to Township execution of the strata plan:

1. The two-family dwelling being in substantial compliance with Township Bylaws and the British Columbia Building Code, to the acceptance of the Township; and
2. Registration of a restrictive covenant allowing only one single-family dwelling on each strata lot.

CARRIED

Councillors Arnason and Richter opposed

Councillor Ferguson re-entered the meeting at 2:17pm.

2. Development Permit Application No. 101101
(AAA Self Storage Depot Inc. / 20512 - 64 Avenue)
Report 22-24
File CD 08-11-0088

Moved by Councillor Kunst,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 101101 to AAA Self Storage Depot Inc., for property located at 20512 - 64 Avenue, subject to the following conditions, to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

a. Building plans being in substantial compliance with Schedule “A”;
b. Landscape plans being in substantial compliance with Schedule “B”;
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. Section 702.6 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 12.0 m (39.3 ft) to 21.8 m (71.5 ft), as shown on Schedule “A”;
e. Section 107.3 of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum 240 parking spaces to 71 parking spaces as shown in Schedule “A”;
f. All signage being in compliance with Schedule “A” and in compliance with the Township’s Sign Bylaw;
g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and

E. REPORTS TO COUNCIL

h. 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. Execution of a Servicing Agreement to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw;
b. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw;
c. Onsite landscaping being secured by a letter of credit at the building permit stage;
d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
e. Payment of supplemental Development Permit application fees; and
f. Payment of applicable Development Cost Charges and Building Permit administration fees.

CARRIED

Councillors Arnason and Richter opposed

3. Draft 2022-2026 Financial Plan
Report 22-22
File FIN 1700-60

Moved by Councillor Ferguson,
Seconded by Councillor Woodward,
That Council approve a 2022 Universal Services property tax revenue increase of 3.00%;

That Council approve a 2022 Water Utility user pay levy increase 1.99%; and

That Council approve a 2022 Sanitary Sewer Utility user pay levy increase of 3.29%.

MOTION DIVIDED
Moved by Councillor Arnason,
Seconded by Councillor Davis,
That the motion be divided.
CARRIED

E. REPORTS TO COUNCIL

MOTION 1
That Council approve a 2022 Universal Services property tax revenue increase of 3.00%.
CARRIED

Councillor Arnason opposed

MOTION 2
That Council approve a 2022 Water Utility user pay levy increase 1.99%.
CARRIED

MOTION 3
That Council approve a 2022 Sanitary Sewer Utility user pay levy increase of 3.29%.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100209 (Conwest / 26477, 26695, 26601, 26575, 26713 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street and 5625 – 268 Street)
Bylaw No. 5706
Bylaw No. 5707
Bylaw No. 5708
Report 22-26
File 14-07-0056

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707, rezoning 14.59 ha (36.1 ac) of land located on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to facilitate the future industrial development of the site subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Servicing Agreement being entered into with the Township to engage the services of qualified professionals and undertake technical studies, as needed, and to secure required road and utility upgrades and extensions, including those related to stormwater

F. BYLAWS FOR FIRST AND SECOND READING

management, in accordance with the Township's Subdivision and Development Servicing Bylaw and other regulations as applicable to ensure no impact to the surrounding area;

2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Gloucester Industrial Park Community Plan;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of cross access easements on the existing properties to accommodate future access;
6. Provision of an 8 m wide ALR buffer along the northern property line, to be secured by a restrictive covenant, registered on title;
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
8. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy (RGS) and Greater Vancouver Sewerage and Drainage District;
9. Registration of restrictive covenants:
    a. Restricting left-turning movements to and from the existing site to 56 Avenue and 264 Street;
    b. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;
10. Compliance with the Schedule 3 - Development Permit Areas: Streamside Protection and Enhancement of the Township OCP;
11. Compliance with the Community Amenity Contributions (CAC) Policy, comprising of approximately $2,800,000 estimated in relation with environmental benefits associated with land and proposed improvements (beyond those required pursuant to applicable regulations as environmental compensation), and a $1,900,000 contribution towards trail enhancements and amenities in the Township, with a total estimated contribution of $4,700,000 in support of the proposed rezoning and OCP amendment;
12. Completion of all relevant external agency, federal, provincial, regional, and Township approvals;
13. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556

F. BYLAWS FOR FIRST AND SECOND READING

Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That (at the time of third reading of Bylaw No. 5706) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy;

That Council grant first, second, and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw No. 5708 (and grant final reading at time of final reading of Bylaw No. 5707); and further

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707.

AMENDMENT
Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Condition 11 be amended to read as follows:

"Compliance with the Community Amenity Contributions (CAC) Policy, comprising of approximately $2,800,000 estimated in relation with environmental benefits associated with land and proposed improvements (beyond those required pursuant to applicable regulations as environmental compensation), and a $1,900,000 contribution towards **Recreation Facilities,** trail enhancements, and amenities in the Township, with a total estimated contribution of $4,700,000 in support of the proposed rezoning and OCP amendment".
CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

Councillor Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Drinking Water Conservation - Bylaw Amendments
Bylaw No. 5771
Bylaw No. 5772
Report 22-23
File ENG 5600-10

Moved by Councillor Davis,
Seconded by Councillor Woodward,
That Council give first, second and third reading to Township of Langley Drinking Water Conservation Bylaw 2018 No. 5321 Amendment Bylaw No. 5771; and further

That Council give first, second and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5772.
CARRIED

2. Langley 2022 – 2026 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 5773
Bylaw No. 5774
Report 22-27
File FIN 1700-80

Moved by Councillor Davis,
Seconded by Councillor Woodward,
That Council give first, second, and third reading to the Langley 2022 – 2026 Five-Year Financial Plan Bylaw 2022 No. 5773; and

That Council give first, second, and third reading to the Development Cost Charge Reserve Fund Expenditure Bylaw 2022 No. 5774.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Rezoning Application No. 100650 and Development Permit Application No. 101202 (BMG Projects Inc. / 20486 and 20514 – 80 Avenue)
Bylaw No. 5769
Report 22-18
File CD 08-23-0204

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council give third reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (BMG Projects Inc.) Bylaw No. 5769”.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Davis,
That "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (BMG Projects Inc.) Bylaw No. 5769" be referred to staff to review the issues raised by the Yorkson Watershed Enhancement Society.
CARRIED

Mayor Froese and Councillors Kunst, Long, and Whitmarsh opposed

Development Permit No. 101202

Running concurrently with this Bylaw is Development Permit No. 101202 (BMG Projects Inc. / 20486 and 20514 – 80 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

I. BYLAWS FOR FINAL ADOPTION

1. Rezoning Application No. 100551 and
Development Permit Application No. 101044
(Hayer Builders Group (Town Centre) Ltd. / 7635 – 200 Street)
Bylaw No. 5600
Report 20-75
File CD 08-22-0073

I. BYLAWS FOR FINAL ADOPTION

Moved by Councillor Whitmash,
Seconded by Councillor Ferguson,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hayer Builders Group (Town Centre) Ltd.) Bylaw 2020 No. 5600".
CARRIED

Councillor Arnason opposed

Development Permit No. 101044

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council authorize issuance of Development Permit No. 101044 (Hayer Builders Group (Town Centre) Ltd. / 7635 – 200 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. On-site landscaping to be secured by letter of credit at building permit stage;
c. Subdivision of a site specific on-site servicing and stormwater control plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
d. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
e. Registration of a subdivision plan to create the mixed-use and townhouse lots;
f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

CARRIED

Councillor Arnason opposed

I. BYLAWS FOR FINAL ADOPTION

2. Land Use Contract Discharge and Rezoning Application No. 100651 (Mufford Industrial Park Ltd. / 20626 Mufford Crescent) Bylaw No. 5684 Bylaw No. 5685 Report 21-63
File CD 08-11-0094

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give final reading to "Township of Langley Land Use Contract No. 20 Discharge (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5684"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5685".
CARRIED

Councillor Arnason opposed

J. CORRESPONDENCE

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council receive the correspondence, as presented.
CARRIED

1. GBS/CIDP Awareness Month
File 0630-01

Letter from Kim Brooks, Patient Advocate & Volunteer Coordinator, GBS/CIDP Foundation of Canada, requesting the month of May 2022 be proclaimed as GBS/CIDP Awareness Month.

2. Day of Mourning
File 0630-01

Letter from Janet Andrews, Secretary-Treasurer, New Westminster & District Labour Council, requesting April 28, 2022 be proclaimed as the Day of Mourning for Workers Killed and Injured on the Job. They are also requesting that Council observe one minute of silence in Council Chambers at the April 25, 2022 Regular meeting.

K. MINUTES OF COMMITTEES

1. Heritage Advisory Committee – March 2, 2022
Tree Protection Advisory Committee – March 8, 2022
Recreation, Culture, and Parks Advisory Committee – March 9, 2022
Seniors Advisory committee – March 16, 2022
File 0540-20

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council receive the Minutes of the Council Advisory Committee meetings as listed above.
CARRIED

2. Tree Protection Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That the Tree Protection Advisory Committee accept the additional work item to review the Booth, Rinn and Fernridge Neighbourhood Plans and recommend:

That Council amend the committee's Terms of Reference, as follows:

Section 2.0 - add a third item:
Undertake a review of the Booth, Rinn and Fernridge Neighbourhood Plans with a primary objective to consider additional or revised policies to improve the quantity and quality of long-term mature tree protection and canopy preservation within the context of the contemplated development densities and forms.

CARRIED

3. Recreation, Culture, and Parks Advisory Committee Recommended Motion
File 0540-20

That Council refer the Community Donations Policy Update to staff to include a maintenance clause that ensures that maintenance is considered at no additional cost to the taxpayer.

K. MINUTES OF COMMITTEES

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That items K.3 and N.1 be referred to staff for a report:

K.3:
That Council refer the Community Donations Policy Update to staff to include a maintenance clause that ensures that maintenance is considered at no additional cost to the taxpayer.

N.1:
That Council adopt revisions to Policy No. 06-303 presented as Attachment A to this report.
CARRIED

L. MAYOR AND COUNCIL REPORT

Mayor Froese and Councillors attended several events during the course of their duties.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Richter provided an update on the progress of the Metro Vancouver 2050 Plan.

Councillor Arnason reported that she attended a Metro Vancouver Climate Action Committee meeting and provided an update on FVRL new items in their collection.

N. ITEMS FROM PRIOR MEETINGS

The following item was referred to the Recreation, Culture, and Parks Advisory Committee at the February 28, 2022 Regular Council meeting:

1. Community Donations Policy Update
Report 22-14
File ENG 1030-01

That Council adopt revisions to Policy No. 06-303 presented as Attachment A to this report.

Clerk's Note: See item K.3.

O. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

P. OTHER BUSINESS

3. Support for the Ukraine

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That a Ukrainian sign of support be displayed in the Township of Langley Civic Facility for a duration of up to two weeks.
CARRIED

Councillor Richter provided the following Notice of Motion for consideration at the next Regular Council Meeting:

4. Parks Work Policy

That Council ask staff to develop a Parks Work Policy that states going forward that no significant development work commence in Township parks without a public open house and public feedback opportunity occurring.

Councilor Arnason provided the following Notice of Motion for consideration at the next Regular Council Meeting:

5. Parks Master Plan Amendment

Whereas the Township of Langley has a duly adopted 2002 Parks Master Plan which articulates at Appendix B, under “Park Definitions and Standards”, the types and varieties of parks, green space, and trail systems that the Township has set aside for the purpose of protecting access to nature, providing recreation, and conserving habitat to the benefit of the residents of the Township, and

Whereas, this policy has park definitions and standards regarding 11 types of parks, with respect to the use and determination of use which defines features and generalized rationales for activities within these defined areas, and

Whereas, it is contrary to good governance for unilateral decision making which can negatively undermine park usage based on the intrusion of other activities within any of the areas as designated in the Plan,

Therefore, be it resolved that Council direct staff to bring forward a policy amendment to the Parks Master Plan in order to prohibit the development of any infrastructure incursions not expressly considered by the Plan, unless and until, Council and the broader community are properly apprised of any proposed activities prior to any site alterations or plans to develop, other

P. OTHER BUSINESS

than those currently allowed or those that could reasonably be associated with, the Parks Master Plan framework.

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council now resolve into a Special Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:
Item A.1 - Section 90(1) (n) Consideration;
Item D.1 - Section 90(1) (e) Property;
Section 90(2) (b) Intergovernmental Relations;
Item E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item E.3 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(1) (g) Legal;
Item H.1 - Section 90(1) (b) Personal;
Item H.2 - Section 90(1) (b) Personal; and
Item H.3 – Section 90(1) (a) Personnel.
CARRIED

R. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That the meeting terminate at 3:20pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, March 28, 2022 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B, Long, K. Richter, and E. Woodward

W. Bauer, S Richardson, K. Stepto, and R. Zwaag

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – March 28, 2022

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held March 28, 2022.
CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

1. Rezoning Application No. 100679
(Calloway REIT (Langley) Inc. / 150, 20202 – 66 Avenue)
Bylaw No. 5767
Report 22-13
File CD 08-14-0168

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Calloway REIT (Langley) Inc.) Bylaw No. 5767"

C. PUBLIC HEARING

Explanation – Bylaw No. 5767
S. Richardson explained that Bylaw No. 5767 amends Comprehensive Development Zone CD-27 to permit cannabis retail as a site-specific permitted use at unit 150, 20202 – 66 Avenue. 1,563 public notices were mailed out.

Submissions from the public:

The following written submissions were received from the public:

1. B. Raj, a Langley resident, expressing opposition to a cannabis store in this location.
2. Michael Gilman, Smart Centres Real Estate Investment Trust, expressing support for this application.
3. M. Goldie, a Langley resident, expressing opposition due to potential for increased crime and the proximity to a daycare centre and residential homes.
4. D. Kask, a Langley resident, expressing opposition to the application.

Explanation by the proponent:

The proponent was in attendance and stated that BC Cannabis Stores focus on safety and social responsibility by displaying on-premise signage with security measures to deter would-be thieves and criminals.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 7:07pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

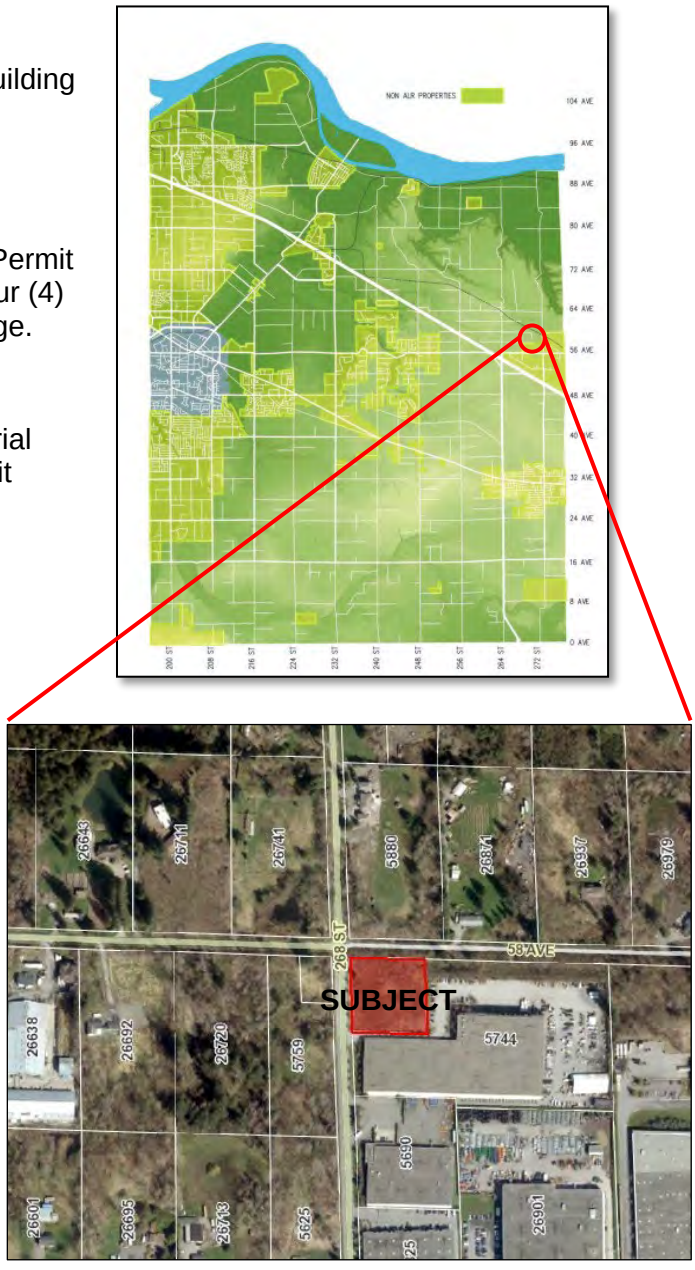
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	APRIL 11, 2022 – REGULAR MEETING	**REPORT:**	22-29
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	14-07-0051
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101228 (DENNETT ENTERPRISES LTD. / 5762 – 268 STREET)		

PROPOSAL:

Development Permit application to facilitate the construction of a 3,179 m² (34,218 ft²) industrial building including accessory office space located at 5762 – 268 Street in Gloucester.



RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101228 subject to eight (8) conditions, plus four (4) conditions to be applied at the Building Permit stage.

RATIONALE:

The proposal complies with the Gloucester Industrial Park Community Plan (and its Development Permit Guidelines) and with the site's General Industrial M-2A zoning.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101228 to Dennett Enterprises Ltd. for property located at 5762 – 268 Street subject to the following conditions, to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
d. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "A";
f. All refuse areas to be located in an enclosure and screened;
g. All outdoor storage areas being covered by a dust free surface; and
h. All chain link fences being black vinyl with black posts and rails.

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:

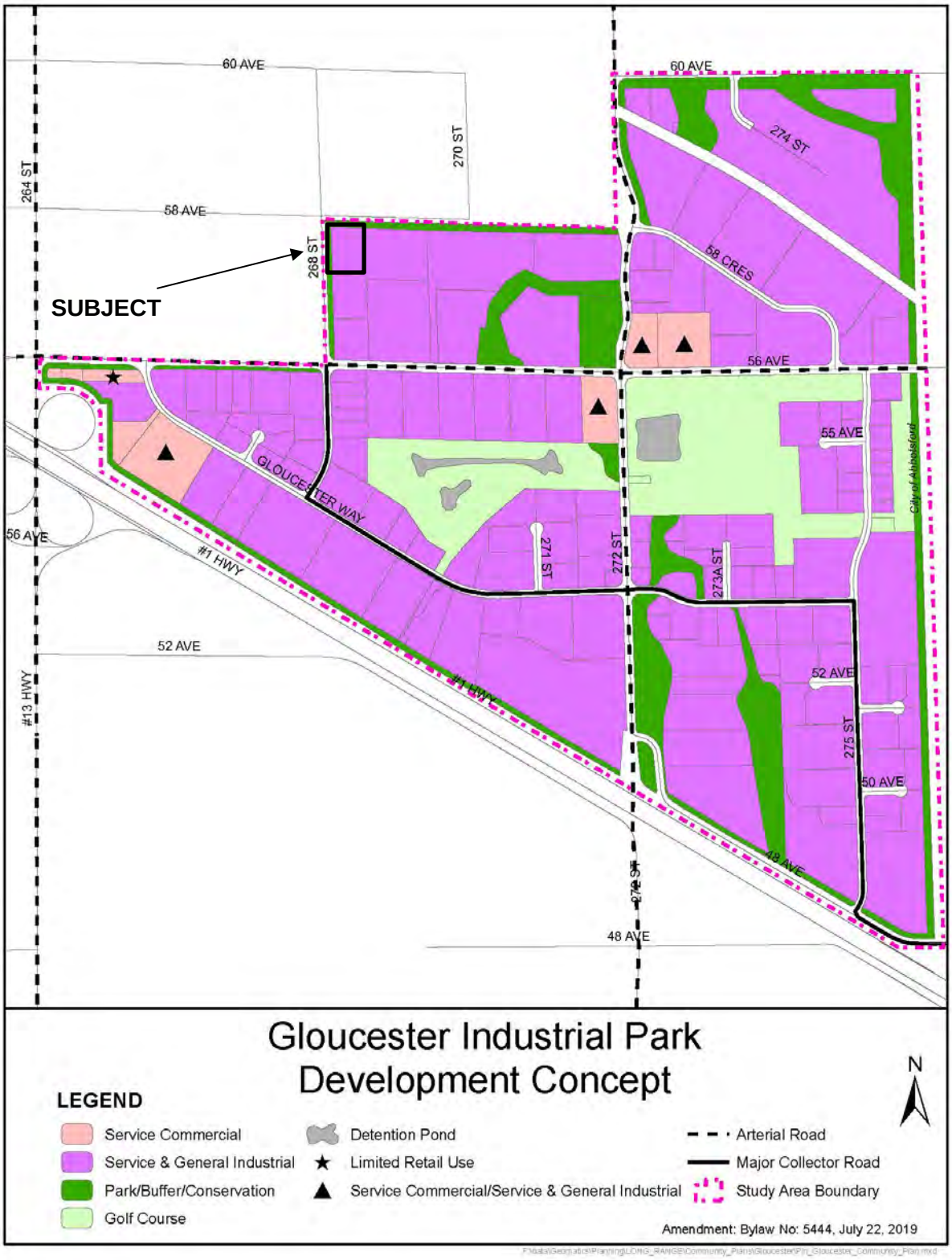
a. Payment of supplemental Development Permit application fees;
b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
c. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
d. 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.

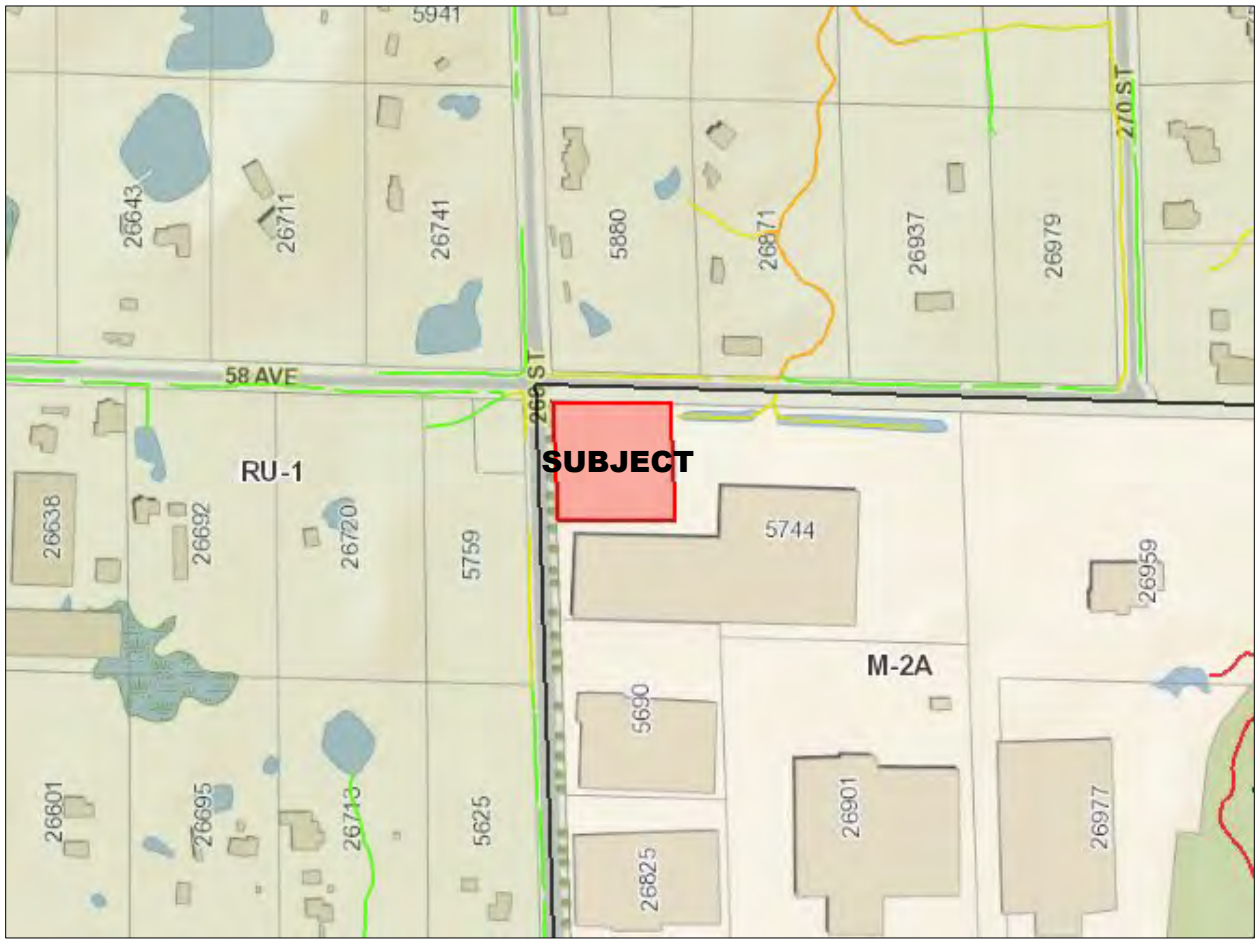
EXECUTIVE SUMMARY:

Dennett Enterprises Ltd. has applied for a Development Permit to construct a 3,179 m^2 (34,218 ft^2) industrial building including accessory office space located at 5762 – 268 Street in the Gloucester industrial area. Staff are supportive of the development proposal as it conforms to the Development Permit Guidelines of the Gloucester Industrial Park Community Plan. Issuance of Development Permit No. 101228 is recommended subject to eight (8) conditions, plus four (4) conditions to be applied at the Building Permit stage.

PURPOSE:

The purpose of this report is to provide information and recommendations concerning proposed Development Permit No. 101228 for property located at 5762 – 268 Street in the Gloucester industrial area.

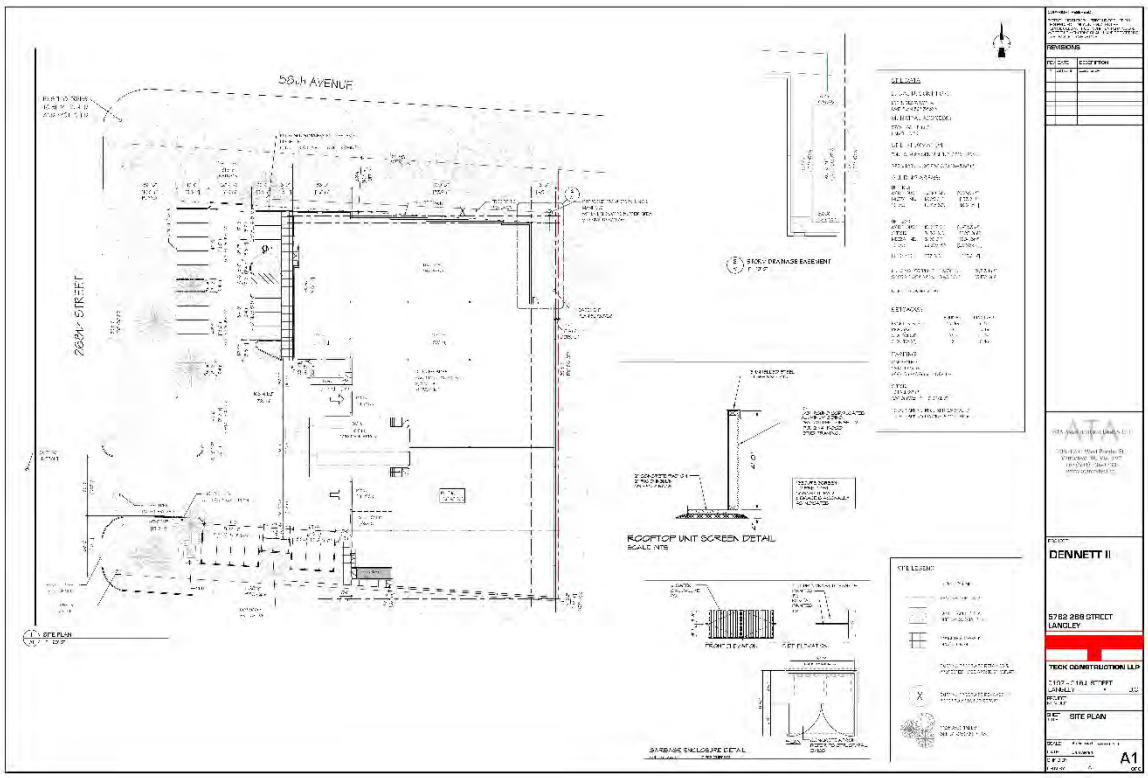

60 AVE
60 AVE
264 ST
270 ST
274 ST
58 AVE
268 ST
58 CRES
SUBJECT
56 AVE
55 AVE
GLOUCESTER WAY
56 AVE
#1 HWY
271 ST
272 ST
273A ST
52 AVE
#13 HWY
#1 HWY
52 AVE
275 ST
50 AVE
48 AVE
272 ST
48 AVE
Gloucester Industrial Park
Development Concept
N
LEGEND
Service Commercial
Service & General Industrial
Park/Buffer/Conservation
Golf Course
Detention Pond
Limited Retail Use
Service Commercial/Service & General Industrial
Arterial Road
Major Collector Road
Study Area Boundary
Amendment: Bylaw No: 5444, July 22, 2019



ZONING BYLAW NO. 2500



RENDERING - SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Dennett Enterprises Ltd. 26895 Gloucester Way Langley, BC V4W 3Y3
Agent:	Teck Construction LLP 5197 – 216 Street Langley, BC V3A 2N4
Legal Description:	Lot B Section 7 Township 14 New Westminster District Plan BCP38578
Location:	5762 – 268 Street
Area:	0.64 ha (1.59 ac)
Gloucester Industrial Park Plan:	Service and General Industrial
Existing Zoning:	General Industrial Zone M-2A

BACKGROUND/HISTORY:

The subject site is designated "Service and General Industrial" in the Gloucester Industrial Park Community Plan. The applicant has applied for a Development Permit to construct a 3,179 m² (34,218 ft²) industrial building with accessory office space. According to the applicant, the building will be used as an additional warehouse for Dennett Enterprises Ltd. that currently operates at 26895 Gloucester Way. The subject site was subdivided from the adjacent property to the south and east in 2008 and is currently vacant.

As the subject site is designated a mandatory Development Permit area in the Gloucester Industrial Park Community Plan, Council is provided the opportunity to review the form, character, and siting of the proposed development. Issuance of a development permit is required prior to issuance of a building permit.

DISCUSSION / ANALYSIS:

The subject site is zoned General Industrial Zone M-2A and designated "Service and General Industrial" in the Gloucester Industrial Park Community Plan.

In accordance with Council's policy, a site plan, building elevations, and a landscape plan have been submitted detailing the proposed development's form, character, and siting. Proposed Development Permit No. 101228 is provided as Attachment "A" to this report. Development Permit guidelines relevant to the site are contained in the Gloucester Industrial Park Community Plan (see Attachment B).

Adjacent Uses:

North:	58 Avenue, beyond which is land designated Small Farms / Country Estates in the Rural Plan, zoned Rural Zone RU-1, and located in the ALR;
South:	Industrial property designated "Service & General Industrial" in the Gloucester Industrial Park Community Plan and zoned General Industrial Zone M-2A;
East:	Industrial property designated "Service & General Industrial" in the Gloucester Industrial Park Community Plan and zoned General Industrial Zone M-2A; and

West: 268 Street, beyond which are rural properties, designated “Small Farms / Country Estates” in the Rural Plan, zoned Rural Zone RU-1, and located in the ALR.

Development Permit:

The applicant proposes an industrial building (with accessory office space) located on the easterly portion of the site, with parking located on the southerly and westerly portions of the site.

Exterior finishing of the building consists largely of tilt up concrete walls, with cast-in reveal lines, painted beige and light grey with contrasting dark grey and brown accents. The southwest and northwest portions of the building include glazing to highlight the pedestrian entrances to the building. Four overhead / roll-up doors are proposed on the west building elevation and are to be screened by a 10 m (32.8 ft) wide landscaping buffer.

As a condition of the Development Permit, refuse bins are to be located in an enclosure and screened to the acceptance of the Township. A condition of the Development Permit has been included requiring the screening of rooftop mechanical equipment.

The proposed building height (8.6 m / 28 ft) and siting and lot coverage (28%) comply with the provisions of the General Industrial M-2A Zone. The proposed building architecture is consistent with the Gloucester Development Permit Guidelines (Attachment B).

Access and Parking:

Access to the site is proposed to be provided by a driveway accessed from 268 Street. The proposed parking complies with the requirements of the Township’s Zoning Bylaw with 25 parking stalls required and 30 parking stalls proposed.

Use	Required	Provided
Office	10	10
Industrial	15	20
TOTAL	**25**	**30**

Exterior Lighting Impact Policy:

As the subject site is located within 150 m (492 ft) of land designated for rural residential purposes, compliance with the Township’s Exterior Lighting Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township is required prior to the issuance of a building permit.

Signage:

The building elevation plans include two fascia signs located on the west elevation. All signage is required to comply with the Township’s Sign Bylaw, Development Permit Guidelines of the Gloucester Industrial Park Community Plan (Attachment B), and Schedule “A” proposed Development Permit No. 101228.

Servicing:

Full urban services exist to the subject site. As a condition of Building Permit, a site-specific on-site servicing plan and storm water management plan, in accordance with the Township’s Subdivision and Development Servicing Bylaw to the acceptance of the Township is required. Additionally, an Erosion and Sediment Control Permit or exemption will be required in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Tree Protection:

The tree management plan submitted by the applicant indicates that 13 significant trees are identified on the subject site and 12 trees are proposed to be retained. In compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), the applicant is required to plant 12 replacement trees and 12 trees will be planted. Final tree protection and replacement plans are required to the acceptance of the Township as a condition of the Development Permit.

Landscape Buffer:

The Gloucester Industrial Park Plan indicates a 10 m (32.8 ft) landscape buffer/screen adjacent to residential or rural areas is required. As the north and west property lines are adjacent to rural residential properties and consistent with this policy, the applicant proposes a 10 m (32.8 ft) on-site buffer along these frontages. The on-site landscaping (Schedule “B” of Development Permit No. 101228) propose planting of flowering shrubs, trees, and sod within the landscape buffer and around the perimeter of the site.

Environmental Considerations:

The Township’s Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township’s Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. Full urban services exist to the subject site. The provision of stormwater management and sediment control measures and compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

Policy Considerations:

The proposed development complies with the site’s Servicing and General Industrial designation in the Gloucester Industrial Park Community Plan and the existing General Industrial Zone M-2A requirements. The proposal, in staff’s opinion, is in compliance with the Development Permit Guidelines of the Gloucester Industrial Park Community Plan (Attachment B).

Staff have notified adjacent property owners that this Development Permit application is being considered at the April 11, 2022 meeting, and they may submit written input regarding the matter should they choose to.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101228

ATTACHMENT B Gloucester Industrial Park Plan – Development Permit Guidelines

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101228

This Permit is issued this _____day of _____, 2022 to:

1. Name: Dennett Enterprises Ltd.

   Address: 26895 Gloucester Way
   Langley, BC
   V4W 3Y3

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 B Section 7 Township 14 New Westminster District Plan BCP38578

   CIVIC ADDRESS: 5762 – 268 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 and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
   d. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
   e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule “A”;
   f. All refuse areas to be located in an enclosure and screened;
   g. All outdoor storage areas being covered by a dust free surface; and
   h. All chain link fences being black vinyl with black posts and rails.

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. Payment of supplemental Development Permit application fees;
   b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy to the acceptance of the Township;
   c. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
   d. 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.

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 ____ DAY OF _____, 2022.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

SCHEDULE A

1 A9 VIEW FROM NORTHWEST CORNER

2 A9 VIEW FROM SOUTHWEST CORNER

REVISIONS

REV	DATE	DESCRIPTION

PROJECT
DENNETT II

5762 268 STREET
LANGLEY

TECK CONSTRUCTION LLP

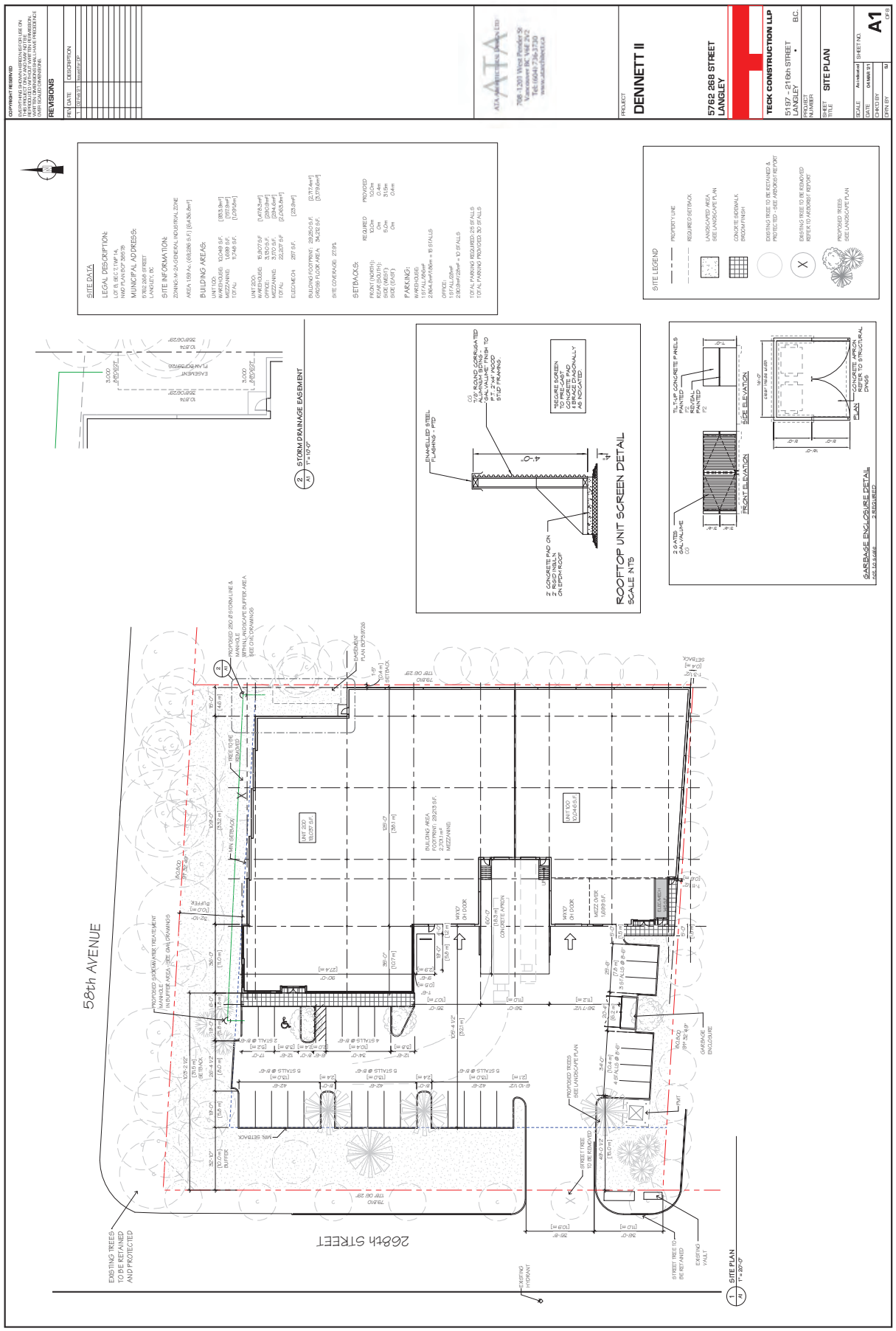
51 57 – 216th STREET
LANGLEY

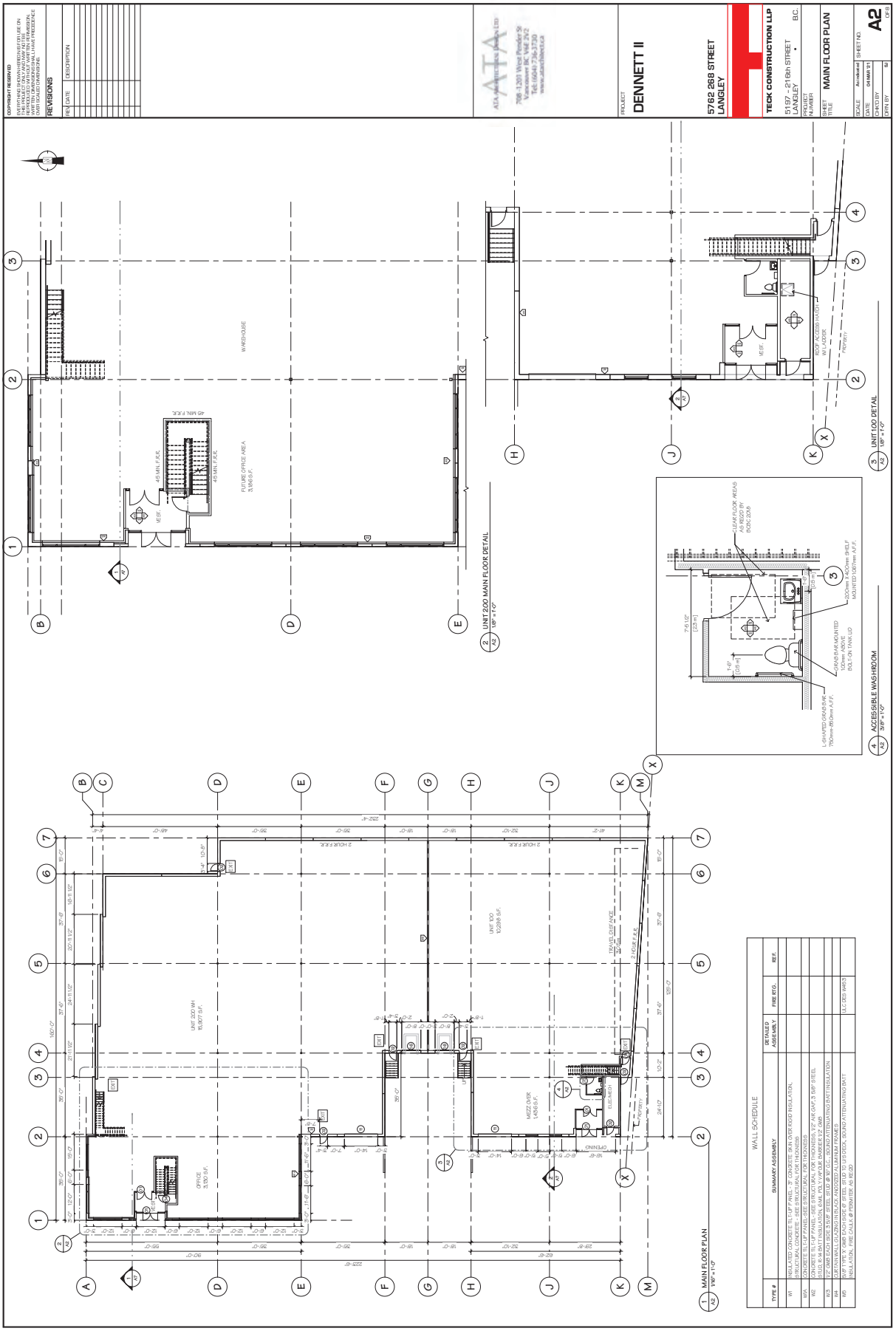
PROJECT NUMBER

SHEET TITLE
PERSPECTIVES

SCALE
DATE
CHECKED BY
DRN BY

SHEET NO.
A8


SITE DATA
LEGAL DESCRIPTION:
LOT A, SEC 17 TP 8 NWD PLAN EPP 39578
MUNICIPAL ADDRESS:
5762 268 STREET LANGLEY, BC
SITE INFORMATION:
ZONING M-2A GENERAL INDUSTRIAL ZONE
AREA 1.69 Ac (69,286 S.F.) [6,436.8m²]
BUILDING AREAS:
UNIT 100: 10,049 S.F. [933.9m²]
WAREHOUSE: 10,049 S.F. [933.9m²]
MEZZANINE: 1,699 S.F. [157.8m²]
TOTAL: 11,748 S.F. [1,091.6m²]
UNIT 200: 18,907 S.F. [1,756.7m²]
WAREHOUSE: 3,170 S.F. [294.6m²]
OFFICE: 3,170 S.F. [294.6m²]
MEZZANINE: 22,207 S.F. [2,063.4m²]
TOTAL: 257 S.F. [23.9m²]
ELEVATED: 257 S.F. [23.9m²]
BUILDING FOOTPRINT: 29,250 S.F. [2,717.4m²]
GROSS FLOOR AREA: 34,205 S.F. [3,179.6m²]
SITE COVERAGE: 27.9%
SETBACKS:
REQUIRED / PROVIDED
FRONT (NORTH): 10.0m / 0.4m
REAR (SOUTH): 0m / 0.4m
SIDE (WEST): 8.0m / 31.6m
SIDE (EAST): 0m / 0.4m
PARKING:
WAREHOUSE: 1 / 100m² GFA
2,804.8m²/100m² = 15 STALLS
OFFICE: 1 / 50m² GFA
2,963.9m²/28m² = 10 STALLS
TOTAL PARKING REQUIRED: 25 STALLS
TOTAL PARKING PROVIDED: 30 STALLS
SITE LEGEND
PROPERTY LINE
REQUIRED SETBACK
LANDSCAPED AREA SEE LANDSCAPE PLAN
CONCRETE SIDEWALK BROOM FINISH
EXISTING TREE TO BE RETAINED & PROTECTED - SEE ARBORIST REPORT
EXISTING TREE TO BE REMOVED REFER TO ARBORIST REPORT
PROPOSED TREES SEE LANDSCAPE PLAN
STORM DRAINAGE EASEMENT
2 A1 1" = 10'-0"
ROOFTOP UNIT SCREEN DETAIL
SCALE: N.T.S.
PAINTED STEEL FLASHING - TYP.
CG 26GA ROUND CORRUGATED ALUMINUM SIDING PAINTED ALUMINUM TRIM TO 8" x 2" x 44" HOOD STUD FRAMING
TREGRE SCREEN TO PRE-CAST CONCRETE PAD 4 BRACE DIAGONALLY AS REQUIRED
2" CONCRETE PAD ON 2" RIGID INSULN ON EPDM ROOF
4'-0"
TILT-UP CONCRETE PANELS PAINTED FINISH P2 METAL PAINTED P2
2 A1 GARBAGE ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"
FRONT ELEVATION
SIDE ELEVATION
PLAN
CONCRETE APRON REFER TO STRUCTURAL DWGS
58th AVENUE
268th STREET
EXISTING TREES TO BE RETAINED AND PROTECTED
PROPOSED 200 Ø STORM LINE & MANHOLE WITHIN LANDSCAPE BUFFER AREA SEE CIVIL DRAWINGS
EASEMENT PLAN EPP39578
PROPOSED SWM/WATER TREATMENT MANHOLE IN BUFFER AREA SEE CIVIL DRAWINGS
BUILDING AREA FOOTPRINT: 29,250 S.F. 2,720.1m² MEZZANINE
UNIT 200 18,907 S.F.
UNIT 100 10,049.6 S.F.
MEZZ OVER 1,699 S.F.
CONCRETE APRON
MIN SETBACK
TREE TO BE REMOVED
PROPOSED TREES SEE LANDSCAPE PLAN
STREET TREES
STREET TREE TO BE REMOVED
EXISTING VAULT
EXISTING HYDRANT
1 A1 SITE PLAN 1" = 20'-0"
DEPARTMENT RESERVED
REVISIONS
REV DATE DESCRIPTION
1 08 FEB 21 ISSUED FOR DP
ATA Architects Ltd
708-1201 West Pender St
Vancouver, BC V6E 2V2
Tel: (604) 736-3730
www.ataarchitects.ca
PROJECT
DENNETT II
5762 268 STREET
LANGLEY
TECK CONSTRUCTION LLP
5137 – 216th STREET
LANGLEY B.C.
PROJECT NUMBER
SHEET TITLE
SITE PLAN
SCALE: As indicated
DATE: 04 MAR 21
CHK'D BY:
DRN BY: SU
SHEET NO.
A1
OF 8


DENNETT II
5762 268 STREET
LANGLEY
TECK CONSTRUCTION LLP
MAIN FLOOR PLAN
A2
REVISIONS
WAREHOUSE
FUTURE OFFICE AREA A
3,566 S.F.
UNIT 200 MAIN FLOOR DETAIL
UNIT 100 MAIN FLOOR DETAIL
ACCESSIBLE WASHROOM
MAIN FLOOR PLAN
WALL SCHEDULE
UNIT 200 WH
165,9677 S.F.
UNIT 100
10,269 S.F.
OFFICE
2,139 S.F.
MEZZ OVER
1,456 S.F.

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ATA ARCHITECTS LTD
708-1201 West Pender St
Vancouver BC V6E 2V2
Tel: (604) 736-3730
www.ataarchitects.ca

PROJECT
DENNETT II

5762 268 STREET
LANGLEY

TECK CONSTRUCTION LLP
5137 – 216th STREET
LANGLEY B.C.

PROJECT NUMBER

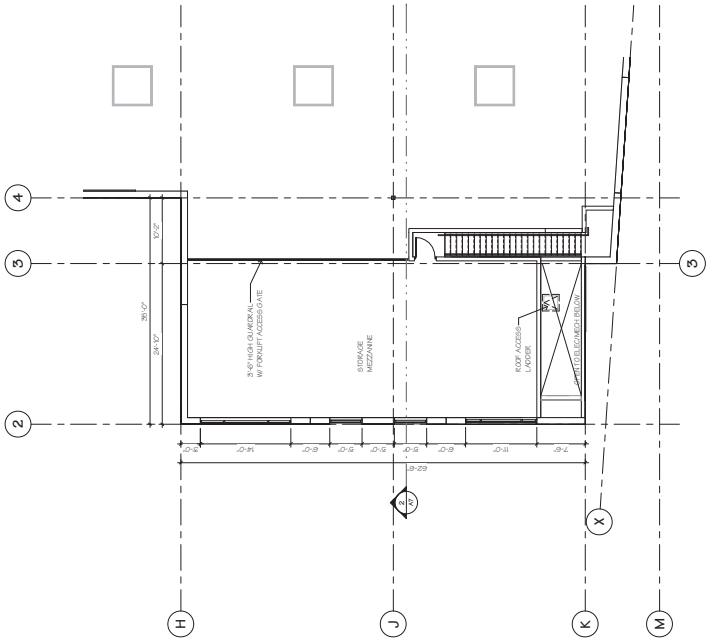
SHEET TITLE
2nd FLOOR PLAN

SCALE	1/8" = 1'-0"
DATE	04 MAR 21
CHK'D BY	Author
DRN BY	Author

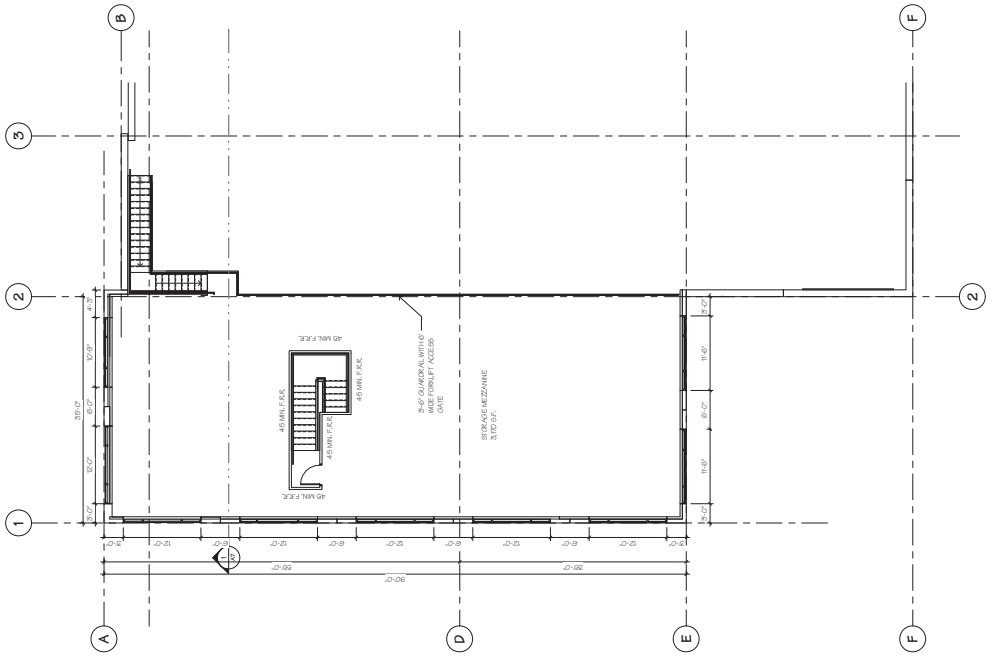
SHEET NO.
A3
OF 8

WALL SCHEDULE

TYPE #	SUMMARY ASSEMBLY	DETAILED ASSEMBLY	FIRE RTG.	REF.
W1	INSULATED CONCRETE TILT-UP PANEL - 7" CONCRETE SKIN OVER RIGID INSULATION; 5 1/2" CONCRETE CORE - SEE STRUCTURAL FOR THICKNESS			
W1A	CONCRETE TILT-UP PANEL - SEE STRUCTURAL FOR THICKNESS			
W2	CONCRETE TILT-UP PANEL - SEE STRUCTURAL FOR THICKNESS; 1/2" AIR GAP; 3.5-20 # STEEL STUDS @ 16" O.C. WITH MINERAL WOOL INSULATION IN VOID; 5/8" GYPSUM BOARD			
W3	STUD WALL C/W BATT INSULATION IN VOID; 5/8" GYPSUM BOARD ON EXTERIOR FACE; 5/8" GYPSUM BOARD ON INTERIOR FACE			
W4	CURTAIN WALL CLADDING WITH BLACK ANODIZED ALUMINUM FRAMES			
W5	5/8" TYPE 'X' GWB EACH SIDE 6" STEEL STUD 16" O.C. WITH R20 BATT INSULATION, FIRE CAULK @ PERIMETER, AS PER DETAIL		ULC/FIRE WALL	



2 / A3 UNIT 100 MEZZANINE
1/8" = 1'-0"



1 / A3 UNIT 200 MEZZANINE
1/8" = 1'-0"

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Vancouver BC V6E 2V2
Tel: (604) 736-3730
www.ataarchitects.ca

PROJECT
DENNETT II

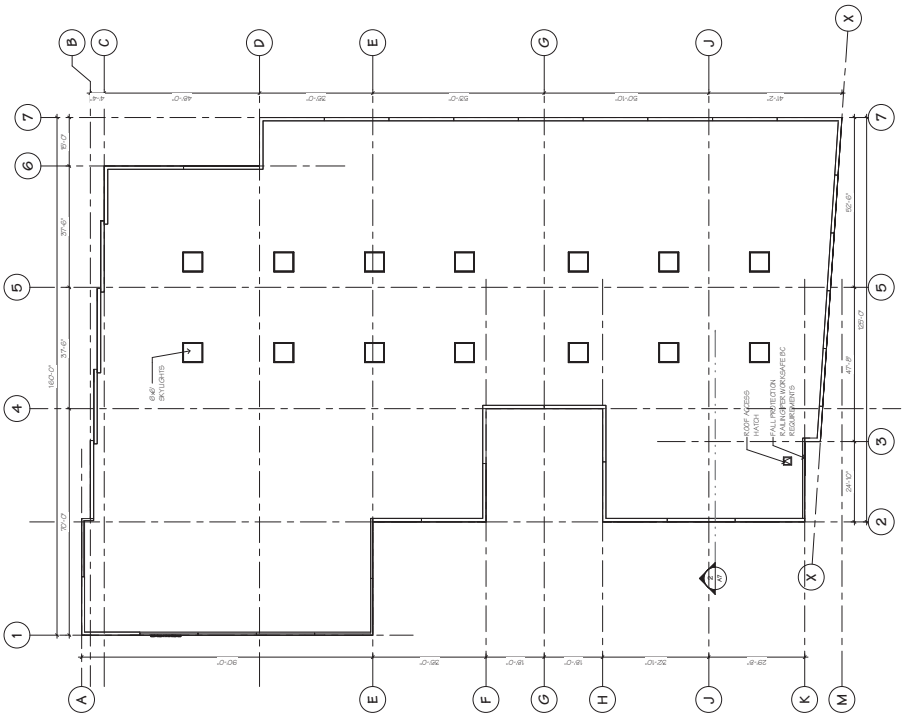
5762 268 STREET
LANGLEY

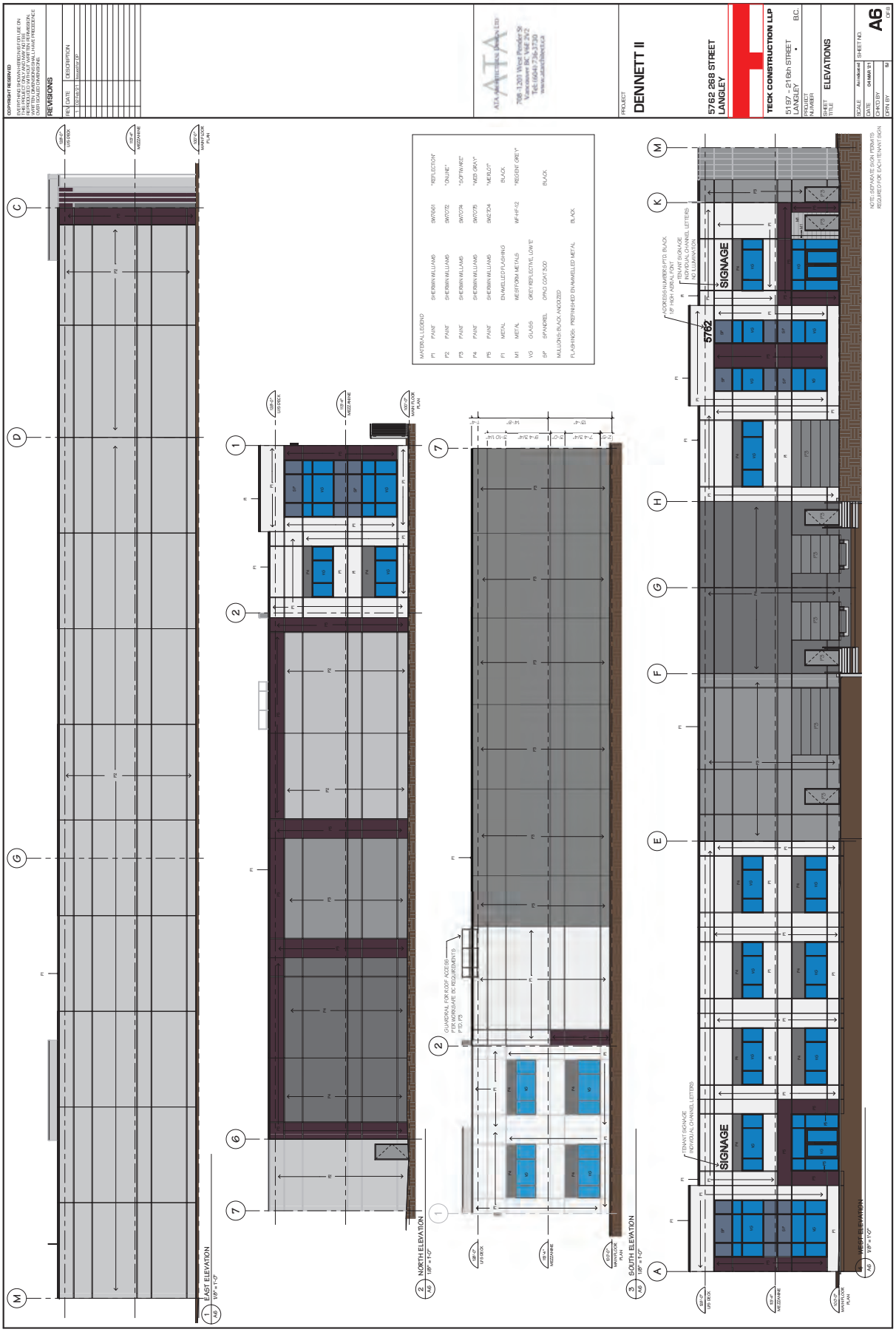
TECK CONSTRUCTION LLP
5137 – 216th STREET
LANGLEY B.C.

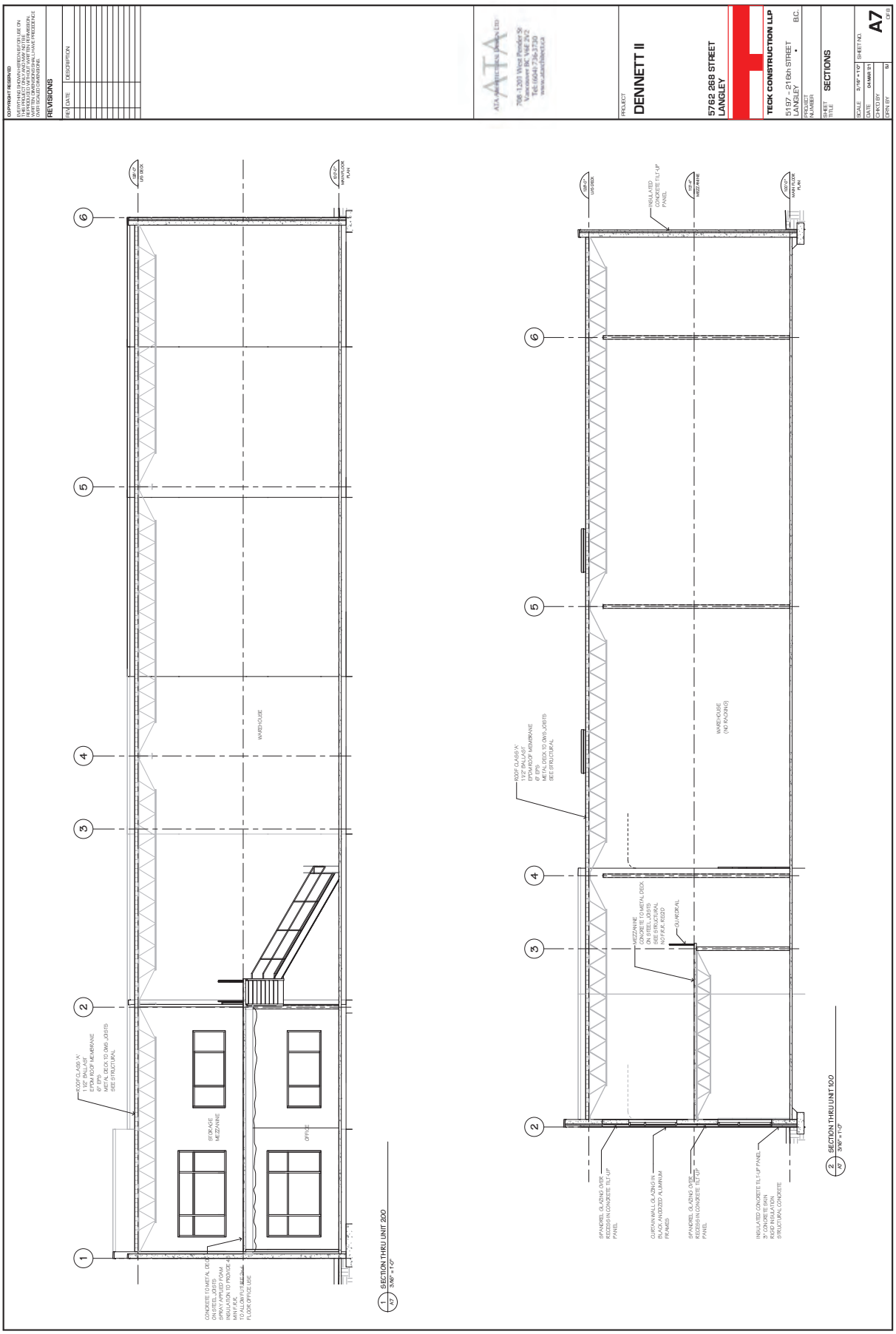
PROJECT NUMBER

SHEET TITLE **ROOF PLAN**

SCALE 1/16" = 1'-0" | SHEET NO. **A5**
DATE 04.MAR.21
CHK'D BY
DRN BY SJ




DENNETT II
5762 268 STREET
LANGLEY
TECK CONSTRUCTION LLP
ELEVATIONS
A6
EAST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
WEST ELEVATION
SIGNAGE
5762


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REVISIONS
REV DATE DESCRIPTION
PROJECT
DENNETT II
5762 268 STREET
LANGLEY
TECK CONSTRUCTION LLP
5137 – 216th STREET
LANGLEY B.C.
PROJECT NUMBER
SHEET TITLE
SECTIONS
SCALE 3/16" = 1'-0"
SHEET NO.
A7
DATE 04-MAR-21
CHECKED BY
DRN BY
1 SECTION THRU UNIT 200
A7 3/16" = 1'-0"
2 SECTION THRU UNIT 100
A7 3/16" = 1'-0"
WAREHOUSE
STORAGE MEZZANINE
OFFICE
ROOF CLASS 'A' 1 1/2" (FALLA5') EPDM ROOF MEMBRANE 6" EPS METAL DECK TO DWG. JOB15 SEE STRUCTURAL
CONCRETE TO METAL DECK ON STEEL JOISTS SPRAY APPLIED FOAM INSULATION TO PROVIDE R-20 MIN T.P.R. TO ALLOW FUTURE 2nd FLOOR OFFICE USE
MEZZANINE CONCRETE FILLED METAL DECK ON STEEL JOISTS SEE STRUCTURAL 40 P.S.F. X.L.L. DESIGN
GLAZING
INSULATED CONCRETE TILT-UP PANEL
WAREHOUSE (NO RACKING)
SPANDREL GLAZING OVER RECESS IN CONCRETE TILT-UP PANEL
CURTAIN WALL GLAZING IN BLACK ANODIZED ALUMINUM FRAMES
SPANDREL GLAZING OVER RECESS IN CONCRETE TILT-UP PANEL
INSULATED CONCRETE TILT-UP PANEL 3" CONCRETE 3" RIGID INSULATION STRUCTURAL CONCRETE

P1
PAINT
SHERWIN WILLIAMS
SW7661
"REFLECTION"

P2
PAINT
SHERWIN WILLIAMS
SW7072
"ONLINE"

P3
PAINT
SHERWIN WILLIAMS
SW7074
"SOFTWARE"

P4
PAINT
SHERWIN WILLIAMS
SW7075
"WEB GRAY"

P5
PAINT
SHERWIN WILLIAMS
SW2704
"MERLOT"

F1
METAL FLASHING
PREFINISHED ENAMELLED
BLACK



VG
VISION GLASS
GREY REFLECTIVE



SP
OPACI COAT 300
"BLACK"



CG
7/8" ROUND CORRUGATED METAL CLADDING
GALVALUME FINISH

WINDOW FRAMES
BLACK ANODIZED ALUMINUM



PROFILE WF - HF-12

M1
HF METAL CLADDING
WESTFORM METLALS
STOCK PREPAINTED SMP STEEL
OR EQUIV.

COLOUR - "REGENT GREY"

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REVISIONS

REV	DATE	DESCRIPTION

ATA ARCHITECTURAL Design LTD
708-1201 West Pender St
Vancouver BC V6E 2V2
Tel: (604) 736-3730
www.atarchitect.ca

PROJECT
DENNETT II

5762 268 STREET
LANGLEY

TECK CONSTRUCTION LLP
5197 - 216th STREET
LANGLEY • B.C.

PROJECT NUMBER

SHEET TITLE **EXTERIOR FINISH BOARD**

SCALE 6" = 1'-0"
DATE 08 JUL '21
CHKD BY
DRN BY SJ
SHEET NO. -
OF 8

PLANT LIST

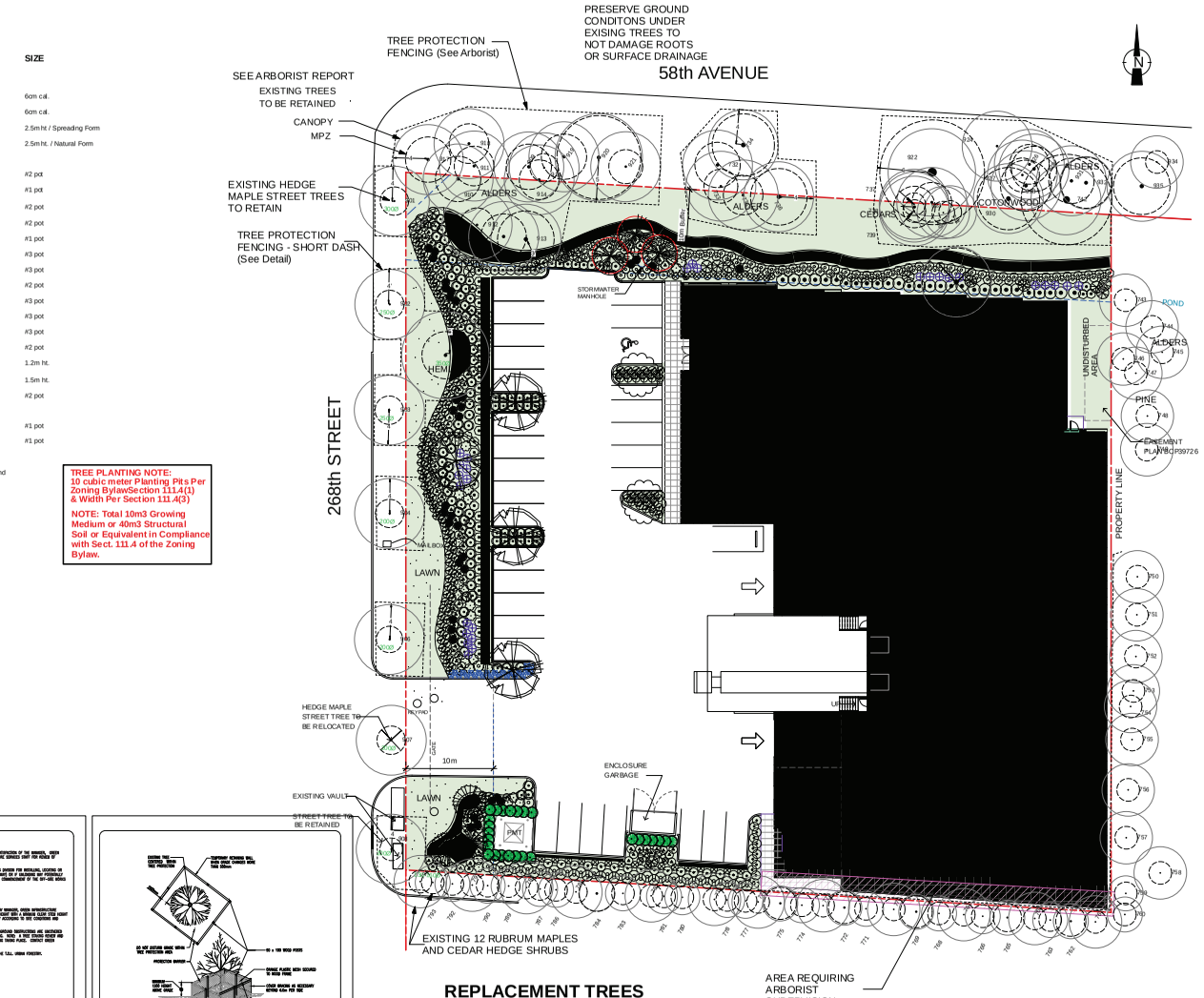
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
		Trees		
	4	Liquidambar styraciflua 'Worplesdon'	Sweet Gum Var.	6cm cal.
	2	Prunus serrulata 'Pink Perfection' alt: Magnolia	Flowering Cherry	6cm cal.
	3	Chamaecyparis nootkatensis	Nootka Cypress	2.5m ht. / Spreading Form
	3	Tsuga heterophylla	Western Hemlock	2.5m ht. / Natural Form
		Shrubs		
	149	Azalea japonica 'Amoena'	Japanese Azalea	#2 pot
	23	Carex morrowii 'Aureo-variegata'	Variegated Japanese Sedge	#1 pot
	33	Ilex crenata alt: Sarcococca hookerana humilis	Japanese Holly	#2 pot
	94	Lonicera pileata	Evergreen Honeysuckle	#2 pot
	38	Mahonia nervosa	Oregon Grape (low)	#1 pot
	43	Pieris japonica 'Forest Flame'	Japanese Andromeda	#3 pot
	58	Prunus L 'Otto Luken'	Otto Luken Laurel	#3 pot
	124	Prunus l. zabeliana	Zabel's Laurel	#2 pot
	35	Rhododendron 'Christmas Cheer'	Rhododendron var.	#3 pot
	21	Ribes sanguineum	Red Flowering Current	#3 pot
	34	Rosa nootkatensis	Nootka Rose	#3 pot
	27	Symphoricarpus alba (fruit bearing)	Snowberry	#2 pot
	26	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	1.2m ht.
	28	Thuja plicata 'Excelsa'	Western Red Cedar Hedge	1.5m ht.
	93	Viburnum davidii	Viburnum	#2 pot
		Ground Covers		
	229	Arctostaphylos uva-ursi	Vancouver Jade	#1 pot
	330	Cotoneaster 'Lowfast' alt: C. dammeri	Cotoneaster Var.	#1 pot

Landscape Notes:

1. Specification as per most recent 'Canada (BC) Landscape standards' and Landscape Design Inc. 'Spec Notes'
2. Automatic Irrigation System for Landscape Area (Gloucester Design Guidelines).
3. 2" (60mm) Depth Bark Mulch in All Planting Beds.

TREE PLANTING NOTE:
10 cubic meter Planting Pits Per Zoning BylawSection 111.4(1) & Width Per Section 111.4(3)

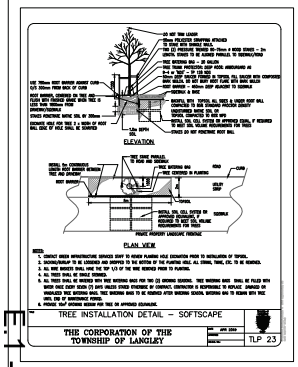
NOTE: Total 10m3 Growing Medium or 40m3 Structural Soil or Equivalent in Compliance with Sect. 111.4 of the Zoning Bylaw.



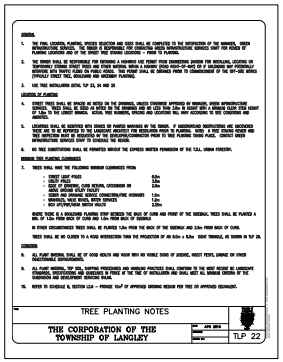
REPLACEMENT TREES

48 REPLACEMENT TREES (1.59 ACRES @ 30/ACRE)
36 RETAINED EXISTING TREES CREDIT
12 REPLACEMENT TREES REQUIRED (50% CONIFER/ 50%DECID.)
12 REPLACEMENT TREES PROVIDED
6 CONIFEROUS TREES
6 DECIDUOUS TREES

0 5' 10' 20' 30' 50'



NOTE: ONE EXISTING STREET AT PROPOSED DRIVEWAY SHOWN ON PLAN - TO BE REPLACED.



NOTE: TREE PROTECTION FENCING SHOWN DASHED ON PLAN

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ISSUES

NO.	DATE	DESCRIPTION
1	Feb 03/21	Issued for Development Permit
2	May 26/21	Issued for Building Permit
3	Oct 06/21	Reissued for Development Permit
4	Nov 25/21	Reissued for DP (Title Comments & plan revisions)
5	Nov 30/21	Reissued for DP (north direction & grading revisions)
6	Feb 15/21	Reissued for DP (City staff & tree survey revisions)
7		
8		
9		
10		
11		
12		

TOL FILE #14-07-0051

LANDSCAPE ARCHITECT

LandSpace Design Inc. Tel 604/252-9600
142 Garden Dr., Van. B.C. V3L 4P4 Fax 604/252-9584

PROJECT

DENNETT II

5762 268 STREET LANGLEY

SCHEDULE B

TECK CONSTRUCTION LLP

5197 – 216th STREET LANGLEY B.C.

PROJECT NUMBER

SHEET TITLE

LANDSCAPE PLAN

SCALE	1"=20'-0"
PLOT	Jan 18'21
CHK'D BY	
DR'N BY	ACT

SHEET NO. L1 OF 1

E.1

3.0 DEVELOPMENT STRATEGY

There is no need for the Township Of Langley to consider expansion of services to the subject area to permit industrial development. Development of services to the areas and consideration of zoning of properties in the area to industrial and commercial uses will only be considered on the basis of a comprehensive development for the subject lands. The Township Of Langley will not be developing capital expenditure programs for the subject area and considers the area unsuitable for industrial and commercial uses until municipal water and sewage systems are developed and a program to upgrade the drainage system, roadways and park requirements is proposed and adopted. Development of services will only proceed on the property owners request and agreement to pay the cost of developing services.

4.0 DEVELOPMENT PERMIT GUIDELINES

#2812
25/06/90

In a Development Permit Area, before a building permit may be obtained, a Development Permit must first be issued by Council. Council may set forth conditions under which development may take place that may be in addition to normal zoning requirements and the developer's Statutory Building Scheme registered as a charge against the lands pursuant to Section 216 (1) of the Land Title Act.

Form and Character

- Building design, materials and exterior finish and landscaping shall support the creation of an attractive, high quality estate industrial environment and shall conform to the provisions of Gloucester's Statutory Building Scheme;

- Low profile building designs are encouraged, particularly adjacent to residential and rural areas as well as the No. 1 Highway;

- Commercial buildings are encouraged to incorporate "pitched" roofs or other similar roof treatment into the building design;

- The use of smooth surfaced, light coloured building materials, finished, painted "tilt-up" concrete panels, acrylic stucco, brick, baked enamel finished metal siding, or metal panels is encouraged;

- The use of untreated or unfinished concrete, metal or aluminum as a final building finish will not be permitted;

- Building design, layout, siting, landscaping, screening and buffering shall reflect the need to reduce noise impacts from the No. 1 Highway and between industrial development and adjacent uses;

- Buildings on corner sites or on lots backing onto roads shall be designed to recognize the building's visibility from more than one street with continuity of design, materials, exterior finish, signage and landscaping;

- Roof top mechanical equipment shall be hidden behind screens designed as an integral part of a building, or parapets may be extended to conceal such equipment;

- Underground utilities shall be provided;

- Building plans submitted in support of a Development Permit shall:

    - Be of sufficient detail to convey the intent of the design in terms of the building's appearance, exterior finish, materials and colour treatments;

    - Be prepared by an architect registered in B.C.;

    - Include a coloured rendering or perspective drawing and typical building elevations;

    - Include a coloured site plan indicating the siting of all buildings and structures, property lines, dimensions, easements, rights of way, roads, areas, phasing and significant physical features;

    - Include a detailed statement of land and building uses, lot sizes, coverage, building height, staging and the location and dimensions of landscape and buffer areas.

Landscape Areas and Buffers

Landscape plans submitted in support of a Development Permit shall:

- Be of sufficient detail to convey the intent of the landscape design;

- Complement the objective of creating an attractive, high quality industrial environment;

- Comply with the Landscape Design Guidelines attached as Appendix "A" to the developer's Statutory Building Scheme;

- Be prepared by a landscape architect registered in B.C.;

- Include a detailed plant list, quantity and sizing of plant material;

- Include fencing design, material and specifications;

- Include a cost estimate of the value of the landscape works including fencing and installation (of both the landscape works and fencing);

- Include boulevard treatment and street tree plantings in accordance with the Township's Boulevard Treatment and Street Tree Policy;

- At the building permit stage, be secured by a letter of credit;

- In buffer and building setback areas on-site natural vegetation shall be encouraged to be retained wherever practical;

- No site development works involving the removal of natural vegetation in the buffer or setback areas shall take place until after the Development Permit has been issued;

- Natural vegetation or berming adjacent to the No. 1 Highway shall not be removed unless specifically authorized by the Development Permit;

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- The width of the undisturbed natural vegetation area adjacent to the No. 1 Highway shall be a minimum of 15 m except where lands are designated for Service Commercial purposes the width of the required landscaping adjacent to the No. 1 Highway shall be a minimum of 7.5 m;

- Adjacent to the No. 1 Highway, where no natural vegetation exists or where natural vegetation is specifically authorized to be removed by the Development Permit, it shall be replaced by a combination of landscape works and berming;

- Berms, where required, shall be a minimum of 1.8 m height and be landscaped with evergreen shrubs/hedges and other plantings forming a continuous opaque screen;

- Adjacent to the street (other than the No. 1 Highway) a minimum 5 m wide landscape area is required;

- Adjacent to residential or rural areas, a minimum 10 m wide landscape area/buffer is required, plus a 1.8 m high (minimum) fence designed to reduce the visual and noise impacts of the industrial use on adjacent lands;

- Parking areas are to be landscaped and shall not occupy more than 25% of the front yard of a building;

- Outside storage areas are to be screened; and

- Refuse collection areas shall be enclosed within a building or screened by a combination of walls, fencing and landscaping.

Signs

Sign plans submitted in support of the Development Permit application shall:

- Be in accordance with the developer's Statutory Building Scheme and the Township's Sign Control Bylaw;

- Be prepared by a professional graphic designer showing the location, type, size, colour and height of all signs, logos, graphics, symbols and colours to be located on all buildings and on free-standing signs;

- Complement the building's design scheme;

- Involve only one free-standing sign containing only the corporate names and street numbers on its face;

- No illuminated sign creating a glare or reflection on any building or street shall be permitted;

- Signs shall only identify those businesses located within the building itself.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 11, 2022 - REGULAR MEETING	**REPORT:**	22-32
FROM:	ARTS, CULTURE AND COMMUNITY INITIATIVES DIVISION	**FILE:**	1850-20
SUBJECT:	2022 CAPITAL IMPROVEMENT AND COMMUNITY GRANTS		

RECOMMENDATIONS:

That Council approve payment of **$71,250** under the 2022 Capital Improvements Grants category and that those funds be distributed to those organizations identified in **Table A;**

That Council approve payment of **$2,000** under the 2022 Community Association Grants category, as identified in **Table B**;

That Council approve payment of **$55,250** under the 2022 Community Grants – General category to be distributed to those organizations identified in **Table C**;

That Council review the applications, not having met grants criteria identified as "**To Be Determined by Council**" in **Table C2**, and provide funding decisions and authorize staff to adjust funding amounts accordingly;

That Council approve payment of **$40,000** under the 2022 Major Festivals Grants category and that those funds be distributed to those organizations as identified in **Table D**;

That Council approve payment of **$15,000** under the 2022 Minor Festivals Grants category and that those funds be distributed to the organization as identified in **Table D2**;

That Council approve payment of **$17,500** under the 2022 Community Grants - Banners category and that those funds be distributed to those organizations as identified in **Table E**;

That Council approve payment of **$17,000** from 2022's funding allocations for graduating high school students to be distributed under the 2023 Community Grants - Scholarships – Public Schools category as identified in **Table F**;

That Council approve payment of **$4,000** from 2022's funding allocations for graduating independent high school students to be distributed under the 2023 Community Grants – Scholarships – Independent Schools category as identified in **Table F2**;

That Council approve payment of **$2,000** representing $250 to each of eight (8) Langley secondary school applications from 2022's funding allocations in support of the 2023 Dry Grads category as identified in **Table F3**;

That Council approve payment of **$1,500** in the Ceremonial Fly-By Category as identified in **Table G**; and

That Council approve the redistribution of $5000 from the general community grants category in 2023 and transfer such budget over to the creation of new grants category for smaller projects not meeting the minimum 250 Township residents threshold, and that said new category be specific to social inclusion projects serving the more marginalized groups in our community and that the maximum grant be up to $500 per project.

EXECUTIVE SUMMARY:

Community organizations in the Township of Langley were severely impacted by the COVID-19 pandemic. With an application deadline of February 28, the majority of this year's applicants to the Community Grants program had to adapt and present their programs and events for Township consideration, without knowing what format or how their projects could be delivered under changing circumstances. In 2022, many applicants expressed hope that all restrictions would be lifted and that their planned projects and events could return to normal. Most submitted applications with that in mind, while some proposed a blended format of virtual and physical delivery. Overall, it was extremely difficult for organizations to present proposals based on ever-changing scenarios while trying to meet TOL grants funding criteria.

ACCI staff tried their best to advise and guide community groups on how to meet criteria under such uncertain circumstances and conditions. The application period and review process was significantly arduous and drawn out. This year staff communicated back and forth with various groups and revisited their applications multiple times trying to find ways in which funding could be recommended for their proposed initiatives. To say that the process has been time consuming is an understatement. During the review process, staff made some of their recommendations on the assumptions of whether or not a community group could deliver what they were proposing to provide to Township's residents in 2022, should some form of gathering restrictions continue.

Additionally, staff want to make Council aware that they have received numerous requests, during the past five years from smaller non-profit groups, not meeting the threshold of 250 minimum residents served, for projects supporting underserved communities. Staff are proposing that Council create a new grants stream – Social Inclusion Category that will consider awards up to $500 for smaller projects that clearly support underserved and/or marginalized groups in our municipality. The Township of Langley's Social Sustainability strategy adopted earlier this year, informs us that Social Equity is the fair distribution of resources among individuals and communities to facilitate full participation in community life, recognizing that different individuals and communities require different levels of support in order to thrive. Social inclusion refers to the right and opportunity for all individuals to celebrate their diversity and fully participate in all aspects of community life.

Altogether $269,756 in funds was requested by community groups in 2022 through the Township of Langley's online/integrated grants program. Staff are now recommending that $225,500 in support be considered by Council.

The following chart summarizes the total funds that are available and recommended for distribution in 2022.

2022 COMMUNITY GRANTS	Table	2022 Budget Envelope	2022 Recommended For Funding	Net Surplus
Capital Improvement Grants - Meet Criteria	A	70,000	71,250	-1,250
Community Association Grants	B	4,000	2,000	2,000
Community Grants – General - Meet Criteria	C	117,125	55,250	61,875
Community Grants - General – To Be Determined by Council representing $10,000 in funding requests	C2	0		0
Community Grants - General – Not Recommended, representing $14,000 in funding requests	C3	0	0	0
Major Festival Grants	D	35,000	40,000	-5,000
Minor Festivals Grants	D2	20,000	15,000	5,000
Minor Festivals Grants - Not Recommended, representing $5,000 in funding requests	D3	0	0	0
Community Grants – Banners	E	17,500	17,500	0
Community Grants – Scholarships	F1	17,000	17,000	0
Community Grants – Scholarships – Independent Schools	F2	4,000	4,000	0
Dry Grads	F3	2,000	2,000	0
Ceremonial Fly By Grants	G	1,500	1,500	0
Total Annual Funding - Budget and Recommended		**288,125**	**225,500**	**62,625**
Difference Between Budget and Recommended		**-62,625**		

PURPOSE:

To provide Council with recommendations as per policy on grants distribution for capital improvements, community events/projects and scholarships, major festivals, dry grads, and banner installations. To provide Council further recommendations that would enhance or improve the Grants Program for 2023.

BACKGROUND/HISTORY:

According to Policies 06-021 and 06-022, non-profit organizations that operate in the Township may request by February 28 of each year, a grant for the organization of community events/projects or for capital projects on community halls. In addition, the Township has a Banner Program that is outlined in Policy 06-019 for the support of community associations who partner with the Township to produce and install street banners.

Since its adoption in 1982, Council has requested and endorsed many changes to the Community Grants Program and the Capital Improvement Grant Program.

The 2022 policies, which provide the current General and Specialized Grants Criteria, are found in Attachments C and D to this report.

DISCUSSION/ANALYSIS:

Some long serving and well deserving community organizations did not submit applications this year. Other groups started applications only to abandon them before the submission deadline due to the uncertainty of Covid 19 gathering restrictions.

Of the 71 applications received for processing this year, four applications in the community grants general category met most but not all criteria and have been placed in Table C2 for Council review and consideration; and six applications met few criteria and have been placed in Table C3 for Council review. Those six applications are not recommended for funding but may be considered by Council for their support outside of the Capital Improvement and Community Grants program if desired.

Under the Minor Festivals Category, one group did not meet projected minimum attendance numbers and failed to submit an event plan and event budget and has not been recommended for funding and placed in Table D3 for Council review.

Under the Capital Improvement Grants Category one group did not meet funding criteria and was placed in Table A1 for Council review.

Staff would also like make Council aware that many applications have been received over the past five years that proposed projects serving marginalized segments of the Township's populations. Most did not meet the minimum numbers' criteria and were rejected in part on that basis. Some examples of past applicants to the community grants program included:

- Elijah Place Art and Development Centre for Children and Youth with Special Needs Association
- Langley Dance Connections
- Langley Pos-Abilities Society (past smaller scale projects proposed)
- Power for All Adventure Therapy Society
- Soroptimist International of the Langley's – No Barriers Project

Staff believe that the proposed smaller grants category specific to projects that further social equity and inclusion in our community is a good starting point towards the advancement of the Township's Social Sustainability Strategy. The Council adopted strategy states:
Social equity is the fair distribution of resources among individuals and communities to facilitate full participation in community life, recognizing that different individuals and communities require different levels of support in order to thrive.

The Strategy further states : *Social inclusion refers to the right and opportunity for all individuals*

to celebrate their diversity and fully participate in all aspects of community.

A social equity and inclusion grant is a good fit considering the objectives of the adopted strategy.

General statement of community grants

According to Policies 06-021 and 06-022, non-profit organizations that operate in the Township may request by February 28 of each year, a grant for the organization of community events/projects or for capital projects specific bona fide community halls including museums. Additionally, the Township has a Banner Program outlined in Policy 06-019 for the support of community groups who collaborate with the Township to produce and install street banners.

There are nine (9) grant categories considered in this report:

1. 2022 Capital Improvement Grants
2. 2022 Community Association Grants
3. 2022 Community Grants – General
4. 2022 Community Grants - Major Festivals
5. 2022 Community Grants – Minor Festivals
6. 2022 Banner Grants
7. 2023 Community Grants – Scholarships
8. 2023 Community Grants - Dry Grad Grants
9. 2022 Fly By Grants

Grants Process Overview

This year's annual grant requests were received through the TOL online portal by the deadline of February 28, 2022 and processed according to specific criteria established by Council policy, and in consideration of ongoing Public Health Order restrictions and guidelines.

Category by Category Review

This report includes staff's recommendations for allocating total available funds for 2022 Capital Improvements Grants, 2022 Community Grants, and for 2023 Scholarships and Dry Grad Grants. To ensure accountability and a fair review process staff undertook an evaluation of each application received against eight established general criteria and several category specific criteria. Additionally new considerations were given to the applications received.

1. 2022 Capital Improvement Grants

   Under the 2022 Capital Improvement Grants program, 10 (10) applications are **recommended for approval** with a total value of **$71,250.** Each of the applications met funding criteria and are summarized in **Table A**. This amount is just over the established 2022 Budget Envelope of $70,000 in this category.

   In 2021, **Capital Improvement Grants Policy 06-021** was amended to improve applicant understanding of criteria and simplifying online review process. The following are definitions were added:

   Capital Improvements are additions, restorations, enhancements and/or major repairs to the property and facility that support preservation, safety, and community accessibility. Replacement of interior fixtures may be considered as capital improvements when failure is imminent or beyond repair.

   Capital Improvements are not chattels, equipment, furnishings, signage, public art, routine facility and property maintenance and or enhancements made for revenue generation purposes.

2. 2022 Community Association Grants

Table B summarizes applications for Community Association Grants. Two qualifying organizations, the Aldergrove Community Association and the Fort Langley Community Association, submitted completed applications for a total of **$2,000** in funding requests.

3. 2022 Community Grants – General

Under the 2022 Community Grants - General program for community events / projects, staff reviewed thirty-seven (37) applications and **are recommending approval** of twenty-seven (27) applications that meet criteria for funding for a total of **$55,250** (**Table C**). Four (4) applicants met some but not all criteria and are identified for Council's review in **Table C2.**

Six (6) applicants in this category demonstrate that they meet few of the program criteria and **are not recommended** for any funding at this time. (**Table C3**) For ease of reference, staff have divided the Community Grants – General applications into three tables:

- **Table C** – Twenty-seven (27) applications representing $55,250 in funding requests that meet criteria and are recommended for funding.
- **Table C2** – Four (4) applications representing $10,000 in funding requests that met most criteria but not all, **to be reviewed and determined by Council.**
- **Table C3** – Six (6) applications, representing $14,000 in funding requests from applicants that do not meet program criteria and are not recommended for funding.

4. 2022 Community Grants - Major Festivals

Under the 2022 Major Festivals Grants program, **four (4)** applications meet criteria for funding, for a total of **$40,000**. These applications are summarized in **Table D.** These applications are from Aldergrove Fair and Festival Association, Fort Langley Jazz and Arts Festival Society, Langley Good Times Cruise-In, and the Langley Rotary Clubs Charitable Foundation's RibFest.

5. 2022 Community Grants - Minor Festivals

Staff are recommending that Council **approve funding for** a total value of **$15,000** to support three organization, as summarized in **Table D2.**

There was one additional application, from the Aldergrove Legion for a Remembrance Day Parade that does not meet criteria and is identified in **Table D3.**

6. 2022 Banner Grants

In 2021 staff prepared a separate report on the Banner Grants program that provided recommendations specific a fair and equitable process by which groups can be selected as the representative organization for community improvements funding in specific areas and districts throughout the municipality. At the December 13, 2021 Regular meeting, the following resolution was adopted:

That Council direct staff to proceed with the issuance of the attached Request for Expressions of Interest that will assist in the selection and designation process

for community organizations to coordinate the Township's Banner Program in their respective communities.

An RFEI process was held, and the applicants selected to manage the Banner Program in their respective communities for a five (5) year term were - the Aldergrove Community Association, Brookswood Village Merchants Association, and the Fort Langley Community Association.

According to the terms of the award, each organization needs to apply for funding under the Banner Program each year. These applications for funding are summarized in **Table E.**

7. 2023 Community Grants – Scholarships

Under the 2022 Community Grants program for scholarships to public schools, Nine **(9)** application **are recommended for approval** with a total value of **$17,000**, to be awarded in 2023. This request is summarized in **Table F**. All applications are administered by the Langley Scholarship Committee - Langley School District Foundation.

Also Under the 2022 Community Grants program for scholarships, Council has established the provision to provide scholarship grants to independent Secondary Schools in Langley. Staff recommend that **$4,000** in funding be allocated for up to six (6) independent schools, to be awarded in 2023, as summarized in **Table F2**.

8. 2023 Community Grants - Dry Grad Grants

Table F3 summarizes the Grants for Dry Grad requests. Staff recommend that Council approve **$2,000** in support of **eight (8)** Township high schools.

9. 2022 Ceremonial Fly-By Grants:

In 2019, Council established a new grant category for ceremonial fly-bys at the Township's **three (3)** Remembrance Day Ceremonies. The budget in this category is **$1,500**, and is identified in **Table G**.

CONCLUSION:

All applications received are available for review by Council members in the Arts, Culture and Community Initiatives office at the Township of Langley Civic Facility.

Staff have included as **Attachment B**, an excerpt from the City of Langley's Community Grant awards to date for 2022. The City of Langley offers the community two application deadlines a year and distributes funds in both the spring and the fall. For 2022, the City is reporting that it has distributed $113,058.19 to twenty-six (26) organizations and will distribute their remaining funds with their second intake of grant applications this fall.

Applicable Policies:

Policy 06-021 – Capital Improvement Grants
Policy 06-022 – Community Grants
Policy 06-019 – Banner Program

Criteria from the above-mentioned policies have been provided within the body of this report, and are provided in Attachments C and D.

Upon Council's approval of the 2022 Capital Improvement and Community Grants program, staff will prepare a release to communicate the significant financial commitment that is being

made to Langley's non-profit organizations in support of the valuable work that they do in our community.

Financial Implications:

In 2021, **$326,654** in grant funding was issued to organizations through the Community and Capital Improvement Grant programs, and other Council determined grants, funding initiatives, and incentives.

The 2022 Operating Budget includes $288,125 in base funding for Capital Improvement and Community Grants as identified in the report, of which **$225,500** is being recommended by staff for distribution. In addition, commitments made by Council to various organizations such as the Gateway of Hope and Langley Care Society, bring the total grants funding envelope to $388,500.

Respectfully submitted,

Peter Tulumello
DIRECTOR
for
ARTS, CULTURE AND COMMUNITY INITIATIVES DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division	**Name**
Finance Division	S. Ruff

ATTACHMENT A 2021 Grant Tables:

TABLE A	Capital Improvement Grants – Recommended
TABLE A1	Capital Improvement Grants – Not Recommended
TABLE B	Community Association Grants - Recommended
TABLE C	Community Grants – Recommended
TABLE C2	Community Grants – To Be Reviewed by Council
TABLE C3	Community Grants – Not Recommended
TABLE D	Major Festivals – Recommended
TABLE D2	Minor Festivals – Recommended
TABLE D3	Minor Festivals – Not Recommended
TABLE E	Banner Grants – Recommended
TABLE F	Scholarships Public Schools
TABLE F2	Scholarships Independent Schools
TABLE F3	Dry Grad Grants
Table G	Ceremonial Fly-By Grants

ATTACHMENT B List of City of Langley 2022 Grants awarded extracted from their website
ATTACHMENT C Council Policy 06-021 Capital Improvement Grants
ATTACHMENT D Council Policy 06-022 Community Grants

TABLE A

Capital Improvement Grants - Meet Criteria - Allocation by Budget $70,000

Organization	Type	Criteria Met	Project Value	Amount Requested	Notes	Amount Recommended	Reference Number
Aldergrove Coghlan Hall Society	Community Hall Maintenance: furnace replacement, paint stairs and window sills, roof maintenance	Yes	15,000	$7,500	Proposed project to replace furnace and undertake other minor capital improvements meets funding criteria.	$7,500	**A1**
BC Farm Museum Association	Queen Street Building Improvements	Yes	$15,000	$7,500	Recommend funding approval for the phase 2 parking lot improvements and recommend conditional funding approval for the lighting upgrades if Museum is upgrading and replacing old fixtures with energy efficient fixtures.	$7,500	**A2**
Brookswood Senior Citizens Branch 132	Brookswood Cooling Centre for Seniors	Yes	$15,000	$7,500	Proposed Capital Improvement project meets criteria for funding.	$7,500	**A3**
Fort Langley Community Improvement Society	Fire and Safety, Electrical Upgrades and Outdoor Projects	Yes	$15,000	$7,500	This group has proposed an extensive list of capital improvements for consideration of funding, $13,500 in the list of proposed improvements meet criteria. The grounds maintenance items do not and are to be excluding from consideration of matching funds. Staff recommend approval of the safety upgrades including the addition of a sprinkler system, electrical improvements, historic water pump restoration.	$6,750	**A4**
Fort Langley Lions Seniors Hall	Ventilation Upgrade and Security System	Yes	$12,000	$6,000	Security systems are not considered a capital improvement item under this grants program They are an equipment purchase. Upgrades to the Ventilation system are. Staff are recommending a grant up to $4500 for ventilation system upgrades and alternate proposed capital improvements the club wishes to undertake in 2022.	$4,500	**A5**
Langley Arts Council	Theatre and Gallery Lighting Project		$15,000	$7,500	The upgrade to lighting at the hall to energy efficient track and theatre lighting is a major improvement to this facility.	$7,500	**A6**
Langley Little Theatre	Theatre Refurbishment	Yes	$100,000	$7,500	The Society is making major upgrades to its Hall this year well in excess of the recommended Township of Langley contribution.	$7,500	**A7**
Langley Senior Resources Centre	Flooring Upgrades	Yes	$15,000	$7,500	Proposed capital improvement project meets criteria for funding under the Capital Improvement Program.	$7,500	**A8**
Milner Community Association	Improvements	Yes	$22,500	$7,500	Proposed capital improvement project meets all criteria for funding.	$7,500	**A9**
Murrayville Community Hall	Interior Fluorescent Lighting Replacement	Yes	$15,000	$7,500	The project to replace old fluorescent light fixtures with failing ballasts with energy efficient lighting is eligible for funding.	$7,500	**A10**
	TOTAL GRANTS RECOMMENDED: (10)					**$71,250**	

TABLE A1

Capital Improvement Grants - Do Not Meet Criteria

Organization	Type	Criteria Met	Project Value	Amount Requested	Notes	Amount Recommended	Reference Number
Willoughby Community Hall Association	Card Table replacements	No	$2,400	$1,200	The replacement of card tables is not a capital improvement and therefore does not meet criteria for funding under this grants program.	$0	**A1-1**
	TOTAL GRANTS NOT RECOMMENDED: (1)					**$0**	

TABLE B

Community Association Grants | Allocation by Budget $4,000

Organization	Type	Previous Grant/New Request	Criteria Met	Amount Requested	Notes	Amount Recommended	Reference Number
Aldergrove Community Association	Operations	Yes	Yes	$1,000	As no criteria exists with regards to this grant stream other than being a community association and incorporation under the Society's Act - funding is automatic.	1000	**B1**
Fort Langley Community Association	Operations	Yes	Yes	$1,000	As no criteria exists with regards to this grant stream other than being a community association and incorporation under the Society's Act - funding is automatic.	$1,000	**B2**
	TOTAL GRANTS RECOMMENDED: (2)					**$2,000**	

TABLE C

Community Grants – General | Allocation by Budget $117,125

Organization	Nature of Grant Request	Previous Grant	Criteria Met	Amount Requested	Notes	Amount Recommended	Reference Number
Alder Grove Heritage Society	Community Heritage Event	Yes	Yes	$2,500	Application meets criteria and the group is helping the Township achieve many of its sustainability goals.	$2,500	**C1**
Aldergrove Agricultural Fair and Festival Association	Aldergrove Christmas Light Up Parade and After-Party	Yes	Yes	$2,500	The Aldergrove Christmas Parade has been a favorite of the community for a number of years now and something Council has supported by way of grants and participation. Staff are recommending that Council continue to support what has become an annual tradition.	$2,500	**C2**
Bard in the Valley	Bard in the Valley Township Production	Yes	Yes	$2,500	The proposed project to deliver free access community theatre at the Langley Arts Council venue in Aldergrove meets grants criteria. Recommending a pro-rated amount based on the maximum number of residents that could attend the five day production.	$2,000	**C3**
B.C. Farm Museum Association	To hold various special events between May and October, 2022.	Yes	Yes	$2,500	The applicant and application for funding support of the proposed project/event meets all community grants criteria.	$2,500	**C4**
Brookswood Village Merchants	Brookswood Summerfest	Yes	Yes	$2,500	The proposed community events for 2022 of the Brookswood Village Merchant Society meet all community grants criteria.	$2,500	**C5**
Canadian Museum of Flight	Canadian Women in Aviation Exhibits	Yes	Yes	$2,500	The proposed project meets all funding criteria.	$2,500	**C6**
Creative Compass Society	Myles of Smiles Music Project, Music Showcases and Wheels of Time Theatrical Performances	No	Yes	$2,500	The arts based project and programs proposed by this group meet all community grants criteria, including community served. They also meet several of the Township's sustainability goals.	$2,500	**C7**
Encompass Support Services Society	Program in the Park	Yes	Yes	$2,500	While the Society has not fully established financial need in relation to the proposed program, it is a program that targets underserved families and children within the Township of Langley, and does meet all other funding criteria. Because of the financials and budget presented with the application - staff are recommending prorated support for the Program in the Park project.	$1,500	**C8**
Fort Gallery	Tools for Tomorrow: Art Exhibitions	Yes	Yes	$2,500	The applicant and the project supporting art exhibitions including one connected to Chinese Immigration to Fort Langley meets all community grants criteria.	$2,500	**C9**
Fort Langley Community Improvement Society	Christmas Tree Lighting and Community Donation Program	Yes	Yes	$2,500	This project meets all criteria for funding.	$2,500	**C10**
Fraser Region Community Justice Initiatives Association	The Little Black Book	Yes	Yes	$2,500	This group continues to support youth in our community with their "black book" initiative that provides resource information on health, violence prevention, anti-bullying, youth counselling and community recreation. Prorated.	$1,500	**C11**

Langley Animal Protection Society (LAPS)	Continue free spay / neuter program for cats	Yes	Yes	$2,500	This program ensures that low-income residents can get their cats spayed for free. Ear tattoos are also provided ensuring wandering felines can be reunited with their owners if lost and found.	$2,500	**C12**
Langley Arts Council	LAC Fall Fest and Open House	Yes	Yes	$2,500	While the proposed project/event is new to the Langley Arts Council, the group has proven its capabilities and capacity to deliver quality arts programs in the Township of Langley. The application meets all funding criteria for a community grant	$2,500	**C!3**
Langley Community Chorus	2021 Choral Season	Yes	Yes	$2,500	The 30th Anniversary project put forward by this group for consideration of funding meets all community grants criteria. Staff are recommending pro-rated funding support based on proposed project costs and actual financial needs.	$1,750	**C14**
Langley Community Farmer's Market	2022 Market Workshops	Yes	Yes	$2,500	With an admission of "previous financial mismanagement" in the application and a focus of project expenditures being given to roadside signage, and a few workshops that seem to be connected to a provincially funded program, this organization falls short of demonstrating that Township of Langley expectations are being fully met with what they submitted. Additionally, in reviewing the financial statements of the prior year, only $1200 in expenditures for " market entertainment" would qualify and the balance of funding provided in 2021 would have gone to operational expenses for this organization. Staff are recommending that a prorated grant of $1500 be given to the LCFM towards costs related to program delivery helping fund market entertainment and any workshops that they are paying a fee for.	$1,500	**C15**
Langley Dance Connections	"All We Want to Do is Dance" Program	New	Under a newly proposed category	$2,500	Langley Dance Connections hosts monthly dances for persons with disabilities at George Preston Community Centre. The project and activities of this non-profit society meet all funding criteria except "minimum 250 people community served" It also meets many of the Township of Langley's Sustainability and Social/Cultural goals including our objective of being a more inclusive community. Staff are now recommending that a new grants category be created under the community grants program called the Social-Cultural Inclusivity Grant for proposed projects, programs and events of Non-profit Societies serving between 50 and 249 community members. Staff are recommending that the new grant have a maximum award of $500 based on proposals and budgetary needs.	$500	**C16**

Langley Hospice Society	Langley - A Walk to Remember	Yes	Yes	$2,500	Group is seeking funding for an event called a Walk to Remember that will mark National Bereavement Day. While the event meets most funding criteria, the organization has not demonstrated financial need or established evidence of 250 people or more attending the prior year's event. According to a report in the Aldergrove Star - 75 people were in attendance despite torrential rain fall that day. Staff are recommending prorated funding support for this event based on potential attendance of 250 people in 2022.	$500	**C17**
Langley Literacy Association	Purchase new books for 2021 “Wrap-A Read” project	Yes	Yes	$2,500	The Wrap-a-Read project puts over 1000 books in the hands of children from low income families and supports community literacy. This project meets all funding criteria.	$2,500	**C18**
Langley Meadows Community Association	Annual Community Fall Fair	Yes	Yes	$2,500	Langley Meadows Community Association continues to meet community grants criteria for funding of their Annual Fall Fair.	$2,500	**C19**
Langley Pos-Abilities Society	Wheelchair Obstacle Course Upgrade	Yes	Yes	$2,500	The project for which this society is seeking a grant, supports accessibility awareness and inclusion. While costs for the project are not clearly established in the application, staff are recommending prorated support of this initiative based on the nature of the program and its prior existence. Additionally the request is specifically for upgrades. Staff are recommending prorated funding support.	$1,500	**C20**
Langley Ukulele Association	Spring and Summer Uke Camps, and Ukulele Workshop Series	Yes	Yes	$2,500	Group continues to reach members of our community through performances at various events and through the instruction of youth and children in spring and summer Ukulele camps	$2,500	**C21**
Langley Volunteer Bureau	Volunteer Outreach, Education and Promotion	Yes	Yes	$2,500	Langley Volunteer Bureau has proposed a project that connects children / youth with seniors of our community. This intergenerational approach meets many of the Township of Langley's sustainability goals and the project meets funding criteria	$2,500	**C22**
Lower Fraser Valley Aboriginal Society	Annual National Indigenous Peoples Day Event	Yes	Yes	$2,500	The proposed National Indigenous Peoples Day to be held in the Township of Langley meets all funding criteria.	$2,500	**C23**
Rotary Club of Aldergrove	Meal Delivery Bags for Students and Seniors	Yes		$2,500	Connecting youth to the delivery of food to seniors though the meals on wheels program is a good project, as is providing the necessary thermal food bags. The request for $2500 in funding for an estimated $3500 project puts the lions share of the cost on the Township therefore staff are recommending that a prorated amount be given the Rotary Club for this project. Rotary Club should be using their own funds for half the cost.	$1,750	**C24**

Special Olympics Langley	Special Olympics Sport Programs	New	Yes	$2,500	As many subsidies are provided to sport user groups to offset their costs for facility and field rentals, an application to fund uniforms and rentals cannot be funded under the community grants program for those purposes. However as the project also refers to the many social activities of this underserved community and their participation in many community events the application does meet the Township's Socio/Cultural goals serving 275 community residents. For that reason staff are recommending prorated support of this project.	$1,250	**C25**
Valley Therapeutic Equestrian Society	Therapeutic Riding and Equine Assisted Therapies	Yes	Yes	$2,500	The project supports many of the Township's sustainability goals and will serve and underserved segment of our community. The applicant has met all community grants criteria and staff are recommending full support of their initiative.	$2,500	**C26**
Volunteer Cancer Drivers Society	Ongoing service to provide free transportation for cancer patients to access treatments.	Yes	Yes	$1,500	Valuable service to our community providing residents free transportation to cancer treatment centres, doctors and hospitals outside of the Township of Langley. 17 of their Volunteer Drivers and 1 Dispatcher are residents in our community.	$1,500	**C27**
	TOTAL REQUESTED:			**$66,500**	**TOTAL RECOMMENDED:**	**$55,250**	

Community Grants - General - MEET MOST CRITERIA - TO BE DETERMINED BY COUNCIL

TABLE C2

Organization	Nature of Grant	Previous Grant	Criteria Met	Total Grant Requested	Notes	Amount Recommended	Reference Number
Derby Reach / Brae Island Parks Association	Heritage Apple Day	Yes	Not all	$2,500	While all baseline community grants criteria are being met by the Derby Reach Brae Island Parks Association (with the submission of the proposed event for consideration) an event held in a Metro Vancouver Park could be considered by Township of Langley Council as a Metro Vancouver Parks delivered program. The Country Celebrations event held in Metro Vancouver's Campbell Valley Regional Park although somewhat similar to the proposed event has the distinction of being organized by parks staff whereas the proposed event is being organized by an Association that is community volunteers based. Its purpose being to foster stewardship of land and education within the park. **Council needs to decide whether the park and its programs are a responsibility of Metro Vancouver or whether the Heritage Apple Day is a community event for the benefit of local residents**. If it is determined to be a community event, then staff would recommend prorated funding based on the Association's projection of 400 attendees. $800	$800	**C2-1**
Langley Human Dignity Coalition	Changing Communities and Connections	Yes	Not all	$2,500	The group failed to provide full financial disclosure of their organization's revenues and expenditures for 2021 and only attached a statement indicating that last year they requested $2500 from the Township of Langley and were only awarded $1000. They reported a delay in the execution of the project and that they have saved the majority of funds given by the Township for this year. Additionally a poster that they provided for this project appears to acknowledge funding for the program through the Province but no acknowledgement of TOL Funding for the project. As staff see value in this group's work in the community - we are asking that Council make a decision in regards to funding this proposed project moving forward.	$500	**C2-2**

Langley School District Foundation	Aldergrove Summer Programs	New Request	Not all	$2,500	According to the Financial Statements of the Langley School District Foundation - The purpose of the Foundation is to act as a fundraising agency for School District No. 35 (Langley) (the "School District") through community appeals for funds and by receiving legacies, donations, gifts, bequests and endowments from all sources. The Board of Directors of the Foundation (the "Board") approve grants to the School District to fund specified projects and to purchase specified tangible capital assets. The Foundation also manages a Scholarship Fund and works with School District staff in the selection of scholarship recipients and makes disbursements to those selected. The co-applicant of the proposed project appears to be an employee of SD35, therefore it could be assumed that this activity is a School District project with a request that the Township support it. This now sets a precedence in the TOL/SD35 relationship. While the project appears to meet all funding criteria except proof of financial need, staff are asking Council to determine whether they wish to fund projects put forward by the Foundation outside of scholarships and dry graduation activities.	$500	**C2-3**
Langley Senior Resources Society	Programs and Services for Older Adult Residents	Yes	Not all	$2,500	While Council has validated the group's facility in the City of Langley for an annual capital improvement grant, community grants criteria remains unchanged, and the applicant does not meet funding criteria under the program that it has requested funds supporting recreation and educational programs. Group has recently approached Council requesting consideration of a member subsidy, therefore any **determination of funding** should be considered under that separate request. **A staff report specific the request will be provided at a future Council meeting.**	$0	**C2-4**
	TOTAL GRANTS REQUESTED (4):			**$10,000**	**TOTAL RECOMMENDED:**		

Community Grants - General - NOT RECOMMENDED DUE TO PROGRAM CRITERIA

TABLE C3

Organization	Nature of Grant	Previous Grant	Criteria Met	Total Grant Requested	Notes	Amount Recommended	Reference Number
Aldergrove Community Association	Yearly Events	no	no	$2,500	Seeking a grant to support an group's participation in community events organized by other community groups does not meet community grants criteria. The group has failed, in the application for funding to identify a single specific community event that they organize on their own with evidence of drawing more than 250 citizens to their event. The Township already supports Community Associations with a no criteria required grant of $1000. Staff do not recommend a grant for undefined (group organized) community events.	$0	**C3-1**
Aldergrove Legion Branch 265	Aldergrove Legion Block Party	No	No	$2,500	A block party does not meet criteria.	$0	**C3-2**
Dutch Liberation 2020 Canadian Society	Dutch Heritage Day (May 5) Tulip Bouquets	No	No	$2,500	Council previously funded the purchase and planting of "Liberation 75" tulips at Derek Doubleday Arboretum in commemoration of the 75th Anniversary of the Event (2020) using $5000 from Council contingency funds. The organization requesting a grant of $2500 and the proposed project to purchase and distribution of 800± tulip bouquets to senior care homes in Langley on "Dutch Heritage Day" May 5, does not meet community grants criteria.	$0	**C3-3**
Spartan Foundation	Complete Champion Mental Health & Wellness Fund	No	No	$2,500	While the application from the Spartan Foundation meets some of the community grants criteria including the premise that student athletes are residents of the Township of Langley, the establishment of a fund to benefit student athletes only is restricted in scope and does not clearly demonstrate a benefit to the Township of Langley. Additionally, the group failed to meet criteria that the majority of its members, volunteers and/or directors are Township of Langley Residents with only 3 of 9 residing in TOL.	$0	**C3-4**
Soroptimist International of the Langley's	No Barrier. Period.	No	No	$1,500	While awareness of poverty in our community and reducing it is of utmost importance, the applicant does not clearly define the project nor inform the Township of Langley, how the dollars granted would be spent. Additionally the application states that only 150 residents of the Township will be reached through their project. Without meeting that criteria, funding is not recommended at this time.	$0	**C3-5**
The King's School	Playground	No	No	$2,500	A playground project does not meet all criteria for funding under the community grants program but may be eligible for support under the Neighbourhood Initiatives Program if the private school wishes to sign an unfettered access agreement with the Township of Langley allowing access to residents of the community.	$0	**C3-6**
	TOTAL GRANTS NOT RECOMMENDED: (6)			**$14,000**		**$0**	

TABLE D

Major Festivals - Recommended For Approval | Allocation by Budget $35,000

Organization	Nature of Grant	Previous Grant	Criteria Met	Total Grant Requested	Notes	Amount Recommended	Reference Number
Aldergrove Agricultural Fair and Festival Association	Aldergrove Fair Days	Yes	Yes	$10,000	Meets funding criteria for major festivals category.	$10,000	**D-1**
Fort Langley Jazz and Arts Festival Society	Fort Langley Jazz and Arts Festival	Yes	Yes	$10,000	Meets all criteria for funding under the Major Festivals Category. The Festival continues to grow in popularity. It has significant support from other levels of Government and has a positive impact on the local economy.	$10,000	**D-2**
Langley Good Times Cruise-In	Langley Good Times Cruise-In & Swap Meet	Yes	Yes	$10,000	Meets Major Festival grants criteria. While the application does not establish financial need, it attracts a significant numbers of people into the local community thereby supporting our local economy.	$10,000	**D-3**
Langley Rotary Clubs Charitable Foundation	Ribfest Langley	Yes	Yes	$10,000	Although financial need has not been established this application meets all criteria and is a significant event in our community.	$10,000	**D-4**
	Total Major Festival Grants Recommended for Approval: (4)					**$40,000**	

Community Grants - Minor Festivals - Recommended | Allocation by Budget $20,000

TABLE D2

Organization	Type	Previous Grant/New Request	Criteria Met	Amount Requested	Notes	Amount Recommended	Reference Number
Aldergrove Agricultural Fair and Festival Association	Aldergrove Canada Day Parade	Yes	Yes	$5,000	Meets current funding criteria.	$5,000	**D2-1**
Fort Langley Lions	May Day Parade and Event	Yes	Yes	5000	The event is celebrating its 100th year in 2022 and meets all criteria for funding under the Minor Festivals Category.	$5,000	**D2-3**
Stalew Arts and Cultural Society	Pow Wow	New	Yes	5000	While Kwantlen First Nation has held past pow-wows on McMillan Island, this planned three day event to be held at the Langley Events Centre in September will likely draw thousands of people into our community during the shoulder tourism season. Past pow-wows have drawn many First Nations participants (cultural presenters) from across North America.	$5,000	**D2-4**
	Total Minor Festival Grants Recommended for Approval (3):					**$15,000**	

2022 Minor Festivals Grants - Not Recommended | Allocation by Budget $20,000

TABLE D3

Organization	Type	Previous Grant/New Request	Criteria Met	Amount Requested	Notes	Not Recommended but suggested	Reference Number
Royal Canadian Legion	Remembrance Day Parade	Yes	No	5000	Does not meet funding criteria of minimum attendance and applicants have not provided a event plan or event budget . Application is deemed incomplete	$0	**D3-1**
	Minor Festivals Not Recommended: (1)					**$0**	

Community Grants - Banners | Allocation by Budget $17,500 **TABLE E**

Organization	Type	Criteria Met	Previous Grant	Amount Requested	Amount Recommended
Aldergrove Business Association	• Purchase, installation and maintenance of banners	Yes	Yes	$6,000	$6,000
Brookswood Merchant Association	• Purchase, installation and maintenance of banners	Yes	Yes	$9,542	$7,000
Fort Langley Community Association	• Purchase, installation and maintenance of banners	No	New	$4,764	$4,500
	Total Banner Grants Recommended (3):				**$17,500**

Table F

Community Grants – Scholarships for Public Schools | Allocation by Budget $17,000

Organization	Type	Criteria	Previous Grant	Amount Requested		Amount Recommended
Langley Scholarship Committee	• $2,000 (2 x $1000) to each of 8 secondary schools • $1,000 to Apex	Yes	Yes	$17,000		$17,000
		Total Grants Recommended:				**$17.000**

TABLE F2

Community Grants –Scholarships for Independent Schools | Allocation by Budget $4,000

Organization	Type	Criteria	Previous Grant	Amount Requested		Amount Recommended
Aldergrove Christian Academy	• $500 scholarship	Yes	Yes	$500		$500
Credo Christian	• $1,000 scholarship	Yes	Yes	$1,000		$1,000
The King's School	• $500 scholarship	Yes	Yes	$500		$500
Langley Christian	• $1,000 scholarship	Yes	Yes	$1,000		$1,000
Whytecliff Agile Learning Centre	• $500 scholarship	Yes	Yes	$500		$500
Fraser Valley Adventist Academy	• $500 scholarship	Yes	No	$500		$500
		Total Grants Recommended:				**$4,000**

TABLE F3

Community Grants - Dry Grad | Allocation by Budget $2,000

Organization	Previous Grant	Grant Type	Criteria	Total Grant Requested		Amount Recommended
Aldergrove Community Secondary School	Yes	Dry Grad	Yes	$250		$250
Brookswood Secondary School	Yes	Dry Grad	Yes	$250		$250
DW Poppy Secondary School	Yes	Dry Grad	Yes	$250		$250
Langley Fine Arts School	Yes	Dry Grad	Yes	$250		$250
Langley Fundamental School	Yes	Dry Grad	Yes	$250		$250
Langley Secondary School	Yes	Dry Grad	Yes	$250		$250
RE Mountain Secondary	Yes	Dry Grad	Yes	$250		$250
Walnut Grove Secondary School	Yes	Dry Grad	Yes	$250		$250
		Total Dry Grad Grants Recommended:				**$2,000**

Table G

Community Grants - Ceremonial Fly-By | Allocation by Budget $1,500

Organization	Previous Grant	Grant Type	Criteria	Total Grant Requested		Amount Recommended
Remembrance Day Ceremonies	Yes	Dry Grad	Yes	$1,500		$1,500
		Total Ceremonial Fly-By Grants Recommended:				**$1,500**

2022 Community Grants that have been awarded by City Council in March 2022 are as follows:

Organization	**Awarded**	
Bard in the Valley	$	15,948.19
Big Brothers Big Sisters of Langley	$	4,000.00
Blacklock Elementary School	$	5,000.00
Boys and Girls Clubs of South Coast BC	$	3,335.00
Children of the Street Society - PLEA Community Services	$	1,000.00
DLBA - Events (Arts Alive Festival)	$	12,000.00
Fibromyalgia Well Spring Foundation	$	200.00
Fraser Valley Cultural Diversity Awards	$	1,000.00
HD Stafford Middle School	$	1,500.00
Langley 4H District Council*	$	150.00
Langley Animal Protection Society	$	5000.00
Langley Arts Council	$	2,500.00
Langley Care Foundation - Langley Lodge	$	5,000.00
Langley Field Naturalists	$	5,000.00
Langley Heritage Society	$	6,200.00
Langley Lawn Bowling Club	$	2,300.00
Langley Literacy Association	$	2,500.00
Langley Pos-Abilities Society	$	4,000.00
Langley Rotary Clubs - RibFest Langley	$	5,000.00

Langley Scholarship Committee*	$	4,500.00
Langley Senior Resources Society	$	15,000.00
Langley Ukulele Association	$	2,500.00
Pitch in Canada*	$	425.00
Raphael Family Support Centre	$	2,500.00
Vancouver Youth Arts (VAYA) Formerly KPU International Music Fest	$	5,500.00
Youth Parliament*	$	1,000.00
Total	**$**	**113,058.19**

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Capital Improvement Grant Program

Policy No:	**06-021**
Approved by Council:	**02-020**
Revised by Council:	**1998-09-24**
	2016-07-25
	2019-11-18
	2021-04-12

1. Purpose

1.1 To provide annual grants for capital improvements to community facilities and organizations serving the Township.

2. Background

2.1 Many community organizations operate facilities for the benefit of Township residents.

3. Definitions

3.1 Capital Improvements are additions, restorations, enhancements and/or major repairs to the property and facility that support preservation, safety, and community accessibility. Replacement of interior fixtures may be considered as capital improvements when failure is imminent or beyond repair.

3.2 Capital Improvements are not chattels, equipment, furnishings, signage, public art, routine facility and property maintenance and or enhancements made for revenue generation purposes.

4. Related Policy

4.1 06-022 Community Grants Program

5. Policy

5.1 The application criteria and information, as amended and or updated from time to time by the Director of Arts, Culture and Community Initiatives, is applicable for the Capital Improvement Grant Program.

6. General Grant Criteria

6.1 Proof of Non-Profit Status

The applicant must be a registered non-profit group or organization serving the Township of Langley and must provide proof of non-profit status with their application.

6.2 Financial Disclosure

The application must demonstrate that all other avenues of incomegeneration have been pursued.

The requested funding must not provide for administrative salaries; preference will be given to groups whose applications show a great deal of volunteer effort.

6.3 Membership

The majority of the members, volunteers, or directors of an applicant organization must be residents of the Township of Langley, and the majority of the individuals served by the project/initiative must be residents of the Township of Langley.

6.4 Community Served

Projects and initiatives must be accessible to the general public and must benefit a minimum of 250 residents to qualify community organizations for funding.

The amount of a grant may be pro-rated from the maximum amount to reflect the percentage of Township of Langley residents benefitting from the project / initiative.

6.5 Accountability

All grant recipients are required to submit a copy of their most recent AGM minutes, including a list of executives, and a year-in review report which includes an overview of how Township funding was used in the previous year (if applicable).

6.6 Acknowledgement

All grant recipients are to acknowledge the financial contribution of the Township of Langley on their promotional material and website and must provide proof of such recognition with attached scans of printed materials and exact links to web pages on which the Township is recognized.

6.7 Project Eligibility

Applications for funding of grants must:

Demonstrate benefit to the Township
Involve local residents
Be held in the Township of Langley
Promote the identity of Langley
Enhance the quality of life for Township residents

6.8 Sustainability Goals

Each application must directly contribute to the Township's Sustainability Goals, available at: tol.ca/sustainabilitycharter

7. Capital Improvement Grant Criteria

7.1 Capital Improvement Grants are available to “bonafide community halls” which are defined as those halls which exist solely for the use of the residents within the community and are owned and operated by the organization as a community hall.

7.2 Capital Improvement Grants are also available to qualifying Community Museums that meet all other General Grant Criteria.

7.3 A maximum of one Capital Improvement Grant may be awarded to an organization in a calendar year.

7.4 Applications will be fully reviewed each year with respect to meeting the current grant criteria. No priority will be given to grant applicants based on an organization having received previous grant awards.

7.5 Grants are provided on a matching basis equal to 50% of actual costs, to a maximum of $7,500 per grant. The work must not be completed before the grant application is approved.

7.6 Grants are approved on an individual basis each year and are not to be viewed by applicants as an automatic source of ongoing, annual funding.

7.7 The proposed capital improvement must comply with all municipal, provincial and federal rules, acts, laws, and regulations and all permits and authorizations are to be submitted when funds are requested.

8. Capital Improvement Grant – Process

8.1 The Township awards grants annually to registered non-profit organizations serving the Township of Langley and its residents. Capital Improvement Grants are reviewed by Council after recommendations from the Arts, Culture and Community Initiatives Division.

8.2 Organizations are to complete and submit all applicable sections of the application and supporting materials to the Township of Langley by February 28, 2020.

8.3 Applications must meet all specified criteria in order to be considered.

8.4 Council has yet to authorize the 2020 budget and has therefore not finalized the overall funding envelope for 2020 Capital Grants.

8.5 Payment

If the Capital Improvement Grant application is approved, the organization is provided with a Capital Improvement Grant Certificate. Organizations must complete the certificate and present it to the Township’s Arts, Culture and Community Initiatives Division prior to payment being issued. No advance of

funds by the Township of Langley is possible prior to actual expenditure of funds by the organization.

8.6 Payment will be made only for those capital improvements requested in the approved grant application, and only actual costs supported by receipts can be considered. If unanticipated changes are subsequently made to your capital improvement program, the Township must authorize the changes prior to the expenditure being made.

8.7 The grant payment claim must be made no later than December 31. Should the organization not be able to claim prior to December 31, the grant is terminated. The proposed capital improvement must comply with all municipal, provincial, and federal rules, acts, laws, and regulations and all permits and authorizations are to be submitted when funds are requested.

8.8 Annual Report

Organizations or groups are required to submit an evaluation of the use of the funds at either the end of the project or the calendar year, whichever comes first. Failure to provide an evaluation will result in future grant requests not being considered.

ATTACHMENT D

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Community Grant Program

Policy No:	**06-022**
Previous Policy No:	**02-021**
Approved by Council:	**1998-08-24**
Revised by Council:	**2011-01-31**
Revised by Council:	**2014-03-03**
Revised by Council:	**2016-07-25**
Revised by Council:	**2017-03-27**
Revised by Council:	**2018-04-09**
Revised by Council:	**2019-11-18**
Revised by Council:	**2021-04-12**

1. Purpose

1.1 To provide annual grants to non-profit groups and organizations serving the Township of Langley and its residents.

2. Background

2.1 Non-profit groups and organizations serving the Township and its residents provide benefits to the community.

3. Related Policy

3.1 06-021 – Capital Improvement Grant Program

4. Policy

4.1 The application criteria and information, as amended or updated from time to time by the Director of Arts, Culture and Community Initiatives, is applicable for Community Grants for community events, community projects, scholarships and playground projects.

5. General Grant Criteria

5.1 Proof of Non-Profit Status

The applicant must be a registered non-profit group or organization serving the Township of Langley, and must provide proof of non-profit status with their application.

5.2 Financial Disclosure

The application must demonstrate that all other avenues of income generation have been pursued. The requested funding must not provide for administrative salaries; preference will be given to groups whose applications show a great deal of volunteer effort.

5.3 Membership

The majority of the members, volunteers, or directors of an applicant organization must be residents of the Township of Langley, and the majority of the individuals served by the project/initiative must be residents of the Township of Langley.

5.4 Community Served

Projects and initiatives must be accessible to the general public and must benefit a minimum of 250 residents to qualify community organizations for funding.

The amount of a grant may be pro-rated from the maximum amount to reflect the percentage of Township of Langley residents benefitting from the project / initiative.

5.5 Accountability

All grant recipients are required to submit a copy of their most recent AGM minutes, including a list of executives, and a year-in review report which includes an overview of how Township funding was used in the previous year (if applicable).

5.6 Acknowledgement

All grant recipients are to acknowledge the financial contribution of the Township of Langley on their promotional material and website and must provide proof of such recognition with attached scans of printed materials and exact links to web pages on which the Township is recognized.

5.7 Project Eligibility

Applications for funding of grants must:

- Demonstrate benefit to the Township
- Involve local residents
- Be held in the Township of Langley
- Promote the identity of Langley
- Enhance the quality of life for Township residents

5.8 Sustainability Goals

Each application must directly contribute to the Township's Sustainability Goals, available at: tol.ca/sustainabilitycharter

6. Grant Categories

6.1 Ceremonial Fly By Grant

6.1.1 A maximum grant of $1500 is to be awarded annually for the Fly By activities associated the Remembrance Day Ceremonies held in the Township of Langley on November 11 each year.

6.2 Community Associations Grant

6.2.1 Grants of up to $1,000 are available to one community association in each of the seven defined communities:

- Aldergrove
- Brookswood/Fernridge
- Fort Langley
- Murrayville
- Walnut Grove
- Willoughby
- Willowbrook

6.2.2 Council adopted specific criteria outside of general grants criteria for the Community Association Grant category as follows:

6.2.2.1 That applicants must be registered non-profit groups or organizations with a valid society certificate;

6.2.2.2 That applicants must have a minimum 25 members who reside in the community that an association deems to represent and more than 50% of the association's members must be Township residents.

6.2.2.3 That applicants must provide an annual membership list with addresses of members for Township staff and Council to review in consideration of their funding requests;

6.2.2.4 That applicants must provide an annual list of their Board of Directors with addresses for Township staff and Council to review in consideration of their funding requests; and that all Directors are residents in the community covered by the association.

6.2.2.5 That applicants must present a list of activities that they plan to undertake during the year in which a grant is being requested;

6.2.2.6 That the activities that the applicants proposes to undertake are impartial and not politically-based in any form and focused on community and neighbourhood building;

6.2.2.7 That the applicant association does not support/endorse candidates or individuals in municipal and/or other government elections.

6.2.2.8 That the applicant association remains neutral in its collection of community feedback and input, and presents such data to Council without promoting one position over another, other than revealing the results;

6.2.2.9 That the applicant association must provide copies of its current bylaws and constitution for Council and staff to review annually in consideration of their grant;

6.2.2.10 That the applicant association provide annual financial statements, minutes of their last AGM and a summary of their initiatives undertaken during the past year that it has received a grant.

6.2.2.11 That the applicant must acknowledge the financial contribution of the Township of Langley on their websites, but not on any materials pursuant to their activities in the community, unless otherwise pre-approved by Council or staff.

6.3 Community Grant – General

6.3.1 In addition to the general criteria, applications for funding of community grants must substantively meet four of the five project eligibility requirements including:

1 Demonstrating benefit to the Township of Langley
2 Involve Township of Langley residents
3 Be held in the Township of Langley
4 Promote the identity of the Township of Langley
5 Enhance the quality of life for Township of Langley residents

6.3.2 A maximum of one Community Grant – General may be awarded to an organization in a calendar year.

6.3.3 Applications will be fully reviewed each year with respect to meeting the current grant criteria. No priority will be given to grant applications based on an organization having received previous grant awards.

6.3.4 The maximum grant amount is $2,500.

6.3.5 Grants may be pro-rated based on the number of Township residents served.

6.4 Dry Grad Grant

6.4.1 Dry Grad activities are private celebrations, usually occurring between midnight and 7:00am, are organized by parents or members of the school community, and are alcohol and drug free.

6.4.2 Requests for grants from Township of Langley public high school dry grad committees that support the promotion of alcohol and drug free events are considered in this category.

6.4.3 Maximum one grant per school and to a maximum of $250.

6.5 Major Festival Grant

6.5.1 Major Festivals Grant - one day, maximum of $5,000 per event Major Festivals Grant - more than one day, maximum of $10,000 per event

Grants may be available to:

6.5.2 Township of Langley based community non-profit groups staging events within the Township of Langley are eligible

6.5.3 Groups who have an event/festival business plan and a multi-year budget

6.5.4 Groups that stage events or festivals that have attracted a minimum attendance of ten-thousand plus residents/visitors in the prior year

6.5.5 Community based groups who agree to provide the Township of Langley with sponsor recognition consistent with the total combined value of grant and in-kind services provided.

6.6 Minor Festival Grant

6.6.1 Minor Festivals Grants by which non-profit groups may qualify for funding up to $5,000, conditional on meeting all existing community grant criteria and upon meeting two of the three additional criteria defined as follows:

6.6.1.1 The group or society is a recognized service club having served the Township of Langley for more than 10 years; has had a significant track record of service to the community inclusive of fundraising; and has made significant gifts to community residents, community groups, and/or other community causes that has resulted In an improvement and enhancement to the social/cultural sustainability of the Township of Langley.

6.6.1.2 The group or society has organized a past community festival, celebration, or event that has drawn audiences greater than 5,000 people into the Township of Langley.

6.6.1.3 The group or society has sufficiently demonstrated it has capacity to organize a festival, celebration, or event that would attract a minimum 5,000 people to the Township of Langley. Such capacity sufficiently demonstrated by the number of volunteers it has committed to the event, the number of sponsors it has secured prior to its application for funding, the existence of an events marketing/plan and a past record of community events it has previously organized.

6.7 Combined Format Events

6.7.1 In years where Provincial Health Orders restrict the number of community residents that can participate in programs, projects and events organized by community organizations that is below the required minimum number of participants stipulated by grants criteria, Council may approve grants that are based on a virtual/physical combination delivery format, and furthermore:

6.7.2 That the upper limit for the Combined Format Events category grant be set at $5,000 and be awarded on condition that the organization provide a list of ten (minimum) local community based artists and performers that will be paid artist fees with the funding received from the Township of Langley.

6.8 ("Nothing Without Effort" Community Matching Grant) - *suspended 2020*

6.8.1 Applicant must demonstrate through their application that the project will:

6.8.1.1 generate a public benefit from the community-scale project or activity in an inclusive and cooperative manner

6.8.1.2 demonstrate community leadership in partnering with local residents, organizations, and the Township of Langley

6.8.1.3 involve community residents and/or other members of the community in planning and implementing the project

6.8.1.4 commit to overseeing the project implementation and its ongoing maintenance and replacement

6.8.1.5 focus the project on beautifying The and celebrating their community

6.8.1.6 have broad community support

6.8.2 Projects are intended to be initiated, planned, and implemented by community members in partnership with the Township of Langley. Awards are to be matched by individual communities' resources of volunteer labour, donated materials, donated professional services, or

cash. The Nothing Without Effort Community Matching Grants honour the Township's historic motto to salute the spirit of its citizens.

6.8.3 A grant is available to any community-based resident group who wish to complete a project as a means of building a stronger community and improving the conditions and appearance of shared spaces within their community.

6.8.4 The applicant must demonstrate through their application that the project will meet all grant criteria.

6.8.5 The Township will make one matching grant available to each of the Township's seven communities:

- Aldergrove
- Brookswood/Fernridge
- Fort Langley
- Murrayville
- Walnut Grove
- Willowbrook / Willoughby
- Rural

6.9 Scholarship Grants – Grant Criteria

6.9.1 Township Public High Schools:

6.9.1.1 Requests for grants from Township of Langley public high schools (9) are considered in this category. Scholarships are considered for Township public high schools up to $2,000 per school; up to $1,000 available for Apex Secondary School.

a. Aldergrove Community Secondary School
b. Apex Secondary School
c. Brookswood Secondary School
d. D.W. Poppy Secondary School
e. Langley Fine Arts School
f. Langley Fundamental school
g. Langley Secondary School
h. R.E. Mountain Secondary School
i. Walnut Grove Secondary School

6.9.2 Langley Independent High Schools

6.9.2.1 Requests for grants from Langley independent high schools (6) are considered in this category and will be awarded annually as follows:

a.	Credo Christian High School	$1,000
b.	Langley Christian School	$1,000
c.	Aldergrove Christian Academy	$500
d.	Fraser Valley Adventist Academy	$500
e.	King's School	$500
f.	Whyteclilff Agile Learning Centre	$500

6.9.3 Scholarship grants for public schools are administered through the Langley School District Foundation Scholarship Committee.

6.9.4 Scholarship grants for independent schools are administered through the independent school principal or designate and Township staff – based on criteria developed for each school.

6.9.5 All scholarship grants shall be granted only to Township of Langley residents.

6.9.6 Mayor or designate is to be invited to present Township scholarship awards at each public (9) and independent school (6) graduation event.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 11, 2022 - REGULAR MEETING	**REPORT:**	22-33
FROM:	ARTS, CULTURE, AND COMMUNITY INITIATIVES	**FILE:**	1850-20
SUBJECT:	GRANT REQUEST FROM LANGLEY RUGBY CLUB - FIELD DEVELOPMENT		

RECOMMENDATIONS:

That Council consider the following resolutions:

1. **That** Council provide a one-time capital project grant of $250,000 to the Langley Rugby Club using funds from 2022 Community Grants residual amount and prior year's surplus funds for the construction of a new rugby field and parking area on the club's property at 21280 Crush Crescent in Milner; and

2. **That** any grant provided to the Langley Rugby Club supporting their construction initiative be conditional on the Club using $250,000 of their own Reserve Funds (restricted funds held in their bank account) and that they provide proof of funding of $250,000 received/committed by the Province of BC through the Community Gaming Grants Program (that are in equal portions to a TOL Grant).

EXECUTIVE SUMMARY:

On February 7, 2022, Council received a delegation from the Langley Rugby Club (LRC) notifying the community of LRC's success in getting a funding commitment of $250,000 from the Province of BC towards the construction of a new field on their property located on Crush Crescent. (a copy of their request letter is included with this report as **Attachment A**)

Staff have reviewed the request from the LRC and have also considered the Township's past investments in sports field development in the community. Staff note that Rugby has been an underserved field users' group in the Township of Langley for decades now, as the highest investments into field sports have been made in soccer, baseball, softball, football, and field lacrosse. When construction and maintenance costs of existing fields are factored in, the $250,000 contribution to the construction cost of a natural turf field is the most economical way to achieve sports field growth in the community, with no commitment to future maintenance costs. (project budget and the field construction plan are included with this report as **Attachment B**)

In their letter to Council, the LRC stated that their athletes prefer natural grass fields over the Township's artificial turf fields due the impact from tackles and other aspects of their sport. While the LRC did not point out other advantages of their proposed field over TOL's artificial turf fields, staff from ACCI would like to note that grass fields are more environmentally friendly than synthetic turf fields. Older artificial fields often contribute to micro plastic pollution from rubber infill particles run off and also contribute to heat island effects as surfaces can reach

temperatures of 160 degrees F and above. So, by comparison natural grass is less impactful relative to climate change.

A contribution from the Township of Langley to a one third / one third / one third funding formula as proposed by the LRC would demonstrate that Council supports grass roots initiatives in the community that would lessen the impact to general taxpayers if the Township were to undertake such sports field development on their own. Staff are therefore recommending that Council consider the request from the LRC for support of their project.

PURPOSE:

To provide information to Council in consideration of the Langley Rugby Club request for a $250,000 Capital Project Grant.

BACKGROUND/HISTORY:

The Langley Rugby Club was founded over 50 years ago in 1969 and established its first rugby field on its property on Crush Crescent in Milner in 1987.

In June 2020, Brian Anderson of the Langley Rugby Club (LRC) came to Township of Langley Council to discuss the availability of lands adjacent to their club at 21280 Crush Crescent and their interest in acquiring a portion of that land for the establishment of a second rugby field.

In December 2020, the Langley Rugby Club (LRC) successfully acquired and amalgamated the four (4) additional acres with the current five (5) acre home field grounds in Milner.

At a Closed Meeting of Council held April 12, 2021, Staff provided a report notifying Council of a significant donation of funds that the Township of Langley received from an individual who had lived in the Milner community, and who had expressed a desire that those funds be used for sports fields development in that community. Council subsequently approved a grant supporting the Langley Rugby Club's expansion initiative.

On February 7, 2022, Council received a delegation from the Langley Rugby Club with a request that Council consider a 3-way matching funds contribution of $250,000 that would support the construction and completion of a first-class sand-based grass field.

At that meeting Council referred the delegation and their request to staff for a report.

DISCUSSION/ANALYSIS:

The Township of Langley has invested significant dollars into sports field planning, development and construction in our local parks and in various neighbourhoods throughout the Township. Our new and existing sports fields have primarily benefited soccer, baseball, softball, football and field lacrosse organizations. Rugby has always been underserved.

Outside of building and maintaining fields the Township has also provided access to park lands via licensing agreements, whereby groups construct and care for fields on TOL owned lands. The Township of Langley also partners with organizations from those field sports user groups to build new amenities that in turn are rented back to them at significantly discounted rates. Regardless of how these sports amenities get planned and built, the Township's objective has always been and continues to be to provide a substantial benefit to children and youth in the community. Partnerships with field user groups helps build these sports fields quicker and at a lessor cost to the taxpayer. Staff believe that supporting an underserved field sport such as Rugby through the provision of a capital grant is a win for the Township of Langley.

When staff considered the potential provision of a grant supporting the development and construction of the Rugby field on club owned lands, we discussed with the LRC the requirement that they will be need to provide some community access to the field and that the field and property would need to revert to TOL ownership should the Club dissolve/fold.

The club was also informed that it is their responsibility to work through any potential Agricultural Land Reserve concerns with the Agricultural Land Commission directly. Assurances have been given by the LRC that these conditions have been met, and staff are now recommending that Council approve a grant of $250,000 towards this initiative. An agreement for the use of funds will be established.

Financial Implications:

Depending on a final review of the 2022 Capital Improvement and Community Grants report and the decision of Council with respect to awarding community grants for 2022, there could be a residual amount of uncommitted funds ($62,625) that could be combined with prior years surplus funds to provide a one-time capital grant of $250,000 towards a 1/3rd TOL contribution to the proposed project.

Respectfully submitted,

PETER TULUMELLO
for
ARTS, CULTURE AND COMMUNITY INITIATIVES

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Engineering Division	R. Zwaag

ATTACHMENT A Request Letter from Langley Rugby Club
ATTACHMENT B Project Budget and Field Construction Plan

TOWNSHIP OF LANGLEY
FEB 10 2022
DISTRIBUTED
TO COUNCIL

LANGLEY RUGBY CLUB

To: Mayor and Council

February 7, 2022

Re: $250,000 Matching Funds Contribution

Good afternoon Mr. Mayor and Councillors. Thank you for allowing me the opportunity to make this presentation today on behalf of the Langley Rugby Club (LRC), located at 21280 Crush Crescent, Milner.

My name is Brian Anderson and I am the Chairman of the Board. I have been playing rugby with the Langley Rugby Club since 1987. I have also been actively involved in the Administration of the club since the mid 90's.

The Langley Rugby Club has been an integral part of Langley's community sporting fabric since its beginnings in 1969. The LRC is a registered Non-Profit Society with over 300 active members ages 5-90+. The LRC has owned, maintained, and managed the grounds on Crush Crescent since 1987. Our location currently has one soil based grass field. The current field has been used to foster and develop athletes from mini rugby all the way to national team players. The community of Langley, as well as the sport of rugby have both felt Langley's population growth and the increased pressure for outdoor youth activities. Our lone field can't support the volume of playing traffic we are using it for. In December of 2020 we completed the purchase of an adjoining 4 acre parcel with the purpose to construct a 2nd playing field.

Our Site Development Committee has thouroughly researched the construction costs for a 'Sand Based' field and have quotes in for the value of $750K. We are aware that this low value reflects our community of volunteers and the good will that the LRC currently has with several local contractors and suppliers.

Funding this project;

In terms of funding, the LRC has $250K in reserved capital plus $65K of liquid operating funds as contigency from generous alumni member donations. In December of 2021 our Capital Funding Committee was successful with their application to the BC Community Gaming Grants Branch for a $250K Capital Projects Grant. We are now asking for the

Township of Langley to consider a 3-way matching funds contribution and provide the final $250K towards the development, construction, and completion of this first class sand based grass field.

Timeline for the project:

Our plan (weather dependant) is to break ground in April 2022. Our Site Development Committee is currently working with advisors to create a comprehensive field design. We have retained the volunteer services of a retired ToL Parks Staff (he's an LRC Alumni as well) to act as our Project Manager. His expertise will help move the project along in a timely manner before the weather changes in the fall. The field will then be fully playable by the Fall of 2023. The Community Gaming Grant Funding states that "Projects must commence within 12 months of receipt of funding." which is December 2022.

Community Benefit:

We feel that the community benefit from this contribution by the ToL could be measured by way of future cost savings for the parks department. This field would also be available to a usage agreement with ToL and other user groups in the Townships diverse and growing field sports. Currently the ToL Parks staff have designated 2 fields for 'Rugby' – one at Milner and the other at LEC. Our main rugby season (as set by BC Rugby) runs from September to April. With the soil structure and current drainage, the Milner field is realistically only playable in the month of September and some early weeks of October. The LEC field is an artificial surface that allows for inclement weather play but comes with its challenges as well. It is also home to the Trinity Spartans and LUYSA programs. We appreciate that this field was well constructed and is an International approved rugby field but the athletes much prefer real grass to tackle or be tackled on! Artificial turf hurts!! Furthermore this one surface can not support the volume of rugby players that the LRC and Trinity programs currently have.

I certainly hope that you can vote in favour of supporting this matching funds grant request of $250,000 and can also see the community benefit to Langley residents, in their physical and mental health.

Thank you for your time and consideration.

Sincerely,

Brian Anderson
Chairman, Langley Rugby Club

ATTACHMENT B



LANGLEY RUGBY CLUB



Langley Rugby Club (LRC) - additional playing field budget

Project Budget		
Revenues	Amount ($CAD)	Notes
LRC restricted funds	$ 250,000	Restricted funds held in LRC bank account
BC Gaming - Capital Projects Grant	$ 250,000	Successful Application December 2021
Township of Langley	$ 250,000	
Subtotal	**$ 750,000**	
Expenses		
Field Access Road	($ 163,490)	Driveway access to new field and expanded parking
Cut and Fill Excavation	($ 89,982)	New field subgrade preparation
Field Drainage	($ 185,001)	450mm of river sand under sod and lateral drain lines for drainage
Sod new Field	($ 270,770)	Sod new field with establishment maintenance
Contingency	($ 40,757)	
Subtotal	**($ 750,000)**	

Additional project notes:

- The LRC board of directors have extensive contractor experience and industry connections. In-kind donations have not been factored into this budget at this time due to the project completion date parameters as set by the grant. We are confident in kind works and product/materials donations from contractors and suppliers would be recognized as the project comes nearer to completion.
- Multiple quotes were received and evaluated
- The LRC has additional unrestricted operating funds which would be additional contingency if required.

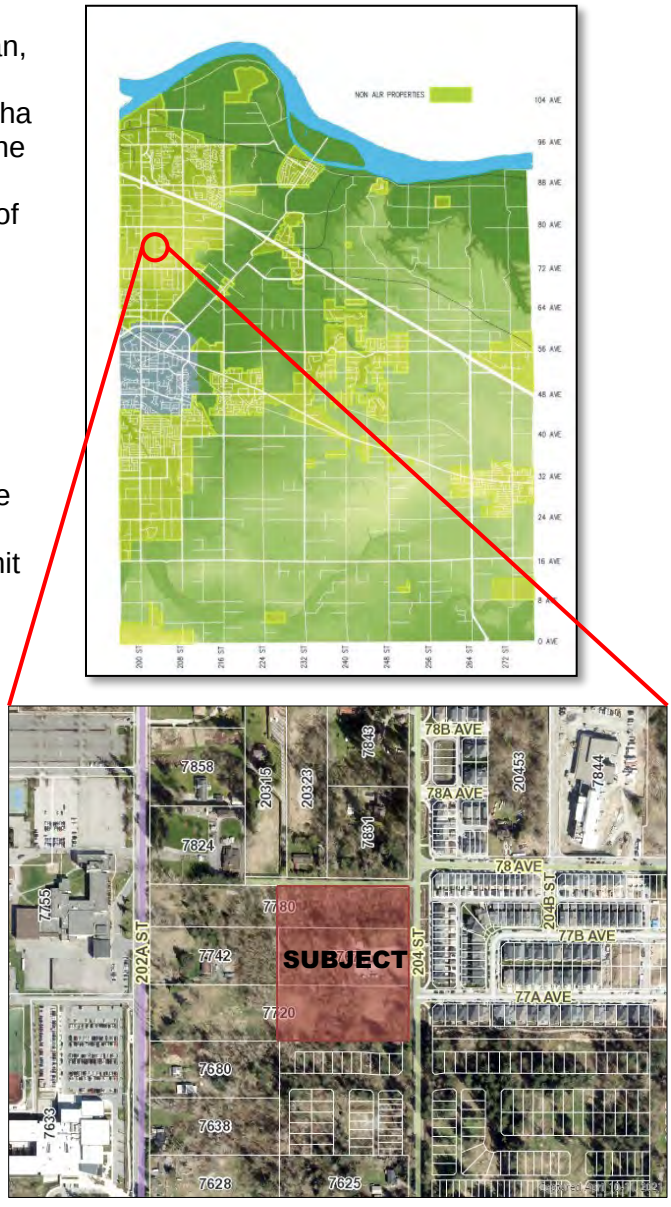
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 11, 2022 - REGULAR MEETING	**REPORT:**	22-31
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0173
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100162 AND DEVELOPMENT PERMIT APPLICATION NO. 100978 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100105 (QUALICO DEVELOPMENTS / 7720 AND 7780 – 202A STREET (EAST PORTIONS) AND 7767 – 204 STREET)		

PROPOSAL:

Application to amend the Willoughby Community Plan, the Yorkson Neighbourhood Plan, and the Latimer Neighbourhood Plan, and rezone approximately 2.8 ha (6.92 ac) of land located in the southwest phase of the Yorkson Neighbourhood Plan in order to facilitate a proposed mixed residential development consisting of 63 units (32 single family lots and 31 multi-family (townhouse) units).



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5775 and 5776 subject to 10 development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5776) of Development Permit No. 100978 and Development Variance Permit No. 100105; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development is consistent with the overall objectives of the Willoughby Community Plan and the intent of the “Mixed Residential” designation of the Yorkson Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5775 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5776, rezoning 2.8 ha (6.92 ac) of land located in the Yorkson Neighbourhood Plan Southwest Phase to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A) and R-CL(B), and Comprehensive Development Zone CD-170 to accommodate a mixed residential development consisting of 63 units (32 single family lots and 31 multi-family units) subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless noted otherwise, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, Yorkson Engineering Services Plan, and Latimer Carvolth Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 202A Street, 203 Street, 204 Street, 77A Avenue, and 78 Avenue including an interim and ultimate design for the intersection of 204 Street and 78 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, the Latimer Neighbourhood Plan, the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Secure a 15 metre wide ecological greenway along a portion of the southern edge of the site consistent with the Yorkson Neighbourhood Plan greenway standards including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, fencing, signage, landscape details, and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of restrictive covenants acceptable to the Township:
    a. Restricting development of the attached residential portion of the site until a Development Permit is issued for the site;
    b. Prohibiting clearing of the attached residential portion of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;
    c. Identifying the lots/units (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable Housing Requirements;
    d. Prohibiting driveway access to 204 Street and 78 Avenue;
7. Consolidation of the west portion of 7720 and 7780 – 202A Street and 7742 – 202A Street;
8. Dedication of the existing ecological greenway statutory right of way on the southerly portion of 7720 – 202A Street;

9. Compliance with the Community Amenity Contribution Policy and the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable greenway amenity fees;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5775 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council abandon Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5451 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5452;

That Council at time of final reading of Rezoning Bylaw No. 5776 authorize issuance of Development Permit No. 100978 for the proposed single family portions of the development, subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) 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;

That Council at the time of final reading of Bylaw No. 5776 authorize the issuance of Development Variance Permit No. 100105 (siting variance) as follows:

a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6 metres to 2.5 metres for the principal building on proposed Lots 29 - 32 as indicated in Schedule A;
b. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3 metres to 2.5 metres on proposed Lot 32 as indicated in Schedule A; and further

That Council authorize staff to schedule the required Public Hearing for the Neighbourhood Plan Amendment Bylaw and Rezoning Bylaw in conjunction with the Public Hearing for proposed Development Permit No. 100978 and Development Variance Permit No. 100105.

EXECUTIVE SUMMARY:

In July 2019, Council gave third reading to Official Community Plan Amendment Bylaw No. 5451 and Rezoning Bylaw No. 5452 to facilitate development of 56 units (37 single family lots, 9 rowhouses and 10 semi-detached lots) on the subject site. During detailed site servicing investigations subsequent to third reading, a watercourse was noted on the northerly portion of the project site. The proponent has subsequently revised the site plan in order to protect the subject watercourse and streamside area. Accordingly, the current proposal requires the previous Official Community Plan amendment and rezoning bylaws to be abandoned.

The current application is to amend the Willoughby Community Plan, Yorkson Neighbourhood Plan, and Latimer Neighbourhood Plan and to rezone 2.8 ha (6.92 ac) of land in the Yorkson Neighbourhood Plan southwest phase to Residential Zone R-1A, and Residential Compact Lot Zones R-CL(A), R-CL(B), and Comprehensive Development Zone CD-170. The proposed rezoning will allow a mixed residential development consisting of 63 units (32 single family lots and 31 multi-family (townhouse) units).

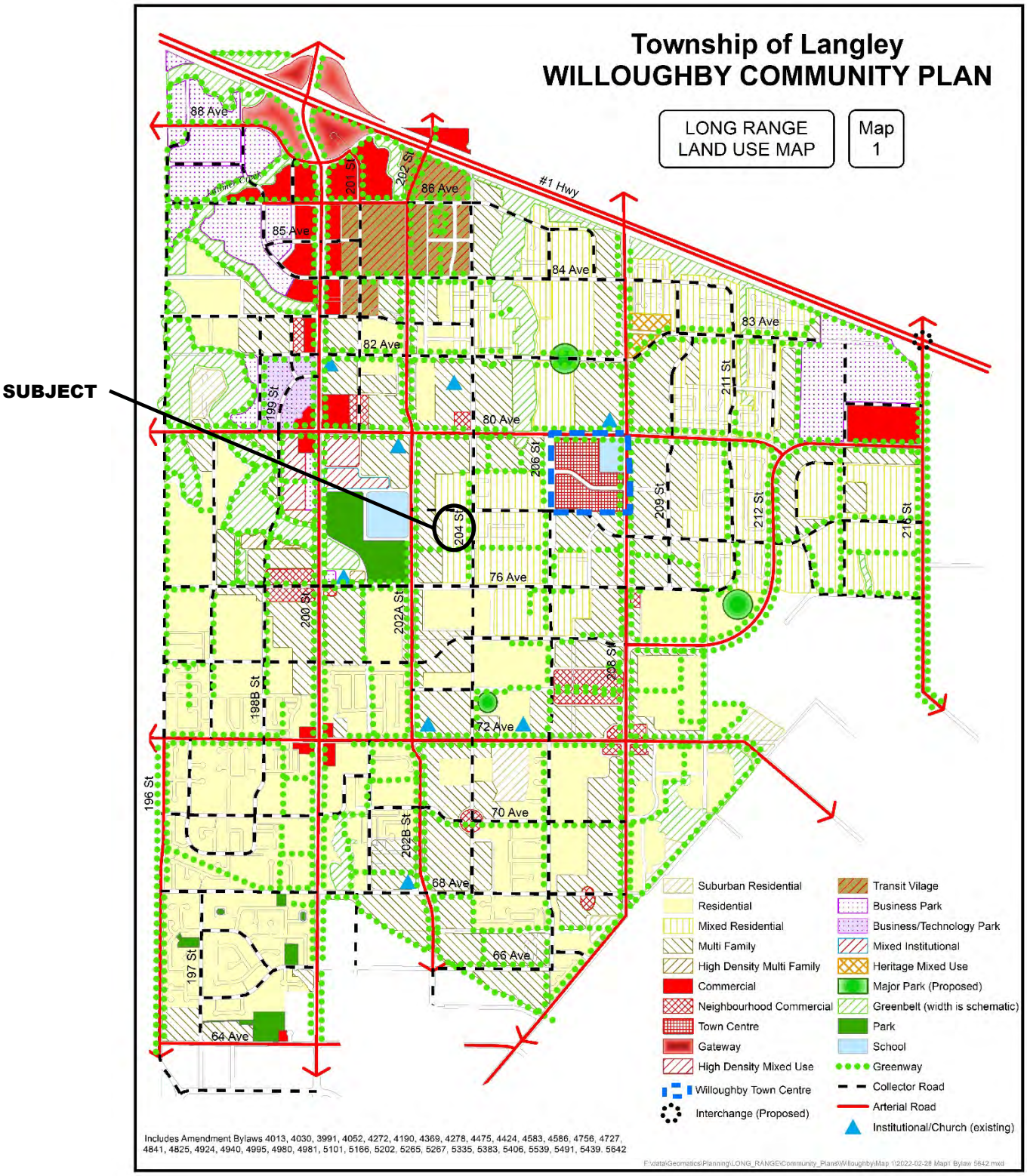
Development Permit No. 100978 is being processed in conjunction with the rezoning application to secure an exterior design control agreement for the R-1A, R-CL(A), and R-CL(B) zoned lots at the time of subdivision. A future Development Permit (yet to be applied for) will provide Council with the opportunity to review the form, character, and siting of the proposed multi-family (townhouse) units.

Although the development proposal complies with the overall objectives of the Willoughby Community Plan and the intent of the “Mixed Residential” designations of the Yorkson Neighbourhood Plan, a minor amendment to the Plans are required concerning the boundary of the Yorkson Neighbourhood Plan and Latimer Neighbourhood Plan as well as the unit mix requirements of the “Mixed Residential” land use designation in the Yorkson Neighbourhood Plan. Staff recommend that Council consider the Neighbourhood Plan amendment and rezoning request, subject to the completion of 10 development prerequisites. Staff also recommend that Council authorize issuance of Development Permit No. 100978 (single family lots) and Development Variance Permit No. 100105 at time of final reading of Rezoning Bylaw No. 5776.

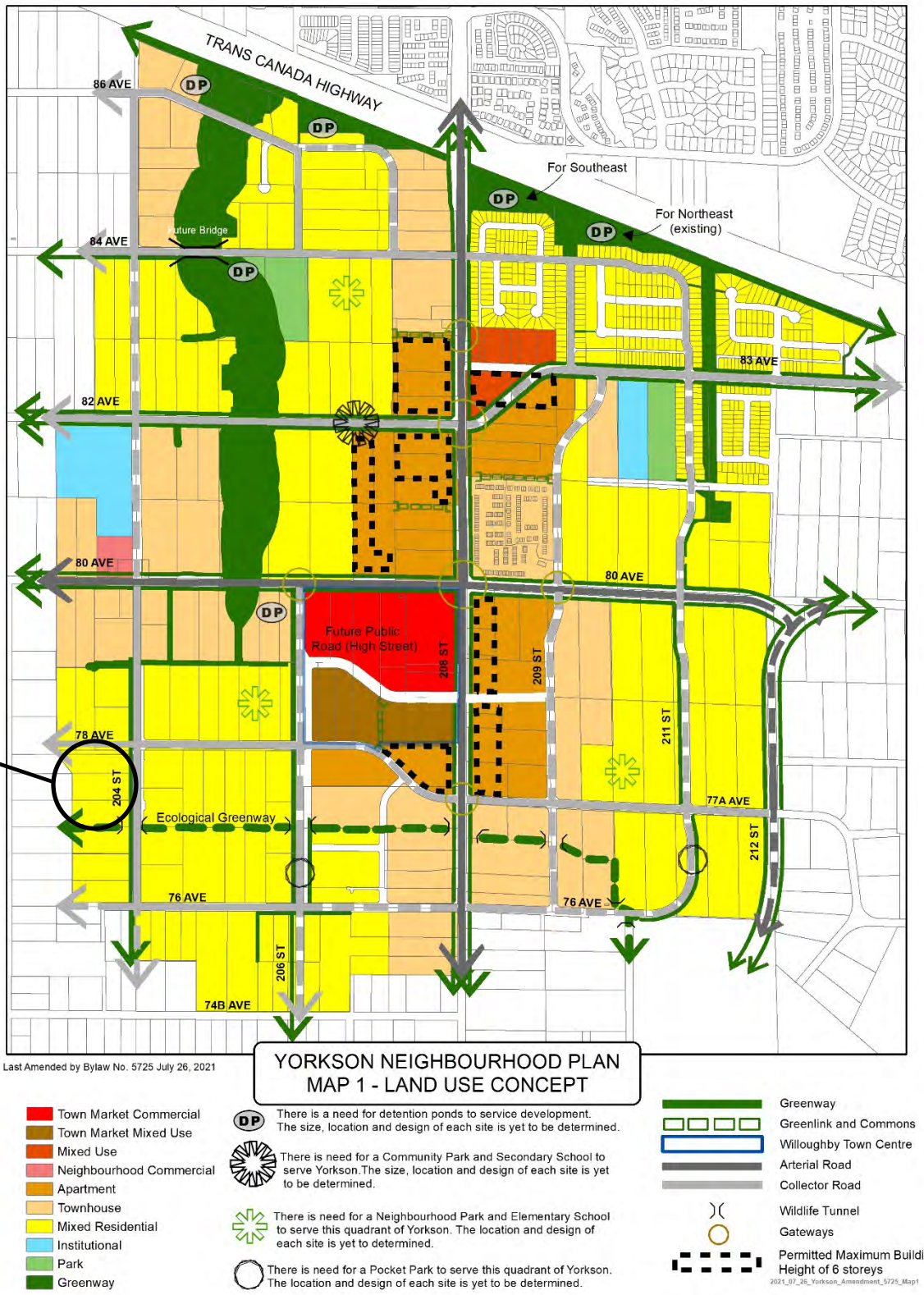
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan, Yorkson Neighbourhood Plan, and Latimer Neighbourhood Plan Amendment Bylaw No. 5775, Rezoning Bylaw No. 5776, Development Permit No. 100978, and Development Variance Permit No. 100105.

OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100162 AND DEVELOPMENT PERMIT APPLICATION NO. 100978 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100105 (QUALICO DEVELOPMENTS / 7720 AND 7780 – 202A STREET (EAST PORTIONS) AND 7767 – 204 STREET)
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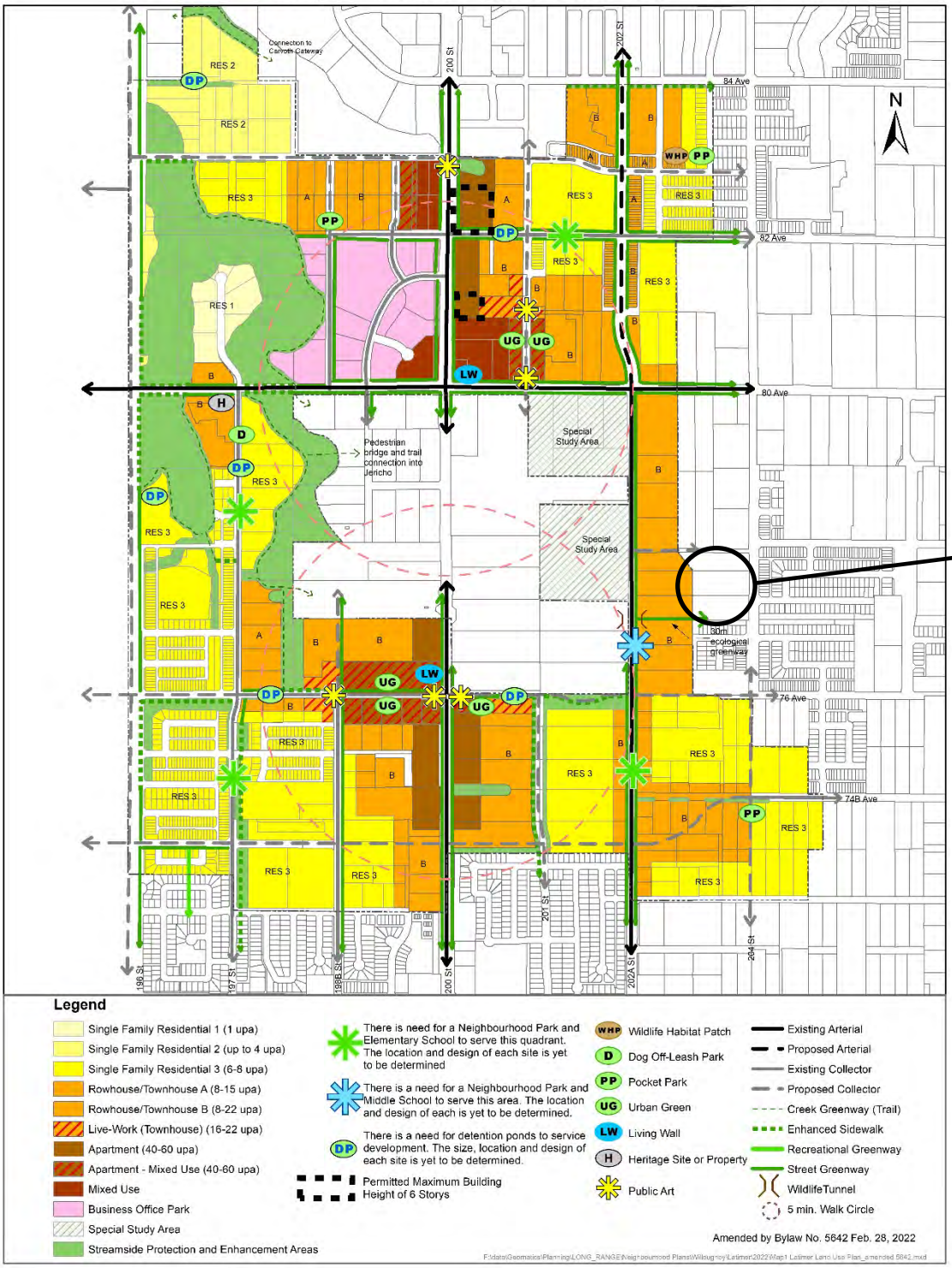


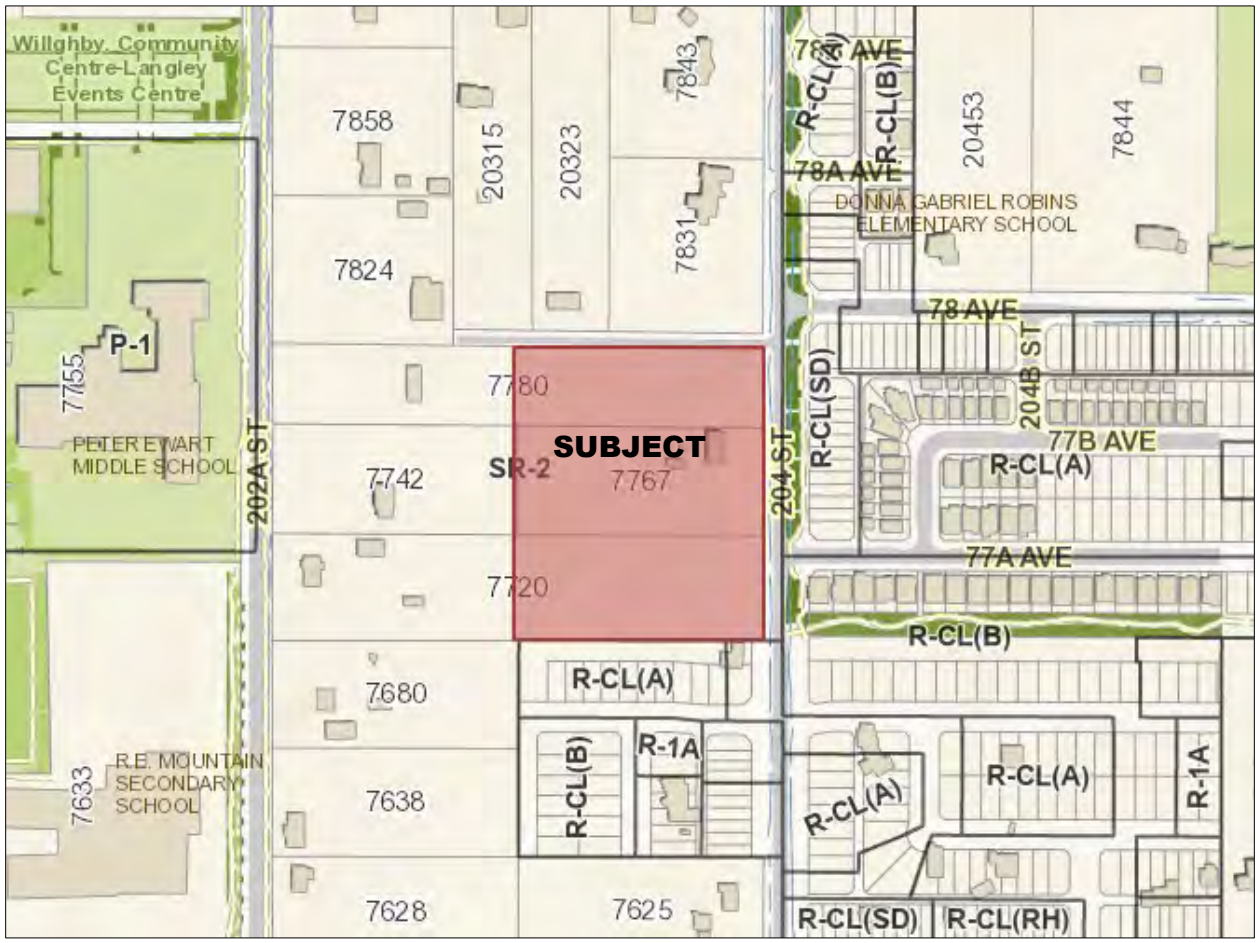
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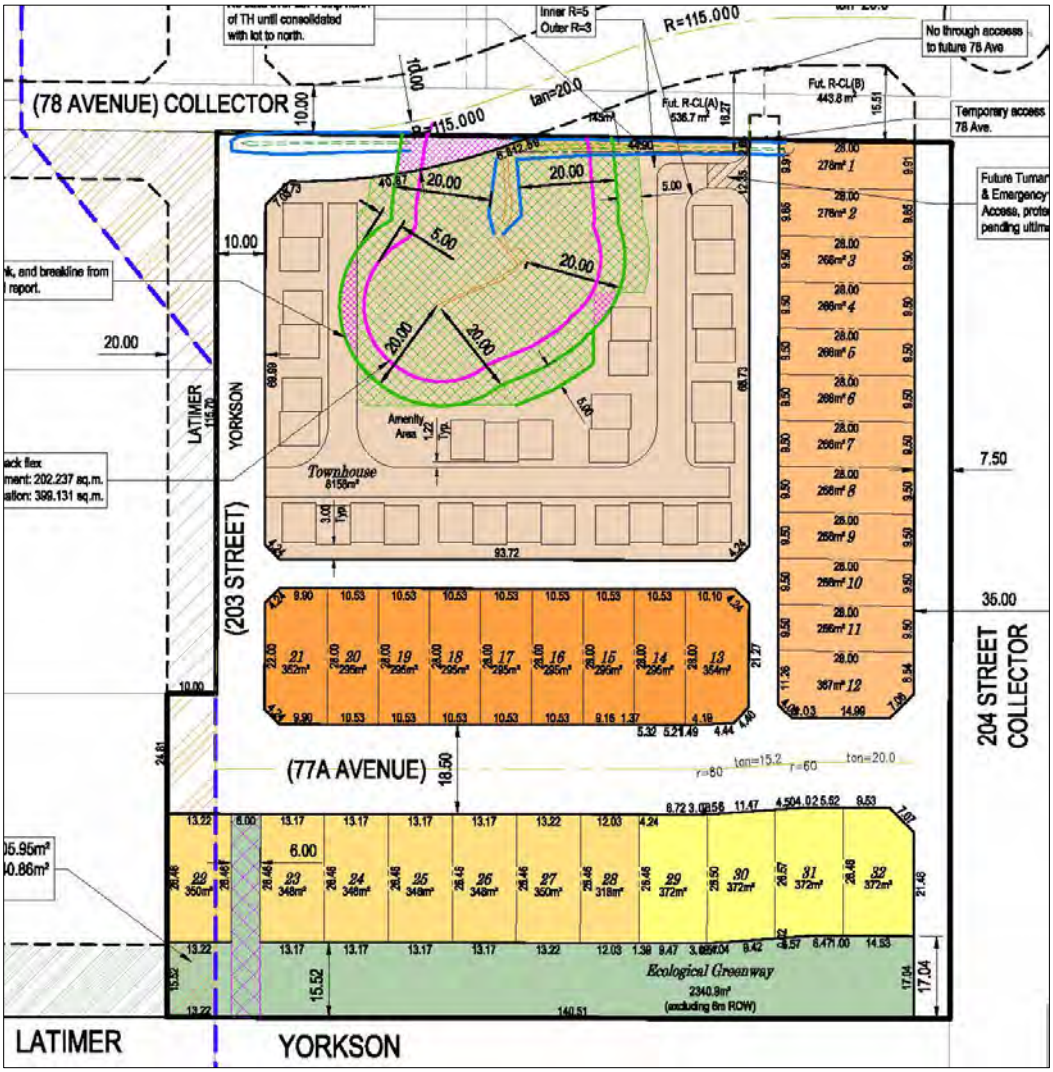
OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100162 AND DEVELOPMENT PERMIT APPLICATION NO. 100978 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100105 (QUALICO DEVELOPMENTS / 7720 AND 7780 – 202A STREET (EAST PORTIONS) AND 7767 – 204 STREET)
Page 7 . . .

Map 1 - Latimer Land Use Plan





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner / Applicant:	Qualico Developments (Vancouver) Inc. 201, 6525 – 177B Street Surrey BC V3S 5N4
Legal Description:	Portion of Lot 25 Section 23 Township 8 New Westminster District Plan 2759 Lot 38 Section 23 Township 8 New Westminster District Plan 47045 Portion of Lot 23 Section 23 Township 8 New Westminster District Plan 2759
Civic Address:	7780 – 202A Street 7767 – 204 Street 7720 – 202A Street
Area:	2.8 ha (6.92 ac)
Willoughby Community Plan: (existing)	Mixed Residential
Willoughby Community Plan: (proposed)	Mixed Residential
Yorkson Neighbourhood Plan: (existing)	Mixed Residential
Yorkson Neighbourhood Plan: (proposed)	Mixed Residential
Latimer Neighbourhood Plan: (existing)	Rowhouse / Townhouse B (8 – 22 upa)
Latimer Neighbourhood Plan: (proposed)	Rowhouse / Townhouse B (8 – 22 upa)
Existing Zoning:	Suburban Residential Zone SR-2 (0.8 ha / 2.0 ac minimum lot size)
Proposed Zoning:	Residential Zone R-1A; Residential Compact Lot Zone R-CL(A); Residential Compact Lot Zone R-CL(B); and Comprehensive Development Zone CD-170

BACKGROUND/HISTORY:

The subject lands consist of three parcels zoned Suburban Residential Zone SR-2 and are located on the south side of 78 Avenue west of 204 Street. The boundary between the Yorkson Neighbourhood Plan and the Latimer Neighbourhood Plan bisects two of the properties included in the application. The portion of the properties located in the Yorkson Neighbourhood Plan are designated “Mixed Residential” (20 – 25 units per hectare (uph) / 8 – 10 units per acre (upa)). The Yorkson Neighbourhood Plan identifies a 30 metre wide ecological greenway on the south edge of the assembly (connecting 204 Street with 202A Street) and a street greenway on the west side of 204 Street.

In July 2019, Council gave third reading to Official Community Plan Amendment Bylaw No. 5451 and Rezoning Bylaw No. 5452 to facilitate development of 56 units (37 single family lots, 9 rowhouses and 10 semi-detached lots) on the subject site. During detailed site servicing investigations subsequent to third reading, a watercourse was noted on the northerly portion of the project site. The site plan has been subsequently amended to protect the watercourse and streamside area.

DISCUSSION/ANALYSIS:

Qualico Developments (Vancouver) Inc. has applied to amend the Willoughby Community Plan, Yorkson Neighbourhood Plan, and Latimer Neighbourhood Plan and to rezone 2.8 ha (6.92 ac) of land in the Yorkson Neighbourhood Plan Southwest Phase from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B) and Comprehensive Development Zone CD-170. The proposed rezoning will facilitate a mixed residential development consisting of of 63 units (32 single family lots and 31 multi-family units).

Adjacent Uses:

North:	78 Avenue, beyond which are lots zoned Suburban Residential Zone SR-2 and designated Mixed Residential in the Yorkson Neighbourhood Plan;
South:	Ecological Greenway, as identified in the Yorkson Neighbourhood Plan, beyond which are lots zoned Suburban Residential Zone SR-2 and R-CL(A) and designated Mixed Residential in the Yorkson Neighbourhood Plan;
East:	204 Street, beyond which are lots zoned Residential Compact Lot Zones R-CL(B) and R-CL(SD) and designated Mixed Residential in the Yorkson Neighbourhood Plan; and
West:	Lots zoned Suburban Residential SR-2, designated Rowhouse/Townhouse B (8 – 22 upa) in the Latimer Neighbourhood Plan, beyond which is 202A Street and RE Mountain Secondary School.

Community Plan Amendment:

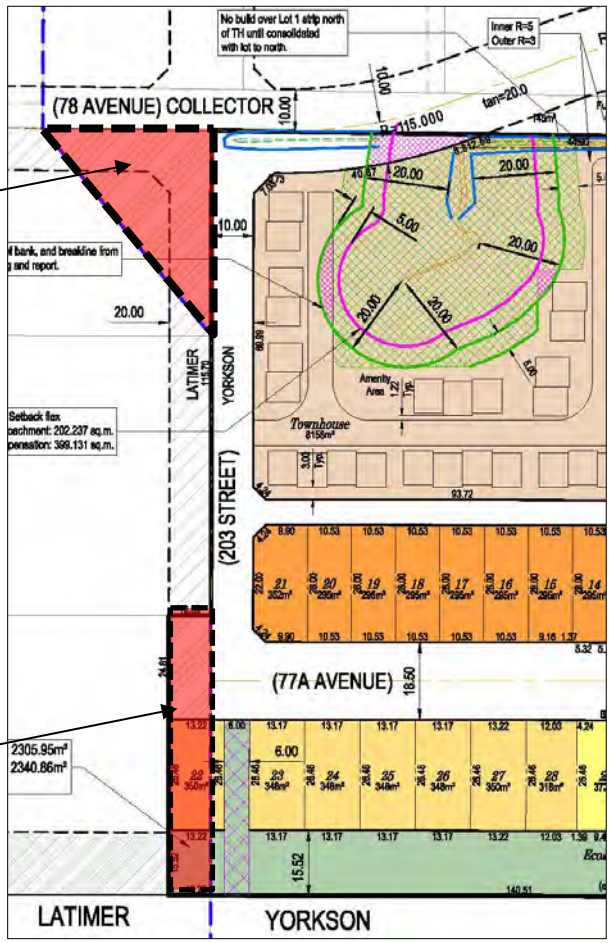
7767 – 204 Street and the easterly portions of 7780 and 7720 – 202A Street are designated Mixed Residential in the Willoughby Community Plan. The westerly portion of 7780 and 7720 – 202A Street are designated Multi Family. Bylaw No. 5775 proposes a minor change to the boundary between the Yorkson Neighbourhood Plan and the Latimer Neighbourhood Plan to accommodate the development. The applicant has provided the following rationale for the proposed plan amendment:

The proposed development includes one R-CL(B) lot (proposed lot #22) that falls on the boundary of the Latimer and Yorkson NPs. This lot is serviceable within the Yorkson NP. To create a logical transition between the Latimer and Yorkson NPs land uses, a minor NP boundary adjustment is recommended in order to facilitate the creation of this lot. Similarly, at the north portion of the assembly involving 7780 – 202A Street, the Latimer and Yorkson NP boundary exists as a diagonal border which does not relate in any logical fashion to the pattern of development being proposed. In this situation it is suggested that a similar boundary adjustment take place, logically extending the "Rowhouse/Townhouse B" designation slightly eastward to match the logical boundary at proposed 203 Street.

The proposed plan amendments are illustrated on the plan below. Staff do not object to the proposed plan amendment as it results in a consistent land use and building form on the subject and adjacent site.

From Yorkson Neighbourhood Plan to Latimer Neighbourhood Plan; From Mixed Residential designation to Multi Family designation in the Willoughby Community Plan; From Mixed Residential designation to Rowhouse / Townhouse B (8 – 22 UPA) designation in the Latimer Neighbourhood Plan.

From Latimer Neighbourhood Plan to Yorkson Neighbourhood Plan; From Multi Family designation to Mixed Residential designation in the Willoughby Community Plan; From Rowhouse / Townhouse B (8 – 22 UPA) designation to Mixed Residential designation in the Yorkson Neighbourhood Plan.



Yorkson Neighbourhood Plan Amendment:

The subject site is designated "Mixed Residential" in the Yorkson Neighbourhood Plan. The "Mixed Residential" land use designation allows development at a density of 20 to 25 uph (8 to 10 upa) provided a mix of attached and detached residential units is maintained. Within this land use designation, a maximum of 75% of the units may be detached (single family) while a minimum of 25% the units should be attached. The proponent indicates that due to provision of the dedication of the ecological greenway, widening of 206 Street for a riparian area provided within the median, the required local road network, and protection of the streamside protection and enhancement area, a site plan accommodating the required mix is not achievable. As a result of the reduced developable area, the application includes a proposed amendment to the Yorkson Neighbourhood Plan to amend the required housing mix percentages. More specifically, the proposal includes the following amendment:

- Column E: (Proportion): Minimum of 60% single family residential and maximum 40% multi-family residential. The proposal includes 51% single family residential and 49% attached residential.

Staff do not object to the proposed amendment as it results in the protection of a previously unmapped watercourse, complies with the overall objectives of the Willoughby Community Plan and the intent of the "Mixed Residential" designation of the Yorkson Neighbourhood Plan, including the permitted density. The differences between the proposal and the provisions of the Yorkson Neighbourhood Plan can be accommodated through a site specific amendment to the Plan as outlined in Bylaw No. 5775.

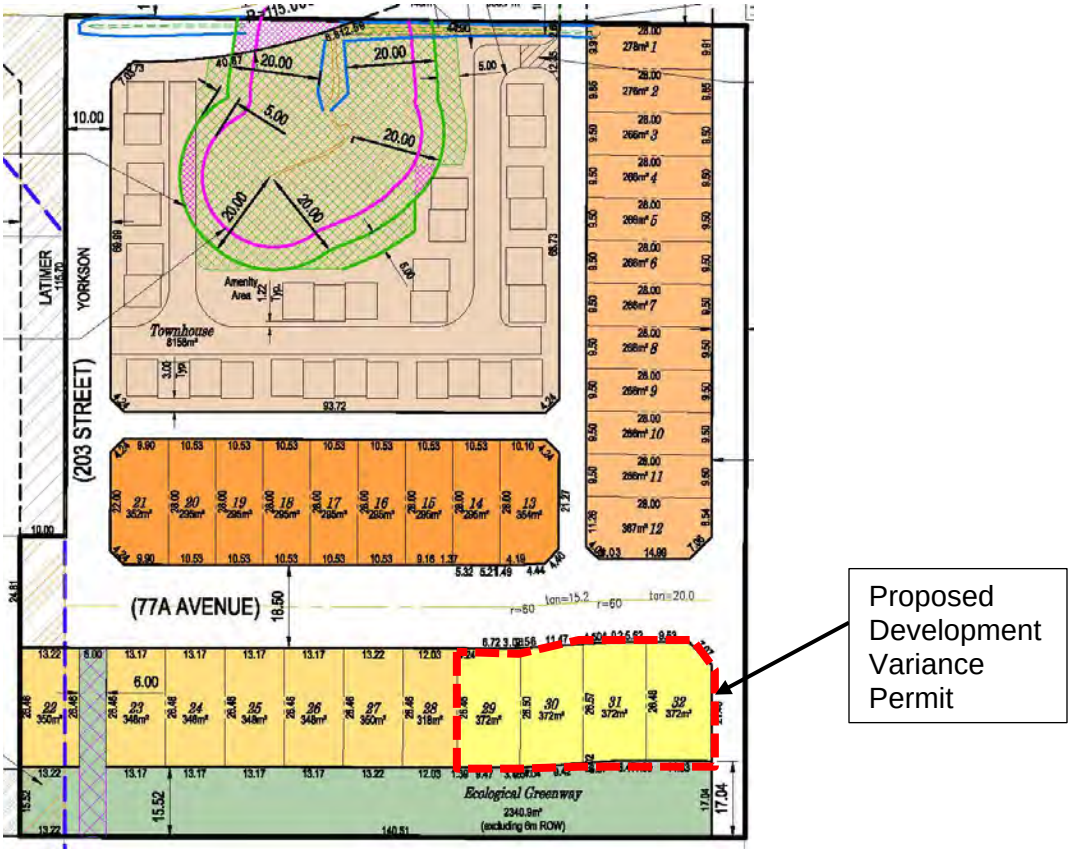
Zoning Amendment:

The subject development site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5776 proposes to rezone the site to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), and Comprehensive Development Zone CD-170. The rezoning will facilitate development of a mixed residential development consisting of 63 units (32 single family lots and 31 multi-family (townhouse) units).

Development Variance Permit No. 100105:

As required by the Yorkson Neighbourhood Plan, the proposal includes three single family residential types consisting of Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B). The setbacks of Residential Zone R-1A lots (proposed lots 29, 30, 31 and 32) differ from the setbacks of the proposed compact zone lots. In order to facilitate a unified streetscape and achieve consistency between the setbacks of the proposed Residential Zone R-1A lots with the Residential Compact Lot Zones R-CL(A) and R-CL(B) lots, the applicant is proposing the following building setback variances:

- Lots 29, 30, 31 and 32 (see preliminary subdivision plan below): Reduce the front lot line setback for the principal building (house) from 6 m to 2.5 m and the side yard setback (abutting a street) from 3 m to 2.5 m



Staff do not object to the proposed siting variances as they will result in consistent siting of future buildings within the development.

Subdivision:

Preliminary subdivision plans have been submitted in support of the rezoning application. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Staff note that, as the westerly remainder portions of 7720 and 7780 – 202A Street will not comply with minimum lot size requirements of Section 110.1 – Minimum Subdivision Requirements of the Township's Zoning Bylaw, a condition of Rezoning Bylaw No. 5776 has been added to require the remainder portions of these lots be consolidated with 7742 – 202A Street.

Development Permit:

All of the Yorkson Neighbourhood Plan area is designated as a mandatory Development Permit area in the Willoughby Community Plan. The subject site is located in "Development Permit Area 'B – Residential" which establishes objectives and guidelines for the form, character, and siting of residential development. The primary objective of the development permit area designation is to encourage the development of attractive and safe residential areas and reduce conflict with adjacent land uses.

The specific development permit area guidelines outlined in the Plan related to single family residential development are attached to this report (Attachment C). For the single family residential lots, the Development Permit guidelines are implemented by a Development Permit requirement that the proponent enter into an exterior design control agreement at the time of subdivision. The exterior design control agreement typically addresses the form, character and siting of individual single family homes constructed in a development.

Future Development Permit applications are required for the attached residential component of the development (multi-family (townhouse lot)) at which time Council will have an opportunity to review form, character, and siting matters prior to building permits being issued. The Development Permit typically details the form and character of each development including siting, access, parking, landscaping, building materials, colours, building elevations, and other site development items. As a condition of final reading, the proponent must register a restrictive covenant prohibiting development or site clearing of the attached residential portion of the development until such time as a Development Permit has been issued.

Adaptable Housing:

In accordance with Section 4.2.1(9) of the Yorkson Neighbourhood Plan a minimum of 5% of the single family and townhouse units in any residential development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and revised October 18, 2021) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development which are $5,776 per townhouse unit and $6,808 per single family lot for a total of $396,912.

School Sites:

School District 35 has provided comments (Attachment D) and anticipates that the proposed development will generate approximately 23 new students for Donna Gabriel Robbins Elementary (located approximately 200 m northeast of the site), nine new students for Peter Ewart Middle School (located approximately 150 m west of the site) and 14 students for RE Mountain Secondary School (located approximately 150 m west of the site).

Parks:

The closest existing park is Willoughby Community Park located approximately 300 m to the west of the site. A future neighbourhood park site has been secured on 78 Avenue 300 m to the northeast of the proposed development.

Greenways and Pedestrian Connections:

As part of the development to the south (ToL Project No. 08-23-0183) a 30 m wide ecological greenway (including a pedestrian trail to connect 204 Street and 202A Street) was secured, including 15 m on the south portion of the subject site. Details of the open space improvements

are required to be finalized to the acceptance of the Township prior to final reading of the rezoning bylaw. As a condition of final reading the proponent will be required to transfer any greenway lots to the Township, and secure construction of the greenways as part of a Servicing Agreement.

A condition of final reading has been included requiring the dedication of the existing ecological greenway statutory right of way on the southerly portion of 7720 – 202A Street.

The Yorkson Neighbourhood Plan implements an amenity charge collected on all developments within Yorkson. Prior to final reading, details with respect to payment and/or compensation must be finalized. The proposal also includes a permanent pedestrian connection from the greenway to 77A Avenue.

Tree Protection/Replacement:

The tree management plan submitted by the applicant indicates no significant trees on the site outside of the proposed multi-family (townhouse) portion that is subject to a future development permit application. Staff note that one tree located within the required ecological greenway dedication is proposed to be retained, subject to detailed design.

In addition, staff note that, in accordance with the development prerequisites, a restrictive covenant prohibiting clearing (with the exception of servicing access areas) until such time as a development permit is issued will be registered on the proposed multi-family (townhouse) portion of the site. As a result, tree management plans for the future multi-family development, including the streamside protection and enhancement area, will be reviewed in conjunction with future development application(s) on these lands.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 131 replacement trees are required. The applicant is proposing 64 replacement trees to be planted on the single family compact lots with funds for the remaining 67 replacement trees being secured for tree planting on identified public lands. In addition, approximately 45 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 109 trees will be in place with cash in lieu provided for the remaining 67 replacement trees. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw, the Yorkson Neighbourhood Plan, and the Latimer Neighbourhood Plan. A community stormwater detention facility exists at 20542 and 20566 – 80 Avenue to support the proposed development and overall catchment area. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of the Building Permit.

Road dedications, widening, and necessary traffic improvements for 202A Street, 203 Street, 204 Street, 77A Avenue and 78 Avenue will be required in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw, the Yorkson Neighbourhood Plan, and the Latimer Neighbourhood Plan. As the property at 7831 – 204 Street is not included in the proposal, the intersection of 204 Street and 78 Avenue requires an interim and ultimate design in accordance with the Subdivision and Development Servicing Bylaw and has been included as a development prerequisite.

A Class B roadside watercourse is located along the western boundary of the subject site. The Yorkson Neighbourhood Plan anticipates this watercourse being incorporated into a non-disturbance area on the west side of 204 Street between 76 and 80 Avenue. Due to the location of a Metro Vancouver watermain west of 204 Street, the dedicated watercourse non-disturbance area will be located on the east side of 204 Street. This item was secured as part of the development of the lands on the east side of 204 Street (ToL Project No. 08-23-0134 / Qualico Developments (Vancouver) Inc.). The street greenway indicated on the west side of 204 Street in the Yorkson Neighbourhood Plan has also been included on the east side of 204 Street.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. The unmapped watercourse sited in the future multi-family site will be protected in conjunction with a future development application. Staff note a restrictive covenant prohibiting any clearing on the future multi-family site is a development prerequisite of the subject application.

Transit:

Transit service is currently provided via the 501 bus on 202A Street (approximately 150 m from the subject site) and on 200 Street (approximately 650 m from the subject site).

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy 07-160 requires Council to consider the OCP amendment in conjunction with the Financial Plan, Housing Needs Report, and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's waste Management Plans as the plans anticipate development in the Yorkson area.

Public Consultation:

Per Policy No. 07-169, the applicant held a Public Information Meeting for the previous site plan on July 26, 2018. The applicant held a Public Information Meeting for the current plan on November 8, 2021. In accordance with the Policy, the applicant mailed notices to the surrounding area and posted notification in the local newspaper. The results are compiled and provided as Attachment E.

Policy Considerations:

The proposed Willoughby Community Plan, Yorkson Neighbourhood Plan, and Latimer Neighbourhood Plan amendments, rezoning, Development Permit, and Development Variance Permit will facilitate the development of a mixed residential development consisting of 63 units (32 single family lots and 31 multi-family (townhouse) units). The proposed amendments to the Willoughby Community Plan, Yorkson Neighbourhood Plan, and Latimer Neighbourhood Plan are, in staff's opinion, consistent with the broader objectives, vision, and principles outlined in the Plans.

Staff recommend that Council give first and second reading to Bylaws No. 5775 and 5776 (subject to 10 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5776) of accompanying Development Permit No. 100978 and Development Variance Permit No. 100105 and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.100978
ATTACHMENT B	Development Variance Permit No. 100105
ATTACHMENT C	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT D	School District 35 Comments
ATTACHMENT E	Public Information Meeting Summary

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100978

This Permit is issued this _____day of _____, 2022 to:

1. Name: Qualico Developments (Vancouver) Inc.

   Address: 201, 6525 – 177B Street

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:	Portion of Lot 25 Section 23 Township 8 New Westminster District Plan 2759 Lot 38 Section 23 Township 8 New Westminster District Plan 47045 Portion of Lot 23 Section 23 Township 8 New Westminster District Plan 2759
CIVIC ADDRESS:	7720 – 202A Street 7780 – 202A Street 7767 – 204 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 and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) 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;
   a. 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 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 ____ DAY OF _____, 2022.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100105

This Permit is issued this _____day of _____, 2022 to:

1. Name: Qualico Developments (Vancouver) Inc.

   Address: 201, 6525 – 177B Street

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:	Portion of Lot 25 Section 23 Township 8 New Westminster District Plan 2759 Lot 38 Section 23 Township 8 New Westminster District Plan 47045 Portion of Lot 23 Section 23 Township 8 New Westminster District Plan 2759
CIVIC ADDRESS:	7720 – 202A Street 7780 – 202A Street 7767 – 204 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 and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6 metres to 2.5 metres for the principal building on proposed Lots 29 - 32 as indicated in Schedule A;
   b. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3 metres to 2.5 metres on proposed Lot 32 as indicated in Schedule A; and further

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 Variance Permit shall be substantially commenced within two years after the date the Development Variance 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.

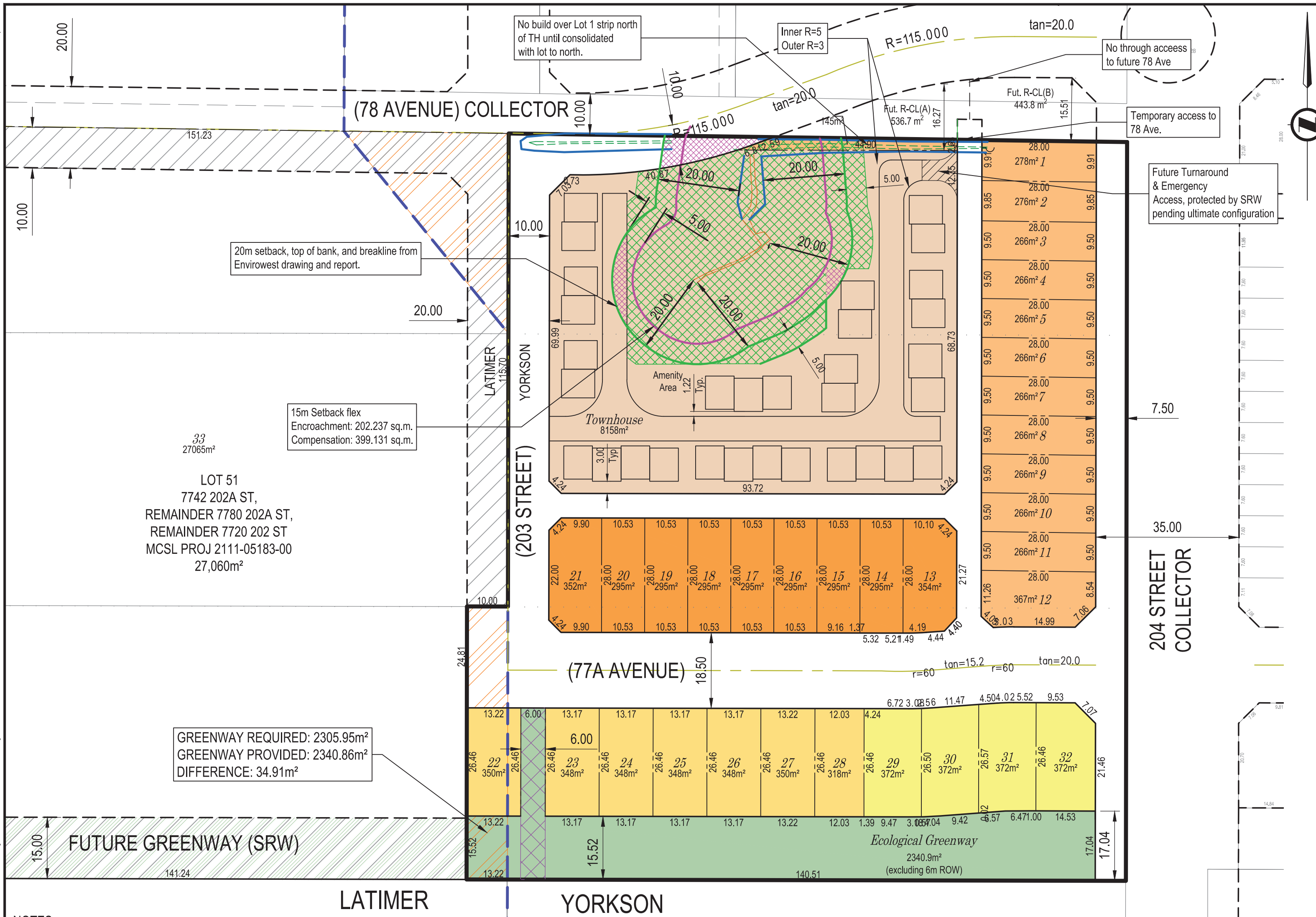
This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

SCHEDULE A Preliminary Subdivision Plan

F.1

SCHEDULE A



Yorkson Mix Table Sketch 21

Zone/Unit Type	# of units (lots)	% of units	% unit type
Single-Family Residential			
R-CL (A) Rear Loaded	12	38%	
R-CL(B) Front Loaded	7	22%	
R-1A Front Loaded	4	13%	
R-CL (B) Rear Loaded	9	28%	
SubTotal	32	100%	51%
Multi-Family Residential			
Strata duplex	16	52%	
Townhouse	15	48%	
SubTotal	31	100%	49%
Total Units (Lots)	63		

Total Gross Site Area (ha)	2.81
Developable Area (ha)	2.77
Density (u/ha)	22.74
Min Density Required (u/ha)	20

- Layout does not meet Yorkson NP Table 4.1, Column E Proportion. Requires amendment to reduce minimum single family residential proportion from 60% to 54%.

LEGEND

- R-CL(B) REAR (266m², 9.5m x 28.0m)
- R-CL(B) FRONT (315m², 12.6m x 25.0m)
- R-CL(A) REAR (266m², 9.5m x 28.0m)
- R-1A FRONT (371.6m², 12.0m x 25.0m)
- TOWNHOUSE STRATA
- CONCEPTUAL TH ENVELOPE & STRATA ROAD
- NEIGHBOURHOOD BOUNDARY
- NEIGHBOURHOOD BOUNDARY ADJUSTMENT
- REZONING APPLICATION BOUNDARY (GROSS SITE AREA)
- ECOLOGICAL GREENWAY
- FUTURE GREENWAY
- SPEA ENCROACHMENT AREA
- SPEA AREA (NO BUILD)
- 6m SERVICE ROW (252 m²)
- TOP-OF-BANK (TOB)
- WATER FEATURE (CLASS B)
- WATER FEATURE (CLASS C)

NOTES:

- THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL
- THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
- THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS

McElhanney
McElhanney Consulting Services Ltd.
13450-102 Ave.
Suite 2300
Surrey BC
Canada V3T 5X3
Tel 604 596 0391

0 1:1000 50

DRAFT

FOR DISCUSSION ONLY

Prepared for: Qualico

7720 / 7780 202A St, 7767 204 St
Conceptual Layout
Yorkson
Township of Langley
July 16, 2021

Drawing No. Sketch 21

Project Number 2111-03365

2

The objective of this development permit area designation is to encourage retention of existing "estate character" homes, by allowing innovative "infill" residential units to be developed on the property in a manner that will maintain the character of the existing streetscape and surrounding neighbourhood.

Unless the owner of land first obtains a development permit or produces a registerable building scheme acceptable to the Township, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of an additional dwelling unit, or work exceeding value of $50,000 measured in 2000 dollars, must not be started.

Development permit guidelines for this area are as follows:

- Where an existing estate character house is to be retained, new infill units shall be designed in a complementary style, using features such as roof slope, building massing and finish materials to create a cohesive development.
- Where a new "main house" is to be developed as part of the development, the overall project should appear as a cohesive development compatible with the remainder of the neighbourhood.
- Infill units shall be sited and designed to limit overview of adjacent rear yards, and to permit sun penetration onto adjacent properties. Building height is to be compatible with existing houses in the neighbourhood.
- Only one driveway access will be permitted per each original parcel. As such, the main house and infill units will share one access. On a corner lot, a second driveway access would be permitted from the other street.
- Wherever possible, existing mature vegetation should be retained and enhanced by new plantings.
- Where possible, infill units should be sited around a courtyard and/or common parking area.

06/02/06 - Bylaw No. 4475 Deleted Section 4.1.2 Commercial and Business/Office Park Areas Development permit guidelines.

04/02/08 - Bylaw No. 4586 Deleted Section 4.1.3 Development Permit Area 'B' – Residential Density Bonus and Multi-Family

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.
The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.
Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.
Development permit guidelines are as follows:

4.1.2.1 GENERAL

The following general guidelines apply to all development within Development Permit Area "B."

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

- Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

- No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- All building elevations visible from public land (i.e. parks, roads, greenways and detention pond sites) shall provide architectural detailing to be consistent with the front of the building.

Parking and Traffic/Pedestrian Circulation

- Where single-family lots abut an arterial road or a street greenway vehicular access and parking shall be provided via a rear lane or any other vehicular access from the rear of the property while retaining the front pedestrian access of the building facing the street.

Landscaping

- Fences adjacent to a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall be designed to complement the building and be an open picket fence design. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

Building Form

- Pitched roofs are required. Pitched roofs shall have architectural grade roof material, including ridge caps and shadow lines.

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4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

The following guidelines apply to all multiple-unit development including but not limited to apartment, townhouse, rowhouse, duplex, triplex and fourplex buildings.

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating ‘landmark’ architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.

- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.

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28/09/15

- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

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28/09/15

- Roofscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create ‘eyes on the street’, and appropriately landscaped.

- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.
- Exterior materials, colours and textures shall be selected and applied in the context of newer residential and mixed use developments as well as overall community character.
- Acceptable wall cladding materials include natural and manufactured stone, brick masonry, wood, fiber cement composite siding and panels, metal, and glass. Vinyl as a secondary material is permitted, however, a variety of cladding orientation, material, design and/or colour shall be used. Stucco cladding materials may also be used, however are discouraged, and may not fill more than 25% of any wall surface.
- Glass elements incorporated into weather protection shall be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.
- Mechanical equipment shall be screened or integrated with the roof form, as viewed from the street or higher buildings, in a manner consistent with the overall architecture of the building.
- To provide visual interest elevations of buildings facing a street shall have architectural details such as roofline height, varied colour treatments, windows, articulation in the building envelope, etc.
- Building elevations that are visible from adjacent roads, municipal greenway or other public spaces shall be designed with the same level of care and attention in terms of character, articulation, fenestration, architectural detail, and material quality.
- All exposed base supports for structures that include signage, amenity features, building appurtenances and other site elements shall be architecturally integrated into the overall site design. Unadorned concrete and metal is not permitted.

Landscaping

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28/09/15

- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types

may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180 cm (6 feet) in total height.

- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





- Concrete grid / modular pavers in low-traffic areas and may be applied to lanes/access roads, driveways, and low-traffic parking areas, footpaths and bike paths.





- Grass Pave/Grasscrete/Golpha plastic reinforcement products used in conjunction with gravel or grass surfaces.



- Curb cuts may be used to divert runoff from road surfaces into swales or rainwater gardens which contribute to evapotranspiration.



- Multi-use trails shall be incorporated into the development to promote pedestrian and cyclist activity and link to the surrounding trail network.

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28/09/15

Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.

- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.
- Parking shall be provided in enclosed and secured garages attached to individual units or in a secure underground parkade.
- Tandem parking on all end units is not permitted.
- Surface parking should be provided for in a number of smaller areas rather than one large lot, and shall be located primarily in the interior of the site or otherwise screened from view. Surface parking shall integrate landscaping and other design elements to reduce the massing of parking areas. Vehicular entrances to surface parking areas shall be landscaped, not gated, to create a subtle boundary between the semi-private and public areas.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways accessing arterial roads may be restricted.
- Wheelchair access shall be provided throughout the development.
- Pedestrian connections shall be clearly visible, landscaped, and provided with hard surfaces suitable for older people and wheelchairs.
- Highly detailed paving materials are required along the High Street to indicate such things as storefronts, thru traffic, seating areas, and aesthetic relief areas.





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.

- Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
- Recessing the portion of the facade where the entry is located to help conceal it.
- Extending portions of the structure over the garage entry to help conceal it.
- Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
- Use of screening and landscaping to soften the appearance of the garage entry from the street.
- Locating the garage entry where the topography of the site can help conceal it.

o Pedestrian entrances shall be separate from vehicular access points.
o Uses near access and egress points shall include design elements that reduce conflict between uses.
o Ramps to additional levels are to be contained within the structure and screened from view.
o Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
o Provide separate parking areas for residential and commercial uses.
o The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
o Setbacks from above the second storey shall be incorporated into the design.
o If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
o Public and private parking shall be clearly identified through a system of numbering and signage.
o Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.

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28/09/15

- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.
  - Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
  - Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

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4.1.2.4 TOWNHOUSES/ROWHOUSE

These guidelines are in addition to section 4.1.2.3 and apply to all townhouse and rowhouse developments.

Site Design

o Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).

- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to enclose courtyards and other landscaped spaces.

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4.1.2.5 APARTMENTS

These guidelines are in addition to section 4.1.2.3 and apply to all apartment developments.

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.
- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to provide common space such as courtyards.

Parking and Traffic/Pedestrian Circulation

- Minimize above grade projection of parking structures.
- Provide drop-off areas at grade level near the main building entrance where possible.
- Provide resident parking underground or within the building.

4.2 COMMERCIAL DEVELOPMENT PERMIT PROVISIONS

4.2.1 DEVELOPMENT PERMIT AREA "C"– LOCAL COMMERCIAL

Lands identified as "Development Permit Area "C"– Local Commercial" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1) (f) of the Local Government Act. Act to establish objectives and provide guidelines for the form and character of development.

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06/02/06

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30/05/11

23 March 2022

Joel Nagtegaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-23-0173/QUALICO DEVELOPMENTS (VCR) INC

CIVIC: 7720 & 7780 - 202A Street and 7767 - 204 Street

LEGAL: Lots 23 & 25 Plan 2759 and Lot 38 Plan 47045; all of Section 23 Township 8 NWD

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	**32**	**15**	**5**	**8**
Townhouses	**31**	**8**	**4**	**6**

Given the current school catchments this development would impact Donna Gabriel Robins Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

November 15, 2021
Our File: 2111-03365-04

Township of Langley
Community Development Division
20338 65 Avenue
Langley, BC V2Y 3J1

Attention: Joel Nagtegaal, Development Planner

Summary Report - Public Information Meeting

Revision to Proposed 78 Avenue & 204 Street Development

Township of Langley Project No. 08-23-0173

INTRODUCTION

This report is submitted to the Township of Langley in accordance with the Developer Held Public Information Meetings Policy (07-164). The policy was amended in May 2021 to include guidelines for conducting virtual Public Information Meetings (PIM) in response to concerns for public health and safety due to COVID-19. The organization and logistics for this PIM are in accordance with this amended policy.

The project proposes to revise the in-stream neighbourhood plan amendment and rezoning application at 7767 – 204 Street and east portions of 7720 and 7780 – 202A Street (originally for 37 single family lots, 9 rowhouse lots and 10 semi-detached lots) to 32 single family lots, and 31 townhouse units.

The PIM for development application 08-23-0173 was held on Monday, November 08, 2021. The project represented subject site properties located at the following three (3) addresses in the Southwest Yorkson neighbourhood Plan Area of the Township of Langley:



Address	PID
7720 202A St. (east half)	007-117-582
7780 202A St. (east half)	010-734-899
7767 204 St.	031-144-721

The purpose of the meeting was to introduce the project and project team, present the development plans, and obtain feedback from the community via an online live chat mediated by the project presenters.

NOTIFICATION

The public was notified in two (2) ways (Attachment 1):

1. **Direct mail-out to neighbouring properties**

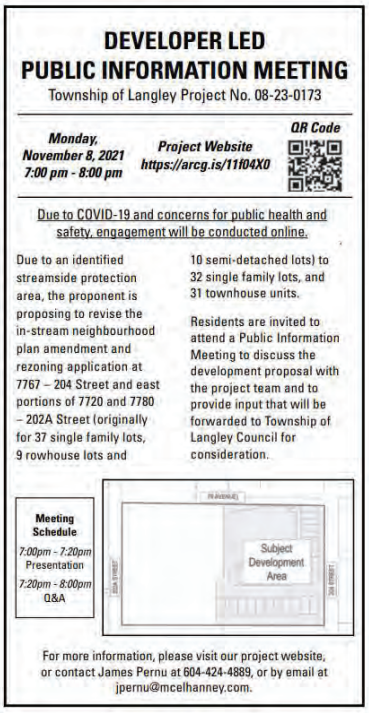
   85 mail-out invites mailed on October 19, 2021, 10 days prior to scheduled PIM.

2. **Two (2) advertisements in the local newspaper (Langley Advanced Times)**

   October 28 and November 06, 2021.

Township of Langley staff generated and provided a mail-out map and prepared mailing labels. Two (2) notices have been returned as undeliverable at the time of this report.

The notification provided general information, including an overall description of the development and website for the PIM, as well as the subject site. A site location map was included to provide spatial context. Contact information was provided on the invitation, allowing community members unable to attend the meeting to submit questions, comments and inquiries directly to the project team (Attachment 4).



DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 08-23-0173

Monday, November 8, 2021 7:00 pm - 8:00 pm

Project Website https://arcg.is/11f04X0

QR Code

Due to COVID-19 and concerns for public health and safety, engagement will be conducted online.

Due to an identified streamside protection area, the proponent is proposing to revise the in-stream neighbourhood plan amendment and rezoning application at 7767 – 204 Street and east portions of 7720 and 7780 – 202A Street (originally for 37 single family lots, 9 rowhouse lots and 10 semi-detached lots) to 32 single family lots, and 31 townhouse units.

Residents are invited to attend a Public Information Meeting to discuss the development proposal with the project team and to provide input that will be forwarded to Township of Langley Council for consideration.

Meeting Schedule

7:00pm - 7:20pm Presentation

7:20pm - 8:00pm Q&A

Subject Development Area

For more information, please visit our project website, or contact James Pernu at 604-424-4889, or by email at jpernu@mcelhanney.com.

INFORMATION MEETING LOGISTICS

Due to virtual PIM policies, the logistics are slightly different from in-person PIMs, with certain information and materials made available to the wider public earlier than would be for an in-person PIM.

Project Website

The project website serves as the main hub for the various activities that distribute information about the project site once residents receive notice or are aware of the PIM.

The website became publicly available on October 28th, 2021. It presents an overview of the proposed project and invites those who are interested to register for the PIM meeting, or to provide early comments to the consultant contact. It was also noted on the website that a questionnaire would be made available starting from the day of the meeting. The deadline to complete the questionnaire was also noted on the website. The project website provided more in-depth information at an earlier point compared to an in-person PIM. This allowed interested residents the opportunity to browse the information on their own time and provided various methods for submitting comments and feedback.

Online Meeting

The PIM was held online in a webinar format over Zoom. The meeting was scheduled for one hour, from 7:00pm – 8:00pm on Monday, November 08, 2021. A representative from the Township of Langley Development Services Department and one representative from proponent (Qualico), were in attendance to observe the PIM.

The consulting team in attendance included the following individuals:

James Pernu *Senior Planner – McElhanney*	**Raymond Sull** *Senior Engineer – McElhanney*
Clover Mei *Planner – McElhanney*	

PUBLIC INFORMATION MEETING DETAILS

A total of four (4) attendees registered for the event between October 29th and November 8th. Three (3) of the registrants were present at the virtual meeting session (*Attachment 2*).

The meeting was organized as follows:

- 20min live presentation
- 40min Question & Answer (Q&A) session

A total of eighteen (18) slides were presented at the PIM (Attachment 3). Attendees were informed that all questions submitted will be answered during the Q&A period, and that they are able to utilize either "Raise Hand" to ask question verbally, or to submit a text through the Q&A box provided on Zoom.

The following display boards were presented via PowerPoint in the meeting space in the following information categories:

Welcome & Housekeeping

Project Team

Project Overview

Zoning and Subdivision Changes

Revised Site

Tree Management

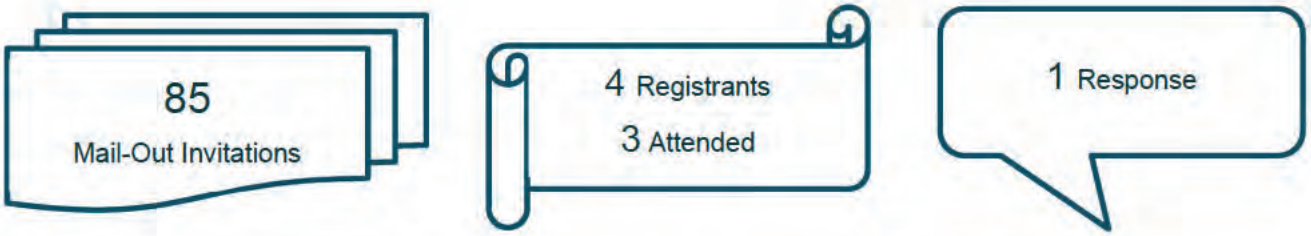
Servicing

Community Feedback

Contact info. & Thank you

An online questionnaire was also made available starting in the afternoon of the meeting, and attendees were directed to the questionnaire during and at the end of the meeting to provide their inputs.

PUBLIC INFORMATION MEETING RESULTS



A questionnaire was prepared to gather public input on the proposed development. The questionnaire included two (2) questions that pertains to the development, and community members were given an opportunity to provide additional comments. Based on response received, the respondent appears to reside the Township of Langley.

One email inquiry was received prior to the PIM, which a resident of Township of Langley needs more clarification on the subject. (Attachment 4)

Two types of questions are presented:

5-star rating scale	Open question
Two (2) questions are presented in this style, where: *1 star = Strongly Disagree* *3 stars = No Opinion* *5 stars = Strongly Agree*	One (1) question is presented in this style, where users can provide additional comments or elaboration to their responses for any of the previous questions.

The information collected from the questionnaires is summarized below for the Two (2) questions.

Question 1

In order to protect the identified streamside protection area, the proposal is revised to allow a townhouse strata site be developed and prohibit access into the streamside protection area. This arrangement results in Yorkson Neighbourhood Plan Amendment to allow the proportion of single-family to be below the minimum 60%, and for the proportion of multi-family to be above the maximum required 40%. Please rate your opinion on this neighbourhood plan amendment.

Where 1 star = Strongly Disagree, 3 stars = No Opinion, 5 stars = Strongly Agree.

1
Responses

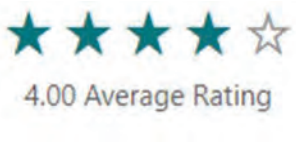
★★★★☆
4.00 Average Rating

Question 2

Please rate your opinion on the proposed site rezoning from Suburban Residential SR-2 zone to Single Family Residential Zone R-1A and Single Family Compact Residential Zones R-CL(A) and R-CL(B), as well as Comprehensive Development (CD) for townhouse. This permits the development of 32 single-family lots and 31 townhouse units.

Where 1 star = Strongly Disagree, 3 stars = No Opinion, 5 stars = Strongly Agree.





There was no response to the open question for additional comments.

CONCLUSION

The completed questionnaire showed most of the support for the proposed development rezoning.

If you have questions about this report, please do not hesitate to contact me.

Yours truly,

McELHANNEY LTD.

James Pernu, M.Sc.
Division Manager, Planning
jpernu@mcelhanney.com

Attachments:

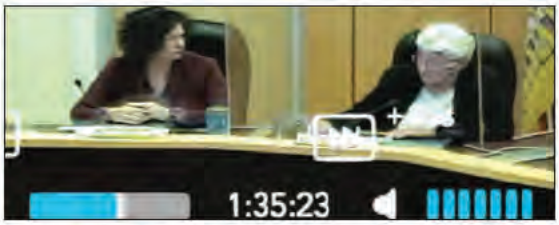
1. Mail out and Newspaper Advertisement
2. Registration and attendance data
3. PowerPoint slides
4. Questionnaire responses & additional inquiries



City resumes virtual meetings

Technical limitations preventing mix of gathering styles

Dan Ferguson
news@langleyadvancetimes.com



Video image of Langley City council session on Oct. 18. They have since opted to resume virtual meetings.

After two in-person council meetings in October, Langley City will resume virtual meetings in November.

It followed a report to council that said the city can hold videoconferencing meetings, or in-person meetings in council chambers. But, hybrid meetings, where some council members attend in chambers and others appear by video link are not currently possible.

In her report to council, corporate officer Kelly Kenney cited the "limitations of the audio/visual technology" in council chambers and recommended meetings be conducted "either fully in-person or electronically until such time as the council chambers is upgraded to provide proper functionality for hybrid meetings."

Kenney advised against in-person meetings "due to the approaching fall/winter season's potential for increase in both COVID and flu exposures, and the numerous protocols and precautions that must be followed when conducting these types of in-person meetings."

Council resumed in-person meetings in October after a provincial order allowing video meetings by municipal councils expired.

On Monday, Oct. 18, council gave final approval to a bylaw that allows virtual meetings to resume, then endorsed a schedule of electronic meetings.

Council meetings will start at 3 p.m. and can be viewed online. To attend a virtual meeting, email a request to councilmeetings@langleycity.ca no later than noon on the day of the meeting.

Recordings of regular City council meetings are posted

LANGLEY Advance Times
YOUR SOURCE FOR LOCAL NEWS: WWW.LANGLEYADVANCETIMES.COM

DEVELOPER LED
PUBLIC INFORMATION MEETING
Township of Langley Project No. 08-23-0173

Monday, November 8, 2021 7:00 pm - 8:00 pm

Project Website https://arcg.is/11f04X0

QR Code

Due to COVID-19 and concerns for public health and safety, engagement will be conducted online.

Due to an identified streamside protection area, the proponent is proposing to revise the in-stream neighbourhood plan amendment and rezoning application at 7767 – 204 Street and east portions of 7720 and 7780 – 202A Street (originally for 37 single family lots, 9 rowhouse lots and 10 semi-detached lots) to 32 single family lots, and 31 townhouse units.

Residents are invited to attend a Public Information Meeting to discuss the development proposal with the project team and to provide input that will be forwarded to Township of Langley Council for consideration.

Meeting Schedule
7:00pm - 7:20pm Presentation
7:20pm - 8:00pm Q&A



For more information, please visit our project website, or contact James Pernu at 604-424-4889, or by email at jpernu@mcelhanney.com.

DEVELOPER LED
PUBLIC INFORMATION MEETING

Township of Langley Project No. 11-33-0138
Developer: Vicini Homes (Fort Langley) LP

Vicini Homes has applied to the Township of Langley to amend the Fort Langley Community Plan and rezone the property bordered by King St., Mary Ave., Royal St., and the future Museum & Cultural Centre in Fort Langley to permit development of 45 ground-oriented townhomes under a Comprehensive Development zone.

You are invited to attend a public information meeting to view the development proposal and provide comments and feedback prior to Township Council's consideration of this application.

Date: **Monday, November 8th, 2021**
Time: **4:00 pm – 7:00 pm**
Location: **Fort Langley Community Hall, 9167 Glover Rd, Langley, BC V1M 2R9**

We will have Covid protocols in place at the meeting and our team is available to discuss this project with you if you are unable to attend or have any questions. More information is also available online at *www.vicinihomes.com/fortlangley*. Please feel free to reach out by email or phone, fortlangley@vicinihomes.com or 604-296-7999.







At your SERVICE

Langley politicians offer views on key issues

THIS WEEK: Each member of Langley City council was asked: *With Langley City's population predicted to grow significantly in the next few years, should the City be building its own indoor pool?*

Their answers are online at www.langleyadvancetimes.com

UP NEXT: Langley Township council is being asked: *Should the Township mandate that all people working for the municipality be vaccinated against COVID-19?*

Watch for their answers online Sunday.



Art show enjoys sizable turnout

Langley Arts Council has more than 100 pieces of work on display through until Nov. 21

Madison McKenzie
Black Press Media

A Langley Arts Council art exhibit in Aldergrove has brought dozens of people in, so far.

The artSpacific exhibit is the council's annual B.C.-wide prize-winning art competition that has brought in a larger than usual group of people.

Claire Sarfeld, arts council executive director, said there are 100 works of art in the exhibit.

"It's honestly an amazing exhibit. We have had a huge turn out so far," said Sarfeld.

The council held a socially distanced award ceremony on Oct. 8 for the artists. The event included live music from local band Quintessential, artists, members of the community, and local sponsors, including Save-On Foods Aldergrove.

"We even had local politicians come enjoy the evening," she said.



Langley Arts Council's exhibit, artSpacific, allows the public to check out the talents of many various local artists. (Claire Sarfeld/Special to the Langley Advance Times)

The exhibit is open until Sunday, Nov. 21 at Aldergrove's Kinsmen Centre, 26770 29th Ave., where the arts council is based.

"We're still seeing tons of people coming in to see the art. It's amazing," concluded Sarfeld.

Picture this

Local photographers are being called on for a new art exhibition.

Langley Arts Council has put a call out, asking photographers in around the community to submit their best photos—which could be displayed at the upcoming exhibition.

This is the second year this exhibition has run, but the first year it has been an in-person show, said Sarfeld.

"Last year we had to do the exhibition online due to COVID, even with it being online. It was a huge success. We're excited to get to do it in person this year," she elaborated.

The council is looking for 20 to 25 photographs to be displayed during the month-and-a-half-long exhibit, which runs from Dec. 15 to Jan. 31.

"There is no theme. People can submit any style of photograph. That's what makes this such an interesting show. It really shows off the dynamic of photos," Sarfeld said.

Applications close on Dec. 1. People interested in applying, can do so online through the arts council website at: langleyarts.ca.

This year, the exhibition will take place in Timms Community Centre, in the Walkway Gallery located at 20399 Douglas Cres.

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 08-23-0173

Monday, November 8, 2021
7:00 pm - 8:00 pm

Project Website
https://arcg.is/11f04X0

QR Code

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7:00pm - 7:20pm
Presentation
7:20pm - 8:00pm
Q&A



For more information, please visit our project website, or contact James Pernu at 604-424-4889, or by email at jpernu@mcelhanney.com.

Virtual Public Information Meeting – Thursday, November 18, 2021

Please note that this is not a Public Hearing Notice

Virtual Public Information Meeting and Website for proposed apartment development located at the following addresses: **19890 55A Avenue and 5494, 5500 & 5510 Brydon Crescent, Langley, BC**

Dear Resident,

We are 1292533 BC Ltd. working with Keystone Architecture & Planning Ltd on a proposed 6-storey residential apartment building, consisting of 91 apartment suites. You are invited to review and discuss this proposal at our project website and upcoming virtual meeting. The purpose of this website is to seek input from local residents and to provide information as well as address any questions that they may have as we proceed with our development application.

The proposed development involves the following:

- Official Community Plan (OCP) amendment from the current High-Density Residential designation to the Low-Rise Residential designation proposed in the draft new OCP
- Rezoning from RS1 (Single Family Residential) Zone to a CD (Comprehensive Development) Zone.
- To accommodate a 6-storey apartment building, consisting of 91 apartment suites.



Due to social distancing requirements, we invite you to please visit the public information meeting website https://langleycityapartment.ca for the building design and plans. The website will be live between **November 10th – November 17th** to receive public commentary. We will also be running a Microsoft Teams meeting where interested parties can join and provide comments directly to the development. The meeting will be held from **4:00pm – 6:00pm on Thursday, November 18, 2021**. If you would like to take part email mail@keystonearch.ca and you will be sent an invite.

Sincerely,

1292533 BC Ltd.



If you have received this notice and have tenants in occupation, please ensure this notice is posted for them in a common area of your building as they will not receive this notice directly.

COMMUNITY CALENDAR

datebook@langleyadvancetimes.com.
Time-sensitive events given precedence

Contact event organizers with questions, including queries about COVID precautions and vaccination requirements.

• Langley Bog Restoration Clean Up: Sign up for one or more sessions: 1 to 4 p.m. on Friday, Nov. 5; 10 a.m. to 1 p.m. on Saturday, Nov. 6; 1 to 4 p.m. on Saturday, Nov. 6; or 11 a.m. to 2 p.m. Sunday, Nov. 7 at outreach@drpipa.org. Bog is ecologically sensitive and not open to general public. Training and tools provided. Goes rain or shine. Do dress for the weather and wear sturdy boots, and long sleeve pants and shirts. Pandemic protocols for outdoor events followed. No washroom available. Info: https://drbipa.org/bogrestorationcleanup.

• Beyond Fibre artisan show and sale: Langley Weavers and Spinners Guild show is 10 a.m. to 5 p.m. on Saturday, Nov. 6 and Sunday, Nov. 7 at West Langley Hall, 9400 208th St. Items handcrafted by guild members as well as on-site demonstrations and supplies. Info: lwsg.org.

• Cat and kitten adoption event: Embrace a Discarded Animal Society hosting 40 cats and kittens at Langley PetSmart from Thursday, Nov. 11 to Sunday, Nov. 14. Fill out application in advance at www.embracesociety.ca or at the store's adoption centre. Volunteers also needed.

• Parents and Play Group: Jericho Ridge Community Church hosts a group for parents of babies, toddlers, and preschoolers. All parents and caregivers welcome. 10 a.m. to noon every other Friday. Meetings: Nov. 12, Nov. 26, and Dec. 10. Information: jerichoridge.com.

Groups are welcome to submit information about upcoming community events in Langley. Publication is at the discretion of the newspaper, and groups are responsible for keeping their information up to date.

# Registered	4
# Cancelled	1
# Approved	3

First Name	Last Name	Email	Address	Approval Status
FOIPPA s. 22(1)	FO PPA s. 22(1)	FOIPPA s. 22(1)	FOIPPA s. 22(1), Langley	approved
FOIPPA s. 22(1)	FO PPA s. 22(1)	FOIPPA s. 22(1)	FOIPPA s. 22(1).	approved
FOIPPA s.	FO PPA s. 22(1)	FOIPPA s. 22(1)	FOIPPA s. 22(1)., Surrey	approved
FOIPPA s. 22(1)	FO PPA s. 22(1)	FOIPPA s. 22(1)	FOIPPA s. 22(1) Langley	approved

Max Concurrent Views	3

Attended	Username (Original Name)
Yes	FOIPPA s. 22(1)
Yes	FOIPPA s. 22(1)
Yes	FOIPPA s. 22(1)



78 Avenue & 204 Street SW Yorkson

ToL 08-23-0173

NOVEMBER 8, 2021

DEVELOPER-LED PUBLIC INFORMATION MEETING

7:00pm – 8:00pm

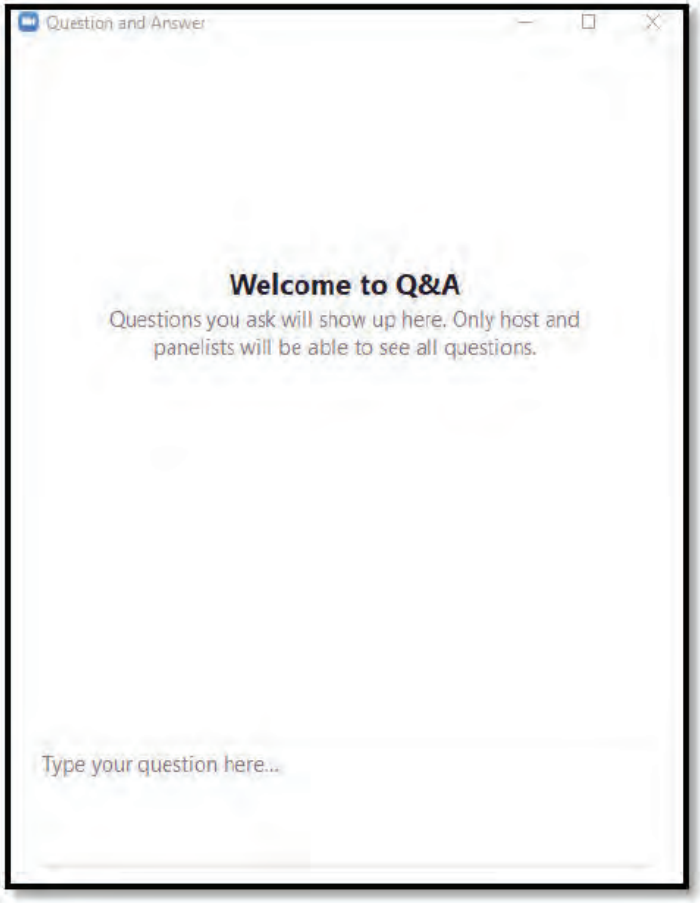
WELCOME & HOUSEKEEPING

SCHEDULE

7:00pm – 7:20pm Presentation
7:20pm – 8:00pm Q&A

There will be a question period at the end of the presentation.

Please submit your questions to the moderator via the Q&A box.



WELCOME & HOUSEKEEPING

SCHEDULE

7:00pm – 7:20pm Presentation
7:20pm – 8:00pm Q&A

If you'd like to present your question verbally, please click Raise Hand in webinar controls.



We will take all questions during the Q&A period.

VIRTUAL ENGAGEMENT GUIDELINES

✓ **Comments, questions, and feedback on the proposed development**

✓ **Respecting the views of fellow community members, staff, and the project team**

X **Zero tolerance for profane language, harassment, and discrimination of others**

Comments and/or participants that do not respect our guidelines will be removed at the discretion of the moderator. Thank you for taking part in shaping your community!

PROJECT TEAM

QUALICO communities

FOXRIDGE HOMES

McElhanney

envirowest consultants inc.
www.envirowest.ca

PRESENTATION

- Project Revision Overview
- Zoning and Subdivision Changes
- Revised Site
- Tree Management
- Servicing
- Community Feedback

PROJECT OVERVIEW

PROPOSAL

Revision to existing in-stream application.

Proposes 32 single-family and 31 townhouse units.

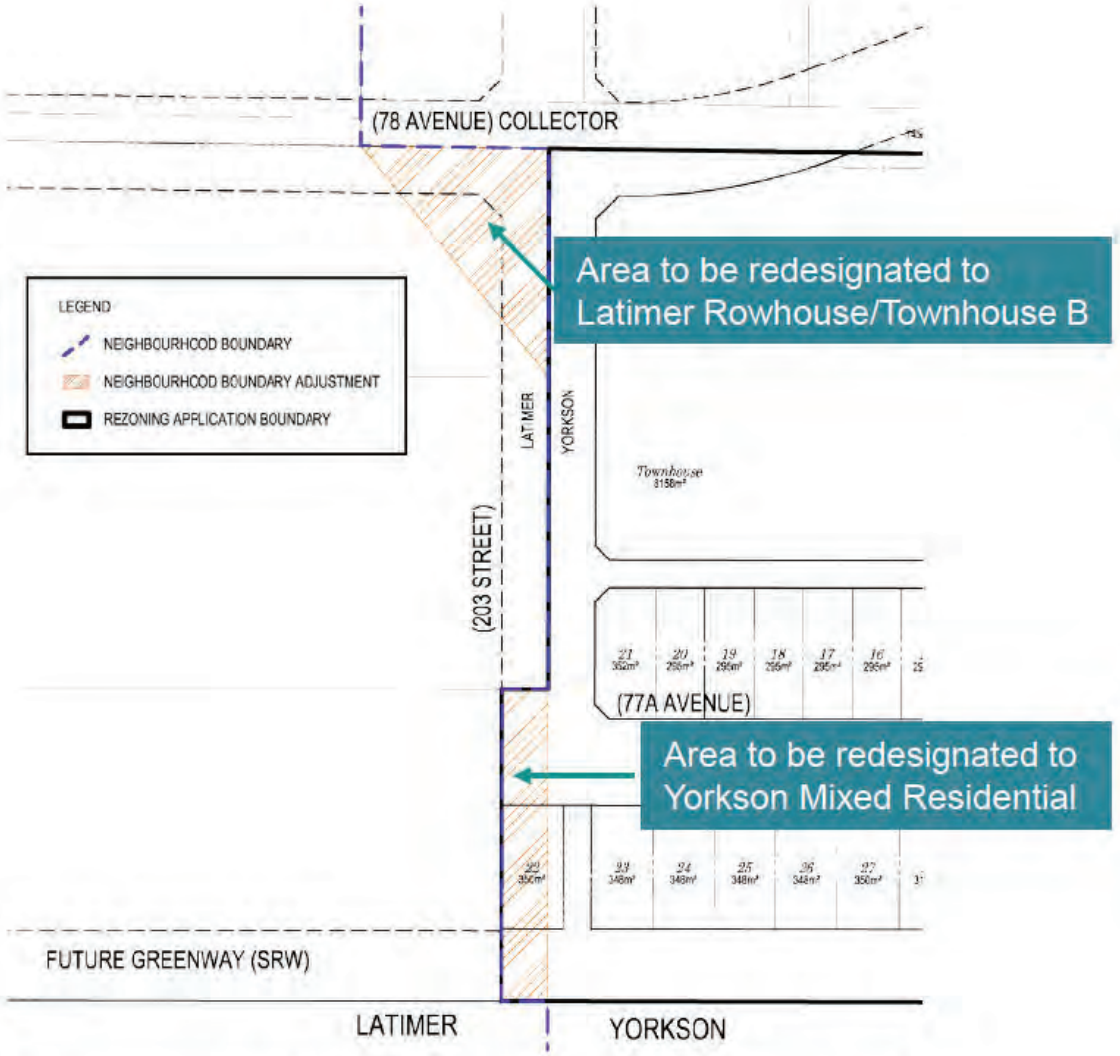


Subject area includes east halves of 7780 / 7720 202A Street, and 7767 204 Street.

NEIGHBOURHOOD PLAN AMENDMENT

YORKSON/LATIMER NEIGHBOURHOODS

- Boundary adjustment to improve road alignment for future 203 Street
- Rationalize land use designation boundaries between two plan areas



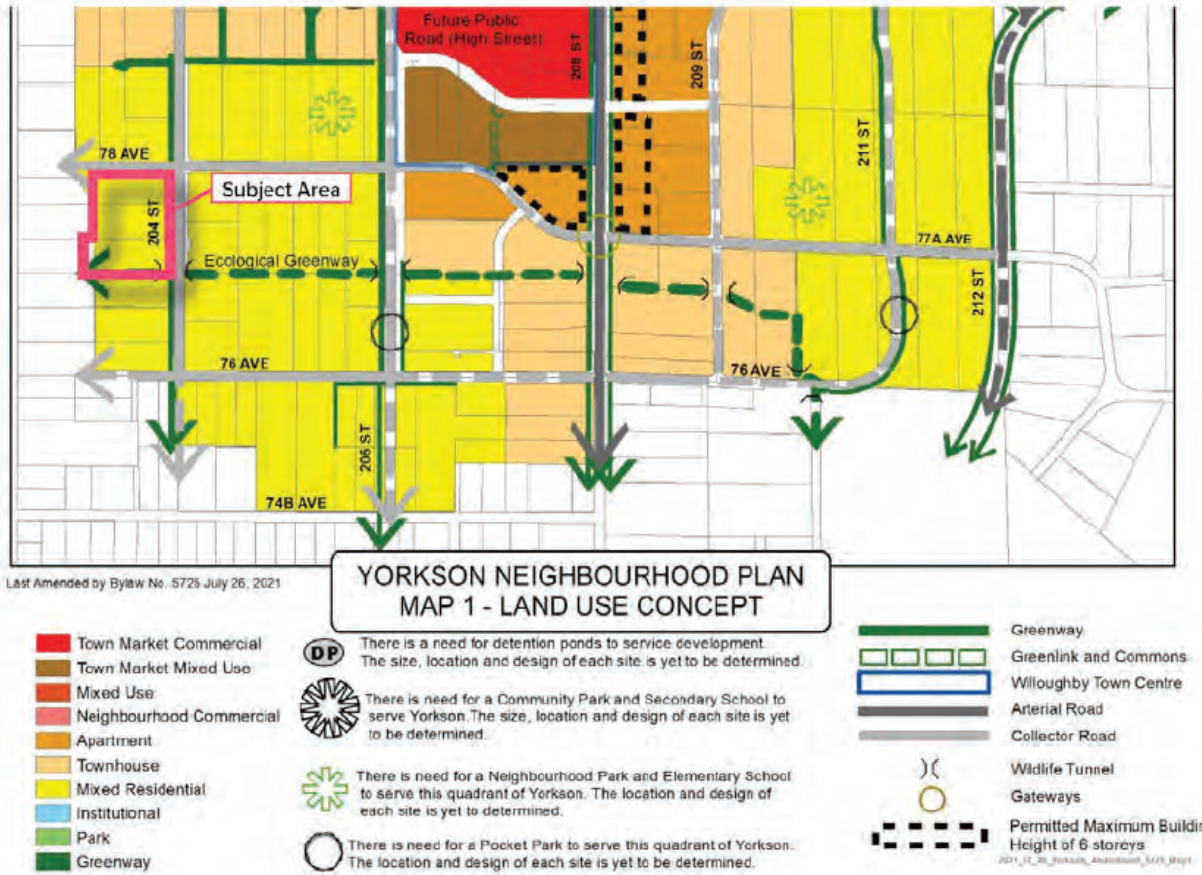
Neighbourhood plan boundary adjustment occurs on 7780 and 7720 202A Street.

YORKSON NEIGHBOURHOOD PLAN

DESIGNATION

Mixed Residential

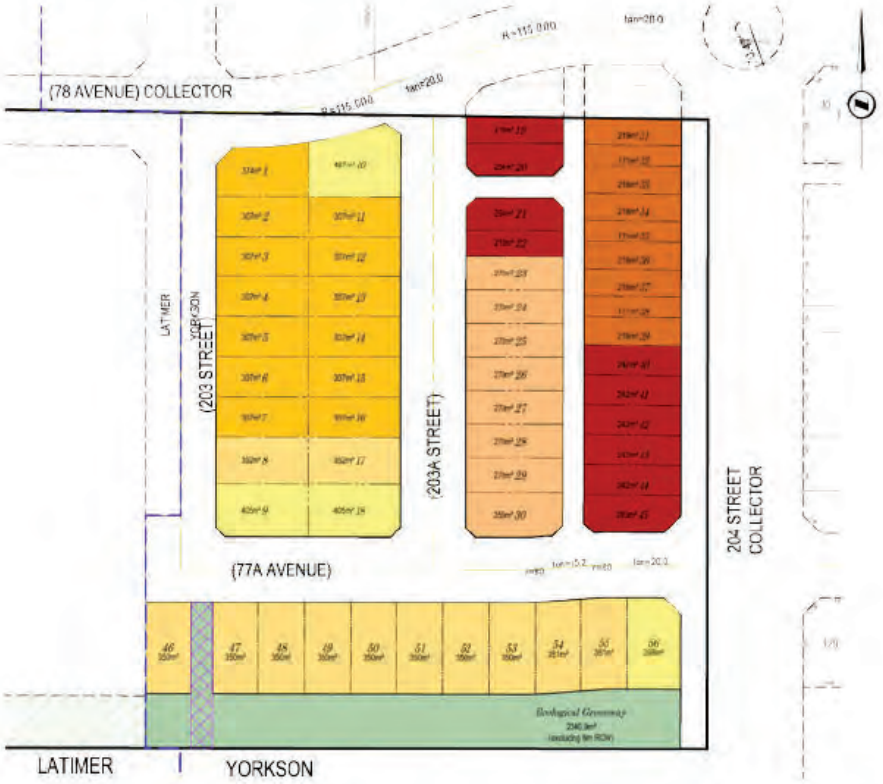
A variety of housing forms to accommodate a range of age groups, income ranges and lifestyles.



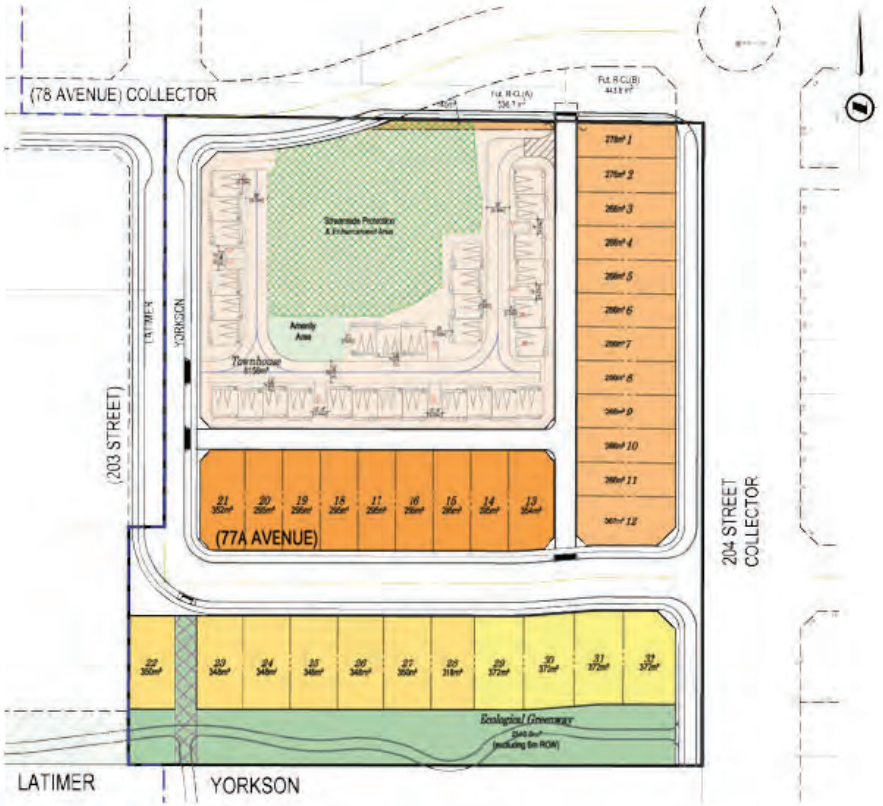
Complies with Yorkson Neighbourhood designation

PROJECT OVERVIEW

In-stream Application



Proposed Revision



Revision due to identified Streamside Protection Area along the north end of site.

ZONING & SUBDIVISION CHANGES

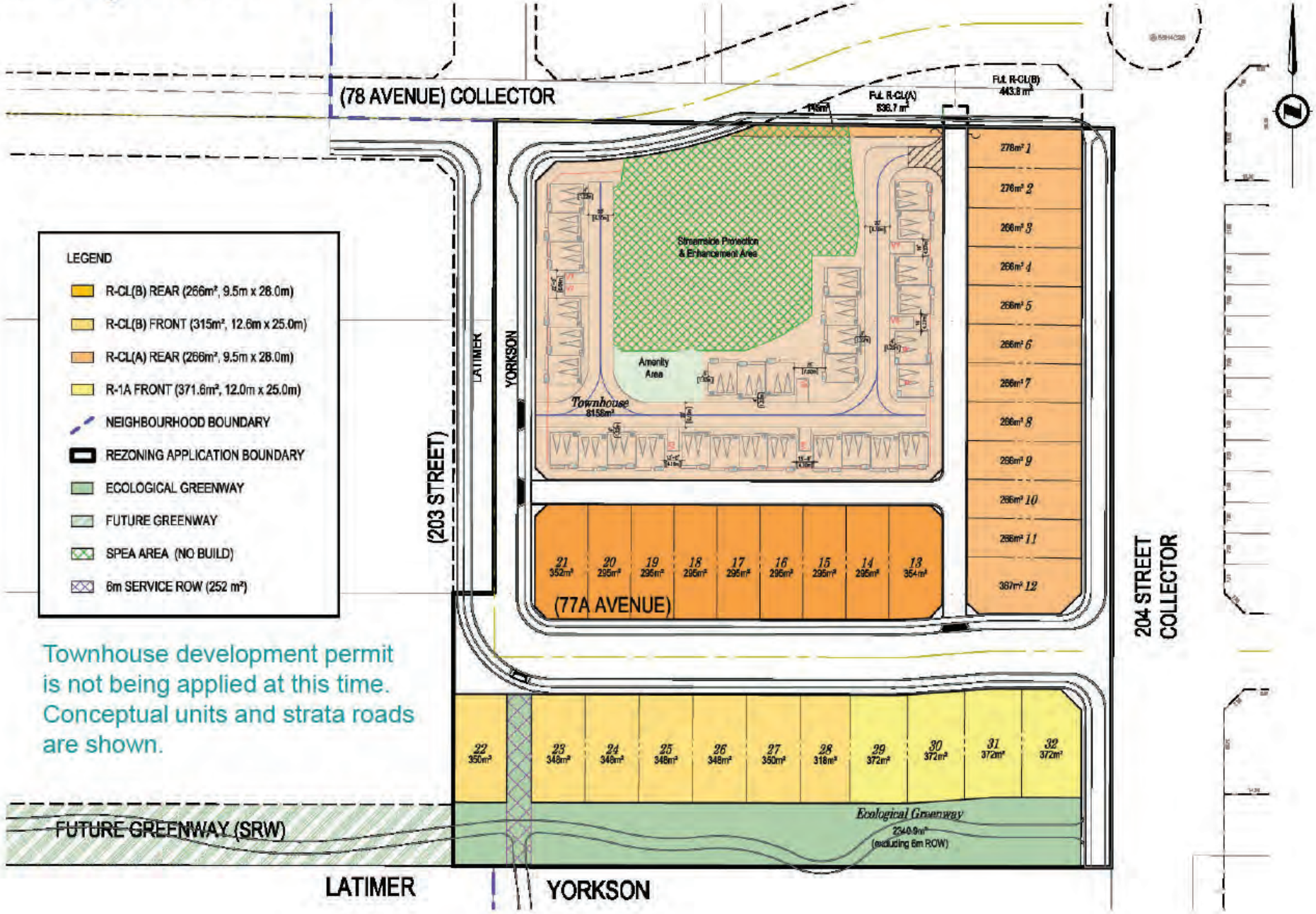
IN-STREAM APPLICATION

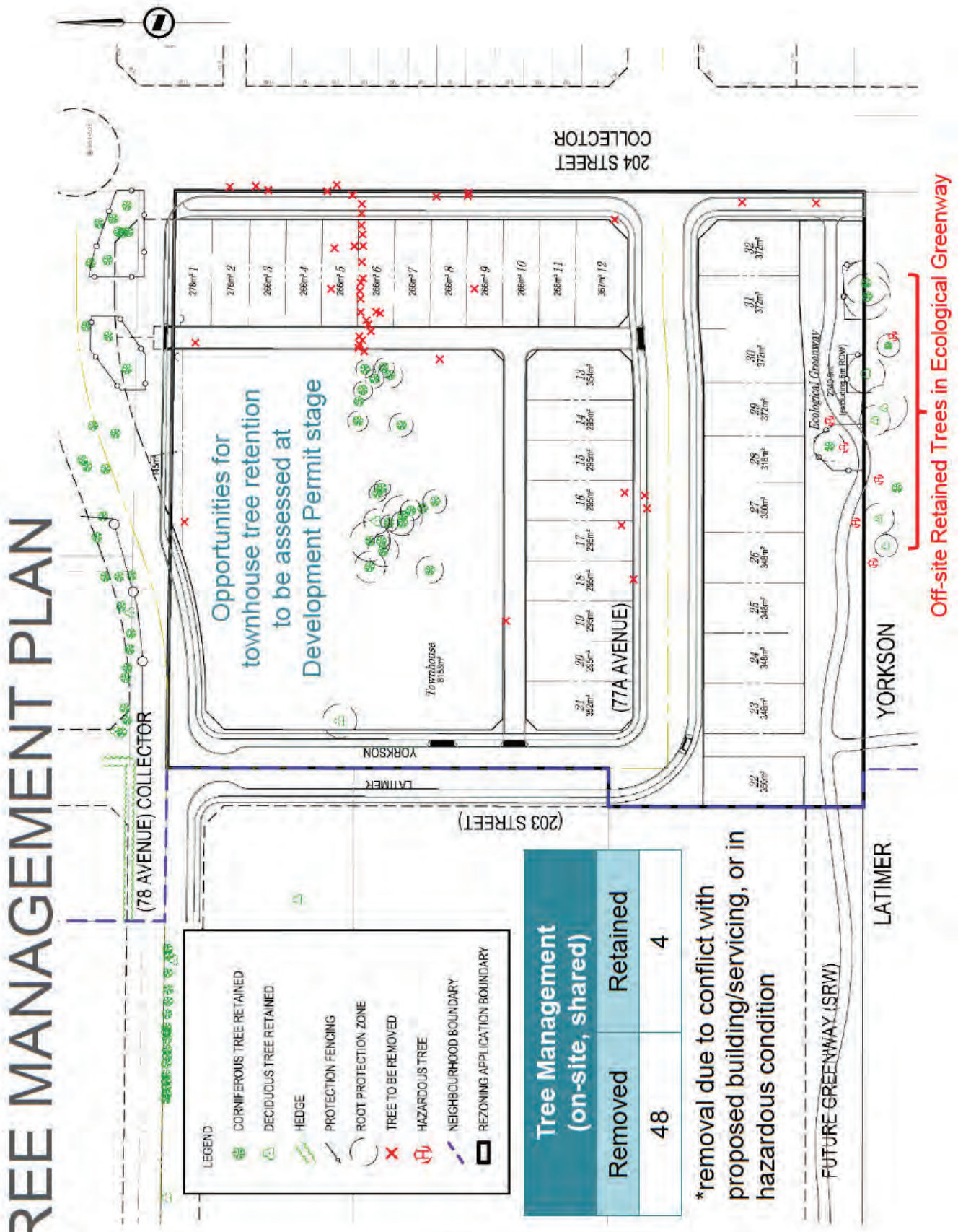
Proposed Zoning	# Units
Detached Residential	
R-CL(A)	21
R-CL(B)	12
R-1A	5
Attached Residential	
R-CL(SD)	10
R-CL(RH)	9
Townhouse Strata	n/a

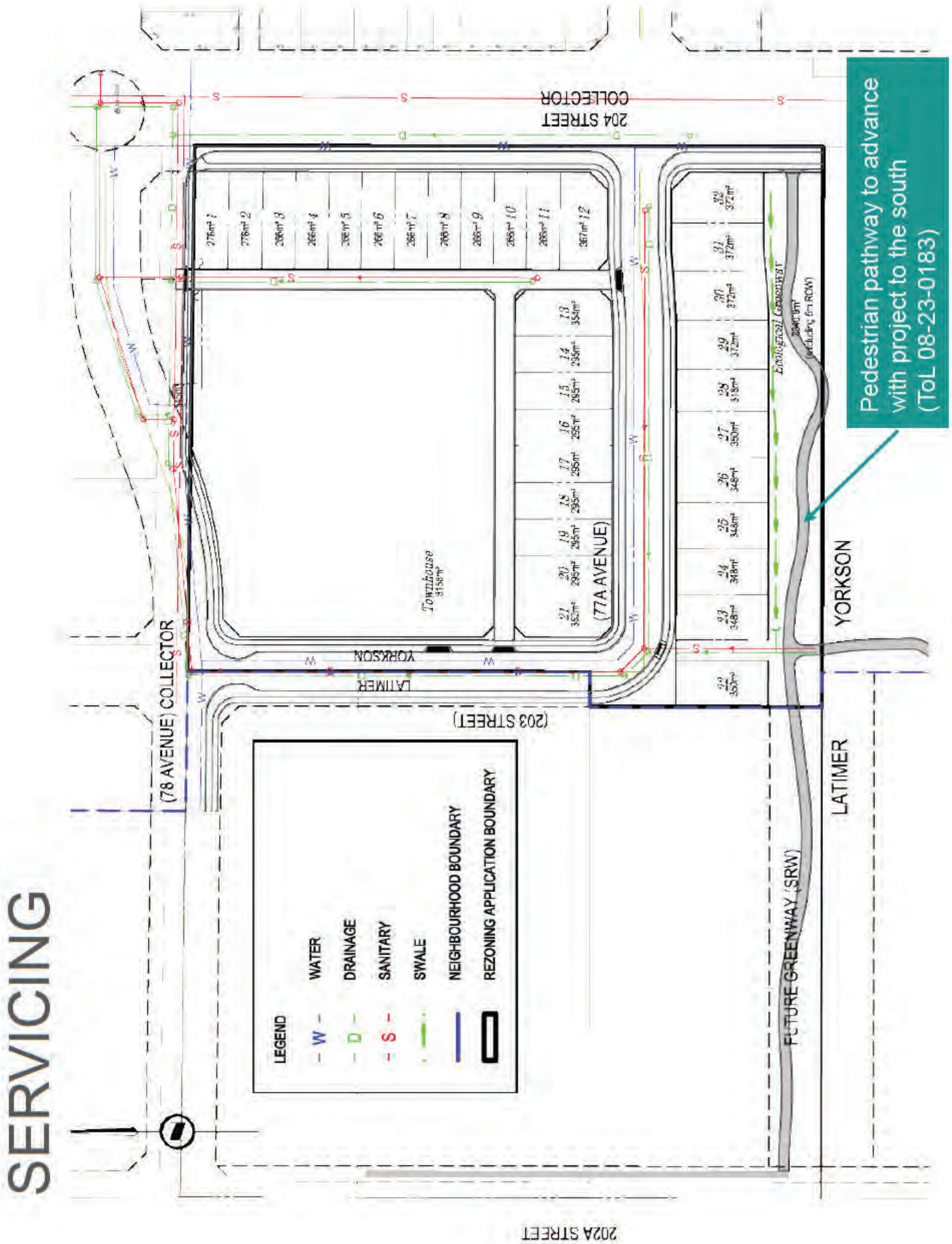
PROPOSED REVISION

Proposed Zoning	# Units
Detached Residential	
R-CL(A)	12
R-CL(B)	16
R-1A	4
Attached Residential	
R-CL(SD)	n/a
R-CL(RH)	n/a
Townhouse Strata	31

Proposed Site

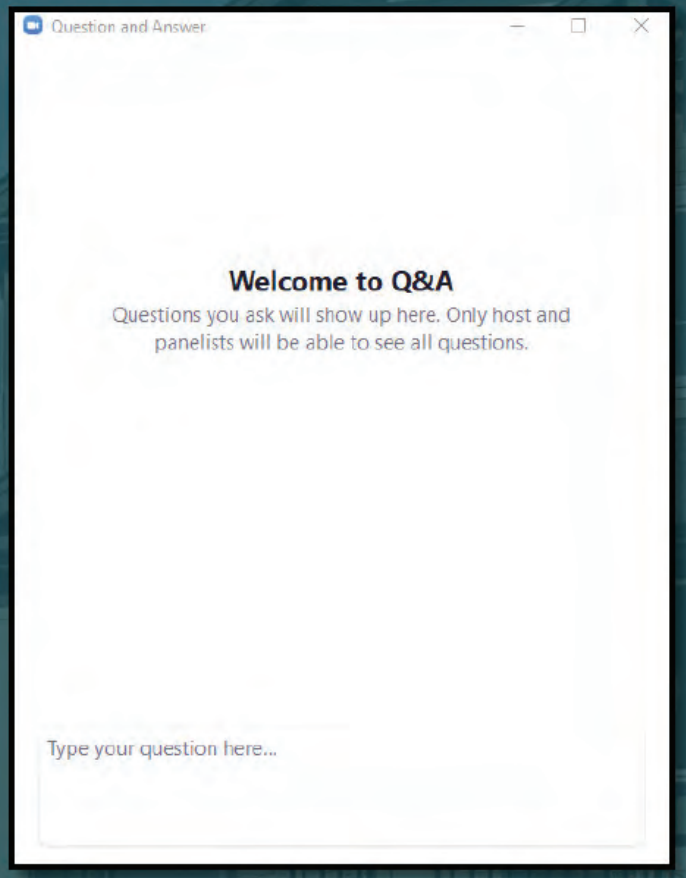


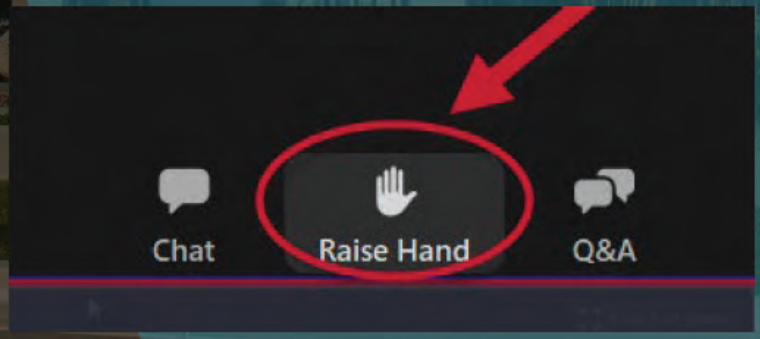

TREE MANAGEMENT PLAN
(78 AVENUE) COLLECTOR
204 STREET COLLECTOR
(203 STREET)
(77A AVENUE)
YORKSON
LATIMER
FUTURE GREENWAY (SRW)
Opportunities for townhouse tree retention to be assessed at Development Permit stage
Townhouse
Ecological Greenway
Off-site Retained Trees in Ecological Greenway
LEGEND
CORNIFEROUS TREE RETAINED
DECIDUOUS TREE RETAINED
HEDGE
PROTECTION FENCING
ROOT PROTECTION ZONE
TREE TO BE REMOVED
HAZARDOUS TREE
NEIGHBOURHOOD BOUNDARY
REZONING APPLICATION BOUNDARY
Tree Management (on-site, shared)
Removed
Retained
48
4
*removal due to conflict with proposed building/servicing, or in hazardous condition


SERVICING
Pedestrian pathway to advance with project to the south (ToL 08-23-0183)
204 STREET COLLECTOR
(78 AVENUE) COLLECTOR
(77A AVENUE)
(203 STREET)
202A STREET
YORKSON
LATIMER
FUTURE GREENWAY (SRW)
LEGEND
WATER
DRAINAGE
SANITARY
SWALE
NEIGHBOURHOOD BOUNDARY
REZONING APPLICATION BOUNDARY

Questions and Answers

Please submit your questions to the moderator via the Q&A box, or use the Raise Hand button to let us know.





Comments & Feedbacks

A questionnaire is available on our project website to collect and forward public input to Township of Langley Council for consideration.

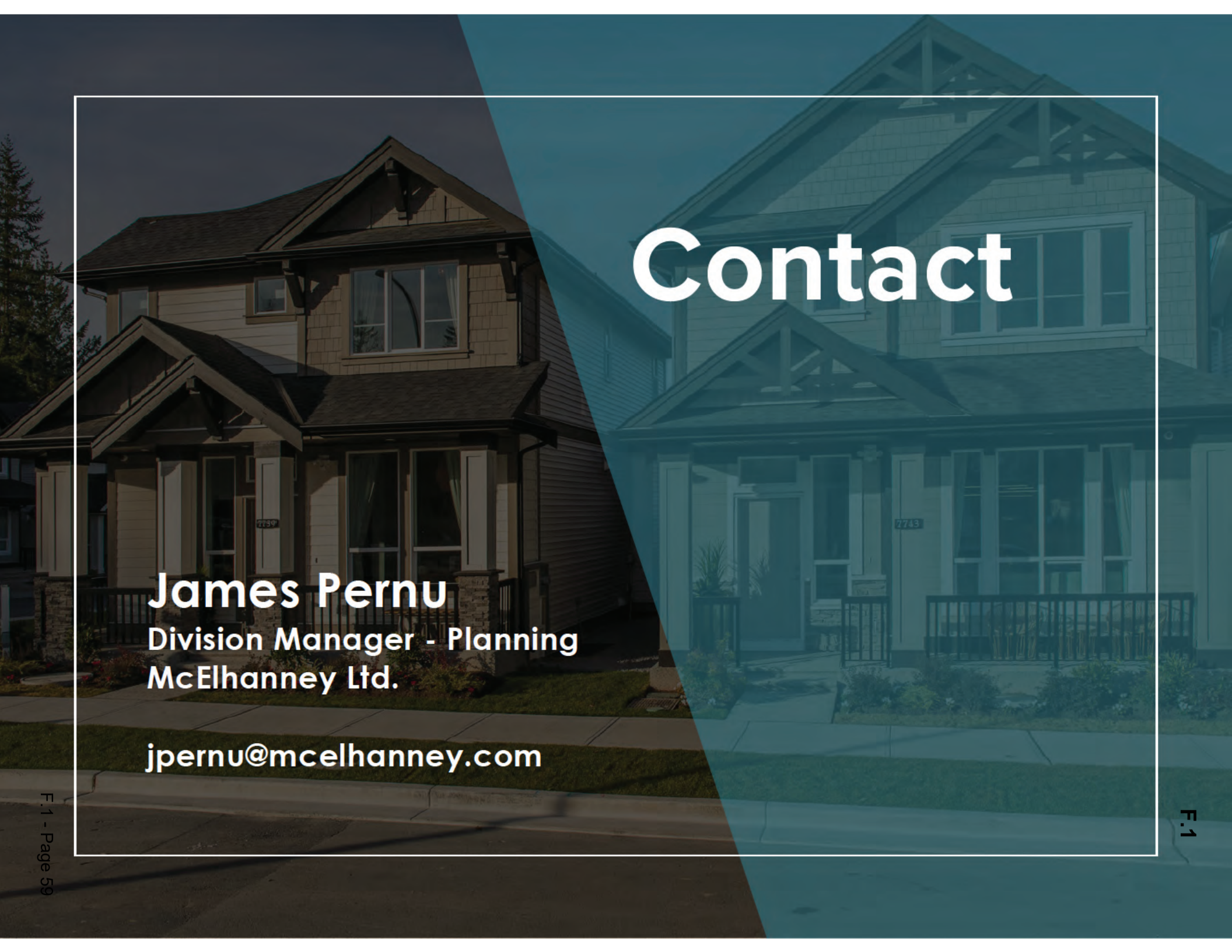
Please take a few minutes to fill it out.



Comments & Feedbacks

The questionnaire will be closed at

11:59pm
Thursday, November 11, 2021



Contact

James Pernu
Division Manager - Planning
McElhanney Ltd.

jpernu@mcelhanney.com

Forms(https://www.office.com/launch/forms?auth=2)

Yorkson 78 Ave & 204 St In-stream Development

1	02:45	Closed
Responses	Average time to complete	Status

1. Please note that personal information collected on the questionnaire is for the sole purpose of providing Township of Langley project staff with confirmation of factual resident attendance and feedback provided at the Public Information Meeting to be held by McElhanney on November 8, 2021. All personal information provided will be removed and redacted from questionnaires and final report before forwarding to Council and will be destroyed after the stated purpose for the collection is complete.

   All personal information created, held or collected by McElhanney is protected under British Columbia's Personal Information Protection Act and McElhanney has developed procedures with respect to the proper collection, use and disclosure of such information.



2. Name

1
Responses

Latest Responses
FOIPPA s. 22(1)

3. Residential address

1
Responses

Latest Responses
FO PPA s. 22(1) *Surrey"*

4. Phone number / email (optional)

1

Responses

Latest Responses

FOIPPA s. 22(1)

5. How did you hear about this Public Information Meeting?

Langley Advanced Times New...	0
Resident Mail-out Invite	0
Word-of-mouth	1
Other	0



6. In order to protect the identified streamside protection area, the proposal is revised to allow a townhouse strata site be developed and prohibit access into the streamside protection area. This arrangement results in Yorkson Neighbourhood Plan Amendment to allow the proportion of single-family to be below the minimum 60%, and for the proportion of multi-family to be above the maximum required 40%.

Please rate your opinion on this neighbourhood plan amendment.

1

Responses

★★★★☆

4.00 Average Rating

7. Please rate your opinion on the proposed site rezoning from Suburban Residential SR-2 zone to Single Family Residential Zone R-1A and Single Family Compact Residential Zones R-CL(A) and R-CL(B), as well as Comprehensive Development (CD) for townhouse.

This permits the development of 32 single-family lots and 31 townhouse units.

1

Responses

★★★★☆

4.00 Average Rating

8. Please provide us with any additional comments you may have, or elaboration to your responses for any of the previous questions.

0

Responses

Latest Responses

From: FO PPA s. 22(1)
Sent: Monday, November 8, 2021 7:59 AM
To: James Pernu <jpernu@mcelhanney.com>
Cc FO PPA s. 22(1)
Subject: 202a & 204 Site Revision

[EXTERNAL EMAIL] Check email address, links, and attachments

James,
Trust your well.

Noticed few things in preparing for this evening:

1) Relative to your July 26, 2018, File: 2111-03365-02-03-04 PIM notice, and subsequent application, the land-use area dedicated to streamside protection and accompanying housing lay-out changes are substantial, with only a few words in the way of explanation in the current PIM/website notice. Anticipate the rationale will be explained tonight?

2) The current PIM refers only to Yorkson, yet, as 7720/7780 straddle Latimer NP, any revised OCP amendment will impact both NP areas, even if the details of the current revisions only touch on Yorkson. Possibly this can be expanded upon tonight?

3) Respectfully, the repeated reference to the "*east portion*" of 7720/7780 202a is not accurate with regard to the overall scope of works associated with this proposal. As you well know, Council at 3rd Reading, under advice from GM Planning that the 202a frontage should also be improved in keeping with the Subdivision Control Bylaw, was adopted for inclusion in the Development Permit scope prior to Final Reading. Possibly tonight you can confirm the Applicant remains committed to this crucial public safety requirement, should a new Public Hearing and 3rd Reading process be pursued?

Rather than me needing to raise these issues at the event, seems more pragmatic to bring this to your attention now for your consideration.

FOIPPA s. 22(1)

From: FO PPA s. 22(1)
Sent: Tuesday, November 16, 2021 10:47 AM
To: James Pernu <jpernu@mcelhanney.com>; FO PPA s. 22(1)
Cc: Clover Mei <cmei@mcelhanney.com>
Subject: Re: 202a & 204 Site Revision

[EXTERNAL EMAIL] Check email address, links, and attachments
James,
all my questions were matters of clarification which you ably answered. Accordingly, we have NO comment on the proposed amendment per se.

Thus, no need to refer to our communications on this matter in the Record with the Township.

Joe

On Tue, Nov 16, 2021 at 9:50 AM James Pernu <jpernu@mcelhanney.com> wrote:

> Good morning FOIPPA s. 22(1) I trust you are doing well.
>
> Sorry to bother you, we are just finishing our write up of the Public Engagement. Normally we summarize all input and include copies of correspondence received. I wanted to check with in with you to see if you have any preferences in this regard. The Township will redact all personal information in reporting going to Council which is accessible to the public.
>
> Kindly let us know.
>
> Regards
>
> James
>
> 604-424-4889

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030

AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101

AMENDMENT (QUALICO DEVELOPMENT (VANCOUVER) INC.) BYLAW NO. 5775

EXPLANATORY NOTE

Bylaw No. 5775 amends the Willoughby Community Plan, Yorkson Neighbourhood Plan, and Latimer Neighbourhood Plan by amending the land use designation of a portion of 7720 and 7780 – 202A Street, adding a portion of 7780 – 202A Street to Energy Conservation and GHG Emission Reduction Development Permit Area, removing a portion of 7720 – 202A Street from Energy Conservation and GHG Emission Reduction Development Permit Area, and changing the Plan boundaries.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030

AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101

AMENDMENT (QUALICO DEVELOPMENT (VANCOUVER) INC.) BYLAW NO. 5775

A Bylaw to amend the Willoughby Community Plan Bylaw No. 3800, the Yorkson Neighbourhood Plan Bylaw No. 4300 and the Latimer Neighbourhood Plan Bylaw No. 5101

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5775”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended with respect to lands described as:

   Portions of Lots 23 and 25 Section 23 Township 8 New Westminster District Plan 2759

   a) By amending Map 1 to change the land use designation for a portion of the lands to “Multi Family” and “Mixed Residential” for the area shown on Schedule “A” attached to and forming part of this Bylaw.

   b) By amending Map 4A to add and remove a portion of the lands to Energy Conservation and GHG Emission Reduction Development Permit Area and remove a portion of the lands from Energy Conservation and GHG Emission Reduction Development Permit Area as shown on Schedule “A” attached to and forming part of this Bylaw.

   c) By amending Map 5 to change the boundary between the Yorkson Neighbourhood Plan and the Latimer Neighbourhood Plan as shown on Schedule “A” attached to and forming part of this Bylaw.

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2015 No. 4030” as amended is further amended with respect to lands described as:

   Portions of Lots 23 and 25 Section 23 Township 8 New Westminster District Plan 2759

a) By amending Maps 1, 2, 3 and 4 to amend the Plan boundary and change the land use designation for a portion of the lands to “Mixed Residential” for the area shown on Schedule “A” attached to and forming part of this Bylaw

b) Inserting + after ▭ after Mixed Residential in the first column of Table 4.1 – Residential Housing Mix and Densities:

a. For lands legally described as Portion of Lots 23 and 25 Township 8 New Westminster District Plan 2759 and Lot 38 Section 23 Township 8 New Westminster District Plan 47045 and designated “Mixed Residential”, Table 4.1 may be modified by:

i. Decreasing the minimum permitted percentage of the single family residential types (Column E) to 51% and increasing the maximum permitted attached residential type to 49%.

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101” as amended is further amended with respect to lands described as:

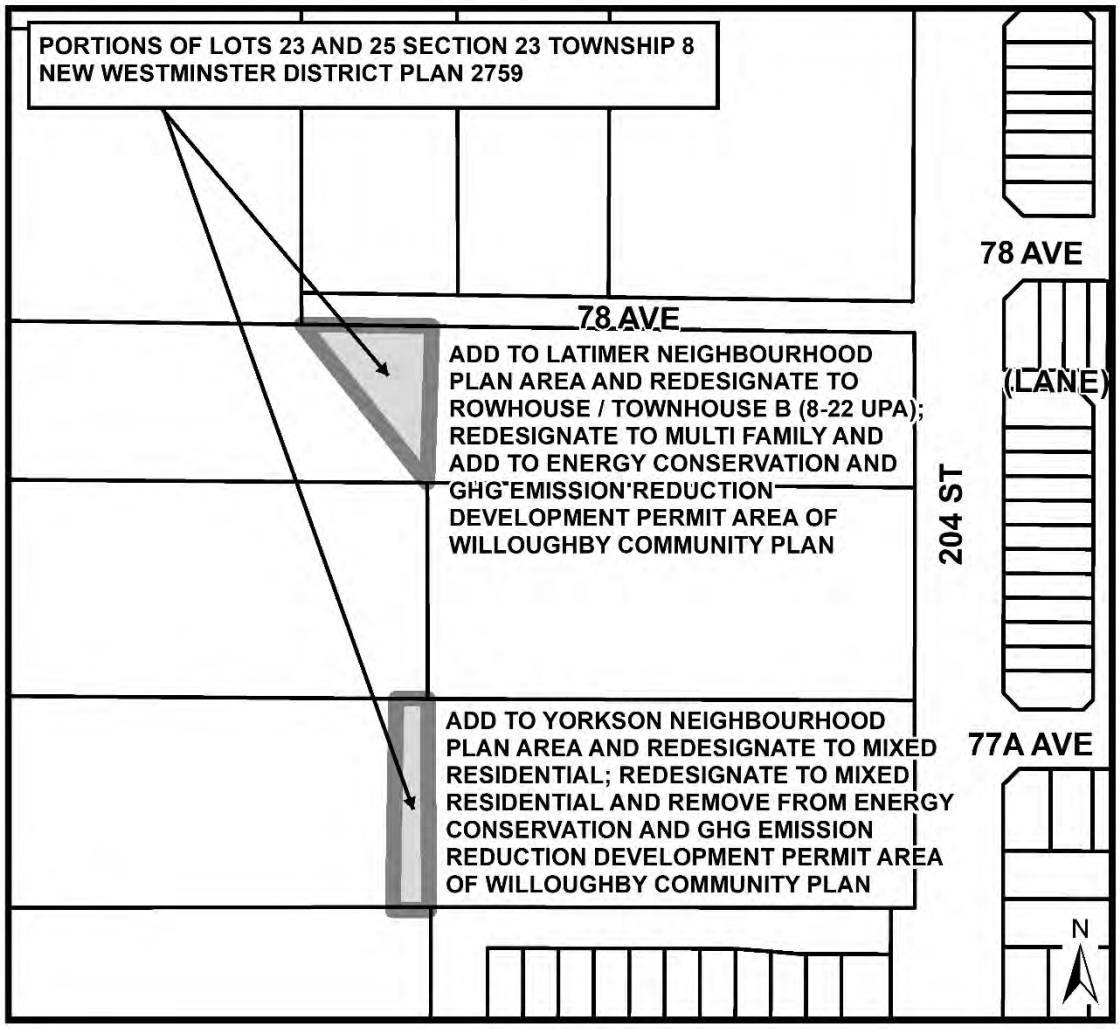
Portions of Lots 23 and 25 Section 23 Township 8 New Westminster District Plan 2759

a) By amending Maps 1, 2, 3 and 4 to amend the Plan boundary and change the land use designation for a portion of the lands to “Rowhouse/Townhouse B (8 – 22 upa)” for the area shown on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
PUBLIC HEARING HELD the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5775



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW NO. 5776

EXPLANATORY NOTE

Bylaw No. 5776 rezones 2.80 ha (6.92 ac) of land at 7720 and 7780 – 202A Street and 7767 – 204 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), and Comprehensive Development Zone CD-170 to accommodate a mixed residential development consisting of 63 units (32 single family lots and 31 multi-family units).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW NO. 5776

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5776".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-170"

   b. Adding to Section 110.1 after the words "CD-169" the words "CD-170 – 0.75 ha"

   c. Adding after Section 1069 "Comprehensive Development Zone CD-169" the following as Section 1070 "Comprehensive Development Zone CD-170"

1070 **COMPREHENSIVE DEVELOPMENT ZONE CD-170**

Uses Permitted

1070.1 In the CD-170 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *residential uses* in accordance with Section 1070.2

Residential Uses

1070.2 *Residential uses* shall consist of 15 *townhouse* units (minimum 3 units attached, maximum 6 units attached), 16 *townhouse* units (2 units attached) for a total of 31 units on lands zoned Comprehensive Development Zone CD-170.

Lot Coverage

1070.3 The maximum permitted *lot coverage* of *building* and *structures* shall be 40%.

Siting of Buildings and Structures

1070.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1070.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 3 storeys and the *height* for *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

1070.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1070.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1070.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Age Friendly Amenity

1070.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1070.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

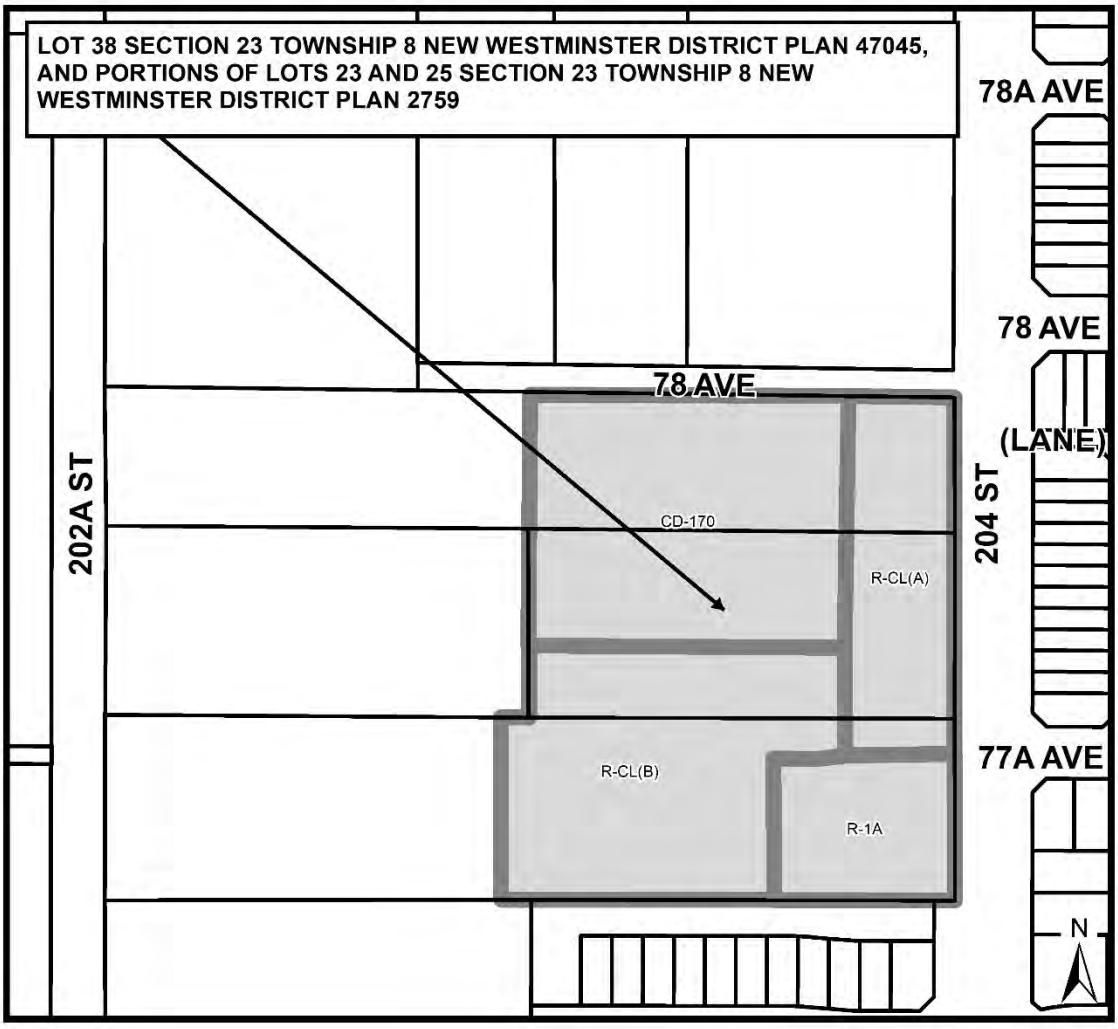
Portions of Lots 23 and 25 Section 23 Township 8 New Westminster District Plan 2759; and
Lot 38 Section 23 Township 8 New Westminster District Plan 47045

As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), and Comprehensive Development Zone CD-170.

READ A FIRST TIME the	day of	, 2022.
READ A SECOND TIME the	day of	, 2022.
PUBLIC HEARING HELD the	day of	, 2022.
READ A THIRD TIME the	day of	, 2022.
ADOPTED the	day of	, 2022.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5776



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 11, 2022 - REGULAR AFTERNOON MEETING	**REPORT:**	22-28
FROM:	FINANCE DIVISION	**FILE:**	1810-20
SUBJECT:	LANGLEY FEES AND CHARGES BYLAW AMENDMENT		

RECOMMENDATION:

That Council give first, second and third reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2022 No. 5777.

EXECUTIVE SUMMARY:

Section 194 (1) of the *Community Charter* makes provision for Council to adopt bylaws approving various fees and charges that can be imposed with respect to services being provided. The proposed Township's Fees & Charges Bylaw No. 4616 will include sixteen fees and charges categories under separate schedules as follows:

- Schedule 1: RECREATION, CULTURE, and PARKS
- Schedule 2: CEMETERIES
- Schedule 3: ANIMAL CONTROL
- Schedule 4: FINANCE
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 6: POLICE
- Schedule 7: FIRE
- Schedule 8: TRANSPORTATION
- Schedule 9: SOLID WASTE
- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 13: STORMWATER
- Schedule 14: DEVELOPMENT SERVICES
- Schedule 15: TREE PROTECTION
- Schedule 16: AIRPORT

On an annual basis, amendments to fees and charges are proposed to better align Township revenue with service budgets. Such amendments are outlined in this report. Schedules with no changes are referenced but not included. Updating fees and charges on a regular basis is consistent with the Township's User Pay policy and its economic sustainability goals.

PURPOSE:

The purpose of this report is to bring forward for first, second, and third readings, Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2022 No. 5777 highlighting additions, repealed fees and fee changes.

BACKGROUND/HISTORY:

On an annual basis, the Township undertakes a review of existing fees and charges to determine whether any price level adjustments and/or new fees and charges are necessary to existing schedules to ensure sufficient cost recovery of programs and services and to better align Township revenue with service budgets.

DISCUSSION/ANALYSIS:

This report recommends that Council approve additions, repealed fees and changes to existing fees as outlined in the sections that follow.

Schedule 1: RECREATION, CULTURE, AND PARKS

Recreation, Culture, and Parks have undertaken a review of their current fees and charges, including a comparison with other municipalities.

General Fee Increase

This bylaw amendment reflects increases the division has experienced in the past year with respect to cost escalations for staffing, utilities, materials and supplies. It is recommended that a 3% average increase be applied to pool, fitness, and arena admissions as well as rentals except where noted separately within this report.

Other proposed Changes to Fees and Charges – Parks

Staff propose further amendments to Schedule 1 of the Fees and Charges Bylaw as follows:

- Adding Room Booking fees at McLeod Athletic Park for the Small Meeting Room (25) and the Large Meeting Room (75).
- Adding fees for Park Change Rooms.
- The components of McLeod Athletic Park Stadium have been separated into individual line items to allow multiple users to book individual parts of the stadium.
- Adding individual fees for McLeod Athletic Park – Track & Field, Throws Area, Announcers Booth, First Aid Room and Park Officials Room.
- Adding a new series of Park Permit Application Fees to For-Profit Special Events/Festivals to offset costs currently being borne by the Township. Proposed fees include:
    - $250 Park Permit application fee to reflect the additional staff time required to process these permit types,
    - Park Ranger fee of $30 per hour to be charged for the duration of the event, and
    - a per person attendance fee in addition to existing park rental fees related to the estimated attendance numbers provided by the applicant, escalating based on the total number of attendees, as follows:

Number of Attendees	Per Person Charge
<500	$1.00
501-1000	$1.25
>1000	$1.50

For certainty, these fees are not required for non-profit special events or festivals.

- Adding a new at-cost charge out line item for Township staff event support/equipment utilized at For Profit Special Events or Festivals. For certainty, this work will not be related to assisting with the running of the event, but for extraordinary services such as, but not restricted to, repairs to park/facility damage, or for the set up/removal of barricades.
- Adding hourly rental fees of $100 for the Water Wagon and Misting Tent.
- For clarity for Park bookings, staff propose the addition of a line item to identify that an hourly fee is to be charged in association with bookings at fields, picnic shelters, and other outdoor facilities to offset the cost of the Park Ranger program. Staff propose to separate the fee and increase this amount from $1.00 to $1.50 per
- Correct the rates applied to Synthetic Turf Fields Class A** during the 2021 Fees and Charges Update.
- Remove Prime and Non-Prime categories from Natural Grass Field Fees as there have been no historical difference in rates based on time period.

Other proposed Changes to Fees and Charges – Culture

Staff are recommending that the Museum Annual Pass Program be adjusted to 2 ½ times daily admission – as per practices of the other museums. Pricing has been added for the new Salishan Place by the River, opening in 2023.

See Schedule 1 (Attachment “A”) for proposed changes to Recreation, Culture, and Parks fees and charges.

Schedule 2: CEMETERIES

This bylaw amendment reflects increases, experienced in the past year, with respect to cost escalations for staffing, utilities, materials, and supplies.

It is recommended that a 5.0% average increase, unless otherwise noted, be applied to right of interment and columbaria Cemetery fees and charges to maintain revenue to support operations.

See Schedule 2 (Attachment “B”) for proposed changes to Cemetery fees and charges.

Schedule 3: ANIMAL CONTROL

Staff periodically review dog licensing fees across the lower mainland and greater Vancouver area. As costs related to animal control have continued to increase over the years, it is necessary to partially off-set those costs through incremental increases in licensing fees. This is necessary to sustain the level of service that is currently provided to the community. In comparison to other neighbouring municipalities, the Township ranks slightly under a median range for licensing fees rates (See below), therefore staff are proposing a small increase to dog licensing fees.

Dog Licencing Fee Review				
Municipality	**Current Annual Fees**			
	Not Spayed/Neutered	**Spayed/Neutered**	**Early Payment Discount**	**Dangerous/Aggressive/Vicious**
City of Abbotsford	$ 70.00	$ 28.00	$0	$200
City of Burnaby	$ 66.00	$ 39.00	$11	$105i/$158s-n
City of Chilliwack	$ 70.00	$ 28.00	$0	$200
City of Coquitlam	$ 69.00	$ 54.00	$26	
City of Delta	$ 55.00	$ 35.00	$10	$210i/$510s-n
City of Langley	$ 96.00	$ 48.00	$20i/$10s-n	$265A/$480
Township of Langley	$ 64.35	$ 35.35	$10	$154.35A/304.35D
City of Maple Ridge	$ 68.00	$ 41.00	$12	$200J/$270F-D
District of Mission	$ 60.00	$ 25.25	$5	
City of New West	$ 60.00	$ 20.00	$20i/$10s-n	
District of North Van	$ 84.00	$ 41.00	$10	$99
City of North Van	$ 30.00	$ 30.00		$200
City of Pitt Meadows	$ 35.00	$ 65.00	$15	$150a/$300d
City of Port Coquitlam	$ 95.00	$ 47.00	$15	
City of Port Moody	$ 78.00	$ 50.00	$8i/$5s-n	$250a/$515d
City of Richmond	$ 83.25	$ 36.25	$23.50i/$12s-n	$180i/$297s-n
City of Surrey	$ 75.25	$ 46.50		$141a/$214v/$535d
City of Vancouver	$ 44.00	$ 44.00	$0	$44
District of West Van	$ 85.00	$ 45.00	$15	
City of White Rock	$ 40.00	$ 25.00		$200
Average per municipality	**$ 66.39**	**$ 39.17**	*Legend: i=intact, s-n=spayneuter, a=aggressive, v-vicious, d=dangerous*	

See Schedule 3 (Attachment “C”) for proposed changes to dog licensing fees and charges.

Schedule 4: FINANCE

Staff propose increases under schedule 4 based on survey information from Lower Mainland Municipalities (see below) who levy charges on similar services. One housekeeping item to rename NSF Cheque fee to Returned Cheque Item as cheques are returned for various reasons.
Staff recommend increases to the following fees:

- Returned Cheque Item from $25 to $30 per each returned cheque from a financial institution,
- Tax Information Certificate (TIC) Electronic version from $30 to $40 per TIC and Manual version from $40 to $50 per TIC,
- Mortgage Tax Information Listing from $10 per folio to $15 per folio.

Staff also recommend adding a new fee called Property Tax Apportionment fee for $30 per new strata lot/child property for situations where timing of stratification requires manual intervention to apportion property taxes.

Survey of Lower Mainland Fees:

Municpality	Returned Cheque	Refund Fee	Electronic TIC	In person TIC	Transfer Fee (paid wrong account)	Mortgage Property Tax Listing per folio	Apportionment per Child parcel
Abbotsford	$ 25	$ -	$ 20	$ 25	$ -	$ 10	$ -
City of Burnaby	$ 38	$ 27	$ 49	$ 54	$ -	$ 22	$ 38
Coquitlam	$ 25	$ -	$ 32	$ 32	$ -	$ 10	$ 35
Delta	$ 30	$ -	$ 35	$ 35	$ -	$ 10	$ -
White Rock	$ 36	$ 25	$ 39	$ 71	$ 10	$ 42	$ 42
District of North Van	$ 30	$ 30	$ 40	$ 45	$ -	$ -	$ -
Lanlgey City	$ 30	$ 25	$ 40	$ 40	$ -	$ 12	$ 35
Maple Ridge	$ 25	$ 25	$ 35	$ 35	$ -	$ 8	$ -
New Westminster	$ 40	$ 25	$ 45	$ 48	$ -	$ 15	$ 35
North Van City	$ 25	$ 30	$ 35	$ 35	$ -	$ 10	$ -
Pitt Meadows	$ 25	$ -	$ 62	$ -	$ -	$ 5	$ -
Port Coquitlam	$ 30	$ 25	$ 40	$ 45	$ -	$ 12	$ 25
Port Moody	$ 50	$ 25	$ 40	$ -	$ 25	$ 13	$ 27
Richmond	$ 38	$ -	$ 39	$ 69	$ -	$ 12	$ 36
Surrey	$ 30	$ 25	$ 39	$ 42	$ 25	$ 12	$ 28
Township of Langley	$ 25	$ 25	$ 30	$ 40	$ -	$ 10	$ -
Proposed fees for 2022	**$ 30**	**$ 25**	**$ 40**	**$ 50**	**$ -**	**$ 15**	**$ 30**

See Schedule 4 (Attachment "D") for proposed changes to Finance fees and charges.

Schedule 5: MISCELLANEOUS CORPORATE

Staff propose a fee for rentals of the Presentation Room at Langley Regional Airport. This room features state-of-the-art audio/visual capability with a capacity of 80 and currently rents at the rates established by Recreation for general multipurpose rooms of this size, which do not offer the same advanced equipment. In order to maintain equipment and continue to provide a rental with up-to-date technology, staff propose the rates of:

.

Commercial Rate Per Hour	$116.99
Private Rate Per Hour	$78.25
Non-Profit Rate Per Hour	$39.50

See Schedule 5 (Attachment "E") for proposed changes to Miscellaneous Corporate fees and charges.

Schedule 6: POLICE – No Change

Schedule 7: FIRE – No Change

Schedule 8: TRANSPORTATION

Highway Use

- Staff propose the addition of a minimum charge of $150 to Road Usage Fees For-Profit Special Events. The current rates, with no minimum charge, are $2 per lineal kilometre or $1.50 per m^2, based on the type of event (ie, a bike race would be charged by the

lineal kilometre, a festival that closes a section of road would be charged per m^2). Non-Profit Special Events are not subject to road usage fees.

- Staff propose the addition of a new Road Usage Fee category of Other to capture private use of road rights-of-way, non-construction or Special Event (for-profit) uses (ie storage pods), at a minimum cost of $100 per occurrence.

Legal Response Review Fees

Staff propose a housekeeping amendment to expand the description for completing file reviews for legal firms related to signal sequencing, historical markings/signs and similar data requests.

Inspection Fees

Staff propose an increase to the cost, per inspection, required for works in this Section of the Fees and Charges Bylaw. Staff recommend an increase in 2022 to $155 (from $150 in 2021) per occurrence to reflect the increased cost for staff, vehicle and travel time related to these inspections, and to provide a consistent rate structure for inspections throughout the Township.

See Schedule 8 (Attachment "F") for proposed changes to Transportation fees and charges.

Schedule 9: SOLID WASTE – No Change

Schedule 10: FILM

Location Hold Fee
Staff propose a fee for film production companies that have scouted public and/or private property(ies) and want to place a hold on same until production dates and related contracts/agreements are confirmed, which then enables film production companies to submit a Film Application. Per property/location.

RCMP Traffic/Site Control Assistance
Staff propose an increase to the per hour wage charged to film production companies to reflect RCMP ratified wage increases.

See Schedule 10 (Attachment "G") for proposed changes to Film fees and charges.

Schedule 11: WATERWORKS

Connection Fees

- Staff propose amending the language for connection fees and security deposits related to subdivision to include disconnections.
- Through the 2022 Utility Operating Budget submission to Council, staff have presented a base budget request for water on/off services for residents connected to the Municipal water supply. Staff are concerned that many plumbers and residents contravene municipal bylaws by turning off water service due to the current cost of $160 for regular hour service, and higher rates for after hours service, and therefore propose removing fees from the Fees and Charges Bylaw for these services to assist with bylaw compliance and maintaining the integrity and safety of the water service. If the base budget request is funded by Council, staff propose removing all water turn-on and shut-off fees from Schedule 11.

Inspection Fees

Staff propose an increase to the cost, per inspection, required for works in this Section of the Fees and Charges Bylaw. Staff recommend an increase in 2022 to $155 (from $150 in 2021) per occurrence to reflect the increased cost for staff, vehicle and travel time related to these inspections, and to provide a consistent rate structure for inspections throughout the Township.

Meters

- Staff propose an increase to the frequency of fees for Inaccessible Meter & Special Meter Reading rates. For the Inaccessible Meter, the fee of $150, currently charged every 30 days, would be charged for each 7day period where the meter remains inaccessible.

Water Restriction Permits

For certainty, staff propose the addition of a $0 permit fee for water use exemption related to the application of nematodes to combat European Chafer Beetles during regional water restrictions periods.

See Schedule 11 (Attachment “H”) for proposed changes to Waterworks fees and charges.

Schedule 12: SEWERWORKS

Inspection Fees

Staff propose an increase to the cost, per inspection, required for works in this Section of the Fees and Charges Bylaw. Staff recommend an increase in 2022 to $155 (from $150 in 2021) per occurrence to reflect the increased cost for staff, vehicle and travel time related to these inspections, and to provide a consistent rate structure for inspections throughout the Township.

See Schedule 12 (Attachment “I”) for proposed changes to Sewerworks fees and charges.

Schedule 13: STORMWATER

Inspection Fees

Staff propose an increase to the cost, per inspection, required for works in this Section of the Fees and Charges Bylaw. Staff recommend an increase in 2022 to $155 (from $150 in 2021) per occurrence to reflect the increased cost for staff, vehicle and travel time related to these inspections, and to provide a consistent rate structure for inspections throughout the Township.

See Schedule 13 (Attachment “J”) for proposed changes to Stormwater fees and charges.

Schedule 14: DEVELOPMENT SERVICES - No Change

Schedule 15: TREE PROTECTION

Re-Inspection Fees

Staff propose implementing a $155 re-inspection fee, per re-inspection, related to the planting of replacement trees as required through Tree Protection Bylaw 2019 No 5478, as amended. There would be no cost for the first inspection. The re-inspection fee would only be charged where staff are required to attend a site on more than one occasion to inspect the required replacement tree planting(s).

See Schedule 15 (Attachment "K") for proposed changes to Tree Protection fees and charges.

Schedule 16: AIRPORT

Staff propose a housekeeping amendment to remove the Yearly Grass Tie-down Fee as the Airport no longer provides grass tie down spaces.

See Schedule 16 (Attachment "L") for proposed changes to Airport fees and charges.

Financial Implications:

Annual increases to fees and charges are required to offset inflationary and other costs associated with providing the services. Reasons for fee and charge amendments have been addressed in the report sections above.

Respectfully submitted,

Kim Kenward
MUNICIPAL COLLECTOR
for
FINANCE

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Arts, Culture, and Community Initiatives	P. Tulumello
Engineering Division	R. Seifi
Corporate Administration Division	S. Scheepmaker
Parks and Recreation	R. Stare
Finance Division	S. Ruff

ATTACHMENT "A" Schedule 1: RECREATION, CULTURE and PARKS
ATTACHMENT "B" Schedule 2: CEMETERIES
ATTACHMENT "C" Schedule 3: ANIMAL CONTROL
ATTACHMENT "D" Schedule 4: FINANCE
ATTACHMENT "E" Schedule 5: MISCELLANEOUS CORPORATE
ATTACHMENT "F" Schedule 8: TRANSPORTATION
ATTACHMENT "G" Schedule 10: FILMING
ATTACHMENT "H" Schedule 11: WATERWORKS
ATTACHMENT "I" Schedule 12: SEWER
ATTACHMENT "J" Schedule 13: STORMWATER
ATTACHMENT "K" Schedule 15: TREE PROTECTION
ATTACHMENT "L" Schedule 16: AIRPORT

SCHEDULE 1. RECREATION, CULTURE, AND PARKS
FEES AND CHARGES BYLAW 2007 No. 4616
AMENDMENT BYLAW 2022 No. 5777

RECREATION, CULTURE, and PARKS Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Proposed Fees & Charges without tax 2022/2023
1.1 Pool, Fitness, and Arena Admissions			
Single Admissions	Child	3.20	3.29
	Youth	4.05	4.19
	Adult	6.45	6.67
	Senior	4.85	5.00
	Super Senior	1.00	0.95
	Family	12.60	13.00
	Student	4.60	4.76
	Drop-in Hockey	6.60	6.81
	Loonie Admission	1.00	0.95
	Toonie Admission	1.90	1.90
10 Pass	Child	28.80	29.67
	Youth	36.40	37.52
	Adult	58.10	59.86
	Senior	43.60	44.90
	Super Senior		9.52
	Family	113.40	116.81
	Student	41.40	42.62
20 Pass	Child	54.40	56.05
	Youth	68.80	70.95
	Adult	109.60	112.90
	Senior	82.40	84.86
	Super Senior		19.05
	Family	214.20	220.62
	Student	78.20	80.53
1 Month	Child	35.20	36.28
	Youth	44.55	45.90
	Adult	70.95	73.04
	Senior	53.35	54.95
	Family	138.60	142.76
	Student	50.60	52.14
3 Months	Child	96.00	98.86
	Youth	121.50	125.14
	Adult	193.50	199.33
	Senior	145.50	149.86
	Family	378.00	389.33
	Student	138.00	142.14
1 Year	Child	272.00	280.14
	Youth	344.25	354.57
	Adult	548.25	564.67
	Senior	412.25	424.62
	Family	1071.00	1103.14
Youth Summer Pass	Youth Summer Pass	19.05	19.05
1.2 Fort Langley Outdoor Pool Admissions			
Single Admissions	Child	1.25	1.29
	Youth	1.90	1.95
	Adult	3.05	3.14
	Senior	1.90	1.95
	Super Senior	1.00	1.05
	Family	4.80	4.95
10 Pass	Child	10.00	10.29
	Youth	15.20	15.67
	Adult	24.40	25.14
	Senior	15.20	15.67
	Family	38.40	39.57
Season Card	Child	43.80	45.10
	Youth	71.25	73.38
	Adult	101.85	104.90
	Senior	71.25	73.38
Fort Langley Outdoor Pools	Rental Commercial Hourly	147.07	151.52
	Rental Non-Profit Hourly	49.69	51.19
	Rental Private Hourly	98.38	101.33
Waterpark Single Admissions	Child	$4.62	$4.76
	Youth	$5.93	$6.10
Note that Waterpark admissions for 2021 were not changed	Adult	$9.38	$9.67
on September 1st; the previous fees, from the 2020/2021	Senior	$7.13	$7.33
fees & charges remained in place until the waterpark closed	Super Senior	$1.00	$0.95

RECREATION, CULTURE, and PARKS Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Proposed Fees & Charges without tax 2022/2023
at the end of September 2021	Family	$18.56	$19.14
	Student	$6.70	$6.91
Waterpark 10 Pass	Child	$41.60	$42.86
	Youth	$53.40	$55.00
	Adult	$84.30	$86.86
	Senior	$64.10	$66.05
	Super Senior		$9.52
	Family	$167.00	$172.00
	Student	$60.20	$62.00
Waterpark 20 Pass	Child	$78.20	$80.57
	Youth	$101.20	$104.23
	Adult	$159.00	$163.76
	Senior	$121.60	$125.24
	Super Senior		$19.05
	Family	$315.40	$324.86
	Student	$114.00	$117.43
1.3 Museum Admissions			
Daily Admissions	Child	$3.05	$3.14
	Youth	$3.86	$3.98
	Adult	$6.14	$6.32
	Senior	$4.62	$4.76
	Super Senior	$0.95	$0.98
	Family	$12.00	$12.36
	Student	$4.38	$4.51
	Loonie Admission	$0.95	$0.95
	Toonie Admission	$1.90	$1.90
Annual Pass Program	Child	$9.15	$7.85
	Youth	$11.58	$9.94
	Adult	$18.42	$15.81
	Senior	$13.86	$11.90
	Super Senior	$2.85	$2.45
	Family	$36.00	$30.90
	Student	$13.14	$11.28
Salishan Place by the River - opening 2023			
	Salishan Theatre - Commercial Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	NEW	$1,693.00
	Salishan Theatre - General Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	NEW	$847.00
	Salishan Theatre - Commercial Hourly Rate	NEW	$160.65
	Salishan Theatre - Private Hourly Rate	NEW	$107.45
	Salishan Theatre - Non-Profit Hourly Rate	NEW	$25.00
	School Flex Space A + B - capacity up to 80 - Commercial Hourly	NEW	$70.10
	School Flex Space A + B - capacity up to 80 - Private Hourly	NEW	$47.05
	School Flex Space A + B - capacity up to 80 - Non-Profit Hourly	NEW	$24.05
	School Flex Space A or B - capacity up to 35 - Commercial Hourly	NEW	46.35
	School Flex Space A or B- capacity up to 35 - Private Hourly	NEW	31.25
	School Flex Space A or B - capacity up to 35 - Non-profit Hourly	NEW	16.15
	Flex Program A + B - capacity up to 70 - Commercial Hourly	NEW	$70.10
	Flex Program A + B - capacity up to 70 - Private Hourly	NEW	$47.05
	Flex Program A + B - capacity up to 70 - Non-Profit Hourly	NEW	$24.05
	Flex Program Room A or B - capacity up to 35 - Commercial Hourly	NEW	46.35
	Flex Program Room A or B- capacity up to 35 - Private Hourly	NEW	31.25
	Flex Program Room A or B - capacity up to 35 - Non-profit Hourly	NEW	16.15
	Gallery - Exhibit Hall - capacity up to 150 - Commercial Hourly	NEW	$150.30
	Gallery - Exhibit Hall- capacity up to 150 - Private Hourly	NEW	$99.15
	Gallery - Exhibit Hall - capacity up to 150 - Non-Profit Hourly	NEW	$48.05
	Roof Top Amenity- capacity up to 300 - Commercial Hourly	NEW	$150.30
	Roof Top Amenity - capacity up to 300 - Private Hourly	NEW	$99.15
	Roof Top Amenity - capacity up to 300 - Non-Profit Hourly	NEW	$48.05
	12noon-2am	NEW	$1,693.00
	12noon-2am	NEW	$847.00
	Reception Hall - capacity up to 170 - Commercial Hourly	NEW	$150.30
	Reception Hall - capacity up to 170 - Private Hourly	NEW	$99.15
	Reception Hall - capacity up to 170 - Non-Profit Hourly	NEW	$48.05

RECREATION, CULTURE, and PARKS Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Proposed Fees & Charges without tax 2022/2023
	Reception Hall - capacity up to 170 - Commercial Uses Flat Rate (Fri/Sat) 12noon-2am	NEW	$1,693.00
	Reception Hall - capacity up to 170 - General Uses Flat Rate (Fri/Sat) 12noon-2am	NEW	$847.00
	Kitchen only - Commercial Hourly	NEW	$65.00
	Kitchen only - Private Hourly	NEW	$50.00
	Kitchen only - Non-Profit Hourly	NEW	$25.00
Amphitheatre at Salishan Place	Amphitheatre - Commercial Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	NEW	$1,693.00
(outdoor venue)	Amphitheatre - Commercial Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	NEW	$847.00
	Amphitheatre - Commercial Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	NEW	$160.65
	Amphitheatre - Private Hourly Rate	NEW	$107.45
	Amphitheatre - Non-Profit Hourly Rate	NEW	$25.00
1.4 Swimming Pool Rentals			
	Aquaplay - Commercial Prime	$563.39	$580.26
	Aquaplay - Commercial Non- Prime	$282.19	$290.63
	Aquaplay - Private Prime	$375.92	$387.17
	Aquaplay - Private Non-Prime	$188.47	$194.09
	Aquaplay - Non-Profit Prime	$188.47	$194.09
	Aquaplay - Non-Profit Non-Prime	$94.72	$97.53
	Aquatic Club Meet - Non Profit 12.5m lane - Prime Hourly Rate	$8.35	$8.57
	Aquatic Club Meet - Non Profit 25m lane - Prime Hourly Rate	$15.70	$16.14
	Aquatic Club Meet - Non Profit 50m lane - Prime Hourly Rate	$30.40	$31.28
	Aquatic Club Meet - Commercial 12.5m lane - Prime Hourly Rate	$23.05	$23.71
	Aquatic Club Meet - Commercial 25m lane - Prime Hourly Rate	$45.10	$46.42
	Aquatic Club Meet - Commercial 50m lane - Prime Hourly Rate	$89.20	$91.85
	Beachside Green - Commercial Prime	$563.39	$580.26
	Beachside Green - Commercial Non- Prime	$282.19	$290.63
	Beachside Green - Private Prime	$375.92	$387.17
	Beachside Green - Private Non-Prime	$188.47	$194.09
	Beachside Green - Non-Profit Prime	$188.47	$194.09
	Beachside Green - Non-Profit Non-Prime	$94.72	$97.53
	Dive Tank Commercial - Prime Hourly Rate	$76.66	$78.93
	Dive Tank Commercial - Non Prime Hourly Rate	$38.83	$39.97
	Dive Tank Private - Prime Hourly Rate	$51.44	$52.96
	Dive Tank Private - Non Prime Hourly Rate	$26.22	$26.98
	Dive Tank Non-Profit - Prime Hourly Rate	$26.22	$26.98
	Dive Tank Non-Profit - Non-Prime Hourly Rate	$13.61	$13.99
	1/2 Dive Tank Commercial - Prime Hourly Rate	$38.86	$40.00
	1/2 Dive Tank Commercial - Non Prime Hourly Rate	$19.94	$20.51
	1/2 Dive Tank Private - Prime Hourly Rate	$26.24	$27.00
	1/2 Dive Tank Private - Non Prime Hourly Rate	$13.62	$14.00
	1/2 Dive Tank Non-Profit - Prime Hourly Rate	$13.62	$14.00
	1/2 Dive Tank Non-Profit - Non-Prime Hourly Rate	$7.32	$7.51
	Lazy River - Commercial Prime	$750.85	$773.34
	Lazy River - Commercial Non- Prime	$375.92	$387.17
	Lazy River - Private Prime	$500.89	$515.89
	Lazy River - Private Non-Prime	$250.95	$258.45
	Lazy River - Non-Profit Prime	$250.95	$258.45
	Lazy River - Non-Profit Non-Prime	$125.98	$129.73
	Leisure Pool - Commercial Prime	$750.85	$773.34
	Leisure Pool - Commercial Non-Prime	$375.92	$387.17
	Leisure Pool - Private Prime	$500.89	$515.89
	Leisure Pool - Private Non-Prime	$250.95	$258.45
	Leisure Pool - Non-Profit Prime	$250.95	$258.45
	Leisure Pool - Non-Profit Non-Prime	$125.98	$129.73
	Pool Lane 10m-12.5m - Commercial Prime Hourly Rate	$20.75	$21.34
	Pool Lane 10m-12.5m - Commercial Non-Prime Hourly Rate	$10.90	$11.20
	Pool Lane 10m-12.5m - Private Prime Hourly Rate	$14.15	$14.54
	Pool Lane 10m-12.5m - Private Non-Prime Hourly Rate	$7.60	$7.80
	Pool Lane 10m-12.5m - Non-Profit Prime Hourly Rate	$7.60	$7.80
	Pool Lane 10m-12.5m - Non-Profit Non-Prime Hourly Rate	$4.30	$4.40
	Pool Lane 17.5m - Commercial Prime Hourly Rate	$30.55	$31.43
	Pool Lane 17.5m - Commercial Non-Prime Hourly Rate	$15.81	$16.25
	Pool Lane 17.5m - Private Prime Hourly Rate	$20.70	$21.29
	Pool Lane 17.5m - Private Non-Prime Hourly Rate	$10.85	$11.14
	Pool Lane 17.5m - Non-Profit Prime Hourly Rate	$10.85	$11.14
	Pool Lane 17.5m - Non-Profit Non-Prime Hourly Rate	$5.95	$6.09
	Pool Lane 25m - Commercial Prime Hourly Rate	$40.50	$41.69

RECREATION, CULTURE, and PARKS Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Proposed Fees & Charges without tax 2022/2023
	Pool Lane 25m - Commercial Non-Prime Hourly Rate	$20.75	$21.34
	Pool Lane 25m - Private Prime Hourly Rate	$27.36	$28.15
	Pool Lane 25m - Private Non-Prime Hourly Rate	$14.15	$14.54
	Pool Lane 25m - Non-Profit Prime Hourly Rate	$14.15	$14.54
	Pool Lane 25m - Non-Profit Non-Prime Hourly Rate	$7.60	$7.80
	Pool Lane 50m - Commercial Prime Hourly Rate	$80.00	$82.37
	Pool Lane 50m - Commercial Non-Prime Hourly Rate	$40.49	$41.68
	Pool Lane 50m - Private Prime Hourly Rate	$53.65	$55.23
	Pool Lane 50m - Private Non-Prime Hourly Rate	$27.36	$28.15
	Pool Lane 50m - Non-Profit Prime Hourly Rate	$27.36	$28.15
	Pool Lane 50m - Non-Profit Non-Prime Hourly Rate	$14.15	$14.54
	Tidal Pool with Video - Commercial Prime	$750.85	$773.34
	Tidal Pool with Video - Commercial Non- Prime	$375.92	$387.17
	Tidal Pool with Video - Private Prime	$500.89	$515.89
	Tidal Pool with Video - Private Non-Prime	$250.95	$258.45
	Tidal Pool with Video - Non-Profit Prime	$250.95	$258.45
	Tidal Pool with Video - Non-Profit Non-Prime	$125.98	$129.73
	Waterslides - Commercial Prime	$750.85	$773.34
	Waterslides - Commercial Non-Prime	$375.92	$387.17
	Waterslides - Private Prime	$500.89	$515.89
	Waterslides - Private Non-Prime	$250.95	$258.45
	Waterslides - Non-Profit Prime	$250.95	$258.45
	Waterslides - Non-Profit Non-Prime	$125.98	$129.73
	Wave Pool - Commercial Prime	$750.85	$773.34
	Wave Pool - Commercial Non-Prime	$375.92	$387.17
	Wave Pool - Private Prime	$500.89	$515.89
	Wave Pool - Private Non-Prime	$250.95	$258.45
	Wave Pool - Non-Profit Prime	$250.95	$258.45
	Wave Pool - Non-Profit Non-Prime	$125.98	$129.73
	Pool Beach Area - Commercial Prime Hourly Rate	NEW	$82.26
	Pool Beach Area - Commercial Non-Prime Hourly Rate	NEW	$41.63
	Pool Beach Area - Private Prime Hourly Rate	NEW	$55.22
	Pool Beach Area - Private Non-Prime Hourly Rate	NEW	$28.04
	Pool Beach Area - Non-Profit Prime Hourly Rate	NEW	$28.04
	Pool Beach Area - Non-Profit Non-Prime Hourly Rate	NEW	$14.59
1.5 Arena Ice			
	Commercial - Prime Hourly Rate	$480.38	$494.76
	Commercial - Non-Prime Hourly Rate	$277.57	$285.87
	Private - Prime Hourly Rate	$395.01	$406.83
	Private - Non-Prime Hourly Rate	$221.65	$228.27
	Non-Profit - Prime Hourly Rate	$149.14	$153.59
	Non-Profit - Non-Prime Hourly Rate	$90.84	$93.53
	Junior Hockey Game/Practice - Season-Prime Hourly Rate	$178.39	$183.71
	Junior Hockey Game - Playoff-Prime Hourly Rate,**plus $1.00 per person over first 500	$178.39	$183.71
	Junior Hockey Practice - Season- Non-Prime Hourly Rate	$103.88	$106.97
1.6 Arena Dry Floor			
	Commercial - Prime Hourly Rate	$187.89	$193.50
	Commercial - Non-Prime Hourly Rate	$113.13	$116.49
	Private - Prime Hourly Rate	$93.30	$96.06
	Private - Non-Prime Hourly Rate	$56.40	$58.06
	Non-Profit - Prime Hourly Rate	$48.93	$50.37
	Non-Profit - Non-Prime Hourly Rate	$29.76	$30.62
	Senior "A" Lacrosse - Prime Hourly Rate	$118.14	$121.65
1.7 Curling Ice			
	Commercial - Prime Hourly Rate/sheet	$41.82	$43.05
	Adult - Prime Hourly Rate/sheet	$36.32	$37.38
	Youth - Prime Hourly Rate/sheet	$17.96	$18.47
	Senior - Prime Hourly Rate/sheet	$19.74	$20.30
	Commercial - Non-Prime Hourly Rate/sheet	$25.49	$26.22
	Adult - Non-Prime Hourly Rate/sheet	$21.83	$22.46
	Youth - Non-Prime Hourly Rate/sheet	$11.17	$11.48
	Senior - Non-Prime Hourly Rate/sheet	$12.25	$12.58
1.8 Curling Dry Floor			
	Commercial - Prime Hourly Rate	$80.37	$82.75
	Adult - Prime Hourly Rate	$40.69	$41.88
	Youth - Prime Hourly Rate	$29.25	$30.09
	Senior - Prime Hourly Rate	$31.52	$32.44
	Commercial - Non-Prime Hourly Rate	$48.62	$50.05
	Adult - Non-Prime Hourly Rate	$24.80	$25.52
	Youth - Non-Prime Hourly Rate	$17.95	$18.46
	Senior - Non-Prime Hourly Rate	$19.32	$19.87
Sports Box Class A1 GPC	Commercial Hourly	$153.22	$157.79
Includes contribution to park asset replacement reserve fund.	Private Hourly	$89.78	$92.44
	Non-Profit Adult Hourly	$53.04	$54.60
	Non-Profit Youth Hourly	$27.71	$28.51

RECREATION, CULTURE, and PARKS Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Proposed Fees & Charges without tax 2022/2023
1.9 Facility Rentals			
Aerobic Rooms			
	Aerobics Room - Commercial Hourly	$109.84	$113.11
	Aerobics Room - Private Hourly	$73.56	$75.73
	Aerobics Room - Non-Profit Hourly	$37.29	$38.38
Gymnasiums			
	Gymnasium - Full - Double Gym Non-Prime Private	$97.34	$100.23
	Gymnasium - Full - Double Gym Non-Prime Non-Profit	$49.17	$50.62
	Gymnasium - Half - Single Gym Non-Prime Private	$49.17	$50.62
	Gymnasium - Half - Single Gym Non-Prime Non-Profit	$25.09	$25.81
	Gymnasium - Quarter - Half Gym Non-Prime Private	$25.09	$25.81
	Gymnasium - Quarter - Half Gym Non-Prime Non-Profit	$13.04	$13.40
	Gymnasium - Full - Double Gym - Prime Commercial Hourly	$290.02	$298.69
	Gymnasium - Full - Double Gym - Prime Private Hourly	$193.68	$199.46
	Gymnasium - Full - Double Gym - Prime Non-Profit Hourly	$97.34	$100.23
	Gymnasium - Half - Single Gym - Prime Commercial Hourly	$145.51	$149.85
	Gymnasium - Half - Single Gym - Prime Private Hourly	$97.34	$100.23
	Gymnasium - Half - Single Gym - Prime Non-Profit Hourly	$49.17	$50.62
	Gymnasium - Quarter - Half Gym - Prime Private	$49.17	$50.62
	Gymnasium - Half - Single Gym - Prime Non-Profit Hourly	$49.17	$50.62
	Gymnasium - Quarter - Half Gym - Prime Private	$49.17	$50.62
	Gymnasium - Quarter - Half Gym - Prime Non-Profit	$25.09	$25.81
	Gymnasium - Elementary School - Commercial Hourly	$145.51	$149.85
	Gymnasium - Elementary School - Private Hourly	$97.34	$100.23
	Gymnasium - Elementary School - Non-profit Hourly	$49.17	$50.62
	Gymnasium - Middle School - Commercial Hourly	$161.85	$166.67
	Gymnasium - Middle School - Private Hourly	$108.23	$111.44
	Gymnasium - Middle School - Non-profit Hourly	$54.61	$56.22
High Performance Area			
Willoughby Community Centre	High Performance Area - Commercial Hourly Rate	$109.84	$113.11
	High Performance Area - Private Hourly Rate	$73.56	$75.73
	High Performance Area - Non-Profit Hourly Rate	$37.29	$38.38
Lobbies			
	Lobby - Commercial Hourly Rate	$38.75	$39.88
	Lobby - Private Hourly Rate	$30.30	$31.17
	Lobby - Non-Profit Hourly Rate	$15.65	$16.09
Civic Facility	Lobby - Commercial Hourly Rate	$45.01	$46.33
	Lobby - Private Hourly Rate	$30.33	$31.21
	Lobby - Non-Profit Hourly Rate	$15.66	$16.10
Meeting Rooms			
	Fraser River Theatre - Commercial Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$1,643.68	$1,692.99
	Fraser River Theatre - General Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$822.34	$847.01
	Fraser River Theatre - Commercial Hourly Rate	$155.99	$160.67
	Fraser River Theatre - Private Hourly Rate	$104.33	$107.46
	Fraser River Theatre - Non-Profit Hourly Rate	$52.66	$54.24
	Meeting Room - capacity up to 60 - Commercial Hourly	$45.01	$46.36
	Meeting Room - capacity up to 60 - Private Hourly	$30.33	$31.24
	Meeting Room - capacity up to 60 - Non-Profit Hourly	$15.66	$16.13
Derek Doubleday Arboretum Meeting Rooms	Commercial Hourly Rate - capacity up to 15 seated, up to 40 standing	$45.01	$46.35
	Private Hourly Rate - capacity up to 15 seated, up to 40 standing	$30.33	$31.25
	Non-Profit Hourly Rate - capacity up to 15 seated, up to 40 standing	$15.66	$16.15
McLeod Athletic Park Stadium - Small Meeting Room (25)	Multipurpose Room - capacity up to 25 - Commercial Hourly	$45.01	$46.35
	Multipurpose Room - capacity up to 25 - Private Hourly	$30.33	$31.25
	Multipurpose Room - capacity up to 25 - Non-profit Hourly	$15.66	$16.15
McLeod Athletic Park Stadium - Large Meeting Room (75)	Multipurpose Room - capacity up to 75 - Commercial Hourly	$68.04	$70.08
	Multipurpose Room - capacity up to 75 - Private Hourly	$45.69	$47.06
	Multipurpose Room - capacity up to 75 - Non-Profit Hourly	$23.34	$24.04
Multipurpose Rooms			
	Multipurpose Room - capacity up to 35 - Commercial Hourly	$45.01	$46.35
	Multipurpose Room - capacity up to 35 - Private Hourly	$30.33	$31.25
	Multipurpose Room - capacity up to 35 - Non-profit Hourly	$15.66	$16.15
	Multipurpose Room - capacity up to 75 - Commercial Hourly	$68.04	$70.10
	Multipurpose Room - capacity up to 75 - Private Hourly	$45.69	$47.05
	Multipurpose Room - capacity up to 75 - Non-Profit Hourly	$23.34	$24.05
	Multipurpose Room - capacity up to 133 - Commercial Hourly	$78.67	$81.05
	Multipurpose Room - capacity up to 133 - Private Hourly	$52.78	$54.35

RECREATION, CULTURE, and PARKS Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Proposed Fees & Charges without tax 2022/2023
	Multipurpose Room - capacity up to 133 - Non-Profit Hourly	$26.90	$27.70
	Multipurpose Room - capacity up to 133 - Commercial Uses Flat Rate 12noon-	$622.44	$641.10
	Multipurpose Room - capacity up to 133 - Non-Profit Uses Flat Rate 12noon-2am	$208.15	$214.40
	Multipurpose Room - capacity up to 133 - Private Use Flat Rate 12noon-2am	$415.29	$427.75
Change Rooms - Parks	Commercial Hourly Rate	NEW	$15.00
	Private Hourly Rate	NEW	$10.00
	Non-Profit Hourly Rate	NEW	$5.00
Facility Specific			
ACUCC	Roof Deck - capacity up to 60 - Commercial Hourly	$135.09	$139.11
	Roof Deck - capacity up to 60 - Private Hourly	$90.39	$93.07
	Roof Deck - capacity up to 60 - Non-Profit Hourly	$45.70	$47.04
Indoor Walking Track	Two Lanes - Commercial Hourly	$24.03	$24.72
	Two Lanes - Private Hourly	$16.35	$16.81
	Two Lanes - Non-Profit Hourly	$8.68	$8.91
Aldergrove Kinsmen Community Centre	Friday Event Set-up	$108.15	$111.37
	Fee only applied if room is available 4 weeks before actual rental Fri/Sat		
	Main Hall Meeting - capacity up to 75 - Commercial Hourly	$68.04	$70.05
	Main Hall Meeting - capacity up to 75 - Private Hourly	$45.69	$47.03
	Main Hall Meeting - capacity up to 75 - Non-Profit Hourly	$23.34	$24.01
	Main Hall Meeting - capacity up to 75 - Commercial Uses Flat Rate (Fri/Sat) 12noon-2am	$1,643.68	$1,692.96
	Main Hall Meeting - capacity up to 75 - General Uses Flat Rate (Fri/Sat) 12noon-2am	$822.34	$846.98
	Main Hall Meeting - capacity up to 150 - Commercial Hourly	$109.84	$113.11
	Main Hall Meeting - capacity up to 150 - Private Hourly	$73.56	$75.73
	Main Hall Meeting - capacity up to 150 - Non-Profit Hourly	$37.29	$38.38
	Main Hall Meeting - capacity up to 150 - Commercial Uses Flat Rate (Fri/Sat)	$1,643.68	$1,692.96
	Main Hall Meeting - capacity up to 150 - General Uses Flat Rate (Fri/Sat) 12noon-2am	$822.34	$846.98
	Main Hall Meeting - capacity up to 250 - Commercial Hourly	$155.99	$160.64
	Main Hall Meeting - capacity up to 250 - Private Hourly	$104.33	$107.43
	Main Hall Meeting - capacity up to 250 - Non-Profit Hourly	$52.66	$54.21
	Main Hall Meeting - capacity up to 250 - Commercial Uses Flat Rate (Fri/Sat)	$1,643.68	$1,692.96
	Main Hall Meeting - capacity up to 250 - General Uses Flat Rate (Fri/Sat) 12noon-2am	$822.34	$846.98
	Kitchen only - Commercial Hourly	$45.43	$46.76
	Kitchen only - Private Hourly	$30.61	$31.50
	Kitchen only - Non-Profit Hourly	$15.82	$16.26
George Preston Recreation Centre	Kitchen - Commercial Hourly	$45.43	$46.76
	Kitchen - Private Hourly	$30.61	$31.50
	Kitchen - Non-profit Hourly	$15.82	$16.26
	Lower Lounge - Commercial Hourly	$45.43	$46.76
	Lower Lounge - Private Hourly	$30.61	$31.50
	Lower Lounge - Non-Profit Hourly	$15.82	$16.26
Bedford Landing Plaza**+ x	Commercial Hourly Rate	$31.07	$32.00
**Public Spaces Waste Management	Private Hourly Rate	$16.38	$16.85
	Non-Profit Hourly Rate	$8.70	$8.95
McLeod Athletic Park Stadium			
McLeod Athletic Park Stadium	Commercial Hourly	$289.40	$314.10
**Includes contribution to park asset replacement reserve fund	Non-Profit Hourly (with admissions)	$214.07	$232.50
	Private Hourly	$175.96	$191.30
	Non-Profit Adult Hourly	$137.86	$150.10
	Non-Profit Youth Hourly	$137.86	$150.10
McLeod Atheltic Park Stadium Synthetic Turf Field Class A			
	Prime - Commercial Hourly	$131.51	$134.85
	Prime - Private Hourly	$131.51	$117.30
	Prime - Non-Profit Adult Hourly	$114.42	$63.40
	Prime - Non-Profit Youth Hourly	$61.84	$42.65
	Non-Prime - Commercial Hourly	$41.59	$111.70
	Non-Prime - Private Hourly	$108.98	$94.20
	Non-Prime - Non-Profit Adult Hourly	$91.88	$39.55
	Non-Prime - Non-Profit Youth Hourly	$38.58	$21.30
	Removal or Installation of football uprights in the oval field	$2,785.86	$2,869.45
McLeod Athletic Park Track Eight Lanes "" + x	Commercial Hourly Rate	$93.52	$96.35

RECREATION, CULTURE, and PARKS Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Proposed Fees & Charges without tax 2022/2023
	Private Hourly Rate	$62.70	$64.60
	Non-Profit Hourly Rate	$31.85	$32.80
McLeod Athletic Park - Track & Field + [x]	Commercial Hourly Rate	$93.52	$122.20
(Long Jump, Shot Put, High Jump, Pole Vault, Throws Area)	Private Hourly Rate	$62.70	$82.20
	Non-Profit Adult Hourly Rate	$31.85	$42.10
	Non-Profit Youth Hourly	$31.85	$37.95
McLeod Athletic Park - Throws Area (Throws Cage & Javelin) + [x]	Commercial Hourly Rate	$25.12	$25.85
(Javelin, Shot Put, Discus, Hammer Throw)	Private Hourly Rate	$17.08	$17.60
	Non-Profit Adult Hourly Rate	$9.04	$9.30
	Non-Profit Youth Hourly	$5.02	$5.15
McLeod Athletic Park Announcers Booth	Commercial	$65.36	$67.30
	Private	$43.57	$44.90
	Non-Profit	$21.79	$22.45
McLeod Athletic Park First Aid Room	Commercial Hourly Rate	NEW	$15.00
	Private Hourly Rate	NEW	$10.00
	Non-Profit Hourly Rate	NEW	$5.00
McLeod Athletic Park Officals Room	Commercial Hourly Rate	NEW	$15.00
	Private Hourly Rate	NEW	$10.00
	Non-Profit Hourly Rate	NEW	$5.00
McLeod Athletic Park Score Board	Per Hour Rate	$6.41	$6.60
McLeod Athletic Park Audio System	Per Hour Rate	$9.12	$9.40
McLeod Athletic Park Video Display Screen	Commercial Hourly Rate	$207.52	$213.75
	Private Hourly Rate	$138.69	$142.85
	Non-Profit Hourly Rate	$69.84	$71.95
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Commercial Per Day Rate	$727.04	$748.85
	Private Per Day Rate	$485.05	$499.60
	Non-Profit Per Day Rate	$243.01	$250.30
Parking Lot Use - WGC, WCB, WBY, AKC, LCM, ACUCC, GPC, all other parks	Commercial Per Day Rate	$441.09	$454.30
	Private Per Day Rate	$294.39	$303.20
	Non-Profit Per Day Rate	$147.70	$152.15
Park Concession Rental + [x]	Per day	$75.40	$77.65
	Seasonal Monthly Non-Profit Rate	$322.96	$332.65
Park Picnic Shelter + [x]	Commercial Hourly Rate	$31.81	$32.75
	Private Hourly Rate	$16.38	$16.85
	Non-Profit Hourly Rate	$8.70	$8.95
Ponder Park Camping Fee	Per night, per child	$2.00	$2.00
Boat Launch Closure Fee + [x]	Per event fee	$345.17	$355.50
Access to Private Property Permit Fee	Per permit (includes tax)	$100.00	$100.00
Park Permit Application Fee	Per permit	$50.00	$50.00
Park Permit Application Fee For Profit Special Event/Festival	Per permit	NEW	$250.00
For Profit Special Event/Festival Fees	Per person attendance <500 (based on estimated attendance at time of applicat	NEW	$1.00
(in addition to park rental fees)	Per person attendance 501 - 1000 (based on estimated attendance at time of ap	NEW	$1.25
	Per person attendance >1000 (based on estimated attendance at time of applica	NEW	$1.50
	ToL Staff Event Support/Equipment	NEW	At Cost
	Park Ranger Fee - per hour	NEW	$30.00
Spirit Stage Fee	Commercial - first day	$568.26	$585.30
	Commercial - additional day	$284.64	$293.20
	Private - first day	$379.17	$390.55
	Private - additional day	$190.07	$195.80
	Non-Profit - first day	$190.07	$195.80
	Non-Profit - additional day	$95.54	$98.40
	Towing Fee (waived for non-profit)	At cost	At cost
	Set-up/Take-down Fee (includes site visit but not special requirements)	$278.71	$287.10
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$556.44	$573.15
	On Field Set-up/Take-down Fee (includes site visit but not special requirements	$1,005.51	$1,035.70
	On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$2,010.04	$2,070.35
	Connection to electrical system, daily fee	$1,532.68	$1,578.65
Water Wagon	Per Hour Rate	NEW	$100.00
Misting Tent	Per Hour Rate	NEW	$100.00

RECREATION, CULTURE, and PARKS Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Proposed Fees & Charges without tax 2022/2023
1.10 Fields			
Synthetic Turf Fields Class AAA** + [x]	Prime - Commercial Hourly	$395.75	$407.60
** Includes contribution to park asset replacement reserve fund.	Prime - Private Hourly	$338.00	$348.15
	Prime - Non-Profit Adult Hourly	$201.50	$207.55
	Prime - Non-Profit Youth Hourly	$128.00	$131.85
	Non-Prime - Commercial Hourly	$338.00	$348.15
	Non-Prime - Private Hourly	$296.00	$304.90
	Non-Prime - Non-Profit Adult Hourly	$159.50	$164.30
	Non-Prime - Non-Profit Youth Hourly	$101.75	$104.80
Synthetic Turf Fields Class A** + [x]	Prime - Commercial Hourly	$130.90	$134.85
** Includes contribution to park asset replacement reserve fund.	Prime - Private Hourly	$113.89	$117.30
	Prime - Non-Profit Adult Hourly	$61.56	$63.40
	Prime - Non-Profit Youth Hourly	$41.41	$42.65
	Non-Prime - Commercial Hourly	$108.47	$111.70
	Non-Prime - Private Hourly	$91.45	$94.20
	Non-Prime - Non-Profit Adult Hourly	$38.40	$39.55
	Non-Prime - Non-Profit Youth Hourly	$20.68	$21.30
Synthetic Turf Fields Class B** + [x]	Prime - Commercial Hourly	$92.23	$95.00
(70% Class A)	Prime - Private Hourly	$80.32	$82.75
** Includes contribution to park asset replacement reserve fund.	Prime - Non-Profit Adult Hourly	$43.69	$45.00
	Prime - Non-Profit Youth Hourly	$29.58	$30.45
	Non-Prime - Commercial Hourly	$76.53	$78.80
	Non-Prime - Private Hourly	$64.62	$66.55
	Non-Prime - Non-Profit Adult Hourly	$27.48	$28.30
	Non-Prime - Non-Profit Youth Hourly	$15.07	$15.50
All Weather Fields + [x]	Commercial Hourly	$30.68	$31.60
	Private Hourly	$20.78	$21.40
	Non-Profit Adult Hourly	$7.59	$7.80
	Non-Profit Youth Hourly	$4.30	$4.45
Natural Grass Fields "" + [x]	~~Prime - Commercial Hourly~~	~~$46.23~~	
	~~Prime - Private Hourly~~	~~$31.32~~	
	~~Prime - Non-Profit Adult Hourly~~	~~$15.42~~	
	~~Non-Prime -~~Commercial Hourly	$30.82	$31.75
	~~Non-Prime -~~ Private Hourly	$20.88	$21.50
	~~Non-Prime -~~ Non-Profit Adult Hourly	$10.28	$10.60
	~~Non-Profit~~ Youth Hourly	$5.12	$5.25
Disc Golf + [x]	Commercial Hourly	$46.54	$47.95
	Private Hourly	$31.36	$32.30
	Non-Profit Adult Hourly	$16.18	$16.65
	Non-Profit Youth Hourly	$8.60	$8.85
Sports Box Class A MAP	Commercial Hourly	$104.94	$108.10
Includes contribution to park asset replacement reserve fund.	Private Hourly	$88.33	$91.00
	Non-Profit Adult Hourly	$36.54	$37.65
	Non-Profit Youth Hourly	$19.24	$19.80
Sports Box Class B	Commercial Hourly	$25.12	$25.85
	Private Hourly	$17.08	$17.60
	Non-Profit Adult Hourly	$9.04	$9.30
	Non-Profit Youth Hourly	$5.02	$5.15
Bocce Courts Class A + [x]	Commercial Hourly	$46.54	$47.95
	Private Hourly	$31.36	$32.30
	Non-Profit Adult Hourly	$16.18	$16.65
	Non-Profit Youth Hourly	$8.59	$8.85
Tennis Courts Class A + [x]	Commercial Hourly	$46.54	$47.95
WG,BSS,PJP,DRP,Forest Hills,AAP,MAP	Private Hourly	$31.36	$32.30
Langley Meadows	Non-Profit Adult Hourly	$16.18	$16.65
	Non-Profit Youth Hourly	$8.59	$8.85
Tennis Courts Class B + [x]	Commercial Hourly	$25.12	$25.85
	Private Hourly	$17.08	$17.60
	Non-Profit Adult Hourly	$9.04	$9.30
	Non-Profit Youth Hourly	$5.02	$5.15
Outdoor Basketball Courts + [x]	Commercial Hourly	$46.54	$47.95
	Private Hourly	$31.36	$32.30
	Non-Profit Adult Hourly	$16.18	$16.65
	Non-Profit Youth Hourly	$8.59	$8.85
Sand Volleyball + [x]	Commercial Hourly	$25.12	$25.85
	Private Hourly	$17.08	$17.60
	Non-Profit Adult Hourly	$9.04	$9.30
	Non-Profit Youth Hourly	$5.02	$5.15

RECREATION, CULTURE, and PARKS Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Proposed Fees & Charges without tax 2022/2023
Skate Park + [x]	Commercial Hourly	$46.54	$47.95
	Private Hourly	$31.36	$32.30
	Non-Profit Adult Hourly	$16.18	$16.65
	Non-Profit Youth Hourly	$8.59	$8.85
Mountain Bike Park + [x]	Commercial Hourly	$46.54	$47.95
	Private Hourly	$31.36	$32.30
	Non-Profit Adult Hourly	$16.18	$16.65
	Non-Profit Youth Hourly	$8.59	$8.85
Non Formal Park Use + [x]	Commercial Hourly	$25.12	$25.85
(Non formal park use refers to bookings that do not require a sport field for activity. For example: Yoga, Bootcamp)	Private Hourly	$17.08	$17.60
	Non-Profit Adult Hourly	$9.04	$9.30
	Non-Profit Youth Hourly	$5.02	$5.15
MAP Synthetic Turf Diamond + [x]	Prime - Commercial Hourly	$67.30	$69.30
	Prime - Private Hourly	$55.04	$56.70
	Prime - Non-Profit Adult Hourly	$29.39	$30.25
	Prime - Non-Profit Youth Hourly	$18.85	$19.40
	Non-Prime Commercial Hourly	$58.79	$60.55
	Non-Prime Private Hourly	$46.53	$47.90
	Non-Prime Non-Profit Adult Hourly	$20.62	$21.25
	Non-Prime Non-Profit Youth Hourly	$10.99	$11.30
Bleacher Move	2 Sets or Fewer	$257.50	$265.25
Bleacher Move	3 Sets or More	$463.51	$477.40
Soccer Goal Set-Up	Per Occurrence Rate	$270.38	$278.50
Amphitheatre** + [x]	Commercial Hourly	$59.76	$61.55
(Willoughby Community Park 200 seat outdoor venue)	Private Hourly	$48.01	$49.45
	Non-Profit Hourly	$24.50	$25.25
Park Ranger Fee [x]	Per hour		$1.50
([x] to be charged on all Outdoor Park booking fees)			
1.11 Key and Lock Replacements			
Lock Replacement	Best Door Lock - material and labour	At cost	At cost
(per lock)	Best Pad Lock	$78.75	$81.10
	Master Lock - standard shackle	$17.85	$18.40
	Master Lock - 2.5 inch shackle	$21.00	$21.65
Key Replacement	Best Lock Key	$8.40	$8.65
(per key)	Master Lock Key	$5.25	$5.40
1.11 Key and Lock Replacements			
Lock Replacement	Best Door Lock - material and labour	At cost	At cost
(per lock)	Best Pad Lock	$75.00	$75.00
	Master Lock - standard shackle	$17.00	$17.00
	Master Lock - 2.5 inch shackle	$20.00	$20.00
Key Replacement	Best Lock Key	$8.00	$8.00
(per key)	Master Lock Key	$5.00	$5.00
1.12 Public Service Signs			
Signage for non-profit sports	Sign Fabrication by Township	$100.00	$100.00
organizations, or public services	Sign Installation by Township	$50.00	$50.00
1.13 Administration Fee			
Administration Fee	Administration Fee on all services invoiced and for call outs related to field book	15% (no maximum)	15% (no maximum)
1.14 Township of Langley Bookings			
Administration Fee	To allow recreation and official Township business bookings at Park Facilities at no cost	$0.00	$0.00

SCHEDULE 2. CEMETERIES
FEES AND CHARGES BYLAW 2007 No. 4616
AMENDMENT BYLAW 2022 No. 5777

CEMETERIES Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Cemetery Revenue	Cemetery Care Fund	Proposed Fees & Charges without tax 2022/2023
2.1 Cemetery					
(Tax is not included)					
Right of Interment-Resident	Adult Size	$3,322.00	$2,442.00	$1,046.00	$3,488.00
30% to Care Fund, Niche 30% to Care Fund	Child Size	$1,130.00	$831.00	$356.00	$1,187.00
	Infant Size	$1,130.00	$831.00	$356.00	$1,187.00
	Cremation Boulder	$2,396.00	$1,761.00	$755.00	$2,516.00
	Cremation Plot	$1,439.00	$1,058.00	$453.00	$1,511.00
	Natural/Hybrid	$3,322.00	$2,442.00	$1,046.00	$3,488.00
	Scattering Garden	$354.00	$260.00	$112.00	$372.00
	Single Lawn Crypt	$3,717.00	$2,732.00	$1,171.00	$3,903.00
	Double Lawn Crypt	$4,575.00	$3,363.00	$1,441.00	$4,804.00
	Veteran-includes former resident	$1,661.00	$1,221.00	$523.00	$1,744.00
	Veteran Cremation Plot-includes former resident	$720.00	$529.00	$227.00	$756.00
	Wall Niche Single	$2,396.00	$1,761.00	$755.00	$2,516.00
	Wall Niche Double	$3,240.00	$2,381.00	$1,021.00	$3,402.00
Fort Langley Cemetery Adult Premium Lot	Interment resident casket in place, adult size	$6,644.00	$4,883.00	$2,093.00	$6,976.00
	Interment non-resident casket in place, adult size	$13,287.00	$9,766.00	$4,185.00	$13,951.00
Right of Interment - Non-Resident	Adult Size	$6,644.00	$4,883.00	$2,093.00	$6,976.00
30% to Care Fund, Niche 30% to Care Fund	Child Size	$3,382.00	$2,486.00	$1,065.00	$3,551.00
(generallly 2X resident)	Infant Size	$2,199.00	$1,616.00	$693.00	$2,309.00
	Cremation Boulder	$3,596.00	$2,643.00	$1,133.00	$3,776.00
	Cremated Plot	$2,879.00	$2,116.00	$907.00	$3,023.00
	Natural/Hydrid	$6,644.00	$4,883.00	$2,093.00	$6,976.00
	Scattering Garden	$354.00	$260.00	$112.00	$372.00
	Single Lawn Crypt	$7,435.00	$5,465.00	$2,342.00	$7,807.00
	Double Lawn Crypt	$9,153.00	$6,728.00	$2,883.00	$9,611.00
	Veteran	$3,322.00	$2,442.00	$1,046.00	$3,488.00
	Veteran Cremation Plot	$1,439.00	$1,058.00	$453.00	$1,511.00
	Wall Niche Single	$2,711.00	$1,993.00	$854.00	$2,847.00
	Wall Niche Double	$3,491.00	$2,566.00	$1,100.00	$3,666.00
Fort Langley Cemetery Cremation Premium Lot	Interment resident, upright marker, cremation plot	$2,879.00	$2,116.00	$907.00	$3,023.00
	Interment non-resident, upright marker, cremation plot	$5,758.00	$4,232.00	$1,814.00	$6,046.00
Opening and Closing of Lot for Interment	Adult, Natural, Lawn Crypt or Veteran Size - First Level	$1,374.00	$1,443.00	$0.00	$1,443.00
	Adult Size - First Level Saturday or Sunday	$2,748.00	$2,885.00	$0.00	$2,885.00
	Adult Size - First Level Statutory Holiday	$4,123.00	$4,329.00	$0.00	$4,329.00
	Adult Size - Second Level	$1,583.00	$1,662.00	$0.00	$1,662.00
	Adult Size - Second Level Saturday or Sunday	$3,168.00	$3,326.00	$0.00	$3,326.00
	Adult Size - Second Level Statutory Holiday	$4,752.00	$4,990.00	$0.00	$4,990.00
	Adult Size - Lawn Crypt Second Level	$1,374.00	$1,443.00	$0.00	$1,443.00
	Adult Size - Lawn Crypt Second Level Saturday or Sunday	$2,748.00	$2,885.00	$0.00	$2,885.00
	Adult Size - Lawn Crypt Second Level Statutory Holiday	$4,123.00	$4,329.00	$0.00	$4,329.00
	Child Size	$901.00	$946.00	$0.00	$946.00
	Child Size - Saturday or Sunday	$1,802.00	$1,892.00	$0.00	$1,892.00
	Child Size - Statutory Holiday	$2,703.00	$2,838.00	$0.00	$2,838.00
	Infant Size	$525.00	$551.00	$0.00	$551.00
	Infant Size - Saturday or Sunday	$1,049.00	$1,101.00	$0.00	$1,101.00
	Infant Size - Statutory Holiday	$1,575.00	$1,654.00	$0.00	$1,654.00
	Cremated Remains (includes Veteran)	$635.00	$667.00	$0.00	$667.00
	Cremated Remains - Saturday or Sunday	$1,270.00	$1,334.00	$0.00	$1,334.00
	Cremated Remains - Statutory Holiday	$1,906.00	$2,001.00	$0.00	$2,001.00
	Cremated Remains - Add to Existing Site	$432.00	$0.00	$432.00	$454.00
	Casket Remains - Add to Existing Site	$997.00	$0.00	$997.00	$997.00
	Wall Niche	$493.00	$518.00	$0.00	$518.00
	Wall Niche - Saturday or Sunday	$986.00	$1,035.00	$0.00	$1,035.00
	Wall Niche - Statutory Holiday	$1,480.00	$1,554.00	$0.00	$1,554.00
Opening and Closing of Lot for Exhumation/Disinterment	Adult Size	$2,746.00	$2,883.00	$0.00	$2,883.00
	Adult Size - Double Depth	$4,122.00	$4,328.00	$0.00	$4,328.00
	Adult Size - If Top Level Occupied	$6,640.00	$6,972.00	$0.00	$6,972.00
	Child Size	$1,802.00	$1,892.00	$0.00	$1,892.00
	Infant Size	$1,052.00	$1,105.00	$0.00	$1,105.00
	Cremated Remains	$639.00	$577.00	$94.00	$671.00
Ground Marker Setting Fee	Ground Marker Setting Fee - Flat Marker	$368.00	$270.00	$116.00	$386.00
30% to Care Fund	Ground Marker Setting Fee - Upright Marker	$683.00	$478.00	$205.00	$683.00
Marker Reset Fee	Memorial Marker Reset Fee	$180.00	$180.00		$180.00

CEMETERIES Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Cemetery Revenue	Cemetery Care Fund	Proposed Fees & Charges without tax 2022/2023
Cemetery Products and Other Fees					
	Late Arrival Interment Fee (after 3:00 pm. Monday - Friday)	$413.00	$434.00	$0.00	$434.00
	Granite Memorial Bench	$5,105.00	$3,752.00	$1,608.00	$5,360.00
	Replacement Certificate - Right of Interment	$52.00	$55.00	$0.00	$55.00
	Transfer Fee	$135.00	$142.00	$0.00	$142.00
	Surrender/Sell Back Fee	$135.00	$142.00	$0.00	$142.00
	Niche Wall Wreath Plate	Cost plus 60%	Cost plus 50%	10% of Cost	Cost plus 60%
	Cremation Liner	Cost plus 50%	Cost plus 50%	$0.00	Cost plus 50%
	Fibreglass Full Casket Liner	Cost plus 50%	Cost plus 50%	$0.00	Cost plus 50%
	Concrete Full Casket Liner (lower level double depth)	Cost plus 50%	Cost plus 50%	$0.00	Cost plus 50%

SCHEDULE 3. ANIMAL CONTROL

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Proposed Fees & Charges without tax 2022/2023
Male/Female	Regular	$64.35	$65.00
	Regular Discounted on or before Feb 1st	$54.35	$55.00
	Seniors (over 65 years of age)	$43.35	$44.00
	Seniors Discounted on or before Feb 1st	$33.35	$34.00
Male/Female Neutered/Spayed	Regular	$35.35	$36.00
	Regular Discounted on or before Feb 1st	$25.35	$26.00
	Seniors (over 65 years of age)	$28.35	$29.00
	Seniors Discounted on or before Feb 1st	$18.35	$19.00
Dangerous Dog	Regular	$304.35	$305.00
	Regular Discounted on or before Feb 1st	$304.35	$305.00
	Seniors (over 65 years of age)	$304.35	$305.00
	Seniors Discounted on or before Feb 1st	$304.35	$305.00
Aggressive Dog	Regular	$154.35	$155.00
	Regular Discounted on or before Feb 1st	$154.35	$155.00
	Seniors (over 65 years of age)	$154.35	$155.00
	Seniors Discounted on or before Feb 1st	$154.35	$155.00
Hobby Kennel	In conjunction with payment of their business licence, a Hobby Kennel is entitled to receive a maximum 6 dog licence tags at no additional cost. For Hobby Kennels, no further licences may be issued or purchased.	N/A	N/A
Commercial Kennel	In conjunction with payment of their business licence, a Commercial Kennel is entitled to receive a maximum 6 dog tags at no additional cost. For Commercial Kennels, further licences may be purchased at a cost of $15.00 each.	$14.35	$15.00
Working Dogs for the Disabled	Notwithstanding all of the fees stated above, an annual licence fee is applicable for each working dog used to assist the disabled.	$10.00	$10.00
Other Dog Fees	A fee is applicable for replacement of a lost or destroyed licence tag	$10.00	$10.00
	A fee is applicable for the transferring of a licence under section 12 or 13; or for issuing a licence under section 14 (Bylaw 4440)	$14.35	$15.00
Registration for Audible Bird Scare Device (Propane Cannon)	Annual registration fee per site, as defined in the Township of Langley Audible Bird Scare Devices Farm Byalw 2013 No. 5005, as amended.	$125.00 per annum, plus applicable tax(es)	$125.00 per annum, plus applicable tax(es)

Schedule 4. Finance

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

FINANCE Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Proposed Fees & Charges without tax 2022/2023
Tax Notice	Copy of a Tax Notice	N/C	N/C
Tax Information Certificates (TIC):			
- Electronic	Tax Information	$30.00	$40.00
- Manual	Tax Information	$40.00	$50.00
Mortgage Tax Information Listing	Mortgage company listing per folio	$10.00	15 per folio
Annual Gross Tax Information Report	Report that includes Tax Information for Township properties	$.02 per row of data export	$.02 per row of data export
Non Refundable Tender Deposit	Non Refundable Tender Deposits	$50.00-$150.00	$50.00-$150.00
Returned Cheque Item	Returned Cheque Charge	$25.00	$30.00
Refund Charge	Refund Charge	$25.00	$25.00
Title Searches & Registered Documents Fee	Fee to recover Land Title and Survey Authority Fees	$30.00	$30.00
Interest on Overdue Accounts Receivable	Interest charge will be added to accounts more than 30 days overdue.	Bank of Canada Rate plus 2%	Bank of Canada Rate plus 2%
Researching Historical property Related Information	Cost recovery of staff research time	$20.00 per property per year	$20.00 per property per year
Appotionment Fee per new strata / child lot	Cost to apportion assessments and taxes from parent parcel to each individual strata parcel	NEW	30 per new child / strata lot
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)	15% (max $500.00)

SCHEDULE 5. MISCELLANEOUS CORPORATE

FEES AND CHARGES BYLAW 2007 No. 4616

AMENDMENT BYLAW 2022 No. 5777

MISCELLANEOUS CORPORATE Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Proposed Fees & Charges without tax 2022/2023
Minutes of Council proceedings (per page)	Minutes of Council proceedings (per page)	$0.50	$0.50
Copies (per page) (Black & White)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$0.50	$0.50
Copies (per page) (Colour)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$1.00	$1.00
Maps, Building Plans and As-builts (Black & White)	Maps, As-builts, and Service Cards Black and White - custom paper size up to 24" X 36"	$5.15	$5.15
Maps, Building Plans and As-builts (Colour)	Maps, As-builts, and Service Cards Colour - custom paper size up to 24" X 36"	$12.30	$12.30
Maps (Colour)	Maps - Colour - standard paper size 11" X 17"	$6.15	$6.15
Survey Certificates	Survey Certificate copies	$10.00	$10.00
CD (plus cost of production time)	CD - Engineering Servicing Plan	$20.00	$20.00
Community plans	Community plans	$20.00	$20.00
Research (per hour)	Research over 15 minutes (per hour)	$63.00	$63.00
Custom Geomatics	Custom Geomatics Requests (per hour)	$45.00	$45.00
Board of Variance Application fees	Board of Variance Application fees	$450.00	$450.00
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)	15% (max $500.00)
Building Records Search Administration Fee	Administration Fee for Building Records Searches	$20.00	$20.00
Presentation Room Rental - Langley Regional Airport	Commercial Rate Per Hour	New	$116.99
	Private Rate Per Hour	New	$78.25
	Non-Profit Rate Per Hour	New	$39.50

SCHEDULE 8. TRANSPORTATION

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

TRANSPORTATION Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Proposed Fees & Charges without tax 2022/2023
HIGHWAY USE			
Highways Use Application & Permit Fee	Highways Use Permit for construction purposes	$250.00	$250.00
	Highways Use Permit for public banner installation purposes	$100.00	$100.00
	Highways Use Permit for private use of public sidewalks	$100.00	$100.00
	Highways Use Permit for landscaping & tree planting purposes	$125.00	$125.00
	Highways Use Permit for sandwich board sign purposes	$125.00 (Annual)	$125.00 (Annual)
	Highways Use Permit for protruding signs	$100.00 (Annual)	$100.00 (Annual)
	Highways Use Permit for awning/canopy	$100.00 (Annual)	$100.00 (Annual)
	Highway Use Permit for sidewalk use and street furniture	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)
	Highways Use Permit for use of unopened highway purposes	$125.00 (Annual)	$125.00 (Annual)
	Highways Use Permit for Traffic Control Training	$125.00	$125.00
	Highway Use Permit for Horse Drawn Carriages Sight Seeing	$25.00	$25.00
Highway Use Permit: Signals in Flash	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (business hours)	$100.00	$100.00
	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (after hours)	$300 minimum charge, or as directed by the Engineer	$300 minimum charge, or as directed by the Engineer
Highway Use Permit Application Fee: Township of Langley Projects	Highway Use Permit for Township Capital or Operating works	$0.00	$0.00
Highway Use Permit: Road Usage Fees	Highway Use Permit road usage fees for construction purposes	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater
	Highways Use Permit road usage fees for Special Event (for-profit only)	$2 per lineal km or $1.50 per m2 (based on nature of special event)	$150 minimum per event plus $2 per lineal km or $1.50 per m2 (based on nature of special event)
Highway Use Permit Road Usage Fees: Other	Highways Use Permit road usage fees for private use of road right-of-way or non-construction or Special Event (for-profit) uses (ie storage pods)	New	$100 .00 minimum charge per occurrence
Highway Use Application and Permits and Road Usage Fees: Filming	See Schedule 10		
DRIVEWAYS			
Driveway Application & Permit Fee	Application for Driveway Permit.	$100.00	$100.00
Driveway Permit, 2nd Estimate	A permit fee for a second estimate for both driveways and boulevard tiling will be charged where the first estimate is over 90 days old.	$50.00	$50.00
CULVERT INSTALLATION			
Boulevard Tiling, Entrance Culverts, Bulkheads, 1st or 2nd driveway	Installation of boulevard tiling, entrance culverts, bulkheads, and/or 1st or second driveway.	At Cost	At Cost
SPECIAL EVENTS			
Highway Use Permit	Highways Use Permit for Special Event	$125.00	$125.00
	Highways Use Permit for Special Event - sponsored by Registered Charity	$62.50	$62.50
PARKING			
Overtime Parking Permit	Overtime Parking Permit	$25.00	$25.00
Overtime Parking Permit Daily Charge	Daily Charge for each day of approved Permit	$50.00	$50.00
OVERSIZE & OVERWEIGHT PERMITS			
Oversize & Overweight Vehicle Permit Application Fee	Oversize or Overweight Vehicle Permit Application	$100.00	$100.00
Oversize & Overweight Permit Pre & Post Inspection Fee	Pre and Post Inspection for damage to municipal infrastructure. To be charged where applicable, at the discretion of the Municipal Engineer	$500.00	$500.00
For each trip on a Municipal Highway the road usage fee to be charged shall be based on the difference between the allowable weight and the actual weight on any axle or the vehicle as a whole, whichever is greater.			
Overweight Vehicle Weight Charge	Overweight Vehicle Permit (Per Trip) - 0 to 2,000 kg	$100.00	$100.00
	Overweight Vehicle Permit (Per Trip) - 2,001 to 5,000 kg	$175.00	$175.00
	Overweight Vehicle Permit (Per Trip) - 5,001 to 10,000 kg	$350.00	$350.00
	Overweight Vehicle Permit (Per Trip) - 10,001 to 15,000 kg	$600.00	$600.00
	Overweight Vehicle Permit (Per Trip) - Over 15,000 kg	$1,025.00	$1,025.00
SPECIAL ROUTE PERMIT			
Special Route Permit	Special Route Permit (Per Each Trip not on a Truck Route)	$50.00	$50.00
HIGHWAY CROSSING PERMIT			
Highway Crossing Annual Permit	Annual Highway Crossing Permit	$50.00	$50.00
RECLAIMING CHATTEL OR FIXTURE			
Sign (Sign area 1.44m2 or less)	Cost to reclaim	$50.00	$50.00
Sign (Sign area 1.44m2 to 10m2)	Cost to reclaim	$100.00	$100.00
Sign Removal	Sign area greater than 10m2	75.00/hr	75.00/hr
Lifting Equipment	Charge per hour requiring lifting equipment	$150.00/hr	$150.00/hr
Permit Extension or Revision Fee	Charge for change requests to any active, issued Highway Use Permit type noted above (location, extension, duration, revised dates). Per occurrence.	$50.00	$50.00
PAVEMENT CUT			
Pavement Reinstatement Fee	$75/m2, minimum charge $500, includes $10/m2 for "Pavement Degradation Fee: to compensate for reduction in pavement life caused by utility cuts	$75.00/m2, min. charge $500.00	$75.00/m2, min. charge $500.00

SCHEDULE 10. FILMING

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

FILMING Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Proposed Fees & Charges without tax 2022/2023
USE OF Recreation & Culture Facilities and Parks			
Facility and Park Rental			
ACUCC, Civic Facility, WCP, MAP, Williams Park	Per Day Rates - over 6 hrs per day	$2,765.88	$2,765.88
	Half Day Rates - up to 6 hrs per day	$1,382.94	$1,382.94
APP, AKC, GPC, LCM, WBY, WCB, WGC, Bedford Park Landing, and all other parks	Per Day Rates - over 6 hrs per day	$1,676.52	$1,676.52
	Half Day Rates - up to 6 hrs per day	$838.26	$838.26
Parking Lots			
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Filming w/o use of Facilitiy or Park	$1,382.94	$1,382.94
	Filming Prep / Wrap Up (per day)	$1,382.94	$1,382.94
	Parking use only	$691.47	$691.47
Parking Lot Use - WGC, WCB, WBY, AKC, LCM, ACUCC, GPC, all other parks including trails	Filming w/o use of Facilitiy or Park	$838.26	$838.26
	Filming Prep / Wrap Up (per day)	$838.26	$838.26
	Parking use only	$419.13	$419.13
Staff Costs	Staff wages as required	At Cost	At Cost
USE OF Highways			
Application: Filming on Private Property	Application for filming purposes	$100.00	$100.00
Application: Filming in Private Property Film Studio	Per Episode. Application for filming purposes	$100.00	$100.00
Application & Permit Fee: Filming on Public Property	Consolidation of application and Highways Use Permit fees for filming purposes and right-of-way use	$500.00	$500.00
Highways Use Permit: Inspections: Filming	Inspections related to Highways Use Permit for filming purposes	$68.25	$68.25
Highways Use Permit: Security Deposits: Filming	Security deposit allowance related to Highways Use Permit for filming purposes	As ordered by Engineer	As ordered by Engineer
Highways Use Permit: Changes Filming	Per change. Requests to change approved permit variables (ie: dates, locations, etc.)	$75.00	$75.00
Highways Use Permit: Temporary Street Lane Closure: Filming	Street lane closure (temporary) related to Highways Use Permit for filming purposes	$500.00	$500.00
Highways Use Permit: Temporary Full Road Closure: Filming	Full road closure (temporary) related to Highways Use Permit for filming purposes. Fee to be assessed by Engineer based on need complexity	$1,000 minimum	$1,000 minimum
Location Hold Fee: Filming on Public and/or Private Property	Per property. For productions to temporarily place hold on property/location until production dates and related contracts/agreements are confirmed, which then enables film production companies to submit a Film Application.	NEW	$100.00
USE OF Airport			
Grounds Parking: Filming	Per day	$250.00	$250.00
Liaison to Business: Filming	Based on nature and extent of filming, and only as identified as necessary by Airport Manager	At Cost	At Cost
Runway Closure Fee: Filming	Per day	$2,000.00	$2,000.00
Airside Operating Surface Use: Filming	To compensate loss of revenue from other sources due to airside operating surface disruption and/or closure due to filming.	$1,500.00	$1,500.00
USE OF Protective Services			
Fire Hall Facility Use: Filming	1/2 day	$150.00	$150.00
Fire Hall Facility Use: Filming	Per day	$300.00	$300.00
Fire Hall Facility Use - Parking Lot: Filming	Per day	$450.00	$450.00
Site Inspections: Filming	Per inspection by Fire Department re film-related special effects	$100.00	$100.00
RCMP Traffic/Site Control Assistance: Filming	Per hour with four (4) hour minimum charge for designated RCMP traffic/site control assistance	$94.00	$115.00
OTHER			
Filming Administration Fee	Administration fee on all services invoiced	15% (max $500.00)	15% (max $500.00)

SCHEDULE 11. WATERWORKS

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

WATERWORKS Fee Type	Description	Fees & Charges without tax 2021/2022	Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	Cost	Cost
Water Connection Estimate Fee	Non-Refundable Estimate Fee	$150.00	$150.00
Service Connection/Disconnection Fee - Residential Subdivision with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each residential subdivision connection/disconnection, a deposit, to be determined by an estimate wil be required. Such deposit will be no less than $5000	$5,000.00	$5,000.00
Service Connection/Disconnection Fee - Non Residential Development with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each non residential connection/disconnection and metered connection, a deposit, to be determined by an estimate will be required. Such deposit will be no less than $7500.	$7,500.00	$7,500.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing water line	$150.00	$155.00
Removal of Abandoned Services	Each removal of an abandoned water service requiring removal	At cost	At cost
Fire Hydrant Use - Assembly Rental	Application, meter and backflow assembly rental	$150.00	$150.00
Fire Hydrant Use - Water Consumption	Minimum per day fee is $50.00. Rate for water use is four (4) times Metered Services rate. Provision of liability insurance for three (3) million dollars identifying the Township of Langley as additional insured.	$50.00	$50.00
Inaccessible Meter	For each 7 day period, where meter remains inaccessible, a rate shall apply	$150.00	$150.00
Special Meter Readings	For each special meter readings, a rate shall apply	$150.00	$150.00
Meter Testing	For each meter testing	At cost	At cost
Meter Testing	Security deposit for each meter testing	$250.00	$250.00
~~Water Turn-On~~	~~For each water turn-on during regular business hours~~	~~$80.00~~	
~~Water Shut-Off~~	~~For each water shut-off during regular business hours~~	~~$80.00~~	
~~Water Turn-On or Shut-Off After Regular Business Hours~~	~~For each water turn-on and/or shut-off after regular business hours - up to 3 hours labour~~	~~$200.00~~	
~~Water Turn-On or Shut-Off After Regular Business Hours~~	~~For each water turn-on and/or shut-off after regular business hours - more than 3 hours labour~~	~~At Cost~~	
Water Restriction Exemption Permit: Residential	Permit (21 days) to authorize residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$50.00	$50.00
Water Restriction Exemption Permit: Family Residential	Permit (21 days) to authorize multi-family residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$200.00	$200.00
Water Restriction Exemption Permit: Commercial	Permit (21 days) to authorize commercial use of water for newly installed law or landscaping during Stage 1 and 2 water restrictions	$200.00	$200.00
Water Restriction Exemption Permit: Nematode Applicaton	Permit (21 days) to authorize use of water for nematode application (supported by proof of nematode purchase or hiring of professional nematode application services)	NEW	$0.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)
Aqualoader Fob Fee	For each new fob provided for the Aldergrove Aqualoader Terminal	20.00	20.00
Aqualoader Fob Replacement Fee	Fee to replace Aldergrove Aqualoader Terminal access fob	20.00	20.00

SCHEDULE 12. SEWER

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

SEWER Fee Type	Description	Fees & Charges without tax 2021/2022	Proposed Fees & Charges without tax 2022/2023
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	At Cost	At Cost
Connection Reuse Application Fee	Application fee for each reuse of an existing service	$100.00	$100.00
Sewer Connection Estimate Fee	Non-Refundable Estimate	$150.00	$150.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing sewer line	$150.00	$155.00
Work Done at Cost	Where the Engineer determines that repair, or replacement, or service works are required to any part of the public or private system and the works are to be completed by Township staff or their contractors, and the expense is to be borne by the Owner.	At Cost	At Cost
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)

ATTACHMENT J

SCHEDULE 13. STORMWATER

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

STORMWATER Fee Type	Description	Existing Fees & Charges without tax	Proposed Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	At Cost	At Cost
Stormwater Connection Estimate Fee	Non-Refundable Estimate Fee.	$150.00	$150.00
Connection Inspection Fee	Inspection fee for connection or disconnecting	$150.00	$155.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)

ATTACHMENT K

SCHEDULE 15. TREE PROTECTION

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

TREE PROTECTION Fee Type	Description	Fees & Charges without tax 2021/2022	Fees & Charges without tax
Tree Protection Application Fee	Protected tree cut or remove application fee (non-refundable)	$150.00	$150.00
Application and per tree fee to cut or remove a protected tree in imminent failure	Protected tree imminent failure application fee (with TRAQ certified Arborist Report)	No Fee	No Fee
Permit to cut or remove protected tree(s)	Protected tree cut or remove fee (per tree)	$100.00	$100.00
Renewal, extension or modification of an issued permit	Protected tree cut or remove permit renewal, extension or modification fee (per tree)	$100.00	$100.00
Re-Inspection Fee	Re-Inspection Fee for replacement trees (each occurrence)	NEW	$155.00
Replacement Tree Security Deposit	Security Deposit for tree replacement (per tree)	$500.00	$500.00

ATTACHMENT L

SCHEDULE 16. AIRPORT

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

AIRPORT Fee Type	Description	Existing Fees & Charges without tax (2021/2022)	Proposed Fees & Charges without tax
Aircraft Parking			
Yearly Asphalt Tie-down Fee	Annual asphalt aircraft tie-down space	$1,260.00	$1,260.00
~~Yearly Grass Tie-down Fee~~	~~Annual grass aircraft tie-down space~~	~~$945.00~~	
Monthly Tie-down Fee	Monthly aircraft tie-down space	$157.50	$157.50
Visitor Tie-down Fee	Single Day, overnight aircraft tie-down space	$10.00	$10.00
Mail Service			
Annual Mailbox Rental Fee	Per unit, onsite community mailbox space	$150.00	$165.00
Key Deposit	Refundable mailbox key deposit	$50.00	$50.00
Key Replacement Fee	Mailbox key replacement	$30.00	$30.00
Gate Access			
Avigilon Gate Access Card Fee	For each Airport access card, including replacements (must be pre-approved)	$19.05	$19.05
Administration Fee	Administration Fee on all services invoiced		15% (no maximum)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO.4616

AMENDMENT BYLAW 2022 NO. 5777

EXPLANATORY NOTE

Bylaw 2022 No. 5777 amends the Fees and Charges Bylaw 2007 No. 4616, and its amendments, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services, and continuing the consolidation of the Township of Langley Fees and Charges Bylaw:

- Schedule 1: RECREATION, CULTURE, and PARKS
- Schedule 2: CEMETERIES
- Schedule 3: ANIMAL CONTROL
- Schedule 4: FINANCE
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 8: TRANSPORTATION
- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 13: STORMWATER
- Schedule 15: TREE PROTECTION
- Schedule 16: AIRPORT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW 2022 NO. 5777

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2022 No. 5777.

2. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

3. The Township hereby imposes fees and charges for the provision of services and information as specified in Schedules “1”, “2”, “3”, “4”,”5”, “8”, ”10”, ”11”,”12”, “13”, “15” and “16”, attached to and forming part of this bylaw. Schedules”6”, “7”, “9”, and “14” remain unchanged.

4. The following fees and charges are hereby imposed to align with the new Fees and Charges Bylaw 2022 No. 5777:
   a) Recreation, Parks & Culture – Schedule 1
   b) Cemeteries – Schedule 2
   c) Animal Control – Schedule 3
   d) Finance – Schedule 4
   e) Miscellaneous Corporate – Schedule 5
   f) Transportation – Schedule 8
   g) Filming – Schedule 10
   h) Waterworks – Schedule 11
   i) Sewer – Schedule 12
   j) Stormwater – Schedule 13
   k) Tree Protection – Schedule 15
   l) Airport – Schedule 16

5. Federal and Provincial sales taxes will be added when applicable.

6. Wherever this Bylaw sets out fees and charges with respect to other Township bylaws and such other bylaws contain similar fees and charges, this Bylaw is deemed to prevail.

READ A FIRST TIME the day of , 2022

READ A SECOND TIME the day of , 2022

READ A THIRD TIME the day of , 2022

ADOPTED the day of , 2022

_____ Mayor _____ Township Clerk

SCHEDULE 1. RECREATION, CULTURE, AND PARKS
FEES AND CHARGES BYLAW 2007 No. 4616
AMENDMENT BYLAW 2022 No. 5777

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
1.1 Pool, Fitness, and Arena Admissions		
Single Admissions	Child	3.29
	Youth	4.19
	Adult	6.67
	Senior	5.00
	Super Senior	0.95
	Family	13.00
	Student	4.76
	Drop-in Hockey	6.81
	Loonie Admission	0.95
	Toonie Admission	1.90
10 Pass	Child	29.67
	Youth	37.52
	Adult	59.86
	Senior	44.90
	Super Senior	9.52
	Family	116.81
	Student	42.62
20 Pass	Child	56.05
	Youth	70.95
	Adult	112.90
	Senior	84.86
	Super Senior	19.05
	Family	220.62
	Student	80.53
1 Month	Child	36.28
	Youth	45.90
	Adult	73.04
	Senior	54.95
	Family	142.76
	Student	52.14
3 Months	Child	98.86
	Youth	125.14
	Adult	199.33
	Senior	149.86
	Family	389.33
	Student	142.14
1 Year	Child	280.14
	Youth	354.57
	Adult	564.67
	Senior	424.62
	Family	1103.14
Youth Summer Pass	Youth Summer Pass	19.05
1.2 Fort Langley Outdoor Pool Admissions		
Single Admissions	Child	1.30
	Youth	1.95
	Adult	3.15
	Senior	1.95
	Super Senior	1.05
	Family	4.95
10 Pass	Child	10.30
	Youth	15.65
	Adult	25.15
	Senior	15.65
	Family	39.55
Season Card	Child	45.10
	Youth	73.40
	Adult	104.90
	Senior	73.40
Fort Langley Outdoor Pools	Rental Commercial Hourly	151.5
	Rental Non-Profit Hourly	51.2
	Rental Private Hourly	101.35
Waterpark Single Admissions	Child	$4.76
	Youth	$6.10
	Adult	$9.67
	Senior	$7.33
	Super Senior	$0.95

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
	Family	$19.14
	Student	$6.91
Waterpark 10 Pass	Child	$42.86
	Youth	$55.00
	Adult	$86.86
	Senior	$66.05
	Super Senior	$9.52
	Family	$172.00
	Student	$62.00
Waterpark 20 Pass	Child	$80.57
	Youth	$104.23
	Adult	$163.76
	Senior	$125.24
	Super Senior	$19.05
	Family	$324.86
	Student	$117.43
1.3 Museum Admissions		
Daily Admissions	Child	$3.14
	Youth	$3.98
	Adult	$6.32
	Senior	$4.76
	Super Senior	$0.98
	Family	$12.36
	Student	$4.51
	Loonie Admission	$0.95
	Toonie Admission	$1.90
Annual Pass Program	Child	$7.85
	Youth	$9.94
	Adult	$15.81
	Senior	$11.90
	Super Senior	$2.45
	Family	$30.90
	Student	$11.28
Salishan Place by the River - opening 2023		
	Salishan Theatre - Commercial Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$1,693.00
	Salishan Theatre - General Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$847.00
	Salishan Theatre - Commercial Hourly Rate	$160.65
	Salishan Theatre - Private Hourly Rate	$107.45
	Salishan Theatre - Non-Profit Hourly Rate	$25.00
	School Flex Space A + B - capacity up to 80 - Commercial Hourly	$70.10
	School Flex Space A + B - capacity up to 80 - Private Hourly	$47.05
	School Flex Space A + B - capacity up to 80 - Non-Profit Hourly	$24.05
	School Flex Space A or B - capacity up to 35 - Commercial Hourly	46.35
	School Flex Space A or B- capacity up to 35 - Private Hourly	31.25
	School Flex Space A or B - capacity up to 35 - Non-profit Hourly	16.15
	Flex Program A + B - capacity up to 70 - Commercial Hourly	$70.10
	Flex Program A + B - capacity up to 70 - Private Hourly	$47.05
	Flex Program A + B - capacity up to 70 - Non-Profit Hourly	$24.05
	Flex Program Room A or B - capacity up to 35 - Commercial Hourly	46.35
	Flex Program Room A or B- capacity up to 35 - Private Hourly	31.25
	Flex Program Room A or B - capacity up to 35 - Non-profit Hourly	16.15
	Gallery - Exhibit Hall - capacity up to 150 - Commercial Hourly	$150.30
	Gallery - Exhibit Hall- capacity up to 150 - Private Hourly	$99.15
	Gallery - Exhibit Hall - capacity up to 150 - Non-Profit Hourly	$48.05
	Roof Top Amenity- capacity up to 300 - Commercial Hourly	$150.30
	Roof Top Amenity - capacity up to 300 - Private Hourly	$99.15
	Roof Top Amenity - capacity up to 300 - Non-Profit Hourly	$48.05
	Roof Top Amenity - capacity up to 300 - Commercial Uses Flat Rate (Fri/Sat) 12noon-2am	$1,693.00
	Roof Top Amenity - capacity up to 300 - General Uses Flat Rate (Fri/Sat) 12noon-2am	$847.00

	Reception Hall - capacity up to 170 - Commercial Hourly	$150.30
	Reception Hall - capacity up to 170 - Private Hourly	$99.15
	Reception Hall - capacity up to 170 - Non-Profit Hourly	$48.05
	Reception Hall - capacity up to 170 - Commercial Uses Flat Rate (Fri/Sat) 12noon-2am	$1,693.00
	Reception Hall - capacity up to 170 - General Uses Flat Rate (Fri/Sat) 12noon-2am	$847.00

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
	Kitchen only - Commercial Hourly	$65.00
	Kitchen only - Private Hourly	$50.00
	Kitchen only - Non-Profit Hourly	$25.00
Amphitheatre at Salishan Place	Amphitheatre - Commercial Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$1,693.00
(outdoor venue)	Amphitheatre - Commercial Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$847.00
	Amphitheatre - Commercial Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$160.65
	Amphitheatre - Private Hourly Rate	$107.45
	Amphitheatre - Non-Profit Hourly Rate	$25.00
1.4 Swimming Pool Rentals		
	Aquaplay - Commercial Prime	$580.26
	Aquaplay - Commercial Non- Prime	$290.63
	Aquaplay - Private Prime	$387.17
	Aquaplay - Private Non-Prime	$194.09
	Aquaplay - Non-Profit Prime	$194.09
	Aquaplay - Non-Profit Non-Prime	$97.53
	Aquatic Club Meet - Non Profit 12.5m lane - Prime Hourly Rate	$8.57
	Aquatic Club Meet - Non Profit 25m lane - Prime Hourly Rate	$16.14
	Aquatic Club Meet - Non Profit 50m lane - Prime Hourly Rate	$31.28
	Aquatic Club Meet - Commercial 12.5m lane - Prime Hourly Rate	$23.71
	Aquatic Club Meet - Commercial 25m lane - Prime Hourly Rate	$46.42
	Aquatic Club Meet - Commercial 50m lane - Prime Hourly Rate	$91.85
	Beachside Green - Commercial Prime	$580.26
	Beachside Green - Commercial Non- Prime	$290.63
	Beachside Green - Private Prime	$387.17
	Beachside Green - Private Non-Prime	$194.09
	Beachside Green - Non-Profit Prime	$194.09
	Beachside Green - Non-Profit Non-Prime	$97.53
	Dive Tank Commercial - Prime Hourly Rate	$78.93
	Dive Tank Commercial - Non Prime Hourly Rate	$39.97
	Dive Tank Private - Prime Hourly Rate	$52.96
	Dive Tank Private - Non Prime Hourly Rate	$26.98
	Dive Tank Non-Profit - Prime Hourly Rate	$26.98
	Dive Tank Non-Profit - Non-Prime Hourly Rate	$13.99
	1/2 Dive Tank Commercial - Prime Hourly Rate	$40.00
	1/2 Dive Tank Commercial - Non Prime Hourly Rate	$20.51
	1/2 Dive Tank Private - Prime Hourly Rate	$27.00
	1/2 Dive Tank Private - Non Prime Hourly Rate	$14.00
	1/2 Dive Tank Non-Profit - Prime Hourly Rate	$14.00
	1/2 Dive Tank Non-Profit - Non-Prime Hourly Rate	$7.51
	Lazy River - Commercial Prime	$773.34
	Lazy River - Commercial Non- Prime	$387.17
	Lazy River - Private Prime	$515.89
	Lazy River - Private Non-Prime	$258.45
	Lazy River - Non-Profit Prime	$258.45
	Lazy River - Non-Profit Non-Prime	$129.73
	Leisure Pool - Commercial Prime	$773.34
	Leisure Pool - Commercial Non-Prime	$387.17
	Leisure Pool - Private Prime	$515.89
	Leisure Pool - Private Non-Prime	$258.45
	Leisure Pool - Non-Profit Prime	$258.45
	Leisure Pool - Non-Profit Non-Prime	$129.73
	Pool Lane 10m-12.5m - Commercial Prime Hourly Rate	$21.34
	Pool Lane 10m-12.5m - Commercial Non-Prime Hourly Rate	$11.20
	Pool Lane 10m-12.5m - Private Prime Hourly Rate	$14.54
	Pool Lane 10m-12.5m - Private Non-Prime Hourly Rate	$7.80
	Pool Lane 10m-12.5m - Non-Profit Prime Hourly Rate	$7.80
	Pool Lane 10m-12.5m - Non-Profit Non-Prime Hourly Rate	$4.40
	Pool Lane 17.5m - Commercial Prime Hourly Rate	$31.43
	Pool Lane 17.5m - Commercial Non-Prime Hourly Rate	$16.25
	Pool Lane 17.5m - Private Prime Hourly Rate	$21.29
	Pool Lane 17.5m - Private Non-Prime Hourly Rate	$11.14
	Pool Lane 17.5m - Non-Profit Prime Hourly Rate	$11.14
	Pool Lane 17.5m - Non-Profit Non-Prime Hourly Rate	$6.09
	Pool Lane 25m - Commercial Prime Hourly Rate	$41.69
	Pool Lane 25m - Commercial Non-Prime Hourly Rate	$21.34
	Pool Lane 25m - Private Prime Hourly Rate	$28.15
	Pool Lane 25m - Private Non-Prime Hourly Rate	$14.54
	Pool Lane 25m - Non-Profit Prime Hourly Rate	$14.54
	Pool Lane 25m - Non-Profit Non-Prime Hourly Rate	$7.80
	Pool Lane 50m - Commercial Prime Hourly Rate	$82.37
	Pool Lane 50m - Commercial Non-Prime Hourly Rate	$41.68

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
	Pool Lane 50m - Private Prime Hourly Rate	$55.23
	Pool Lane 50m - Private Non-Prime Hourly Rate	$28.15
	Pool Lane 50m - Non-Profit Prime Hourly Rate	$28.15
	Pool Lane 50m - Non-Profit Non-Prime Hourly Rate	$14.54
	Tidal Pool with Video - Commercial Prime	$773.34
	Tidal Pool with Video - Commercial Non- Prime	$387.17
	Tidal Pool with Video - Private Prime	$515.89
	Tidal Pool with Video - Private Non-Prime	$258.45
	Tidal Pool with Video - Non-Profit Prime	$258.45
	Tidal Pool with Video - Non-Profit Non-Prime	$129.73
	Waterslides - Commercial Prime	$773.34
	Waterslides - Commercial Non-Prime	$387.17
	Waterslides - Private Prime	$515.89
	Waterslides - Private Non-Prime	$258.45
	Waterslides - Non-Profit Prime	$258.45
	Waterslides - Non-Profit Non-Prime	$129.73
	Wave Pool - Commercial Prime	$773.34
	Wave Pool - Commercial Non-Prime	$387.17
	Wave Pool - Private Prime	$515.89
	Wave Pool - Private Non-Prime	$258.45
	Wave Pool - Non-Profit Prime	$258.45
	Wave Pool - Non-Profit Non-Prime	$129.73
	Pool Beach Area - Commercial Prime Hourly Rate	$82.26
	Pool Beach Area - Commercial Non-Prime Hourly Rate	$41.63
	Pool Beach Area - Private Prime Hourly Rate	$55.22
	Pool Beach Area - Private Non-Prime Hourly Rate	$28.04
	Pool Beach Area - Non-Profit Prime Hourly Rate	$28.04
	Pool Beach Area - Non-Profit Non-Prime Hourly Rate	$14.59
1.5 Arena Ice		
	Commercial - Prime Hourly Rate	$494.76
	Commercial - Non-Prime Hourly Rate	$285.87
	Private - Prime Hourly Rate	$406.83
	Private - Non-Prime Hourly Rate	$228.27
	Non-Profit - Prime Hourly Rate	$153.59
	Non-Profit - Non-Prime Hourly Rate	$93.53
	Junior Hockey Game/Practice - Season-Prime Hourly Rate	$183.71
	Junior Hockey Game - Playoff-Prime Hourly Rate,**plus $1.00 per person over first 500	$183.71
	Junior Hockey Practice - Season- Non-Prime Hourly Rate	$106.97
1.6 Arena Dry Floor		
	Commercial - Prime Hourly Rate	$193.50
	Commercial - Non-Prime Hourly Rate	$116.49
	Private - Prime Hourly Rate	$96.06
	Private - Non-Prime Hourly Rate	$58.06
	Non-Profit - Prime Hourly Rate	$50.37
	Non-Profit - Non-Prime Hourly Rate	$30.62
	Senior "A" Lacrosse - Prime Hourly Rate	$121.65
1.7 Curling Ice		
	Commercial - Prime Hourly Rate/sheet	$43.05
	Adult - Prime Hourly Rate/sheet	$37.38
	Youth - Prime Hourly Rate/sheet	$18.47
	Senior - Prime Hourly Rate/sheet	$20.30
	Commercial - Non-Prime Hourly Rate/sheet	$26.22
	Adult - Non-Prime Hourly Rate/sheet	$22.46
	Youth - Non-Prime Hourly Rate/sheet	$11.48
	Senior - Non-Prime Hourly Rate/sheet	$12.58
1.8 Curling Dry Floor		
	Commercial - Prime Hourly Rate	$82.75
	Adult - Prime Hourly Rate	$41.88
	Youth - Prime Hourly Rate	$30.09
	Senior - Prime Hourly Rate	$32.44
	Commercial - Non-Prime Hourly Rate	$50.05
	Adult - Non-Prime Hourly Rate	$25.52
	Youth - Non-Prime Hourly Rate	$18.46
	Senior - Non-Prime Hourly Rate	$19.87
Sports Box Class A1 GPC	Commercial Hourly	$157.79
Includes contribution to park asset replacement reserve fund.	Private Hourly	$92.44
	Non-Profit Adult Hourly	$54.60
	Non-Profit Youth Hourly	$28.51
1.9 Facility Rentals		
Aerobic Rooms		
	Aerobics Room - Commercial Hourly	$113.11
	Aerobics Room - Private Hourly	$75.73
	Aerobics Room - Non-Profit Hourly	$38.38
Gymnasiums		

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
	Gymnasium - Full - Double Gym Non-Prime Private	$100.23
	Gymnasium - Full - Double Gym Non-Prime Non-Profit	$50.62
	Gymnasium - Half - Single Gym Non-Prime Private	$50.62
	Gymnasium - Half - Single Gym Non-Prime Non-Profit	$25.81
	Gymnasium - Quarter - Half Gym Non-Prime Private	$25.81
	Gymnasium - Quarter - Half Gym Non-Prime Non-Profit	$13.40
	Gymnasium - Full - Double Gym - Prime Commercial Hourly	$298.69
	Gymnasium - Full - Double Gym - Prime Private Hourly	$199.46
	Gymnasium - Full - Double Gym - Prime Non-Profit Hourly	$100.23
	Gymnasium - Half - Single Gym - Prime Commercial Hourly	$149.85
	Gymnasium - Half - Single Gym - Prime Private Hourly	$100.23
	Gymnasium - Half - Single Gym - Prime Non-Profit Hourly	$50.62
	Gymnasium - Quarter - Half Gym - Prime Private	$50.62
	Gymnasium - Quarter - Half Gym - Prime Non-Profit	$25.81
	Gymnasium - Elementary School - Commercial Hourly	$149.85
	Gymnasium - Elementary School - Private Hourly	$100.23
	Gymnasium - Elementary School - Non-profit Hourly	$50.62
	Gymnasium - Middle School - Commercial Hourly	$166.67
	Gymnasium - Middle School - Private Hourly	$111.44
	Gymnasium - Middle School - Non-profit Hourly	$56.22
High Performance Area		
Willoughby Community Centre	High Performance Area - Commercial Hourly Rate	$113.11
	High Performance Area - Private Hourly Rate	$75.73
	High Performance Area - Non-Profit Hourly Rate	$38.38
Lobbies		
	Lobby - Commercial Hourly Rate	$39.88
	Lobby - Private Hourly Rate	$31.17
	Lobby - Non-Profit Hourly Rate	$16.09
Civic Facility	Lobby - Commercial Hourly Rate	$46.33
	Lobby - Private Hourly Rate	$31.21
	Lobby - Non-Profit Hourly Rate	$16.10
Meeting Rooms		
	Fraser River Theatre - Commercial Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$1,692.99
	Fraser River Theatre - General Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$847.01
	Fraser River Theatre - Commercial Hourly Rate	$160.67
	Fraser River Theatre - Private Hourly Rate	$107.46
	Fraser River Theatre - Non-Profit Hourly Rate	$54.24
	Meeting Room - capacity up to 60 - Commercial Hourly	$46.36
	Meeting Room - capacity up to 60 - Private Hourly	$31.24
	Meeting Room - capacity up to 60 - Non-Profit Hourly	$16.13
Derek Doubleday Arboretum Meeting Rooms	Commercial Hourly Rate - capacity up to 15 seated, up to 40 standing	$46.36
	Private Hourly Rate - capacity up to 15 seated, up to 40 standing	$31.25
	Non-Profit Hourly Rate - capacity up to 15 seated, up to 40 standing	$16.15
McLeod Athletic Park Stadium - Small Meeting Room (25)	Multipurpose Room - capacity up to 25 - Commercial Hourly	$46.35
	Multipurpose Room - capacity up to 25 - Private Hourly	$31.25
	Multipurpose Room - capacity up to 25 - Non-profit Hourly	$16.15
McLeod Athletic Park Stadium - Large Meeting Room (75)	Multipurpose Room - capacity up to 75 - Commercial Hourly	$70.08
	Multipurpose Room - capacity up to 75 - Private Hourly	$47.06
	Multipurpose Room - capacity up to 75 - Non-Profit Hourly	$24.04
Multipurpose Rooms		
	Multipurpose Room - capacity up to 35 - Commercial Hourly	$46.35
	Multipurpose Room - capacity up to 35 - Private Hourly	$31.25
	Multipurpose Room - capacity up to 35 - Non-profit Hourly	$16.15
	Multipurpose Room - capacity up to 75 - Commercial Hourly	$70.10
	Multipurpose Room - capacity up to 75 - Private Hourly	$47.05
	Multipurpose Room - capacity up to 75 - Non-Profit Hourly	$24.05
	Multipurpose Room - capacity up to 133 - Commercial Hourly	$81.05
	Multipurpose Room - capacity up to 133 - Private Hourly	$54.35
	Multipurpose Room - capacity up to 133 - Non-Profit Hourly	$27.70
	Multipurpose Room - capacity up to 133 - Commercial Uses Flat Rate 12noon-2am	$641.10
	Multipurpose Room - capacity up to 133 - Non-Profit Uses Flat Rate 12noon-2am	$214.40
	Multipurpose Room - capacity up to 133 - Private Use Flat Rate 12noon-2am	$427.75
Change Rooms - Parks	Commercial Hourly Rate	$15.00
	Private Hourly Rate	$10.00
	Non-Profit Hourly Rate	$5.00
Facility Specific		

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
ACUCC	Roof Deck - capacity up to 60 - Commercial Hourly	$139.11
	Roof Deck - capacity up to 60 - Private Hourly	$93.07
	Roof Deck - capacity up to 60 - Non-Profit Hourly	$47.04
Indoor Walking Track	Two Lanes - Commercial Hourly	$24.72
	Two Lanes - Private Hourly	$16.81
	Two Lanes - Non-Profit Hourly	$8.91
Aldergrove Kinsmen Community Centre	Friday Event Set-up	$111.37
	Fee only applied if room is available 4 weeks before actual rental Fri/Sat	
	Main Hall Meeting - capacity up to 75 - Commercial Hourly	$70.05
	Main Hall Meeting - capacity up to 75 - Private Hourly	$47.03
	Main Hall Meeting - capacity up to 75 - Non-Profit Hourly	$24.01
	Main Hall Meeting - capacity up to 75 - Commercial Uses Flat Rate (Fri/Sat) 12noon-2am	$1,692.96
	Main Hall Meeting - capacity up to 75 - General Uses Flat Rate (Fri/Sat) 12noon-2am	$846.98
	Main Hall Meeting - capacity up to 150 - Commercial Hourly	$113.11
	Main Hall Meeting - capacity up to 150 - Private Hourly	$75.73
	Main Hall Meeting - capacity up to 150 - Non-Profit Hourly	$38.38
	Main Hall Meeting - capacity up to 150 - Commercial Uses Flat Rate (Fri/Sat) 12noon-2am	$1,692.96
	Main Hall Meeting - capacity up to 150 - General Uses Flat Rate (Fri/Sat) 12noon-2am	$846.98
	Main Hall Meeting - capacity up to 250 - Commercial Hourly	$160.64
	Main Hall Meeting - capacity up to 250 - Private Hourly	$107.43
	Main Hall Meeting - capacity up to 250 - Non-Profit Hourly	$54.21
	Main Hall Meeting - capacity up to 250 - Commercial Uses Flat Rate (Fri/Sat) 12noon-2am	$1,692.96
	Main Hall Meeting - capacity up to 250 - General Uses Flat Rate (Fri/Sat) 12noon-2am	$846.98
	Kitchen only - Commercial Hourly	$46.76
	Kitchen only - Private Hourly	$31.50
	Kitchen only - Non-Profit Hourly	$16.26
George Preston Recreation Centre	Kitchen - Commercial Hourly	$46.76
	Kitchen - Private Hourly	$31.50
	Kitchen - Non-profit Hourly	$16.26
	Lower Lounge - Commercial Hourly	$46.76
	Lower Lounge - Private Hourly	$31.50
	Lower Lounge - Non-Profit Hourly	$16.26
Bedford Landing Plaza**+ x	Commercial Hourly Rate	$32.00
**Public Spaces Waste Management	Private Hourly Rate	$16.85
	Non-Profit Hourly Rate	$8.95
McLeod Athletic Park Stadium		
McLeod Athletic Park Stadium x	Commercial Hourly	$314.10
**Includes contribution to park asset replacement reserve fund	Non-Profit Hourly (with admissions)	$232.50
	Private Hourly	$191.30
	Non-Profit Adult Hourly	$150.10
	Non-Profit Youth Hourly	$150.10
McLeod Atheltic Park Stadium Synthetic Turf Field Class A** + "" + x		
	Prime - Commercial Hourly	$134.85
	Prime - Private Hourly	$117.30
	Prime - Non-Profit Adult Hourly	$63.40
	Prime - Non-Profit Youth Hourly	$42.65
	Non-Prime - Commercial Hourly	$111.70
	Non-Prime - Private Hourly	$94.20
	Non-Prime - Non-Profit Adult Hourly	$39.55
	Non-Prime - Non-Profit Youth Hourly	$21.30
	Removal or Installation of football uprights in the oval field	$2,869.45
McLeod Athletic Park Track Eight Lanes "" + x	Commercial Hourly Rate	$96.35
	Private Hourly Rate	$64.60
	Non-Profit Hourly Rate	$32.80
McLeod Athletic Park - Track & Field + x	Commercial Hourly Rate	$122.20
(Long Jump, Shot Put, High Jump, Pole Vault, Throws Area)	Private Hourly Rate	$82.20
	Non-Profit Adult Hourly Rate	$42.10
	Non-Profit Youth Hourly	$37.95
McLeod Athletic Park - Throws Area (Throws Cage & Javelin) + x	Commercial Hourly Rate	$25.85
(Javelin, Shot Put, Discus, Hammer Throw)	Private Hourly Rate	$17.60
	Non-Profit Adult Hourly Rate	$9.30
	Non-Profit Youth Hourly	$5.15
McLeod Athletic Park Announcers Booth	Commercial	$67.30
	Private	$44.90
	Non-Profit	$22.45

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
McLeod Athletic Park First Aid Room	Commercial Hourly Rate	$15.00
	Private Hourly Rate	$10.00
	Non-Profit Hourly Rate	$5.00
McLeod Athletic Park Officals Room	Commercial Hourly Rate	$15.00
	Private Hourly Rate	$10.00
	Non-Profit Hourly Rate	$5.00
McLeod Athletic Park Score Board	Per Hour Rate	$6.60
McLeod Athletic Park Audio System	Per Hour Rate	$9.40
McLeod Athletic Park Video Display Screen	Commercial Hourly Rate	$213.75
	Private Hourly Rate	$142.85
	Non-Profit Hourly Rate	$71.95
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Commercial Per Day Rate	$748.85
	Private Per Day Rate	$499.60
	Non-Profit Per Day Rate	$250.30
Parking Lot Use - WGC, WCB, WBY, AKC, LCM, ACUCC, GPC, all other parks	Commercial Per Day Rate	$454.30
	Private Per Day Rate	$303.20
	Non-Profit Per Day Rate	$152.15
Park Concession Rental + [x]	Per day	$77.65
	Seasonal Monthly Non-Profit Rate	$332.65
Park Picnic Shelter + [x]	Commercial Hourly Rate	$32.75
	Private Hourly Rate	$16.85
	Non-Profit Hourly Rate	$8.95
Ponder Park Camping Fee	Per night, per child	$2.00
Boat Launch Closure Fee + [x]	Per event fee	$355.50
Access to Private Property Permit Fee	Per permit (includes tax)	$100.00
Park Permit Application Fee	Per permit	$50.00
Park Permit Application Fee For Profit Special Event/Festival	Per permit	$250.00
For Profit Special Event/Festival Fees	Per person attendance <500 (based on estimated attendance at time of application)	$1.00
(in addition to park rental fees)	Per person attendance 501 - 1000 (based on estimated attendance at time of application)	$1.25
	Per person attendance >1000 (based on estimated attendance at time of application)	$1.50
	ToL Staff Event Support/Equipment	At Cost
	Park Ranger Fee - per hour	$30.00
Spirit Stage Fee	Commercial - first day	$585.30
	Commercial - additional day	$293.20
	Private - first day	$390.55
	Private - additional day	$195.80
	Non-Profit - first day	$195.80
	Non-Profit - additional day	$98.40
	Towing Fee (waived for non-profit)	At cost
	Set-up/Take-down Fee (includes site visit but not special requirements)	$287.10
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$573.15
	On Field Set-up/Take-down Fee (includes site visit but not special requirements)	$1,035.70
	On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$2,070.35
	Connection to electrical system, daily fee	$1,578.65
Water Wagon	Per Hour Rate	$100.00
Misting Tent	Per Hour Rate	$100.00
1.10 Fields		
Synthetic Turf Fields Class AAA** + [x]	Prime - Commercial Hourly	$407.60
** Includes contribution to park asset replacement reserve fund.	Prime - Private Hourly	$348.15
	Prime - Non-Profit Adult Hourly	$207.55
	Prime - Non-Profit Youth Hourly	$131.85
	Non-Prime - Commercial Hourly	$348.15
	Non-Prime - Private Hourly	$304.90
	Non-Prime - Non-Profit Adult Hourly	$164.30
	Non-Prime - Non-Profit Youth Hourly	$104.80
Synthetic Turf Fields Class A** + [x]	Prime - Commercial Hourly	$134.85
** Includes contribution to park asset replacement reserve fund.	Prime - Private Hourly	$117.30
	Prime - Non-Profit Adult Hourly	$63.40
	Prime - Non-Profit Youth Hourly	$42.65
	Non-Prime - Commercial Hourly	$111.70
	Non-Prime - Private Hourly	$94.20

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
	Non-Prime - Non-Profit Adult Hourly	$39.55
	Non-Prime - Non-Profit Youth Hourly	$21.30
Synthetic Turf Fields Class B** + x	Prime - Commercial Hourly	$95.00
(70% Class A)	Prime - Private Hourly	$82.75
** Includes contribution to park asset replacement reserve fund.	Prime - Non-Profit Adult Hourly	$45.00
	Prime - Non-Profit Youth Hourly	$30.45
	Non-Prime - Commercial Hourly	$78.80
	Non-Prime - Private Hourly	$66.55
	Non-Prime - Non-Profit Adult Hourly	$28.30
	Non-Prime - Non-Profit Youth Hourly	$15.50
All Weather Fields + x	Commercial Hourly	$31.60
	Private Hourly	$21.40
	Non-Profit Adult Hourly	$7.80
	Non-Profit Youth Hourly	$4.45
Natural Grass Fields "" + x	~~Prime - Commercial Hourly~~	
	~~Prime - Private Hourly~~	
	~~Prime - Non-Profit Adult Hourly~~	
	~~Non-Prime -~~Commercial Hourly	$31.75
	~~Non-Prime -~~ Private Hourly	$21.50
	~~Non-Prime -~~ Non-Profit Adult Hourly	$10.60
	~~Non-Profit~~ Youth Hourly	$5.25
Disc Golf + x	Commercial Hourly	$47.95
	Private Hourly	$32.30
	Non-Profit Adult Hourly	$16.65
	Non-Profit Youth Hourly	$8.85
Sports Box Class A MAP	Commercial Hourly	$108.10
Includes contribution to park asset replacement reserve fund.	Private Hourly	$91.00
	Non-Profit Adult Hourly	$37.65
	Non-Profit Youth Hourly	$19.80
Sports Box Class B	Commercial Hourly	$25.85
	Private Hourly	$17.60
	Non-Profit Adult Hourly	$9.30
	Non-Profit Youth Hourly	$5.15
Bocce Courts Class A + x	Commercial Hourly	$47.95
	Private Hourly	$32.30
	Non-Profit Adult Hourly	$16.65
	Non-Profit Youth Hourly	$8.85
Tennis Courts Class A + x	Commercial Hourly	$47.95
WG,BSS,PJP,DRP,Forest Hills,AAP,MAP	Private Hourly	$32.30
Langley Meadows	Non-Profit Adult Hourly	$16.65
	Non-Profit Youth Hourly	$8.85
Tennis Courts Class B + x	Commercial Hourly	$25.85
	Private Hourly	$17.60
	Non-Profit Adult Hourly	$9.30
	Non-Profit Youth Hourly	$5.15
Outdoor Basketball Courts + x	Commercial Hourly	$47.95
	Private Hourly	$32.30
	Non-Profit Adult Hourly	$16.65
	Non-Profit Youth Hourly	$8.85
Sand Volleyball + x	Commercial Hourly	$25.85
	Private Hourly	$17.60
	Non-Profit Adult Hourly	$9.30
	Non-Profit Youth Hourly	$5.15
Skate Park + x	Commercial Hourly	$47.95
	Private Hourly	$32.30
	Non-Profit Adult Hourly	$16.65
	Non-Profit Youth Hourly	$8.85
Mountain Bike Park + x	Commercial Hourly	$47.95
	Private Hourly	$32.30
	Non-Profit Adult Hourly	$16.65
	Non-Profit Youth Hourly	$8.85
Non Formal Park Use + x	Commercial Hourly	$25.85
(Non formal park use refers to bookings that do not require a sport field for activity. For example: Yoga, Bootcamp)	Private Hourly	$17.60
	Non-Profit Adult Hourly	$9.30
	Non-Profit Youth Hourly	$5.15

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
MAP Synthetic Turf Diamond + [x]	Prime - Commercial Hourly	$69.30
	Prime - Private Hourly	$56.70
	Prime - Non-Profit Adult Hourly	$30.25
	Prime - Non-Profit Youth Hourly	$19.40
	Non-Prime Commercial Hourly	$60.55
	Non-Prime Private Hourly	$47.90
	Non-Prime Non-Profit Adult Hourly	$21.25
	Non-Prime Non-Profit Youth Hourly	$11.30
Bleacher Move	2 Sets or Fewer	$265.25
Bleacher Move	3 Sets or More	$477.40
Soccer Goal Set-Up	Per Occurrence Rate	$278.50
Amphitheatre** + [x]	Commercial Hourly	$61.55
(Willoughby Community Park 200 seat outdoor venue)	Private Hourly	$49.45
	Non-Profit Hourly	$25.25
Park Ranger Fee [x]	Per hour	$1.50
([x] to be charged on all Outdoor Park booking fees)		
1.11 Key and Lock Replacements		
Lock Replacement	Best Door Lock - material and labour	At cost
(per lock)	Best Pad Lock	$81.10
	Master Lock - standard shackle	$18.40
	Master Lock - 2.5 inch shackle	$21.65
Key Replacement	Best Lock Key	$8.65
(per key)	Master Lock Key	$5.40
1.11 Key and Lock Replacements		
Lock Replacement	Best Door Lock - material and labour	At cost
(per lock)	Best Pad Lock	$75.00
	Master Lock - standard shackle	$17.00
	Master Lock - 2.5 inch shackle	$20.00
Key Replacement	Best Lock Key	$8.00
(per key)	Master Lock Key	$5.00
1.12 Public Service Signs		
Signage for non-profit sports	Sign Fabrication by Township	$100.00
organizations, or public services	Sign Installation by Township	$50.00
1.13 Administration Fee		
Administration Fee	Administration Fee on all services invoiced and for call outs related to field bookings.	15% (no maximum)
1.14 Township of Langley Bookings		
Administration Fee	To allow recreation and official Township business bookings at Park Facilities at no cost	$0.00

SCHEDULE 2

SCHEDULE 2. CEMETERIES
FEES AND CHARGES BYLAW 2007 No. 4616
AMENDMENT BYLAW 2022 No. 5777

CEMETERIES Fee Type	Description	Fees & Charges without tax
2.1 Cemetery		
(Tax is not included)		
Right of Interment-Resident	Adult Size	$3,488.00
30% to Care Fund, Niche 30% to Care Fund	Child Size	$1,187.00
	Infant Size	$1,187.00
	Cremation Boulder	$2,516.00
	Cremation Plot	$1,511.00
	Natural/Hybrid	$3,488.00
	Scattering Garden	$372.00
	Single Lawn Crypt	$3,903.00
	Double Lawn Crypt	$4,804.00
	Veteran-includes former resident	$1,744.00
	Veteran Cremation Plot-includes former resident	$756.00
	Wall Niche Single	$2,516.00
	Wall Niche Double	$3,402.00
Fort Langley Cemetery Adult Premium Lot	Interment resident casket in place, adult size	$6,976.00
	Interment non-resident casket in place, adult size	$13,951.00
Right of Interment - Non-Resident	Adult Size	$6,976.00
30% to Care Fund, Niche 30% to Care Fund	Child Size	$3,551.00
(generallly 2X resident)	Infant Size	$2,309.00
	Cremation Boulder	$3,776.00
	Cremated Plot	$3,023.00
	Natural/Hydrid	$6,976.00
	Scattering Garden	$372.00
	Single Lawn Crypt	$7,807.00
	Double Lawn Crypt	$9,611.00
	Veteran	$3,488.00
	Veteran Cremation Plot	$1,511.00
	Wall Niche Single	$2,847.00
	Wall Niche Double	$3,666.00
Fort Langley Cemetery Cremation Premium Lot	Interment resident, upright marker, cremation plot	$3,023.00
	Interment non-resident, upright marker, cremation plot	$6,046.00
Opening and Closing of Lot for Interment	Adult, Natural, Lawn Crypt or Veteran Size - First Level	$1,443.00
	Adult Size - First Level Saturday or Sunday	$2,885.00
	Adult Size - First Level Statutory Holiday	$4,329.00
	Adult Size - Second Level	$1,662.00
	Adult Size - Second Level Saturday or Sunday	$3,326.00
	Adult Size - Second Level Statutory Holiday	$4,990.00
	Adult Size - Lawn Crypt Second Level	$1,443.00
	Adult Size - Lawn Crypt Second Level Saturday or Sunday	$2,885.00
	Adult Size - Lawn Crypt Second Level Statutory Holiday	$4,329.00
	Child Size	$946.00
	Child Size - Saturday or Sunday	$1,892.00
	Child Size - Statutory Holiday	$2,838.00
	Infant Size	$551.00
	Infant Size - Saturday or Sunday	$1,101.00
	Infant Size - Statutory Holiday	$1,654.00
	Cremated Remains (includes Veteran)	$667.00
	Cremated Remains - Saturday or Sunday	$1,334.00
	Cremated Remains - Statutory Holiday	$2,001.00
	Cremated Remains - Add to Existing Site	$454.00
	Casket Remains - Add to Existing Site	$997.00

CEMETERIES Fee Type	Description	Fees & Charges without tax
	Wall Niche	$518.00
	Wall Niche - Saturday or Sunday	$1,035.00
	Wall Niche - Statutory Holiday	$1,554.00
Opening and Closing of Lot for Exhumation/Disinterment	Adult Size	$2,883.00
	Adult Size - Double Depth	$4,328.00
	Adult Size - If Top Level Occupied	$6,972.00
	Child Size	$1,892.00
	Infant Size	$1,105.00
	Cremated Remains	$671.00
Ground Marker Setting Fee	Ground Marker Setting Fee - Flat Marker	$386.00
30% to Care Fund	Ground Marker Setting Fee - Upright Marker	$683.00
Marker Reset Fee	Memorial Marker Reset Fee	$180.00
Cemetery Products and Other Fees		
	Late Arrival Interment Fee (after 3:00 pm. Monday - Friday)	$434.00
	Granite Memorial Bench	$5,360.00
	Replacement Certificate - Right of Interment	$55.00
	Transfer Fee	$142.00
	Surrender/Sell Back Fee	$142.00
	Niche Wall Wreath Plate	Cost plus 60%
	Cremation Liner	Cost plus 50%
	Fibreglass Full Casket Liner	Cost plus 50%
	Concrete Full Casket Liner (lower level double depth)	Cost plus 50%

SCHEDULE 3

SCHEDULE 3. ANIMAL CONTROL

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

Fee Type	Description	Fees & Charges without tax
Male/Female	Regular	$65.00
	Regular Discounted on or before Feb 1st	$55.00
	Seniors (over 65 years of age)	$44.00
	Seniors Discounted on or before Feb 1st	$34.00
Male/Female Neutered/Spayed	Regular	$36.00
	Regular Discounted on or before Feb 1st	$26.00
	Seniors (over 65 years of age)	$29.00
	Seniors Discounted on or before Feb 1st	$19.00
Dangerous Dog	Regular	$305.00
	Regular Discounted on or before Feb 1st	$305.00
	Seniors (over 65 years of age)	$305.00
	Seniors Discounted on or before Feb 1st	$305.00
Aggressive Dog	Regular	$155.00
	Regular Discounted on or before Feb 1st	$155.00
	Seniors (over 65 years of age)	$155.00
	Seniors Discounted on or before Feb 1st	$155.00
Hobby Kennel	In conjunction with payment of their business licence, a Hobby Kennel is entitled to receive a maximum 6 dog licence tags at no additional cost. For Hobby Kennels, no further licences may be issued or purchased.	N/A
Commercial Kennel	In conjunction with payment of their business licence, a Commercial Kennel is entitled to receive a maximum 6 dog tags at no additional cost. For Commercial Kennels, further licences may be purchased at a cost of $15.00 each.	$15.00
Working Dogs for the Disabled	Notwithstanding all of the fees stated above, an annual licence fee is applicable for each working dog used to assist the disabled.	$10.00
Other Dog Fees	A fee is applicable for replacement of a lost or destroyed licence tag	$10.00
	A fee is applicable for the transferring of a licence under section 12 or 13; or for issuing a licence under section 14 (Bylaw 4440)	$15.00
Registration for Audible Bird Scare Device (Propane Cannon)	Annual registration fee per site, as defined in the Township of Langley Audible Bird Scare Devices Farm Byalw 2013 No. 5005, as amended.	$125.00 per annum, plus applicable tax(es)

Schedule 4. Finance

SCHEDULE 4

Fees and Charges Bylaw 2007 No. 4616

AMENDMENT BYLAW 2022 No. 5777

FINANCE Fee Type	Description	Fees & Charges without tax
Tax Notice	Copy of a Tax Notice	N/C
Tax Information Certificates (TIC):		
- Electronic	Tax Information	$40.00
- Manual	Tax Information	$50.00
Mortgage Tax Information Listing	Mortgage company listing per folio	15 per folio
Annual Gross Tax Information Report	Report that includes Tax Information for Township properties	$.02 per row of data export
Non Refundable Tender Deposit	Non Refundable Tender Deposits	$50.00-$150.00
Returned Cheque Item	Returned Cheque Charge	$30.00
Refund Charge	Refund Charge	$25.00
Title Searches & Registered Documents Fee	Fee to recover Land Title and Survey Authority Fees	$30.00
Interest on Overdue Accounts Receivable	Interest charge will be added to accounts more than 30 days overdue.	Bank of Canada Rate plus 2%
Researching Historical property Related Information	Cost recovery of staff research time	$20.00 per property per year
Appotionment Fee per new strata / child lot	Cost to apportion assessments and taxes from parent parcel to each individual child / strata parcel	$30 per new child / strata lot
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)

SCHEDULE 5. MISCELLANEOUS CORPORATE

FEES AND CHARGES BYLAW 2007 No. 4616

AMENDMENT BYLAW 2022 No. 5777

MISCELLANEOUS CORPORATE Fee Type	Description	Fees & Charges without tax
Minutes of Council proceedings (per page)	Minutes of Council proceedings (per page)	$0.50
Copies (per page) (Black & White)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$0.50
Copies (per page) (Colour)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$1.00
Maps, Building Plans and As-builts (Black & White)	Maps, As-builts, and Service Cards Black and White - custom paper size up to 24" X 36"	$5.15
Maps, Building Plans and As-builts (Colour)	Maps, As-builts, and Service Cards Colour - custom paper size up to 24" X 36"	$12.30
Maps (Colour)	Maps - Colour - standard paper size 11" X 17"	$6.15
Survey Certificates	Survey Certificate copies	$10.00
CD (plus cost of production time)	CD - Engineering Servicing Plan	$20.00
Community plans	Community plans	$20.00
Research (per hour)	Research over 15 minutes (per hour)	$63.00
Custom Geomatics	Custom Geomatics Requests (per hour)	$45.00
Board of Variance Application fees	Board of Variance Application fees	$450.00
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)
Building Records Search Administration Fee	Administration Fee for Building Records Searches	$20.00
Presentation Room Rental - Langley Regional Airport	Commercial Rate Per Hour	$116.99
	Private Rate Per Hour	$78.25
	Non-Profit Rate Per Hour	$39.50

SCHEDULE 8. TRANSPORTATION
FEES AND CHARGES BYLAW 2007 No.4616
PREVIOUS: AMENDMENT BYLAW 2019 No. 5469
AMENDMENT BYLAW 2022 No. 5777

SCHEDULE 8

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
HIGHWAY USE		
Highways Use Application & Permit Fee	Highways Use Permit for construction purposes	$250.00
	Highways Use Permit for public banner installation purposes	$100.00
	Highways Use Permit for private use of public sidewalks	$100.00
	Highways Use Permit for landscaping & tree planting purposes	$125.00
	Highways Use Permit for sandwich board sign purposes	$125.00 (Annual)
	Highways Use Permit for protruding signs	$100.00 (Annual)
	Highways Use Permit for awning/canopy	$100.00 (Annual)
	Highway Use Permit for sidewalk use and street furniture	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)
	Highways Use Permit for use of unopened highway purposes	$125.00 (Annual)
	Highways Use Permit for Traffic Control Training	$125.00
	Highway Use Permit for Horse Drawn Carriages Sight Seeing	$25.00
Highway Use Permit: Signals in Flash	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (business hours)	$100.00
	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (after hours)	$300 minimum charge, or as directed by the Engineer
Highway Use Permit Application Fee: Township of Langley Projects	Highway Use Permit for Township Capital or Operating works	$0.00
Highway Use Permit: Road Usage Fees	Highway Use Permit road usage fees for construction purposes	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater
	Highways Use Permit road usage fees for Special Event (for-profit only)	$150 minimum per event plus $2 per lineal km or $1.50 per m2 (based on nature of special event)
Highway Use Permit Road Usage Fees: Other	Highways Use Permit road usage fees for private use of road right-of-way or non-construction or Special Event (for-profit) uses (ie storage pods)	$100 .00 minimum charge per occurrence
Highway Use Application and Permits and Road Usage Fees: Filming	See Schedule 10	
DRIVEWAYS		
Driveway Application & Permit Fee	Application for Driveway Permit.	$100.00
Driveway Permit, 2nd Estimate	A permit fee for a second estimate for both driveways and boulevard tiling will be charged where the first estimate is over 90 days old.	$50.00
CULVERT INSTALLATION		
Boulevard Tiling, Entrance Culverts, Bulkheads, 1st or 2nd driveway	Installation of boulevard tiling, entrance culverts, bulkheads, and/or 1st or second driveway.	At Cost
SPECIAL EVENTS		
Highway Use Permit	Highways Use Permit for Special Event	$125.00
	Highways Use Permit for Special Event - sponsored by Registered Charity	$62.50
PARKING		
Overtime Parking Permit	Overtime Parking Permit	$25.00
Overtime Parking Permit Daily Charge	Daily Charge for each day of approved Permit	$50.00
OVERSIZE & OVERWEIGHT PERMITS		
Oversize & Overweight Vehicle Permit Application Fee	Oversize or Overweight Vehicle Permit Application	$100.00
Oversize & Overweight Permit Pre & Post Inspection Fee	Pre and Post Inspection for damage to municipal infrastructure. To be charged where applicable, at the discretion of the Municipal Engineer	$500.00
For each trip on a Municipal Highway the road usage fee to be charged shall be based on the difference between the allowable weight and the actual weight on any axle or the vehicle as a whole, whichever is greater.		
Overweight Vehicle Weight Charge	Overweight Vehicle Permit (Per Trip) - 0 to 2,000 kg	$100.00
	Overweight Vehicle Permit (Per Trip) - 2,001 to 5,000 kg	$175.00
	Overweight Vehicle Permit (Per Trip) - 5,001 to 10,000 kg	$350.00
	Overweight Vehicle Permit (Per Trip) - 10,001 to 15,000 kg	$600.00
	Overweight Vehicle Permit (Per Trip) - Over 15,000 kg	$1,025.00
SPECIAL ROUTE PERMIT		
Special Route Permit	Special Route Permit (Per Each Trip not on a Truck Route)	$50.00
HIGHWAY CROSSING PERMIT		
Highway Crossing Annual Permit	Annual Highway Crossing Permit	$50.00
RECLAIMING CHATTEL OR FIXTURE		
Sign (Sign area 1.44m2 or less)	Cost to reclaim	$50.00
Sign (Sign area 1.44m2 to 10m2)	Cost to reclaim	$100.00

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
Sign Removal	Sign area greater than 10m2	75.00/hr
Lifting Equipment	Charge per hour requiring lifting equipment	$150.00/hr
Permit Extension or Revision Fee	Charge for change requests to any active, issued Highway Use Permit type noted above (location, extension, duration, revised dates). Per occurrence.	$50.00
PAVEMENT CUT		
Pavement Reinstatement Fee	$75/m2, minimum charge $500, includes $10/m2 for "Pavement Degradation Fee: to compensate for reduction in pavement life caused by utility cuts	$75.00/m2, min. charge $500.00
Pavement Reinstatement Fee Township of Langley Works	$10/m2 for Pavement Degradation Fee	$10/m2
Pavement Penalty Charge	$25/m2, minimum charge $200. Would be billed to Permittee in cases where Permittee fails to notify Township with sufficient notice to inspect works in progress	$25.00/m2, min. charge $250.00
Urgent Pavement Repair Fee	Actual cost, minimum charge $1,500 [includes 3 hours work at $500/hr]. Charged to Permittee when Permittee fails to repair utility cut when notified to do so in a timely manner and where municipal crews are called in to perform the repairs	Actual cost, min. charge $1,500.00
LEGAL RESPONSE REVIEW FEES		
Signal Sequencing, Historical Markings/Signs and Similar Data Requests	Per Request	$400.00
SURVEY MONUMENTS		
Standard ISA Monument	Replacement & administration costs for Mascot published class B or C ISA P.Rock or P.Con Monument.	$3,000.00
Legally Referenced / Standard ISA Monument	Replacement & administration costs for 2015 First Order Levelling Framework Network (FOLFN) Monument, Mascot published class B or C ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on a legal plan by a BCLS.	$5,000.00
HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument.	$8,000.00
Legally Referenced / HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on plan by a BCLS.	$10,000.00
ELECTRIC VEHICLE CHARGERS		
Level 2 EVSE	Applies to the first two hours only. Price per hour	$1.00
	Applies to the third consecutive hour and all subsequent hours. Price per hour	$3.00
DC Fast Charger - Patron Use	This standard fee, consistent throughout BC, to recover cost of electricity.	$16.00/hour ($2 minimum charge)
INSPECTION FEE		
	Inspections related to all Permits within this schedule	$155.00 per inspection or re-inspection
SECURITY DEPOSIT		
	Where required, security deposit allowance for all permits in this schedule	As ordered by Engineer
MUNICIPAL ACCESS AGREEMENT PLAN APPROVAL FEE		
	For each single location	As per agreement
	For lineal installations <250m	$500.00
	For lineal installations >250m	$500 plus $50 for each additional 100m for anything greater than 250m
OVER STREET BANNERS		
Application Fee	For each individual installation	$50.00
Installation Fee	For each individual installation	$250.00
ADMINISTRATION FEE	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 10. FILMING

SCHEDULE 10

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

FILMING Fee Type	Description	Fees & Charges without tax
USE OF Recreation & Culture Facilities and Parks		
Facility and Park Rental		
ACUCC, Civic Facility, WCP, MAP, Williams Park	Per Day Rates - over 6 hrs per day	$2,765.88
	Half Day Rates - up to 6 hrs per day	$1,382.94
APP, AKC, GPC, LCM, WBY, WCB, WGC, Bedford Park Landing, and all other parks	Per Day Rates - over 6 hrs per day	$1,676.52
	Half Day Rates - up to 6 hrs per day	$838.26
Parking Lots		
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Filming w/o use of Facilitiy or Park	$1,382.94
	Filming Prep / Wrap Up (per day)	$1,382.94
	Parking use only	$691.47
Parking Lot Use - WGC, WCB, WBY, AKC, LCM, ACUCC, GPC, all other parks including trails	Filming w/o use of Facilitiy or Park	$838.26
	Filming Prep / Wrap Up (per day)	$838.26
	Parking use only	$419.13
Staff Costs	Staff wages as required	At Cost
USE OF Highways		
Application: Filming on Private Property	Application for filming purposes	$100.00
Application: Filming in Private Property Film Studio	Per Episode. Application for filming purposes	$100.00
Application & Permit Fee: Filming on Public Property	Consolidation of application and Highways Use Permit fees for filming purposes and right-of-way use	$500.00
Highways Use Permit: Inspections: Filming	Inspections related to Highways Use Permit for filming purposes	$68.25
Highways Use Permit: Security Deposits: Filming	Security deposit allowance related to Highways Use Permit for filming purposes	As ordered by Engineer
Highways Use Permit: Changes Filming	Per change. Requests to change approved permit variables (ie: dates, locations, etc.)	$75.00
Highways Use Permit: Temporary Street Lane Closure: Filming	Street lane closure (temporary) related to Highways Use Permit for filming purposes	$500.00
Highways Use Permit: Temporary Full Road Closure: Filming	Full road closure (temporary) related to Highways Use Permit for filming purposes. Fee to be assessed by Engineer based on need complexity	$1,000 minimum
Location Hold Fee: Filming on Public and/or Private Property	Per property. For productions to temporarily place hold on property/location until production dates and related contracts/agreements are confirmed, which then enables film production companies to submit a Film Application.	$100.00
USE OF Airport		
Grounds Parking: Filming	Per day	$250.00
Liaison to Business: Filming	Based on nature and extent of filming, and only as identified as necessary by Airport Manager	At Cost
Runway Closure Fee: Filming	Per day	$2,000.00
Airside Operating Surface Use: Filming	To compensate loss of revenue from other sources due to airside operating surface disruption and/or closure due to filming.	$1,500.00
USE OF Protective Services		
Fire Hall Facility Use: Filming	1/2 day	$150.00
Fire Hall Facility Use: Filming	Per day	$300.00
Fire Hall Facility Use - Parking Lot: Filming	Per day	$450.00
Site Inspections: Filming	Per inspection by Fire Department re film-related special effects	$100.00
RCMP Traffic/Site Control Assistance: Filming	Per hour with four (4) hour minimum charge for designated RCMP traffic/site control assistance	$115.00

FILMING Fee Type	Description	Fees & Charges without tax
OTHER		
Filming Administration Fee	Administration fee on all services invoiced	15% (max $500.00)

SCHEDULE 11. WATERWORKS

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

WATERWORKS Fee Type	Description	Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	Cost
Water Connection Estimate Fee	Non-Refundable Estimate Fee	$150.00
Service Connection/Disconnection Fee - Residential Subdivision with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each residential subdivision connection/disconnection, a deposit, to be determined by an estimate wil be required. Such deposit will be no less than $5000	$5,000.00
Service Connection/Disconnection Fee - Non Residential Development with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each non residential connection/disconnection and metered connection, a deposit, to be determined by an estimate will be required. Such deposit will be no less than $7500.	$7,500.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing water line	$155.00
Removal of Abandoned Services	Each removal of an abandoned water service requiring removal	At cost
Fire Hydrant Use - Assembly Rental	Application, meter and backflow assembly rental	$150.00
Fire Hydrant Use - Water Consumption	Minimum per day fee is $50.00. Rate for water use is four (4) times Metered Services rate. Provision of liability insurance for three (3) million dollars identifying the Township of Langley as additional insured.	$50.00
Inaccessible Meter	For each 7 day period, where meter remains inaccessible, a rate shall apply	$150.00
Special Meter Readings	For each special meter readings, a rate shall apply	$150.00
Meter Testing	For each meter testing	At cost
Meter Testing	Security deposit for each meter testing	$250.00
Water Restriction Exemption Permit: Residential	Permit (21 days) to authorize residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$50.00
Water Restriction Exemption Permit: Family Residential	Permit (21 days) to authorize multi-family residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$200.00
Water Restriction Exemption Permit: Commercial	Permit (21 days) to authorize commercial use of water for newly installed law or landscaping during Stage 1 and 2 water restrictions	$200.00
Water Restriction Exemption Permit: Nematode Applicaton	Permit (21 days) to authorize use of water for nematode application (supported by proof of nematode purchase or hiring of professional nematode application services)	$0.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)
Aqualoader Fob Fee	For each new fob provided for the Aldergrove Aqualoader Terminal	20.00
Aqualoader Fob Replacement Fee	Fee to replace Aldergrove Aqualoader Terminal access fob	20.00

SCHEDULE 12. SEWER

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

SEWER Fee Type	Description	Proposed Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	At Cost
Connection Reuse Application Fee	Application fee for each reuse of an existing service	$100.00
Sewer Connection Estimate Fee	Non-Refundable Estimate	$150.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing sewer line	$155.00
Work Done at Cost	Where the Engineer determines that repair, or replacement, or service works are required to any part of the public or private system and the works are to be completed by Township staff or their contractors, and the expense is to be borne by the Owner.	At Cost
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 13. STORMWATER

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

STORMWATER Fee Type	Description	Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	At Cost
Stormwater Connection Estimate Fee	Non-Refundable Estimate Fee.	$150.00
Connection Inspection Fee	Inspection fee for connection or disconnecting	$155.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 15. TREE PROTECTION

SCHEDULE 15

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

TREE PROTECTION Fee Type	Description	Fees & Charges without tax
Tree Protection Application Fee	Protected tree cut or remove application fee (non-refundable)	$150.00
Application and per tree fee to cut or remove a protected tree in imminent failure	Protected tree imminent failure application fee (with TRAQ certified Arborist Report)	No Fee
Permit to cut or remove protected tree(s)	Protected tree cut or remove fee (per tree)	$100.00
Renewal, extension or modification of an issued permit	Protected tree cut or remove permit renewal, extension or modification fee (per tree)	$100.00
Re-Inspection Fee	Re-Inspection Fee for replacement trees (each occurrence)	$155.00
Replacement Tree Security Deposit	Security Deposit for tree replacement (per tree)	$500.00

SCHEDULE 16. AIRPORT

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

AIRPORT Fee Type	Description	Fees & Charges without tax
Aircraft Parking		
Yearly Asphalt Tie-down Fee	Annual asphalt aircraft tie-down space	$1,260.00
Monthly Tie-down Fee	Monthly aircraft tie-down space	$157.50
Visitor Tie-down Fee	Single Day, overnight aircraft tie-down space	$10.00
Mail Service		
Annual Mailbox Rental Fee	Per unit, onsite community mailbox space	$165.00
Key Deposit	Refundable mailbox key deposit	$50.00
Key Replacement Fee	Mailbox key replacement	$30.00
Gate Access		
Avigilon Gate Access Card Fee	For each Airport access card, including replacements (must be pre-approved)	$19.05
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 11, 2022 – REGULAR MEETING	**REPORT:**	22-30
FROM:	FINANCE DIVISION	**FILE:**	1700-80
SUBJECT:	USER PAY UTILITY RATE BYLAWS FOR 2022		

RECOMMENDATIONS:

That Council give first, second, and third reading to the Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2022 No. 5778; and

That Council give first, second, and third reading to the Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2022 No. 5779.

EXECUTIVE SUMMARY:

The *Community Charter* provides for Council to adopt bylaws approving imposition of fees and charges with respect to user pay services provided. Bylaws 5778 and 5779 include user pay utility rate changes for 2022 as contemplated in the 2022 – 2026 Five Year Financial Plan for water and sanitary sewer. Utility rates for Solid Waste remain unchanged.

User Pay Utility Rates are adjusted annually, as required, to offset general inflation, salary and wage increases, major and regional contract increases (water and liquid waste), capital infrastructure, construction and improvements, and related debt servicing.

The annual impact of proposed adjustments on a representative single family household subscribing to each service for 2022 is an increase of $11.59 for water service and $16.27 for sanitary sewer service.

USER PAY UTILITIES	Percent Change	Annual Rate Change	Annual Flat Rate
Water	1.99%	$11.59	$594.09
Sanitary Sewer	3.29%	$16.27	$510.77
Solid Waste 240L[1]	0.00%	$0.00	$330.00
Solid Waste 120L	0.00%	$0.00	$250.00

PURPOSE:

The purpose of this report is to bring forward the aforementioned User Pay Utility Rate Bylaws 5778 and 5779 for three readings.

[1] 240L solid waste container is being referenced in relations to discussions of a representative single family household.

DISCUSSION/ANALYSIS:

The *Community Charter* provides for Council to adopt bylaws approving imposition of fees and charges with respect to user pay services provided. Bylaws 5778 and 5779 include user pay utility rate changes for 2022 as contemplated in the 2022 – 2026 Five Year Financial Plan for water and sanitary sewer. The rate for solid waste remains unchanged.

User Pay Utility Rates are adjusted annually, as required, to offset general inflation, salary and wage increases, major and regional contract increases (water and liquid waste), capital infrastructure, construction and improvements, and related debt servicing.

The annual impact of proposed adjustments on a typical household subscribing to each service for 2022 is an increase of $11.59 for water service and $16.27 for sanitary sewer service.

USER PAY UTILITIES	Percent Change	Annual Rate Change	Annual Flat Rate
Water	1.99%	$11.59	$594.09
Sanitary Sewer	3.29%	$16.27	$510.77
Solid Waste 240L[2]	0.00%	$0.00	$330.00
Solid Waste 120L	0.00%	$0.00	$250.00

WATER UTILITY

Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2022 No. 5778 sets the minimum charge for metered water customers at $297.05 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $291.25.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.859 per cubic meter. The current rate is $0.842 per cubic meter.

The annual flat rate for residential customers will be $594.09. The current rate is $582.50.

SANITARY SEWER UTILITY

Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2022 No. 5779 sets the annual flat rate per service connection at $510.77 for residential sewer use. The current rate is $494.50.

The rate for Non-Residential sewer use is set at $1.437 per cubic meter of sewage discharged with a minimum of $255.39 per service connection for each six-month period. The current rates are $1.391 per cubic meter of sewage discharged with a minimum of $247.25 per service connection for each six-month period.

[2] A representative household is considered to use a 240L solid waste unit for purposes of discussion.

SOLID WASTE UTILITY

Langley Solid Waste Management Bylaw 2016 No. 5200 provides for a cart-based semi-automated garbage and organics collection program for residential properties including apartment and condominium multi-family residential buildings within the Township, and sets the fees for collection. For 2019, Bylaw 5200, 'Schedule B2 – Collection Fees', remains in force and provides for the following:

Part 1 – Base Collection Fee

The base collection fee payable by all residential owners receiving the Municipal Garbage Collection Service, the Municipal Organics Collection Service, and the Municipal Large Item Collection Service pursuant to this Bylaw remains at $170.

Part 2 – Cart Size Fee

The cart size fee for a 240L container is maintained at $160.00.
The cart size fee for a 120L container is maintained at $80.00.

Respectfully submitted,

Sandra Ruff
DIRECTOR OF FINANCE
for
FINANCE DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697
AMENDMENT BYLAW 2022 NO. 5778

EXPLANATORY NOTE

Bylaw 2022 No. 5778 sets the minimum charge for metered water customers at $297.05 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $291.25.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.859 per cubic meter. The current rate is $0.842 per cubic meter.

The flat rate for residential customers will be $594.09. The current rate is $582.50.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697

AMENDMENT BYLAW 2022 NO. 5778

WHEREAS Bylaw No. 4697, cited as "Langley Waterworks Regulation Bylaw 2008 No. 4697" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 4697;

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2022 No. 5778"

2. Bylaw No. 4697 cited as "Langley Waterworks Regulation Bylaw 2008 No. 4697" is amended by deleting Section 1 and Section 2 of Schedule "A" attached to Bylaw 4697 and substituting the following therefore:

Section 1 BASIC RATES

The annual flat rate for a Distinct Premise or Coach House is $594.09.

An additional fee amount equal to 30% of the annual flat rate will be charged where a "Premises" contains a "Secondary Suite".

Subject to the following: the annual flat rate for 2022 shall be multiplied by 365/264 and calculated from April 11, 2022.

Section 2 RATES FOR METERED SERVICE

The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:

- The first 110 cubic meters at a flat rate of $297.05 per service connection.
- The remainder at $0.859 per cubic meter (Metered Rate).
- The minimum charge is $297.05 per service connection plus meter rent.

Subject to the following: the minimum charge for each six-month period for 2022 shall be multiplied by 365/264 and calculated from April 11, 2022.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

AMENDMENT BYLAW 2022 NO. 5779

EXPLANATORY NOTE

Bylaw 2022 No. 5779 sets the annual flat rate per service connection at $510.77 for residential sewer use. The current rate is $494.50.

The rate for Non-Residential sewer use is set at $1.437 per cubic meter of sewage discharged with a minimum of $255.39 per service connection for each six-month period. The current rates are $1.391 per cubic meter of sewage discharged with a minimum of $247.25 per service connection for each six-month period.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

AMENDMENT BYLAW 2022 NO. 5779

WHEREAS Bylaw No. 5367, cited as "Langley Sewerworks Regulation Bylaw 2018 No. 5367" provides for the regulation of the sanitary sewer system, sewage treatment and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw No. 5367;

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2022 No. 5779".

2. Bylaw No. 5367 cited as "Langley Sewerworks Regulation Bylaw 2018 No. 5367" is amended by deleting Section 1. A., Section 2. A. and Section 4 of Schedule "B" attached to Bylaw 5367 and substituting the following therefore:

Section 1 BASIC RATES

A. Annual Flat Rate

The annual flat rate for a Distinct Premise or Coach House is $510.77.

An additional fee amount equal to 30% of the annual flat rate will be charged where a "Premises" contains a "Secondary Suite".

Subject to the following: the annual flat rate for 2022 shall be multiplied by 365/264 and calculated from April 11, 2022.

Section 2 RATES FOR NON RESIDENTIAL SEWER USE

A. Sewer Rates and Minimums
Where a connection:

(a) Is to a property used for industrial, commercial, or institutional purpose
(b) Is to a property with farm classification as identified by the B.C. Assessment Authority
(c) Is to a property having a water service larger than 19 mm in diameter except for water services to a multi-family dwellings

The owner shall be charged semi-annually based on the sewage discharged for each preceding six (6) month period. The billings will be calculated by multiplying the cubic meters of sewage discharged by the base rate RB where:

RB = $1.437
The minimum charge for each six month period is $255.39 per service connection.

Subject to the following: The minimum charge for each six month period for 2022 shall be multiplied by 365/264 and calculated from April 11, 2022.

Section 4 RATES FOR CONTAMINATED GROUNDWATER

All users of the sanitary sewer shall be charged a fee for the use of the system based on the approved maximum total discharge volume as indicated on the GVS&DD "Application for a Waste Discharge Permit pursuant to GVS&DD Sewer Use Bylaw No. 164."

All users of the sanitary sewer shall be charged for the contaminated groundwater discharged into the system according to the following base rate:

R = $1.437 per cubic meter.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (CALLOWAY REIT (LANGLEY) INC.) BYLAW NO. 5767

EXPLANATORY NOTE

Bylaw No. 5767 amends Comprehensive Development Zone CD-27 to permit cannabis retail as a site specific permitted use at unit 150, 20202 – 66 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CALLOWAY REIT (LANGLEY) INC.) BYLAW NO. 5767

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Calloway REIT (Langley) Inc.) Bylaw No. 5767”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended:

   a) Amending Section 927.1 Uses Permitted in the Comprehensive Development Zone CD-27 by adding the following:

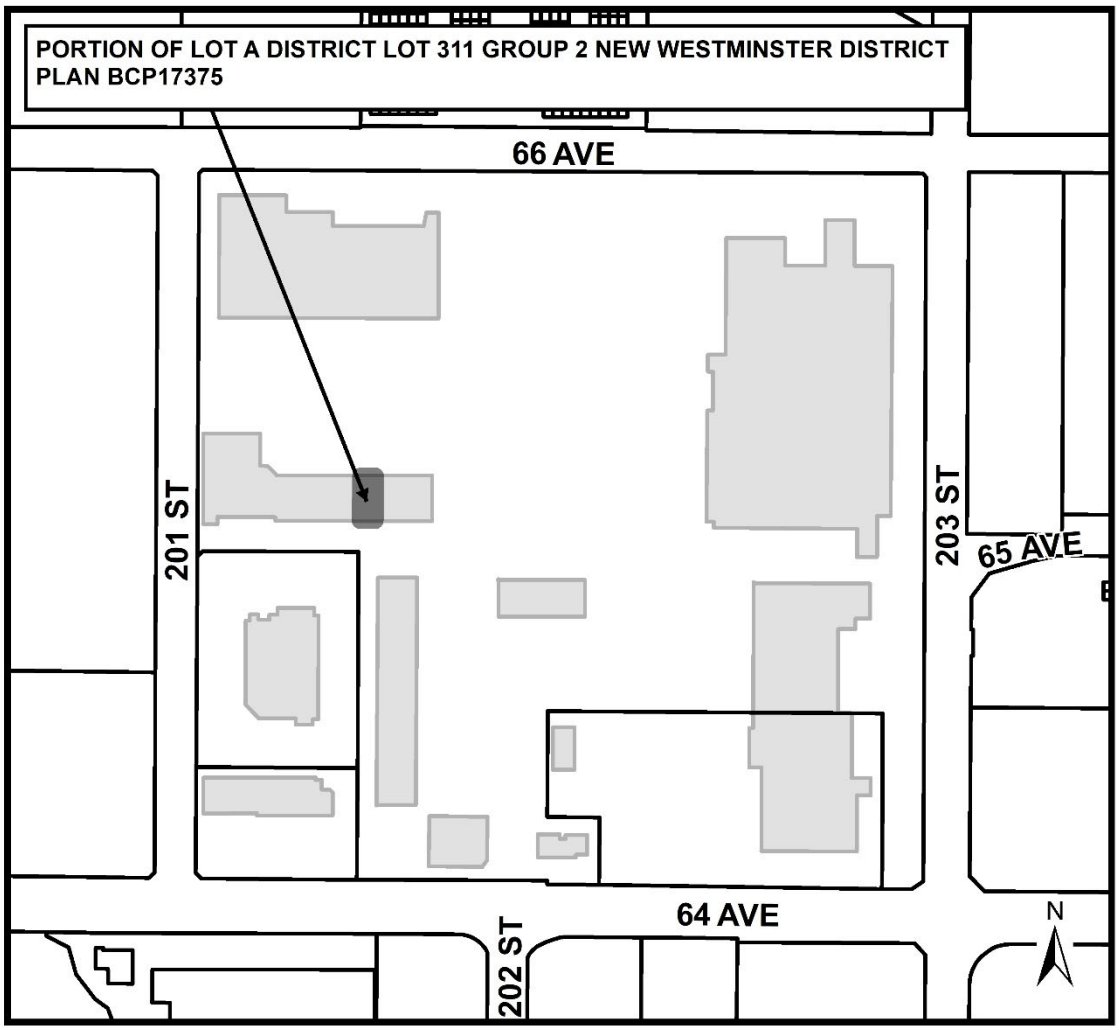
      3) *cannabis retail* on a portion of Lot A District Lot 311 Group 2 New Westminster District Plan BCP17375

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-27.

READ A FIRST TIME the	28	day of	February	, 2022
READ A SECOND TIME the	28	day of	February	, 2022
PUBLIC HEARING	28	day of	March	, 2022
READ A THIRD TIME the		day of		, 2022
RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5767



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 28, 2022 - REGULAR MEETING	**REPORT:**	22-13
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0168
SUBJECT:	REZONING APPLICATION NO. 100679 (CALLOWAY REIT (LANGLEY) INC. / 150, 20202 – 66 AVENUE)		

PROPOSAL:

Application to amend Comprehensive Development Zone CD-27 to add "Cannabis Retail" as a permitted use on a portion of a 11.7 ha (28.9 ac) property located at 20202 – 66 Avenue.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5767 subject to one (1) development prerequisite being satisfied prior to final reading and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the overall objectives of the Willowbrook Community Plan and Policy 07-410 Cannabis Retail Sales.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Calloway REIT (Langley) Inc.) Bylaw No. 5767 amending the Comprehensive Development Zone CD-27 to permit cannabis retail sales on a 207.3 m^2 (2,231.4 ft^2) portion of a 11.7 ha (28.9 ac) property located at 20202 – 66 Avenue subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5767.

EXECUTIVE SUMMARY:

The BC Liquor Distribution Branch has applied to amend the Comprehensive Development Zone CD-27 to permit cannabis retail sales in a multi-tenant commercial building at 150, 20202 – 66 Avenue.

The proposed zoning amendment complies with the site's Regional Commercial / Business / Office Park land use designation in the Willowbrook Community Plan, which permits commercial uses (among others).

The proposal also complies with Policy 07-410 Cannabis Retail Sales (Attachment A), as adopted by Council in 2020, specifically the Locational Criteria included in the Policy, as the proposed location is not within 200 metres of an existing school, park, recreation centre, or another cannabis retail store, including those located in adjacent municipalities.

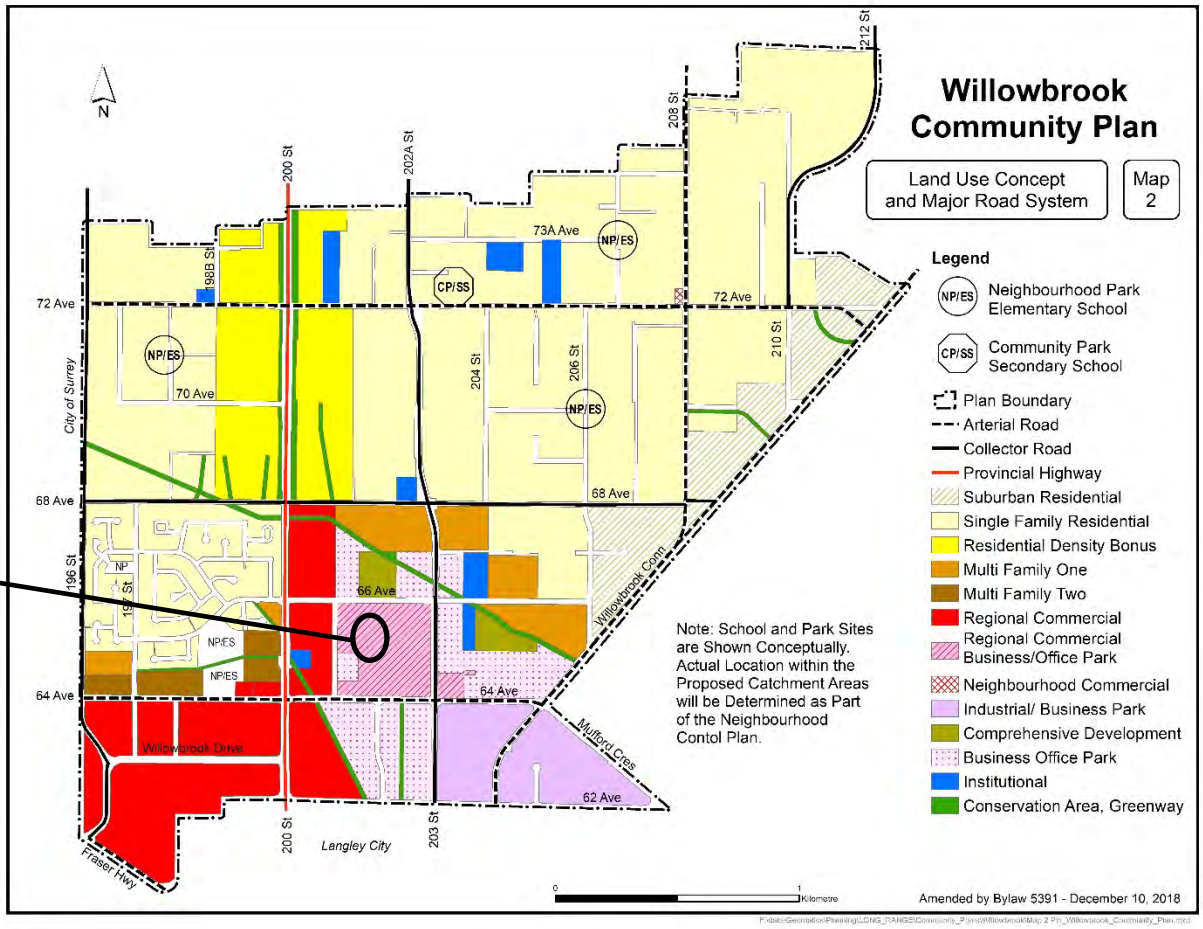
Staff also confirm that there are no other cannabis retail stores in the Willowbrook area.

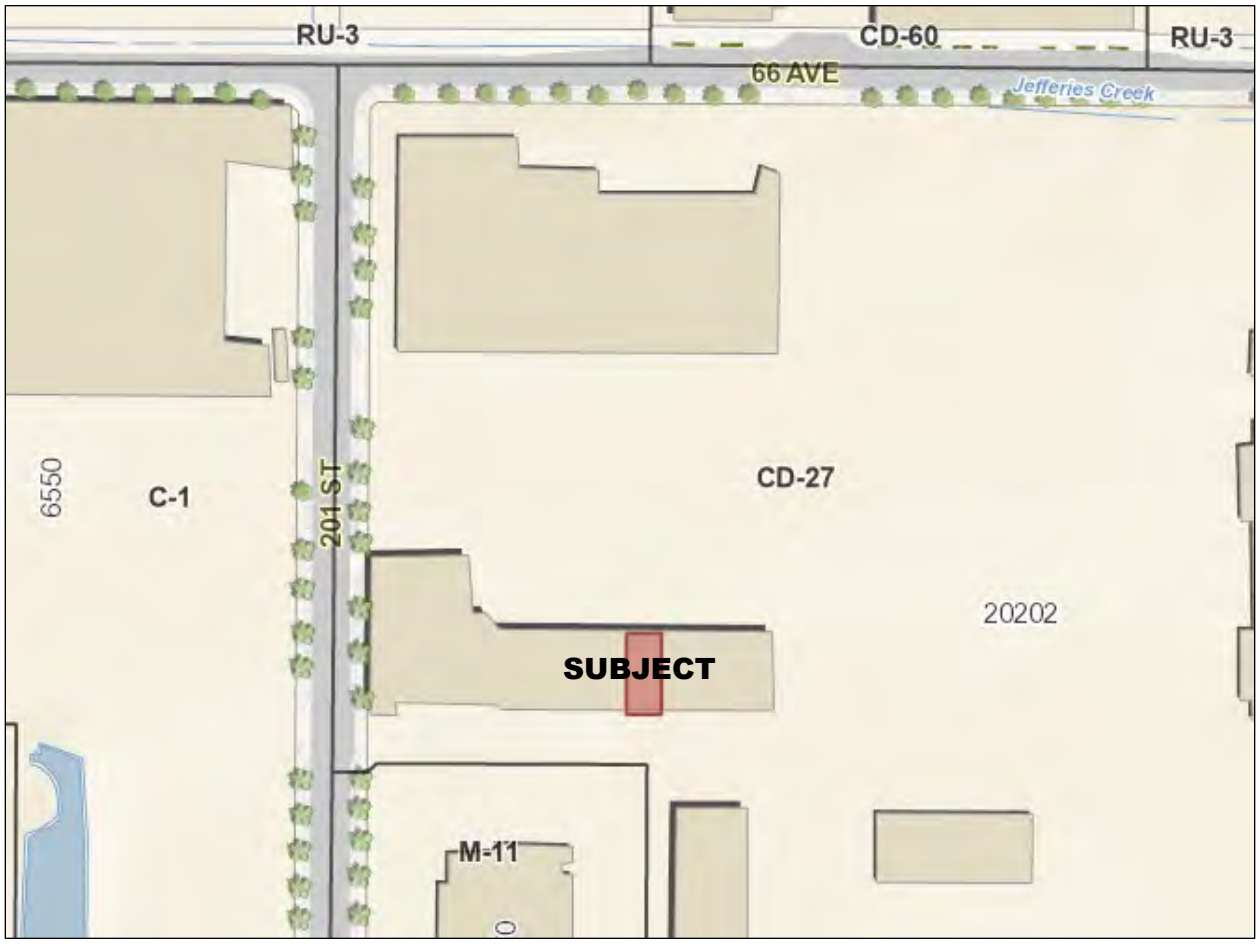
Staff recommend that Council support the zoning amendment, subject to the completion of one (1) development prerequisite as it complies with the Willowbrook Community Plan and Cannabis Retail Sales Policy.

PURPOSE:

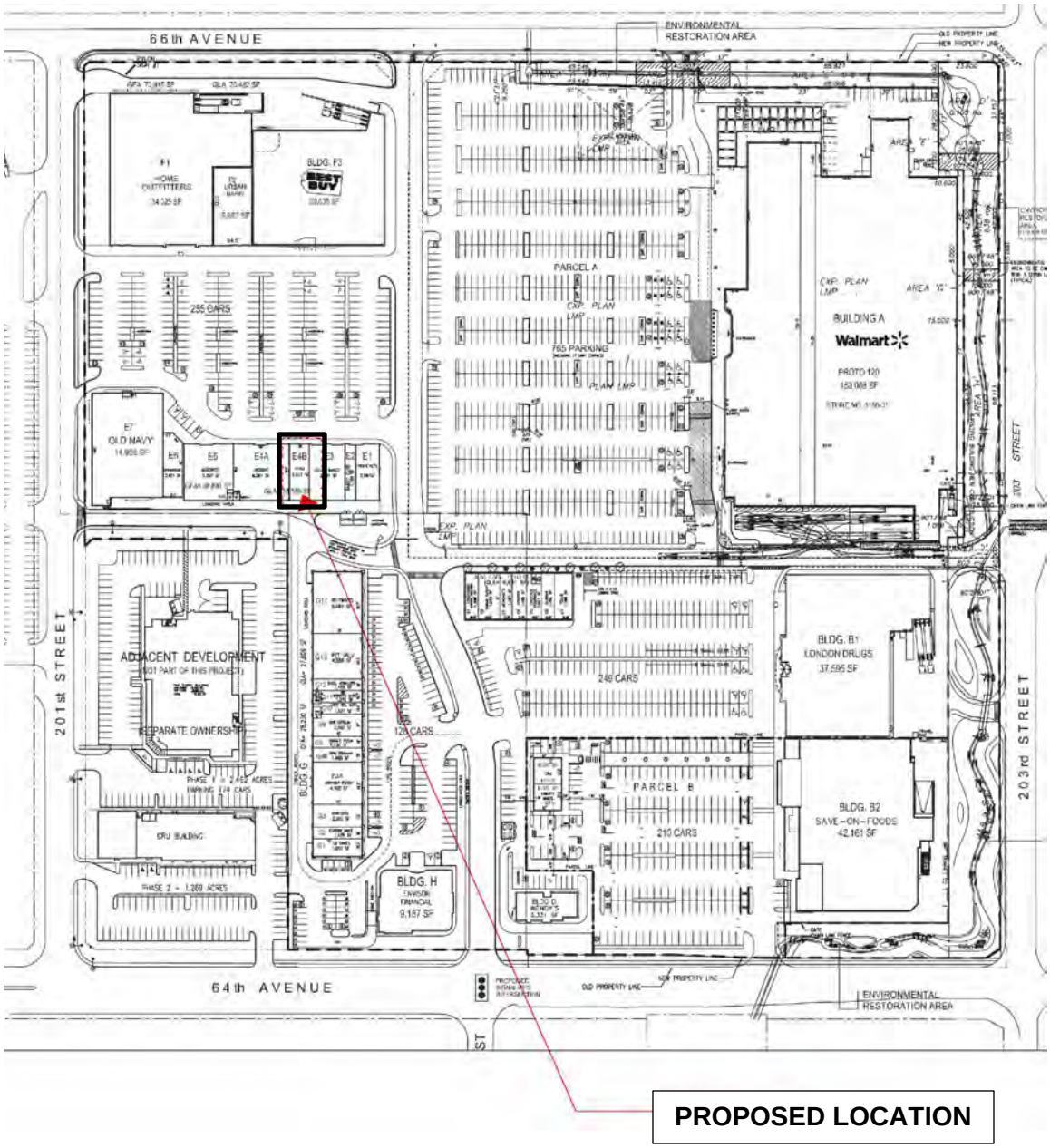
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5767.

SUBJECT


Willowbrook Community Plan
Land Use Concept and Major Road System
Map 2
Legend
Neighbourhood Park Elementary School
Community Park Secondary School
Plan Boundary
Arterial Road
Collector Road
Provincial Highway
Suburban Residential
Single Family Residential
Residential Density Bonus
Multi Family One
Multi Family Two
Regional Commercial
Regional Commercial Business/Office Park
Neighbourhood Commercial
Industrial/ Business Park
Comprehensive Development
Business Office Park
Institutional
Conservation Area, Greenway
Note: School and Park Sites are Shown Conceptually. Actual Location within the Proposed Catchment Areas will be Determined as Part of the Neighbourhood Contol Plan.
Amended by Bylaw 5391 - December 10, 2018
N
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
62 Ave
73A Ave
200 St
202A St
204 St
206 St
208 St
210 St
212 St
196 St
198B St
NP/ES
CP/SS
Willowbrook Drive
Willowbrook Conn
Mufford Cres
Langley City
City of Surrey
Fraser Hwy
Kilometre



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Calloway REIT (Langley) Inc. 3200 Highway 7 Vaughan Ontario L4K 5Z5
Agent:	BC Liquor Distribution Branch Care of Ryan McKeown 3383 Gilmore Way Burnaby BC V5G 4S1
Legal Description:	Portion of Lot A District Lot 311 Group 2 New Westminster District Plan BCP17375
Civic Address:	150, 20202 – 66 Avenue
Area:	11.7 ha (28.9 ac)
Willowbrook Community Plan:	Regional Commercial / Business / Office Park
Existing Zoning:	Comprehensive Development Zone CD-27

BACKGROUND/HISTORY:

On March 9, 2020, Council adopted Policy 07-410 Cannabis Retail Sales which establishes locational criteria for considering cannabis retail sales applications (Attachment A). The Policy outlines the criteria to be considered by Council as part of site-specific rezoning applications for cannabis retail stores.

The Policy sets a minimum distance requirement from schools, parks, recreation centres and other cannabis retail stores and also sets a limit of one cannabis retail store to be considered for approval for each of the urban communities in Aldergrove, Brookswood / Fernridge, Fort Langley, Murrayville, Willowbrook, Walnut Grove and Willoughby, with an additional store being permitted within the 200 Street Interchange. Following adoption of Policy 07-410, 21 a number of rezoning applications for the purpose of accommodating cannabis retail were received for various locations throughout the Township. However, to date, Council has approved two applications: one in the 200 Street Interchange Commercial / Community Centre Area (Carvolth Community Plan) as identified in Policy 07-410; and the other in Aldergrove Community Plan area, outside of the Aldergrove Commercial / Community Centre, as identified in Policy 07-410.

The subject site is located in an existing multi-tenant commercial building in the Willowbrook Commercial / Community Centre as identified in Policy 07-410. The site's existing Comprehensive Development Zone CD-27 permits a range of commercial and business / office park uses, including retail sales of goods and services. While cannabis retail use is not currently permitted, the proposal is consistent with the provisions of the Council adopted Policy. Accordingly, consistent with Policy 07-410, the subject rezoning application has been submitted to accommodate the proposed use on a site-specific basis.

Adjacent Uses:

North: Retail buildings on the same parcel as the subject unit, beyond which is 66 Avenue, and properties designated Business Office Park and Comprehensive Development in the Willowbrook Community Plan, zoned Rural Zone RU-3 and Comprehensive Development Zone CD-60;

South: An office building designated Business Office Park in the Willowbrook Community Plan and zoned Business / Office Park Zone M-11, and other commercial retail buildings on the same parcel as the subject unit, beyond which is 64 Avenue;

East: Retail buildings on the same parcel as the subject unit, beyond which is 203 Street; and

West: Additional retail units in the same building as the subject unit, beyond which is 201 Street and property designated Regional Commercial in the Willowbrook Community Plan and zoned Regional Commercial Zone C-1.

DISCUSSION/ANALYSIS:

The BC Liquor Distribution Branch has applied to amend Comprehensive Development Zone CD-27 to permit cannabis retail on a site-specific basis to permit a cannabis retail use in a 207.3 m^2 (2,231.4 ft^2) commercial unit on a 11.7 ha (28.9 ac) property located at 20202 – 66 Avenue. As indicated on the proposed floor plan (Attachment B), the retail area is located in the north portion of the unit while the staff and "back of house" area is located in the south portion of the unit. In support of the application, the proponent has submitted a letter of intent that provides information related to the proposed use at the subject location (Attachment C).

Similar to Licensee Retail Liquor Stores, the Provincial Liquor and Cannabis Regulation Branch (LCRB) is responsible for the approval / issuing of licenses for non-medical cannabis retail stores. The Cannabis Control and Licensing Act requires a recommendation from a local government or Indigenous Nation before a licence can be issued for a private non-medical cannabis retail store.

The applicant has provided a letter (Attachment D) from the Liquor Control and Cannabis Regulations Branch (LCRB), pursuant to the applicable Liquor and Cannabis Regulations Act, confirming that while "*private retail stores may not operate without a licence issued by the general manager, but public cannabis stores are authorized under different legislation, the Cannabis Distribution Act, and do not require a licence*." Accordingly, should Council approve the subject rezoning application, a further Council recommendation would not be required as the subject application is for a **public** cannabis retail store, to be operated by the LCRB.

Willowbrook Community Plan:

The subject site is designated Regional Commercial / Business / Office Park in the Willowbrook Community Plan. The designation is intended to provide for a combination of commercial, business and office park uses. The following policy from the Willowbrook Community Plan guides future developments in the Regional Commercial / Business / Office Park designation:

> *The Regional Commercial / Business / Office Park designation provides for a combination of uses included in the Regional Commercial and Business / Office Park designations to facilitate the continuing development of the Willowbrook Town Centre, including the location of "big box" retail uses and other commercial, business and office park uses.*

Retail and commercial uses, such as the proposed cannabis retail store on the subject lands is consistent with the above noted policy.

Proposed Zoning Amendment:

The subject site is currently zoned Comprehensive Development Zone CD-27, which currently permits a number of commercial uses as well as business / office park uses. As cannabis retail

is not currently identified as a permitted use in the Comprehensive Development Zone CD-27, the applicant has applied to amend the CD-27 zone to permit cannabis retail on the subject site only.

Cannabis Retail:

The definition of "Cannabis Retail" in the Zoning Bylaw states:

> *means a retail use involving sales of cannabis or cannabis products, in accordance with Applicable Law, but does not include cannabis processing, cannabis production or cannabis research and development.*

The proponent is providing five parking stalls in compliance with Zoning Bylaw requirements. Staff note that on an overall site basis, off-street parking provided exceeds parking requirements of the Zoning Bylaw as 932 stalls are required with 1,397 provided.

Given that the proposed retail use is consistent with the site's land use designation in the Willowbrook Community Plan, complies with the Locational Criteria of Policy 07-410 Cannabis Retail Sales, and that the site's Comprehensive Development CD-27 zoning currently permits similar commercial retail uses, staff do not object to amending the zone to permit a cannabis retail store in this particular location on a site-specific basis.

Cannabis Retail Sales Policy:

On March 9, 2020 Council adopted Policy 07-410 Cannabis Retail Sales. The Policy requires that Council be consulted with respect to applications for a new cannabis retail store licence and / or applications for an amendment to an existing cannabis retail licence for the permanent relocation of the retail store to a new location and outlines the criteria that may be considered by Council as part of site-specific rezoning applications for cannabis retail stores.

The Policy permits a limit of one cannabis retail store to be considered for approval for each of the urban communities in Aldergrove, Brookswood / Fernridge, Fort Langley, Murrayville, Willowbrook, Walnut Grove and Willoughby, with an additional store being permitted within the 200 Street Interchange. Section 5.1 of the Policy includes additional location criteria for proposed cannabis retail businesses, including the following:

> *5.1.1 Generally, the proposed location for a cannabis retail store should not be located within 200 metres of: an existing school; park; recreation centre; or another cannabis retail store, including those located in adjacent municipalities.*
>
> - *Separation distances shall be measured as the crow flies from the centre point of the main entrance of the cannabis retail store to the nearest property line.*
> - *Consideration will be given to geographic barriers that separate cannabis retail stores from sensitive uses (e.g., highway corridor, railway, watercourse).*

The proposed unit location complies with the above noted criteria as the main entrance of the proposed cannabis retail store is not located within 200 metres of an existing school, park, recreation centre or another cannabis retail store.

Public Consultation:

Per Policy No. 07-169, the applicant held a Public Information Meeting on November 30, 2021. In accordance with the Policy, the applicant mailed notices to the surrounding area and posted notification in the local newspaper. The results, noting that no members of the public attended the meeting, are compiled and provided as Attachment E.

Policy Considerations:

The proposed site-specific zoning amendment to accommodate a cannabis retail use at the subject site complies with Policy 07-410 Cannabis Retail Sales and is consistent with the site's land use designation in the Willowbrook Community Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5767 and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Policy 07-410 Cannabis Retail Sales
ATTACHMENT B	Floor Plan
ATTACHMENT C	Letter of Intent Submitted by the Applicant
ATTACHMENT D	Letter from Liquor Control and Licensing Act
ATTACHMENT E	Public Information Meeting Summary

Township of Langley

Est. 1873

COUNCIL POLICY

Subject: Cannabis Retail Sales

Policy No:	**07-410**
Approved by Council:	**2020-03-09**
Revised by Council:	

1. Purpose

1.1 To define the scope of the Township of Langley's (the "Township") involvement in applications before the Provincial Liquor & Cannabis Regulation Branch ("LCRB"), of which the Township of Langley may receive notice pursuant to the Cannabis Control and Licensing Act (the "Act") and the Cannabis Licensing Regulation (the "Regulation") and to outline the criteria that may be considered by Council as part of site-specific rezoning applications for cannabis retail businesses.

1.2 This policy is intended to guide applicants and Township staff as part of the application process but it is not intended to fetter Council's discretion when dealing with individual applications, each of which will be evaluated on its own merits.

2. Background

2.1 In 2018, the federal government legalized the sale and use of recreational cannabis. As a result of legalization, new legislation was enacted by the Province in October 2018. This Policy is in response to applicable legislation.

3. Related Bylaws

3.1 Zoning Bylaw 1987 No. 2500, Fees and Charges Bylaw 2007 No. 4616, Licencing Bylaw 2016 No. 5192 and Development Application Procedures Bylaw 2018 Bylaw No. 5428

4. Notice of Cannabis Licence Applications

4.1 The Township will receive notice from LCRB (LCRB referral) of the following applications pursuant to Section 33(2) of the Act:

4.1.1 an application for a new cannabis retail store licence

4.1.2 an application for an amendment to an existing cannabis retail store licence for the permanent relocation of the retail store to a new location

4.2 Concurrent with the LCRB application process, a site-specific rezoning application can be submitted to the Township's Director of Development Services. The site-specific rezoning application must include the information and records required pursuant to Sections 22(1)(c) and (d) of the Act, and the following, where applicable:

4.2.1 a complete Development Application Form;

4.2.2 a state of title certificate or title search which was requested from the Land Title Office within the last 30 days;

4.2.3 application fees in accordance with Schedule 14 of the Fees and Charges Bylaw 2007 No. 4616;

4.2.4 a plan of existing and proposed building floor space;

4.2.5 a site plan indicating the location and size of all buildings on the lot, parking spaces, landscaping, buffering, entrance doorways, loading space, garbage containers, driveway aisles and access points;

4.2.6 a rationale or explanation by the proponent of the character of the proposed establishment and the market area and population it is intended to service; and

4.2.7 other details of the proposed establishment as may be required by Council to facilitate its review.

5. Locational Criteria

Site-specific rezoning applications for cannabis retail businesses in the Township will be considered based on the following locational criteria.

5.1 The location of cannabis retail businesses may only be considered on properties as identified on Schedule 1: Permitted OCP Land Use Designations.

5.1.1 Generally, the proposed location for a cannabis retail store should not be located within 200 metres of: an existing school; park; recreation centre; or another cannabis retail store, including those located in adjacent municipalities.

- Separation distances shall be measured as the crow flies from the centre point of the main entrance of the cannabis retail store to the nearest property line.
- Consideration will be given to geographic barriers that separate cannabis retail stores from sensitive uses (e.g. highway corridor, railway, watercourse).

5.2 A limit of one (1) cannabis retail store will be considered for approval for each of the urban communities in Aldergrove, Brookswood/Fernridge, Fort Langley, Murrayville, and Willowbrook.

5.3 A limit of one (1) cannabis retail store will be considered for approval for each of Walnut Grove and Willoughby, except that an additional store may be permitted within the 200 Street Interchange Area as deifined in Schedule 1 of the Policy.

5.4 Notwithstanding s. 5.1.1, the 200 metre separation distance from schools, parks, and recreation centres may be waived in consideration of a retail cannabis store when located in Commercial Centres as identified on Schedule 1 of the Policy.

6. Application and Review Procedure

6.1 The Township will review complete rezoning applications to permit cannabis retail businesses that meet the locational criteria noted above. Applications will be forwarded to Council for consideration once the application review is complete and staff have received the LCRB referral. Incomplete applications will not be accepted.

6.2 Notwithstanding s. 6.1, in the event that concurrent site-specific rezoning applications are received in one community, preference will be given to stores located in Commercial Centres as identified on Schedule 1 of the Policy.

6.3 Prior to proceeding to First and Second Reading of a site-specific rezoning bylaw, the LCRB referral must be received by the Township.

6.4 Cannabis retail store applications will be referred to the Township's Fire, Engineering, and Permit, Licence and Inspection Services Departments, the R.C.M.P, and other relevant outside agencies, to obtain comments in respect of the application.

6.5 Cannabis retail store applications referred to the Township by the LCRB will receive public input through the following methods, or a method considered appropriate by the Township:

6.5.1 Where a LCRB referral is received concurrent with a rezoning application, the public hearing will be used for gathering public input.

6.5.2 Where a LCRB referral is received on a site already zoned for cannabis retail (such as an application to relocate an existing licence to the pre-zoned site), public input will be gathered through the submission of written comments by residents. Residents will be notified through mail outs and newspaper ads.

7. Cannabis Retail Store Licence Requirements

Cannabis retail store licence applications must comply with:

7.1 all applicable Township bylaws including, but not limited to the following bylaws as amended from time to time:

- Zoning Bylaw 1987 No. 2500;
- Fees and Charges Bylaw 2007 No. 4616;
- Langley Building Bylaw 2008 No. 4642;
- Highway and Traffic Bylaw 2010 No. 4758;
- Fire Prevention Bylaw 2013 No. 4956;
- Licencing Bylaw 2016 No. 5192;

- Subdivision and Development Servicing Bylaw 2019 No. 5382; and
- Community Standards Bylaw 2019 No. 5448.

7.2 all applicable Township policies including, but not limited to, Exterior Lighting Impact Policy No. 07-156;

7.3 Crime Prevention Through Environmental Design (CPTED) criteria;

7.4 Requirements and conditions imposed by Council or the Township in connection with each of the following, if applicable:

- the approval of a zoning or official community plan amendment bylaw;
- the issuance of a development permit, development variance permit, or building permit; and
- the application review process outlined in this Policy;

7.5 Requirements and conditions imposed by the LCRB pursuant to the Act or the Regulation; and

7.6 Site-specific rezoning to allow cannabis retail sales will be subject to issuance of a valid and subsisting cannabis licence for retail sales by the LCRB.

8. Comments and Recommendations Provided to the LCRB

8.1 Comments provided to the LCRB in respect of a Cannabis Retail Licence application must be in writing and must include:

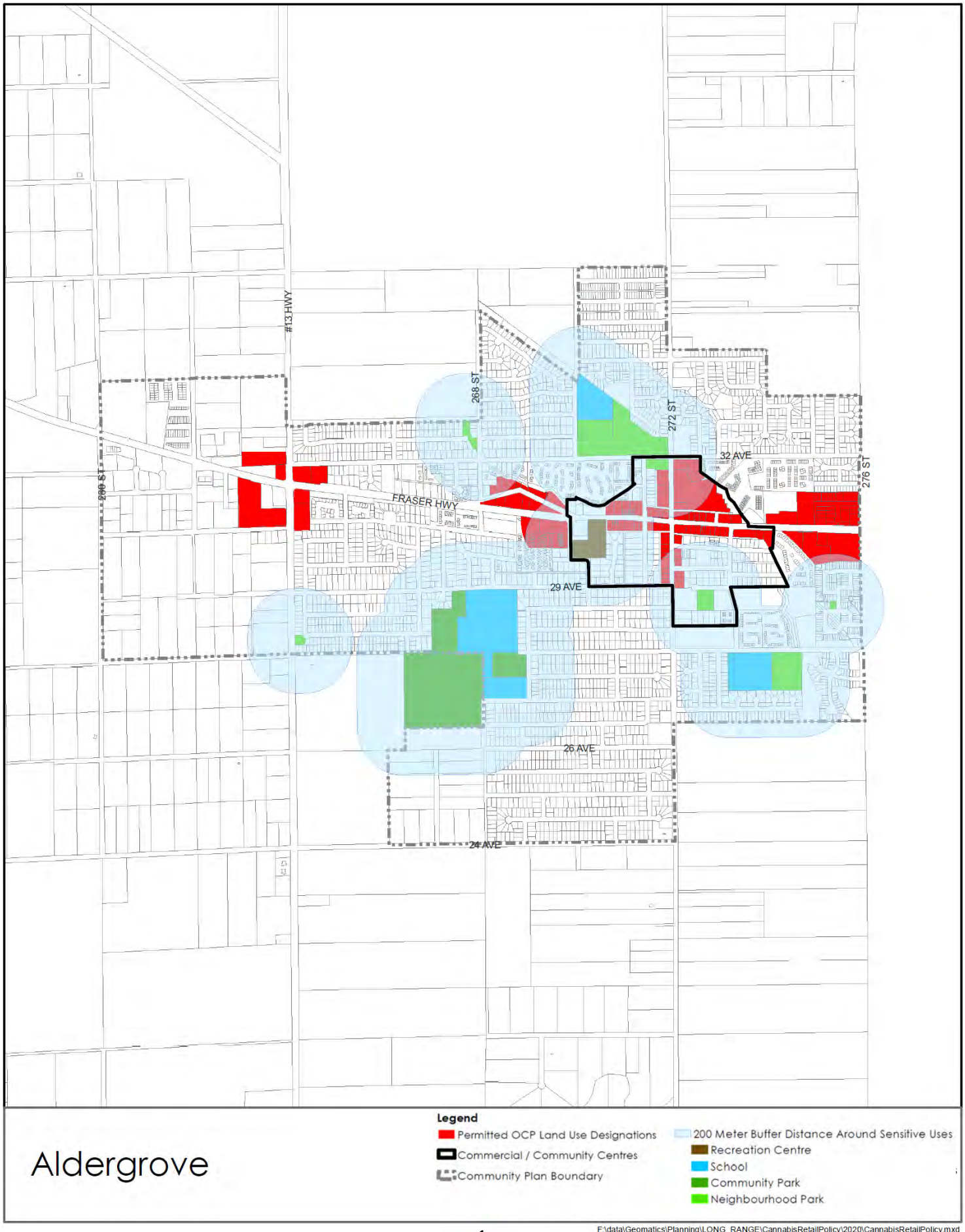
8.1.1 the Township's views on all of the following matters:

- the proposed location of the cannabis retail store and compatibility with surrounding land uses,
- the general impact on the community, and

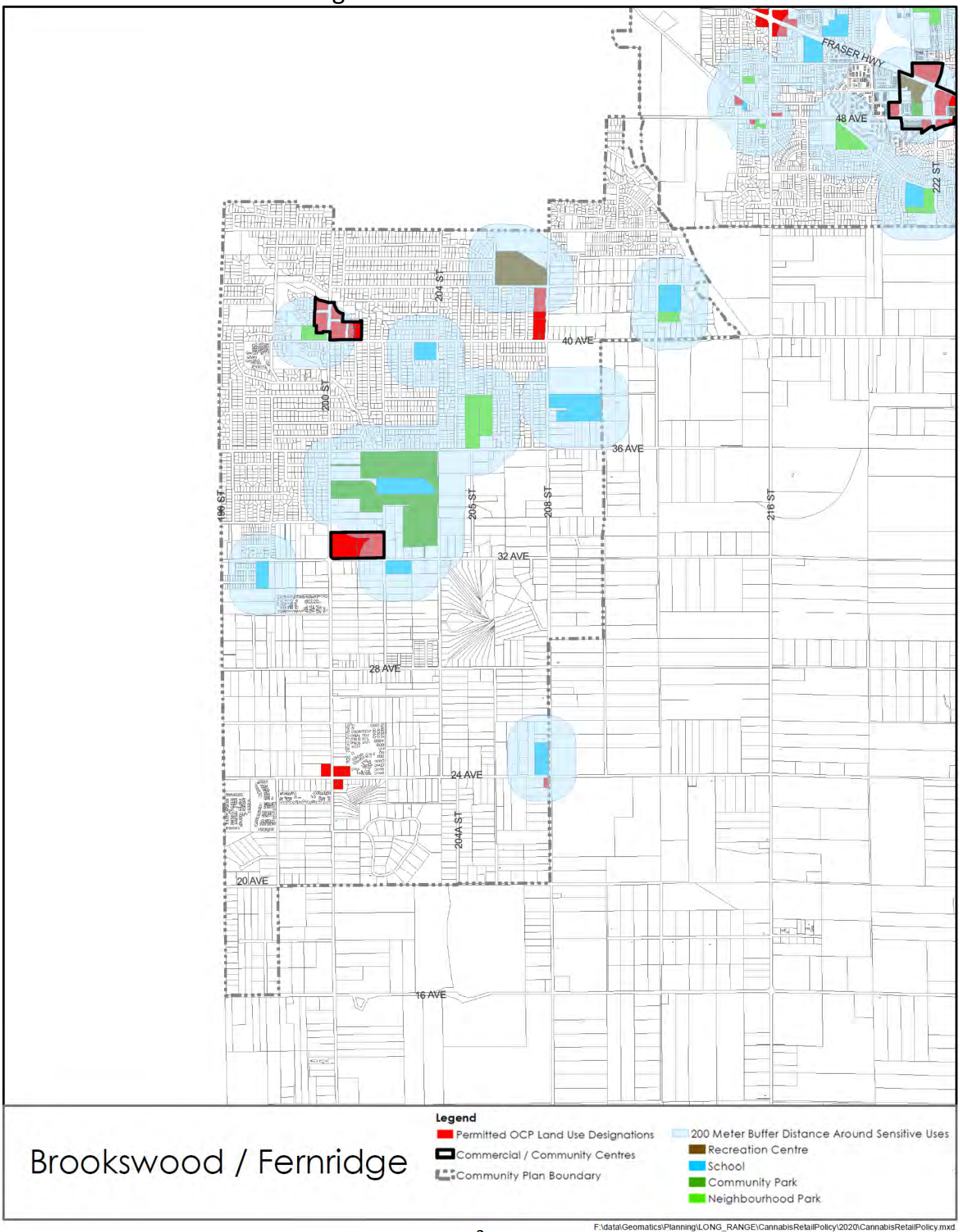
8.1.2 the views of Township residents on the application and a description of the method used to gather those views

8.2 Recommendations provided to the LCRB in respect of a cannabis retail store licence application must specify whether the application should be approved or rejected, and must include the reasons on which they are based.

Schedule 1: Permitted OCP Land Use Designations



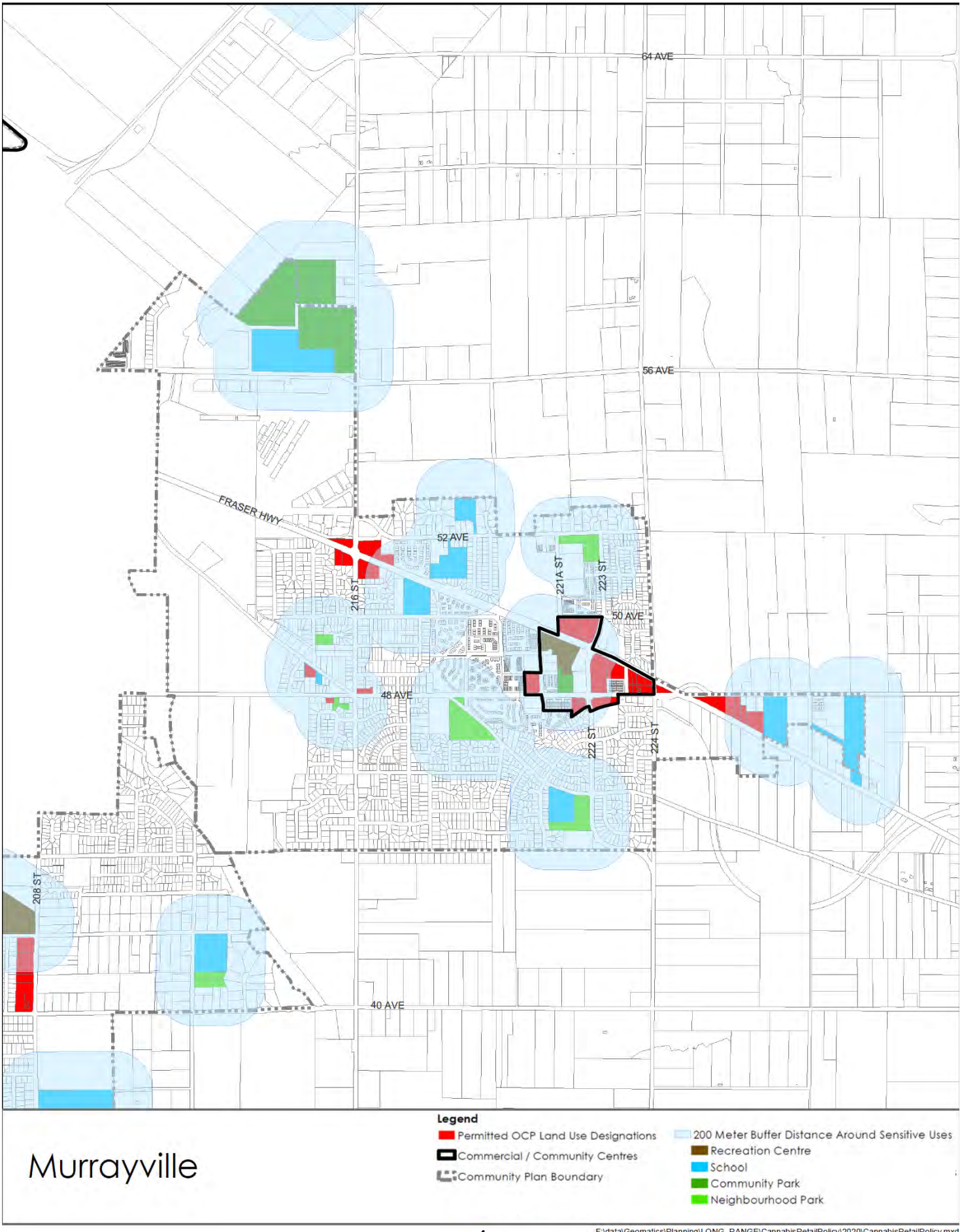
Permitted OCP Land Use Designations



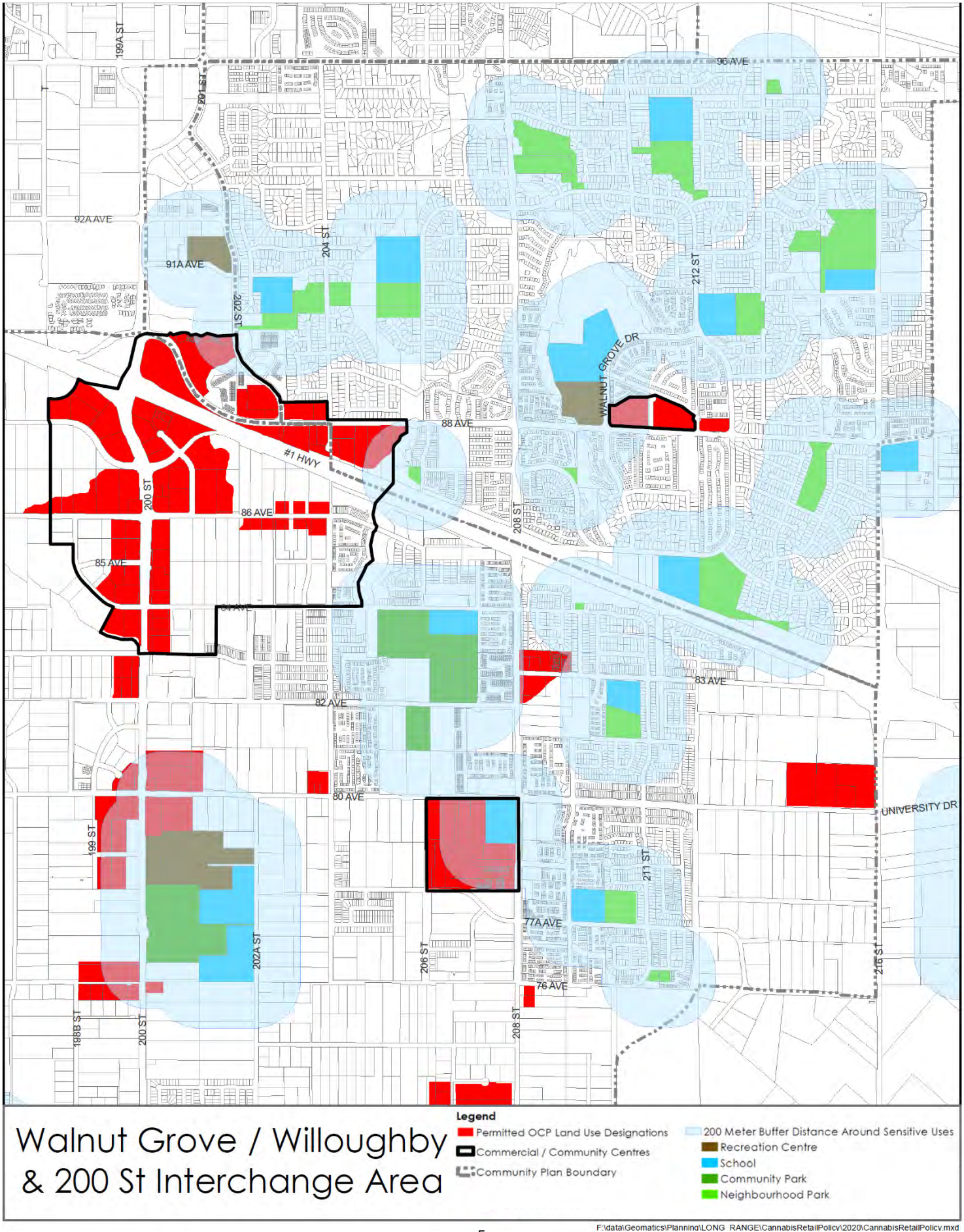
Permitted OCP Land Use Designations



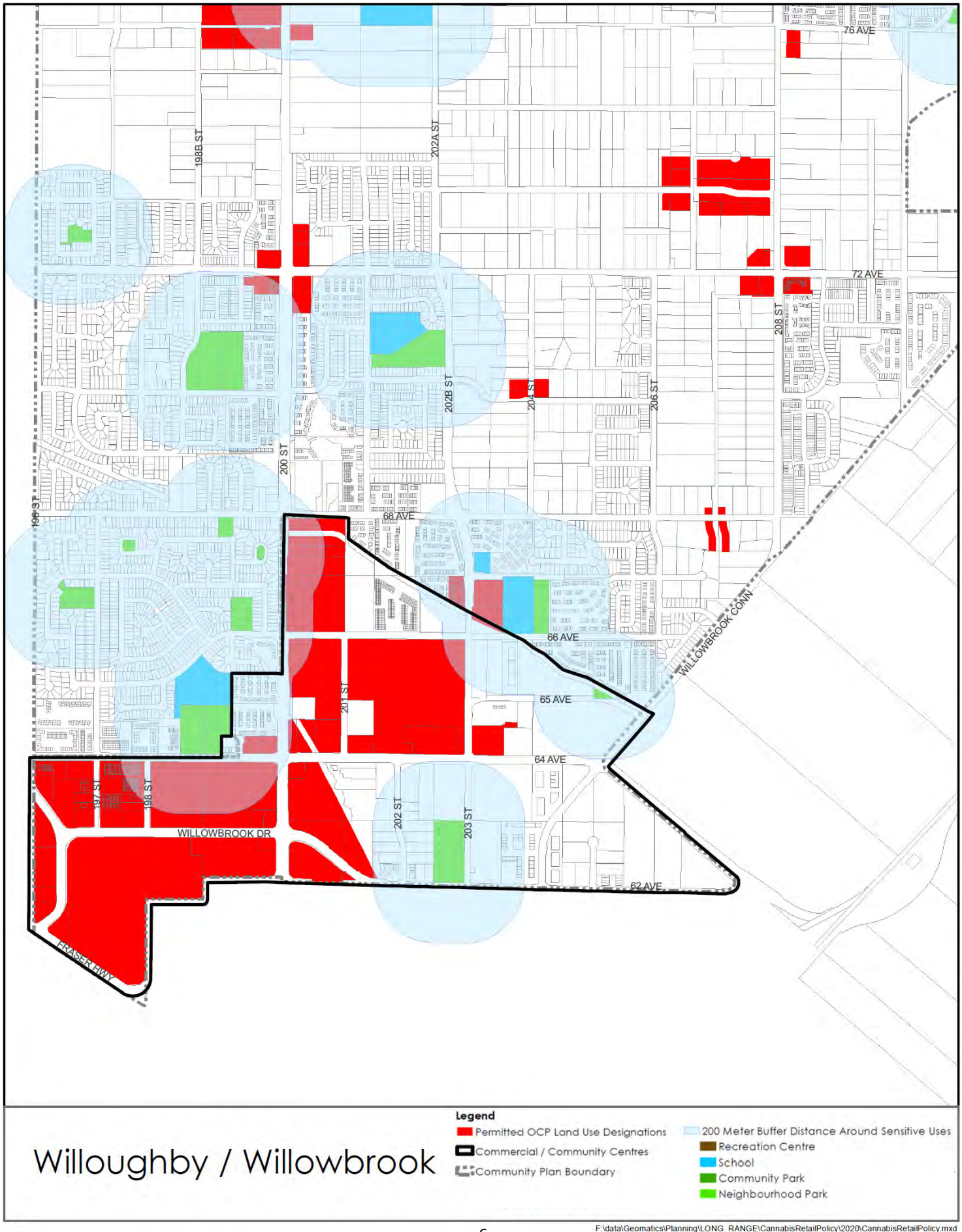
Permitted OCP Land Use Designations



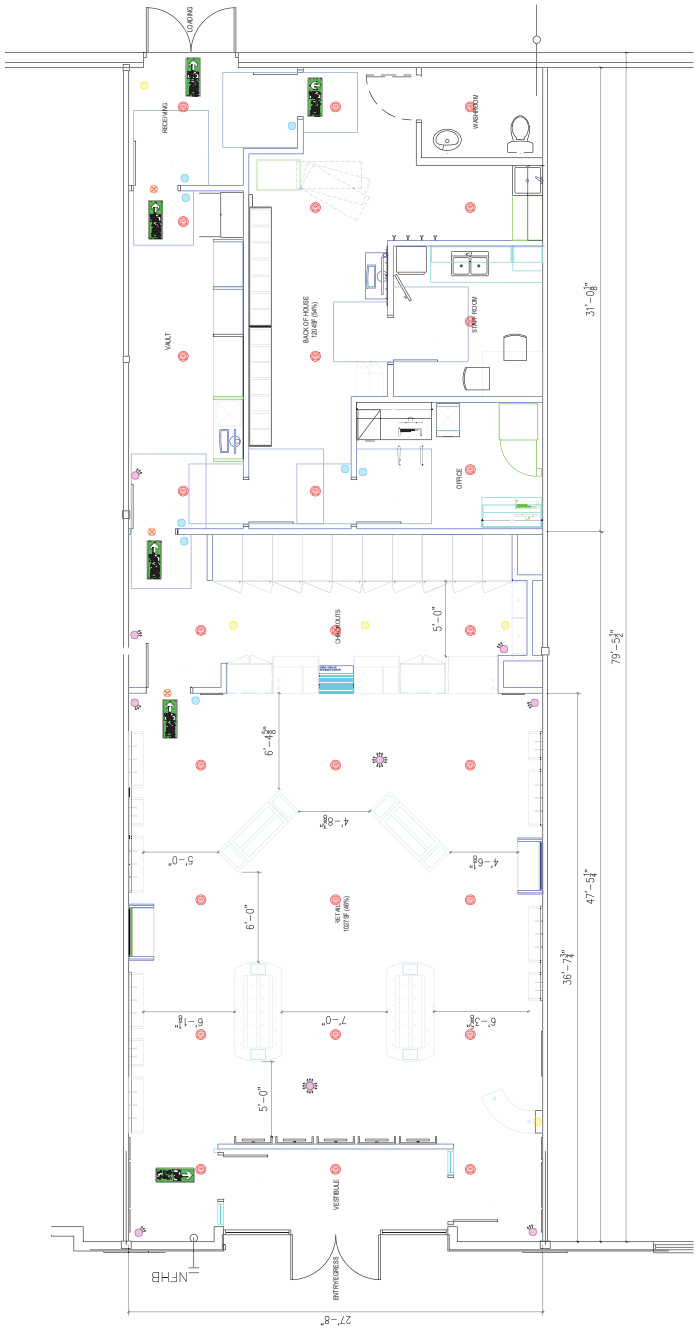
Permitted OCP Land Use Designations



Permitted OCP Land Use Designations



ATTACHMENT B



LIQUOR DISTRIBUTION BRANCH

BC CANNABIS STORES

July 28th, 2021

Township of Langley
20338 – 65 Ave
Langley, BC V2Y 3J1

Dear Township of Langley Staff, Mayor and Members of Council:

Re: Non-medical cannabis retail store application

Please accept the Liquor Distribution Branch's (LDB) rezoning application to locate a **Government operated** non-medical cannabis retail store at **Unit E4B – 20202 66 Ave**. The LDB has received support from the property owner to proceed with this application (application form and supporting materials attached).

About the LDB

The LDB is one of two branches of government responsible for the beverage alcohol industry in BC. The *Liquor Distribution Act* gives the LDB the sole right to purchase and distribute beverage alcohol for the province. The LDB is also the public liquor retailer in the province's mixed public-private model, operating 197 retail outlets under the brand 'BC Liquor Stores.'

Under the *Cannabis Distribution Act*, the LDB is also the sole wholesale distributor of non-medical cannabis in British Columbia and operates standalone, public retail stores and provides online sales. Since legalization, the LDB has opened 26 BC Cannabis Store retail locations and we are actively working to roll out more stores across the Province to cater to the BC market.

Revenue generated through the LDB's wholesale and retail operations is remitted to the Provincial Government and contributes to supporting vital public services such as health care and education.

Committed to maintaining a level playing field between private and public retailers, the LDB ensures a fair and ethical supply and distribution of non-medical cannabis by applying a common set of rules for both:

- As the wholesaler of non-medical cannabis, it applies a 15% wholesale mark-up on the landed cost of cannabis distributed throughout the province to private and public BC Cannabis Stores
- Purchasing cannabis at a common wholesale price, both private and public retailers are required to pay the cost of shipping product from the LDB warehouse to their retail outlet. E-commerce customers currently pay a flat shipping fee of $8 on each order purchased via www.bccannabiswholesale.com.

- All private and public retail stores are required to comply with the municipal, provincial and federal regulations that govern the purchase, sale, and distribution of non-medical cannabis
- For both private and public retail stores, the minimum retail price for selling non-medical cannabis is either the wholesale price they paid to the LDB or the current LDB wholesale price, whichever is lower.

Location of proposed BC Cannabis Store

The LDB is proposing to open a BC Cannabis Store at **Willowbrook** for a number of reasons, including that the site is:

- Located in an existing retail centre with strong tenants;
- Easily accessible to customers with ample parking;
- Not expected to adversely impact traffic in the surrounding area, given its location in an already established retail area, and;
- Located outside any sensitive use buffers established under the current ToL Policy.
- Is further away from the City boundary which was the main reason our previous application was defeated by Council.

The size of the proposed non-medical cannabis retail store is approximately 2231 square feet of which we envision roughly fifty percent being dedicated to retail, with the remainder being utilized for office/administrative space for store staff and product storage.

Our commitment to community engagement and social responsibility

The LDB works closely with the Liquor and Cannabis Regulation Branch (LCRB), the Ministry of Public Safety and Solicitor General, and the Ministry of Attorney General to encourage the safe and responsible consumption of alcohol and non-medical cannabis in BC.

We are committed to working in partnership with local governments to ensure a smooth introduction of non-medical cannabis to the retail market in BC communities. While government-operated BC Cannabis Stores do not require a licence from the LCRB[1], we are committed to following all municipal zoning processes and meeting all bylaw requirements, as well as working with local law enforcement agencies to maintain public safety.

Social responsibility is integral to the LDB and has been part of our corporate culture for decades. BC Liquor Stores have a well-established history of both undertaking initiatives encouraging the responsible use of our products and fundraising campaigns to give back to the local community.

Since 2010, we have raised nearly one hundred thousand dollars from staff and customers at our Township of Langley Liquor Stores locations, with most of those funds being allocated to programs within the ToL.

[1] As a branch of the Ministry of Attorney General, the LDB does not require a formal license from the LCRB to operate a retail cannabis store - written confirmation from the LCRB is attached.

Our current BC *Liquor* Stores social responsibility programs will serve as examples as we move forward on developing our BC *Cannabis* Stores social responsibility endeavours. Our current efforts in the cannabis field include:

- Delivering products that meet strict safety and quality requirements. All cannabis products purchased through the LDB's wholesale channel and sold through BC Cannabis Stores are purchased from federally licensed producers.
- Promoting the safe and responsible use of non-medical cannabis through social responsibility campaigns aimed at keeping cannabis out of the hands of minors, preventing driving under the influence, and informing the public about potential associated health risks of consuming cannabis.
- Actively discouraging customers from engaging in high-risk behavior such as driving under the influence, consuming cannabis during pregnancy and participating in sporting activities while under the influence of cannabis;
- Increasing awareness of the dangers associated with over-consumption or risky behavior through various in-store campaigns with strategically placed messaging, and;
- Incorporating environmental sustainability into all facets of our business with a goal of reducing our environmental footprint and being a leader in sustainable retailing.

Keeping cannabis out of the hands of minors.

Unlike liquor stores, minors will not be permitted inside BC Cannabis Stores, even if they are accompanied by a parent or guardian. Our ID-check policy at store entranceways prevents minors from entering our stores. All our staff receive comprehensive training in verifying ID, and will request age verification from all customers appearing under the age of 30.

Odour Mitigation

Product must be packaged and sold in accordance with Health Canada's packaging requirements, in a child-proof container. Since the product is prepackaged at the point of cultivation, there is little-to-no noticeable odor emitted from the store.

There will also be a ventilation and filtration system in order to reduce or eliminate odors. In the event that neighbouring tenants or customers have any concerns in this regard, the LDB will respond to these requests immediately. To date we have received no complaints regarding odours from any of our stores currently in operation

Cannabis store operations

BC Cannabis Stores offer a wide variety of products for customers across different categories including dry flower, pre-rolls, oils and capsules, edibles (chocolates, chews and baked goods), beverages, concentrates, vape pens and cartridges, and topicals. In addition, BC Cannabis Stores also carry a selection of accessory items such as rolling papers, grinders, vaporizers and storage containers.

All BC Cannabis Stores employ unionized staff. This particular location will have approximately 10-12 employees, including a Store Manager, Assistant Manager and staff comprised of full and part-time Cannabis Consultants. Wages start at $21.00 per hour with benefits and pension eligibility as Provincial employees. All prospective employees must undertake an Enhanced Security Screening (ESS) as mandated by Provincial law.

The store would be open from 10am to 9pm Monday to Thursday, 9am to 9pm Friday and Saturday and 10am to 6pm Sundays.
The location would open by July of 2022.
Our neighbourhood strategy includes:

- *Keep It Safe*, a mandatory full-day training program, for all staff. This program covers best practices for dealing with intoxicated customers, suspicious activities, and instances of violence, theft or nuisance. Additional topics covered include understanding cannabis related laws and strategies for maintaining a safe environment for employees and customers.
- Implementation of procedures on how to deal with unruly customers, store safety, loitering, and consumption outside the premises. Procedures are in place to ensure there are at least two employees in the store at all times and that stores are alarmed and locked outside business hours. For events that occur outside of the store, staff are trained to contact mall security, if applicable, or to call 911.
- Training staff on how to verify a customer's age and to identify signs of fraudulent I.D.
- Transporting expired or defective product off-premises for destruction. There will be no disposal of cannabis at any store, further reducing the risk that cannabis will fall into the hands of minors or the illicit market

Security

Customer, employee, and community safety is paramount. The LDB brings over 40 years of experience working with local government, enforcement agencies, and security experts in establishing and operating secure retail stores in BC, and nearly 100 years of retailing regulated products. The LDB utilizes Crime Prevention through Environmental Design (CPTED) principles when designing our retail stores.

BC Cannabis Stores are supported by the LDB's Corporate Loss Prevention department and privately contracted security personnel are available to work in conjunction with store staff to ensure security practices and protocols are followed.

All BC Cannabis Stores have:

- Centrally-monitored province-wide intruder and fire monitoring systems;
- Interior and exterior camera surveillance;
- Locked and tempered glass display cases for cannabis accessories;
- A secure storage room for product storage;
- Durable and reliable commercial-grade doors and locks;
- Security shutters and smash-resistant windows.

For more detail on the steps we take to ensure our BC Cannabis Stores are designed to be safe and socially responsible, we invite you to view an informational video that can be found on the LDB's corporate website at the following link. http://www.bcldb.com/about/about-ldb
This video also responds to the top five questions we get asked when proposing a BC Cannabis Store in a new community. We thank you for your consideration of our application.

Sincerely,
Ryan McKeown,
BC Liquor Distribution Branch

BRITISH COLUMBIA

October 5, 2018

Erin McEwan
Liquor Distribution Branch
2625 Rupert Street, Vancouver BC V5M 3T5

Dear Ms. McEwan:

Re: Non-Role of the Liquor and Cannabis Regulation Branch in the licensing of public stores.

This letter is to confirm that public stores that are established and operated by the Liquor Distribution Branch (LDB) do not require a licence from and are not regulated by Liquor and Cannabis Regulation Branch.

Under the *Cannabis Control and Licensing Act*, private retail stores may not operate without a licence issued by the general manager, but public cannabis stores are authorized under different legislation, the *Cannabis Distribution Act*, and do not require a licence. LDB should work directly with local governments that are interested in having public cannabis stores in their jurisdictions.

For information on the Liquor and Cannabis Regulation Branch, please refer to:
https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing

The guides below are intended to help local governments and Indigenous nations understand their role in the cannabis retail store licence application process. That role involves gathering the views of those potentially affected by the location of a private retails store and providing a recommendation to the General Manager. Please note that these guides may be updated from time to time.

https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/documents/local_government_role_in_licensing_cannabis_retail_stores.pdf

https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/documents/indigenous_nation_role_in_licensing_cannabis_retail_stores.pdf

.../2

Liquor and Cannabis Regulation Branch

Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8
Telephone: 250 952-5787
Facsimile: 250 952-7066

Location:
400-645 Tyee Road
Victoria, BC V9A 6X5

www.gov.bc.ca/liquorregulationandlicensing

If you have any questions or concerns, please do not hesitate to contact me at 778 974-2347 or Suzanne.Bell@gov.bc.ca.

Yours sincerely,

Suzanne N. Bell
Deputy General Manager
Licensing and Local Government Liaison
Liquor Control & Licensing Branch

cc: Joshua Huska, Licensing Manager
Julia Bates, Licensing Manager

LIQUOR DISTRIBUTION BRANCH

BC CANNABIS STORES

Jan 28th, 2022

Township of Langley
20338 – 65 Ave
Langley, BC
V2Y 3J1

Dear Planning Dept.Staff

Re: Non-medical cannabis retail store application

On November 30th the LDB hosted a Public Information Meeting where members of the public were invited to comment on our proposed retail cannabis store at Unit E-4B 20202 66Ave and learn about our BC Cannabis Store operating model.

The meeting was held in the Magnolia Room of the Holiday Inn Express at 8750 204 St.

1259 Invitations were sent based on the number of addresses indicated by Township Planning Dept.

The meeting was not attended by any members of the public.
Two representatives from Township Civic Hall were present at the meeting.

As such, no comment cards were filled in and no emails were sent either in support or opposition.

Sincerely,

Ryan McKeown,
Senior Business Analyst
BC Liquor Distribution Branch

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRINKING WATER CONSERVATION BYLAW 2018 NO. 5321

AMENDMENT BYLAW NO. 5771

EXPLANATORY NOTE

Bylaw No. 5771 introduces definitions to how water is applied to lawns, notably manual and automatic watering. Further amendments include adjustments to the days and times properties may water lawns and gardens based on how water is applied. These updates are consistent with changes to Metro Vancouver's Drinking Water Conservation Plan adopted by the Metro Vancouver Board October 29, 2021.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRINKING WATER CONSERVATION BYLAW 2018 NO. 5321

AMENDMENT BYLAW NO. 5771

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Drinking Water Conservation Bylaw 2018 No. 5321 Amendment Bylaw No. 5771".

2. The "Drinking Water Conservation Bylaw 2018 No. 5321" as amended is further amended:

   (1) By amending Section 2 Definitions and Interpretations as follows:

   a. by deleting the words 'as long as the landscaping is watered by an in-ground sprinkling system' from the definition of Non-Residential
   b. by replacing the last sentence of the definition for Residential with 'Cases of mixed use are considered Non-Residential'
   c. by adding the following definitions, inserted alphabetically:
   "Automatic Watering" means applying water using an automated water delivery system that requires only minimal human intervention or supervision and typically employs mechanical, electronic, or other components and devices, including but not limited to timers, sensors, computers, or mechanical appliances.
   d. "Manual Watering" means applying water using a device or tool that is manually held or operated by a human being, without automatic watering.

   (2) By amending Section 7 Permit as follows:

   a. by amending clause 7.1 as follows:
      i. by removing the words 'or Stage 2 Restrictions' that follows the words 'Stage 1 Restrictions'
      ii. by replacing the last sentence with 'A Permit does not exempt the holder from Stage 2 Restrictions, Stage 3 Restrictions, or Stage 4 Restrictions; however, should a Person hold a valid permit prior to Stage 2 Restrictions, the permit will remain valid until the expiry date indicated.'

   b. by amending clause 7.3 as follows:
      i. by removing the words 'or Stage 2 Restrictions' that follows the words 'Stage 1 Restrictions'
      ii. by replacing the last sentence with 'A Permit does not exempt the holder from Stage 2 Restrictions, Stage 3 Restrictions, or Stage 4 Restrictions; however, should a Person hold a valid permit prior to Stage 2 Restrictions, the permit will remain valid until the expiry date indicated.'

   c. by adding the words 'Stage 2,' before the words 'Stage 3' in clause 7.8.

d. by adding the words ‘Stage 3 or’ before the words ‘Stage 4’ in clause 7.9.

(3) By amending Schedule “A” as follows:

a. By replacing Section 1a) in its entirety with:

Water Lawns, except:

i) for Residential premises with Even Numbered Civic Addresses, on Saturdays:
- between the hours of 5:00am and 7:00am if watering by Automatic Watering; or,
- between the hours of 6:00am and 9:00am if watering by Manual Watering; and,

ii) for Residential premises with Odd Numbered Civic Addresses, on Sundays:
- between the hours of 5:00am and 7:00am if watering by Automatic Watering; or,
- between the hours of 6:00am and 9:00am if watering by Manual Watering; and,

iii) for Non-Residential premises, Schools, and Parks with Even Numbered Civic Addresses, on Mondays:
- between the hours of 4:00am and 6:00am if watering by Automatic Watering; or,
- between the hours of 6:00am and 9:00am if watering by Manual Watering; and,

iv) for Non-Residential premises, Schools, and Parks with Odd Numbered Civic Addresses, on Tuesdays:
- between the hours of 4:00am and 6:00am if watering by Automatic Watering; or,
- between the hours of 6:00am and 9:00am if watering by Manual Watering; and

b. by amending Section 1b) by:

i. in subsection i changing the text “4:00am” to “5:00am”
ii. in subsection ii changing the text “1:00am” to “4:00am”

c. by amending Section 2a)i) as follows:

i. changing the text “4:00am” to “5:00am”
ii. replacing the text “1:00am to 6:00am” with “4:00am to 9:00am”

d. by replacing Section 4a) in its entirety with “Water Lawns or boulevards; and,”

e. by amending Section 4b) by:

i. in subsection i changing the text “4:00am” to “5:00am”
ii. in subsection ii changing the text “1:00am” to “4:00am”

f. by replacing Section 5a) in its entirety with:

“a Person who waters Lawns or landscaping at premises described in a Stage 1 issued Permit, provided the Permit has not expired and provided the Person is and has been at all times in compliance with the Permit; and,”

g. by replacing the words ‘operating used’ with the words ‘operated using’ in Section 7k)iii).

h. By deleting Section 8a) in its entirety and renumbering the following clause b) accordingly, and by replacing the words “, and” at the end of the new clause a) with a period.

(4) By replacing the text in Schedule “B” with the following:

A Public Announcement of Stage 1 Restrictions is sufficient for the purposes of section 5.5 of this Bylaw if it includes substantially the following information:

- That Automatic Watering of Lawns and grass boulevards at Residential premises is allowed from 5:00am to 7:00am while Manual Watering of Lawns and grass boulevards is allowed between 6:00am and 9:00am; and that even-numbered civic addresses may water only on Saturdays, and that odd-numbered civic addresses may water only on Sundays.
- That Automatic Water of Lawns and grass boulevards at Non-Residential premises, Schools, and Parks is allowed from 4:00am to 6:00am while Manual Watering is allowed from 6:00am to 9:00am; and that even-numbered civic addresses may water only on Mondays, and that odd-numbered civic addresses may water only on Tuesdays.
- That watering of Residential trees, shrubs, and flowers, excluding Edible Plants, by sprinkler is allowed only from 5:00am to 9:00am each day; watering using a handheld hose, Soaker Hose, water container, or Drip Irrigation is permitted on any day at any time.
- That watering Non-Residential, School, and Park trees shrubs, and flowers excluding Edible Plants, by sprinkler is allowed only from 4:00am to 9:00am each day; watering using a handheld hose, Soaker Hose, water container, or Drip Irrigation is permitted on any day at any time.
- That Soil-based Playing Fields must not be watered outside of 7:00pm to 9:00am on any day, except with a Permit or approved Water Management Plan
- That Sand-based Playing Fields must not be watered outside of 7:00pm to 9:00am on any day, except with a Permit or approved Water Management Plan.

(5) By replacing the text in Schedule “C” with the following:

A Public Announcement of Stage 2 Restrictions is sufficient for the purposes of section 5.6 of this Bylaw if it includes substantially the following information:

- That Watering Lawns and grass boulevards is prohibited

- That watering of Residential trees, shrubs, and flowers excluding Edible Plants, by sprinkler is allowed only from 5:00am to 9:00am each day; watering using a handheld hose, Soaker Hose, water container, or Drip Irrigation is permitted on any day at any time
- That watering of Non-Residential, School, and Park trees shrubs, and flowers excluding Edible Plants, by sprinkler is allowed only from 4:00am to 9:00am each day; watering using a handheld hose, Soaker Hose, water container, or Drip Irrigation is permitted on any day at any time
- That washing of Impermeable Surfaces is prohibited, unless the work is performed for reasons of health, safety or to prepare a surface for painting or similar treatment, or if Aesthetic Cleaning is performed by a Commercial Cleaning Operation
- That top up or fill of Aesthetic Water Features is prohibited
- That Golf Course fairways must be watered under an approved Water Management Plan if more than one day a week in a 7-day period
- That Soil-based Playing Fields must not be watered more than 4 days in a 7-day period from 7:00pm to 0:00am on any day, except with a Permit or approved Water Management Plan
- That Sand-based Playing Fields must not be watered outside of 7:00pm to 9:00am on any day, except with a Permit or approved Water Management Plan
- That the operation of Water Play Parks, except those with user-activated switches, is prohibited.

READ A FIRST TIME the	28	day of	March	, 2022
READ A SECOND TIME the	28	day of	March	, 2022
READ A THIRD TIME the	28	day of	March	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 5772

EXPLANATORY NOTE

Bylaw No. 5772 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by updating relevant infractions and offenses related to the Drinking Water Conservation Bylaw 2018 No. 5321 as amended.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 5772

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5772".

2. "Bylaw Notice Enforcement Bylaw 2008 No. 4703" as amended is further amended by:
   Replacing the current designated bylaw contraventions under Schedule A with reference to the Township of Langley's Drinking Water Conservation Bylaw 2018 No. 5321 in its entirety and replacing it with the amended designated bylaw contraventions.

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Unauthorized use of water, Stage 1	Schedule "A" Section 1 and Section 3	$150
• Unauthorized use of water, Stage 2	Schedule "A" Section 4 and Section 6	$250
• Unauthorized use of water, Stage 3	Schedule "A" Section 7 and Section 9	$350
• Unauthorized use of water, Stage 4	Schedule "A" Section 10	$500

READ A FIRST TIME the	28	day of	March	, 2022
READ A SECOND TIME the	28	day of	March	, 2022
READ A THIRD TIME the	28	day of	March	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2022 – 2026 FIVE-YEAR FINANCIAL PLAN BYLAW 2021 NO. 5773

EXPLANATORY NOTE

The Langley 2022 - 2026 Five-Year Financial Plan Bylaw 2022 No. 5773 authorizes the expenditure of funds for the Municipality. The Langley 2022 - 2026 Five-Year Financial Plan Bylaw 2022 No. 5773 is prepared pursuant to Section 165 of the *Community Charter* and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2022.

An expenditure that is not provided for in the 2022 - 2026 Five-Year Financial Plan is not lawful.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2022 - 2026 FIVE-YEAR FINANCIAL PLAN BYLAW 2022 NO. 5773

A bylaw to establish the Five-Year Financial Plan from 2022 to 2026.

WHEREAS Section 165 of the "*Community Charter*" requires that the Corporation of the Township of Langley adopt a Five-Year Financial Plan prior to approval of the Tax Rates Bylaw and May 15, 2022:

NOW THEREFORE, the Local Government Council of The Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as the "Langley 2022 - 2026 Five-Year Financial Plan Bylaw 2022 No. 5773".

2. Schedule "A", being the Revenue Plan Objectives and Policies, attached hereto and forming part of this bylaw is hereby adopted as the 2022 – 2026 Five Year Financial Plan of The Corporation of the Township of Langley.

3. Schedule "B", being the Financial Plan, attached hereto and forming part of this bylaw is hereby adopted as the 2022 - 2026 Five Year Financial Plan of The Corporation of the Township of Langley.

READ A FIRST TIME the	28	day of	March	, 2022
READ A SECOND TIME the	28	day of	March	, 2022
READ A THIRD TIME the	28	day of	March	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2022 - 2026 FIVE YEAR FINANCIAL PLAN BYLAW 2022 NO. 5773
SCHEDULE "A" – REVENUE PLAN OBJECTIVES AND POLICIES

In accordance with the *Community Charter* disclosure requirements the Township of Langley discloses the following information.

1. The proportions of revenue proposed to come from the various funding sources;
2. The distribution of property taxes among property classes; and
3. The use of permissive tax exemptions.

1. Proportion of total revenue from various funding sources

Revenue Source	Operating Budget Funding Sources	Capital Budget Funding Sources
Property taxes	55%	2%
Sale of Service – Utilities	19%	0%
Sale of Service - Other	8%	0%
Other sources	11%	52%
Transfer from own funds	7%	28%
Proceeds from borrowing	0%	18%
Total	**100%**	**100%**

The table above reflects Revenue raised from each funding source in 2022. Property taxes form the greatest proportion of operating revenue for the Township and they provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. Such services include parks, transportation, stormwater, fire protection, policing services, recreation and culture, facility maintenance and general government. For these reasons, property taxation will continue to be a major source of the Township revenue.

User fees and charges are the second largest portion of general operating revenue. Many Township services, such as water, sanitary sewer, and solid waste (including garbage and organics collection and disposal), are charged on a user-pay basis, which ensures they are paid for by taxpayers receiving these services.

The capital program is only partially funded from General and Utility Funds revenues with the majority of funding coming from sources such as reserves and surplus, development cost charges receipts, senior government grants, local area service funds and, as a last resort, from debt financing.

2. Distribution of actual 2021 property taxes among the various property classes

Property Class	Property Class Description	2021 Property tax Revenue %
1	Residential	63.14%
2	Utilities	0.98%
4	Major Industry	0.22%
5	Light Industry	9.80%
6	Business	25.08%
8	Recreation	0.24%
9	Farm	0.54%
	Total	**100.00%**

The distribution of property tax revenue among the various property classes is presented in the table above. The practice of Council is to set tax rates in order to maintain reasonable tax stability in compliance with the *Community Charter*. This has been accomplished by maintaining the proportionate relationship provided above between property classes as impacted by annual average changes in assessed values of each class. (Property classes are defined and values determined by British Columbia Assessment).

3. Use of Permissive Tax Exemptions

The *Community Charter* provides municipalities the ability to grant permissive exemptions under Sections 244, 225 and 226. The Township's permissive exemption policy sets the parameters under which Council considers applications for permissive exemptions from property taxes from organizations that are eligible for such exemptions.

The Township grants permissive exemptions for buildings for public worship; not-for-profit and charitable organizations and community halls; and heritage properties. Council supports, through permissive exemptions from property taxes, organizations that provide services that fulfill some basic need, improve the life of Township residents and are compatible with or are complementary to the services offered by the Township.

Per Council Report 21-101, dated September 20, 2021 Council approved permissive tax exemptions calculated to be approximately $1,605,360, which is a 1.1 % property tax increase[1] .

	2022 (Estimated)	2021 (Actual)
Charitable and Not-For-Profit	**$ 631,862**	$ 609,520
Churches	**946,979**	901,885
Heritage Properties	**24,445**	23,281
Partnering Property	**2,074**	1,975
Total	**$1,605,360**	$1,536,661

1 1% Universal Services Property Tax Increase for 2022 = $1,457,000

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2022 - 2026 FIVE YEAR FINANCIAL PLAN BYLAW 2022 NO. 5773
SCHEDULE "B" – FINANCIAL PLAN

	2022 $	2023 $	2024 $	2025 $	2026 $
REVENUE					
Operating Plan					
Property Taxes and Levies	162,490,903	175,602,990	191,763,117	203,422,792	212,567,185
Sale of Services-Utilities	57,811,154	61,382,892	65,088,581	70,204,864	77,530,694
Sale of Services-Other	24,307,474	29,080,474	29,379,814	29,277,130	29,308,149
Other Revenue	33,565,871	31,443,120	31,723,392	31,697,151	31,795,610
Transfer from Surplus and Reserves	20,789,960	7,000,918	6,827,968	6,630,528	3,029,831
Operating Plan Sub-total	**298,965,362**	**304,510,394**	**324,782,872**	**341,232,465**	**354,231,469**
Capital Plan					
Contribution from Current Year Revenue	9,614,460	9,889,376	9,889,376	9,889,376	9,889,376
Transfer from Prior Year's Surplus	1,150,000	150,000	150,000	150,000	150,000
Transfer from Development Cost Charge Reserves	124,673,710	17,973,150	20,775,193	18,503,337	18,508,584
Transfer from Capital Surplus and Reserves	124,277,990	20,838,388	23,799,617	19,996,573	18,455,593
Private Funds and Other Sources	105,728,794	62,172,000	64,062,000	62,147,000	62,147,000
Proceeds From Borrowing	77,532,800	56,874,500	25,000,000	25,000,000	25,000,000
Capital Plan Sub-Total	**442,977,754**	**167,897,414**	**143,676,186**	**135,686,286**	**134,150,553**
TOTAL FINANCIAL PLAN REVENUE	**741,943,116**	**472,407,808**	**468,459,058**	**476,918,751**	**488,382,022**
EXPENDITURE					
Operating Plan					
Municipal Services	256,734,132	261,287,639	275,420,966	287,524,147	298,107,921
Debt Service	12,401,304	12,970,304	17,659,676	19,110,310	19,110,310
Contribution to Funds and Reserves	29,829,926	30,252,451	31,702,230	34,598,008	37,013,238
Operating Plan Sub-Total	**298,965,362**	**304,510,394**	**324,782,872**	**341,232,465**	**354,231,469**
Capital Plan	**442,977,754**	**167,897,414**	**143,676,186**	**135,686,286**	**134,150,553**
TOTAL FINANCIAL PLAN EXPENDITURES	**741,943,116**	**472,407,808**	**468,459,058**	**476,918,751**	**488,382,022**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGE RESERVE FUND

EXPENDITURE BYLAW 2022 NO. 5774

EXPLANATORY NOTE

Bylaw 2022 No. 5774 provides for the 2022 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2022 – 2026 Five Year Financial Plan. The projects are for road, stormwater, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition DCC Reserve, Water DCC Reserve, Stormwater DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of $131,775,787, which include capital carry-forwards from prior years, current debt payments and new capital projects for 2022.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGE RESERVE FUND

EXPENDITURE BYLAW 2022 NO. 5774

WHEREAS it is deemed expedient to expend monies set aside in the Development Cost Charge Reserve Fund established pursuant to Bylaw 1980 No.1946 and interest earned thereon for the following purposes:

	TOTAL
Roads	**68,173,702**
Stormwater	**3,885,098**
Sewer	**6,244,183**
Water	**24,496,061**
Parkland	**14,745,046**
Park Development	**14,231,697**
TOTAL	**131,775,787**

NOW THEREFORE, the Municipal Council of The Corporation of the Township of Langley, In Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This bylaw shall be cited as “Development Cost Charge Reserve Fund Expenditure Bylaw 2022 No. 5774”.

2. There is hereby authorized to be expended from the monies set aside and any interest earned thereon pursuant to the Bylaw entitled “Development Cost Charge Reserve Fund Bylaw 1980 No. 1946”, a sum not exceeding one hundred and thirty one million seven hundred seventy five thousand and seven hundred eighty seven dollars for capital improvements and debt repayment as aforementioned.

Should any of the above-mentioned funds remain unexpended, after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

READ A FIRST TIME the	28	day of	March	, 2022
READ A SECOND TIME the	28	day of	March	, 2022
READ A THIRD TIME the	28	day of	March	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE

Wednesday, March 23, 2022 at 7:00pm
Langley Regional Airport
#300, 5385-216 Street
Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair
Councillor B. Whitmarsh, Council Co-Chair
Councillor D. Davis, Council Co-Chair

A. Burns, I. Han, M. Mann, T. Meyers, A. Smith, U. Tayyab, and T. Townsley

Staff:
V. Gafka, Senior Manager, Economic Investment and Development
M. Gunn, Planner, Community and Policy Planning
R. Nelson, Senior Planner, Community and Policy Planning
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory and Economic Enhancement Committee - March 23, 2022

Moved by T. Townsley,
Seconded by U. Tayyab,
That the Agricultural Advisory and Economic Enhancement Committee approve the agenda and receive the agenda items of the March 23, 2022 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory and Economic Enhancement Committee - February 23, 2022

Moved by I. Han,
Seconded by T. Meyers,
That the Agricultural Advisory and Economic Enhancement Committee adopt the Minutes of the February 23, 2022 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

1. Policy and Communications Review

Based on the Future of Farming Task Force recommendations, the committee decided to focus on the recommendations to review the current bylaws and policies related to farming and agriculture, and to also develop a dedicated agriculture webpage to include all things agriculture in the Township. The Policy review was presented and discussed at the February meeting.

Some of the “big ideas” that were generated for Communication include:

- Education
- Links
- Fact-based
- General TOL Ag info
- Ag programs
- Regulation links
- Funding opportunities
- Policy links
- Bylaw links

Communication relates to the Agricultural Viability Strategy (AVS) in the following sections:

Section 2.1.4 - Promotion of Agriculture
Section 2.1.8 - Farms on ALR Land
Section 2.1.9 - Awareness of Normal Farm Practices
Section 2.1.11 - Agri-tourism
Section 2.2.6 - Farmers’ Markets

Staff presented the Terms of Reference for both working groups (see attachment A).

The committee spent time in their two working groups and presented their initial thoughts and ideas of what they will focus on:

Farm Policy and Regulatory Policy Review:

- Minimizing ‘Red Tape’;
- The goal is to have recommendations for amendments/refinements to the current bylaws;
- Application of bylaws in urban areas as opposed to application in non-urban areas
- Bird control and pest control;

F. WORK PROGRAM

- Licensing and selling eggs;
- Timelines with permitting;
- Septic tank maintenance;
- Review zoning and farming bylaws;
- Look for outdated language in bylaws;
- Pull from the AVS for recommendations.

Communications:

- Why are we communicating? What are we communicating? Who is the audience?
- Identify and articulate a specific “vibe” - what is farming in Langley about?
- Goals for success in the industry;
- What does a farmer (in all stages of farming) need to know?
- Review the Township website as this is the initial source of information; and
- Review the use of social media platforms.

2. Farm Tour

Staff reported that the Farm Tour will take place in June 2022 (date to be determined) at the Derek Doubleday Arboretum. The event will include stations with representatives from the following organizations:

- The Learning Farm
- Langley Demonstration Garden
- Langley Sustainable Agriculture Foundation Food Forest
- Langley Community Farmers’ Market

Participants will have the opportunity to rotate through the different stations to obtain information about the organizations.

Details will be confirmed soon.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Chamber of Commerce Update

A. Burns reported that the Chamber has begun in-person meetings and events and that a virtual Live Conversations series is taking place.

2. Farmer's Institute Update

T. Townsley reported that the Status of Farming survey will be launched soon and that their new website is up and running at www.langleyfarmers.ca.

3. Metro AAC Update

J. Caldarella provided a written report of the Metro AAC meeting that he attended on February 24, 2022 where they discussed the Regional Parks Plan, Climate 2050 Agricultural Road Map, and Adoption of Updated Air Quality Management Regulatory Fees.

I. NEXT MEETING

Date: Wednesday, April 27, 2022
Location: Langley Regional Airport
#300, 5385-216 Street
Time: 7:00 pm

J. TERMINATE

Moved by T. Townsley,
Seconded by M. Mann,
That the meeting terminate at 9:00pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

TREE PROTECTION ADVISORY COMMITTEE

March 29, 2022 at 7:00pm
via Zoom

MINUTES

Present:
A. Stewart, Community Co-Chair
P. Arnason, Council Co-Chair (Alternate)
E. Woodward, Councillor

C. Bishop, J. Evanochko, C. Grey, A. Neufeld, H. Sakurai, and J. Turner

Guest:
A. Needoba, Diamond Head Consulting

Staff:
T. Buckner, Manager, Parks Operations
J. Chu, Manager, Community and Policy Planning
E. Fong, Superintendent, Trees, Trails, Horticulture, and Natural Areas
A. Jensen, Planner, Community and Policy Planning
R. Nelson, Senior Planner, Community and Policy Planning
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Tree Protection Advisory Committee – March 29, 2022

Moved by H. Sakurai,
Seconded by C. Grey,
That the Tree Protection Advisory Committee approve the agenda and receive the agenda items of the March 29, 2022 meeting, as amended.
CARRIED

Clerk's Note: Item H.1 was added the agenda.

B. ADOPTION OF MINUTES

1. Tree Protection Advisory Committee – March 8, 2022

Moved by A. Neufeld,
Seconded by C. Bishop,
That the Tree Protection Advisory Committee adopt the minutes of the March 8, 2022 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

1. Draft Community Forest Management Strategy

A. Jensen reviewed the recent changes that were made to the draft Strategy based on the comments and suggestions provided by TPAC at the last meeting.

MOTION
Moved by C. Grey,
Seconded by C. Bishop,
That the Tree Protection Advisory Committee endorse the Community Forest Management Strategy, in principle.
CARRIED

MOTION
Moved by C. Grey,
Seconded by C. Bishop,
That the Tree Protection Advisory Committee recommend Council adopt the Community Forest Management Strategy and consider funding for implementation of the Strategy.
CARRIED

G. COUNCIL REFERRALS

1. Review of Booth, Fernridge and Rinn Neighbourhood Plans

Councillor Arnason reported that Council endorsed amending the TPAC Terms of Reference to include a review of the Booth, Fernridge, and Rinn Neighbourhood Plans with a primary objective to consider additional or revised policies to improve the quantity and quality of long-term mature tree protection and canopy preservation within the context of the contemplated development densities and forms.

R. Nelson provided a presentation on the draft neighbourhood plans (NPs) for Booth, Fernridge and Rinn, with a specific focus on the proposed policies to improve the quantity and quality of long-term mature tree protection and canopy conservation. (Hyperlinks to the draft NPs were provided to committee members after the last meeting on March 8, 2022.) Main points of the presentation:

Page

G. COUNCIL REFERRALS

- Background: Township Council adopted the Brookswood-Fernridge Community Plan (CP) in 2017, replacing the one that was in place for 30 years. Also in late 2017, Council directed staff to commence work on the three NPs. Final drafts of the NPs are expected to go to Council for consideration of a bylaw process in May/June 2022.

- Policy Framework: The CP is consistent with the Metro Vancouver Regional Growth Strategy (RGS) which designates the area as General Urban and the Township Official Community Plan (OCP) which designates the area as Urban. The RGS and OCP have guided the Township in making long-term planning and capital investments in providing services for the Brookswood-Fernridge area, as part of the Greater Vancouver Sewerage and Drainage District. The CP and draft NPs have been prepared based on established Township policies, best practices, technical analysis and community input.

- CP Vision: "Brookswood-Fernridge is a liveable and tranquil community, known for its ***towering conifers*** and ***small town feel***. It has celebrated its history and ***protected its natural environment*** through carefully balanced growth and change. Highly walkable and interconnected, it is a complete community providing the right mix of housing for all of its residents. It contains civic, commercial and cultural spaces that support a strong sense of community and a high quality of life." *(Bolded italics are for emphasis on the focus of this presentation.)* Early public engagement results for the CP provided a clear community aspiration to maintain the existing character with a strong preference for single family development. This aspiration resulted in a predominantly single family land use (91%), with the rest in rowhouse/townhouse (5%), manufactured home park (3%) and apartment & commercial village (1%).

- CP Policies for Tree Protection: CP policies related to tree protection and canopy conservation can be found in Sections 5 (Open Space and Community Amenities), 6 (Environment) and 10.4 (Development Permit Area C – Protection of Farming).
    - In Section 5, there is a policy to accommodate an additional 34 hectares (84 acres) of parks network or system that includes a new community park and neighbourhood parks in the approximate locations. There are also policies for natural parks and street greenways.
    - Section 6 provides policies for the protection of aquifer (groundwater), watercourses, waterbodies, environmentally sensitive areas, urban forestry and urban wildlife habitat.
    - Section 10.4 establishes a continuous tree buffer along the Agricultural Land Reserve (ALR) boundary to protect the viability of farming and minimize the impacts of farming on urban lands.

G. COUNCIL REFERRALS

- Technical Studies for NPs: Several technical studies were conducted as part of an integrated approach to neighbourhood planning. Two studies are relevant to tree protection and canopy conservation: Brookswood-Fernridge Environmental Assessment prepared by Dillon Consulting in 2019 and a tree canopy cover assessment and model developed by Diamond Head Consulting in 2020/21.
    - The Environmental Assessment provides an inventory or "baseline" of environmental areas/features and a policy framework for environmental network planning founded on the principles for Green Infrastructure Network (GIN).
    - The Diamond Head tree canopy model has been used to test various land use scenarios and ensure that the existing tree canopy tree cover is maintained as the community develops according to plan.

- NP Policies for Tree Protection: Planning for the three neighbourhoods is guided by the Vision in the CP, particularly with the phrases such as **towering conifers** and **protect natural environment.**
    - The first Neighbourhood Character Goal for each NP is "Plan For and With Nature" and is implemented by the following sections:
        - Section 4 of the draft NPs: Environmental Policies related to trees include the protection and restoration of aquifer; watercourses, waterbodies, and ESAs; tree (urban forestry); and urban wildlife habitat.
        - Sections 5.2 and 5.3 of the draft NPs: Open Space and Community Amenities Policies that are related to trees include: community, neighbourhood, and pocket parks; natural parks (passive), corridors, and trails; street greenways, creek greenways; public community facilities (schools and parks); and ALR buffers.

- Specific Policies for Tree Protection: The following policies are specific to Brookswood-Fernidge for tree protection:
    - Neighbourhood Green Infrastructure Network (NGIN): The draft NPs propose an integrated and interconnected network throughout the entire Brookswood-Fernridge community. Establishing an NGIN would serve as a long-term blueprint for ecological and biodiversity conservation for the protection, restoration, enhancement, and stewardship of the natural and built environments.
    - Nature Conservation Areas (NCAs): NP policies are proposed for the preservation, restoration and enhancement of the following NCAs:
        - Terrestrial NCAs: natural, existing or created ecosystem features that are land-based; and

G. COUNCIL REFERRALS

        - Aquatic NCAs: natural, existing ecosystem features that are either permanently or periodically under water in Streamside Protection and Enhancement Areas (SPEA) and Non-SPEA areas.
    - Cluster Conservation Development: This policy would result in 26% of development land assigned to nature conservation and the remaining 74% as the site for the "grouping" of development. It would also result in denser built forms, smaller lots, and flexible approaches to the delivery of density, which provide equivalent (or potentially higher) density overall (see section 4.2 of the draft NPs).
    - Neighbourhood Forestry: The draft NPs contain policies in each neighbourhood to establish a tree canopy cover of a minimum of 35% at full build-out and 38% at approximately 20 years following build-out, which is higher than the target set for the rest of the Township in the Community Forest Management Strategy. There are other policies that encourage tree retention, enhancement and integration through the appropriate "right tree and right location" approach, and reforestation that incorporates the next generation of trees that would adapt to new growing and seasonal conditions due to climate change.
    - Greenway Amenity Policy: A Greenway Amenity Policy is proposed for the Brookswood-Fernridge community. The proposed policy provides detailed delineation of NCAs, based on habitat value and practical considerations. It would provide the instrument to acquire and construct green amenities outlined and lay out the amount of contribution, according to current land costs and associated costs of providing (planting) and enhancing (restoring) the amenities. The policy would provide 20.6 hectares (51 acres) of greenway amenities with an estimated total cost of $236 million to be funded by developers in Brookswood-Fernridge.

Discussion ensued and the following preliminary comments were provided:

- The NCA policies are unique to Brookswood-Fernridge and are needed in all neighbourhood plans. Who owns the NCAs? Staff responded that ownership would vary depending on the type of development – stratas versus non-stratas.
- The Township should be more proactive in connecting different parts of Aquatic NCAs, particularly along the Little Campbell, including Horne Pit. Efforts should be made to connect regionally (west to Surrey and east to Abbotsford). Staff responded that the Environmental Assessment took into consideration of regional and international ecological corridors, as per terms of reference for the work.
- Would properties without trees still contribute to NCA? The Environmental Assessment noted that some of the high priority environmental areas

G. COUNCIL REFERRALS

(such as Horne Pit) are very disturbed by past actions. The proposed policies would also focus on restoration of NCAs.

- Putting aside land for nature is important, but maintaining that land is more important. The proposed policy for forest stewardship program is innovative. A stewardship group would need to be established to help offset the maintenance done by staff.
- Maps of the NCAs should be provided in the NPs for developers to view before making applications.

By unanimous consent, the committee agreed to afford members more time to study the proposed policies and meet in two weeks to discuss as a group, consistent with the revised Terms of Reference of TPAC.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Old Yale Park Update

At the request of a committee member, staff provided an email that was distributed to Council on March 10, 2022 regarding the proposed temporary expansion of employee parking at the Township's Operations Centre. Councillor Arnason noted that the matter was referred to staff to prepare a report based on Council discussion regarding other options for staff parking, tree restoration, and public consultation.

I. NEXT MEETING

Date: April 12, 2022
Location: Zoom
Time: 7:00 pm

J. TERMINATE

Moved by C. Grey,
Seconded by H. Sakurai,
That the meeting terminate at 9:20pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of
Langley

Est. 1873

Parks and Recreation Master Plan 2002

Vision:

To enable, facilitate or provide services that reflect Langley's community values; that protect and nurture our environment; that embrace and celebrate our heritage and culture while we prepare to satisfy an ever growing mix of community leisure needs in an effective, efficient and sustainable fashion.

Prepared by:
Parks and Recreation Division
Parks and Recreation Commission

Adopted by Council on July 15, 2002

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Acknowledgement

The Township of Langley Parks and Recreation Master Plan 2002 is the culmination of a collaborative effort and public process over the past 11 months. This document would not be possible without the guidance and support of Council; the efforts of its Parks and Recreation Commission, the work of our dedicated staff; and the assistance of Professional Environmental Recreation Consultants Ltd. (PERC). This Master Plan is intended to be a guiding document for parks and recreation, frequently reviewed by staff and visited as necessary by Council and its Parks and Recreation Commission and the public.

Respectfully submitted,

Kurt Houlden
Director of Parks and Recreation
July 15, 2002

Executive Summary

Executive Summary

The Township of Langley's 2002 Parks and Recreation Master Plan is intended to be both the guiding document and the principle-based foundation of parks and recreation services for Township residents for the next 10 years. A Master Plan of this nature is essential in order for the Parks and Recreation Division to be effective in meeting community needs while being creative in order to overcome current and future challenges.

At its core, the Parks and Recreation Master Plan considers the Township of Langley and its community values as expressed through numerous public surveys during the past 12 years. Those community values along with the Township's previously defined Corporate Mission Statement and Philosophy regarding parks and recreation provided the initial direction for the development of this plan. That direction was further supported by substantial public input and gathering of data over the past eleven months. This information helped to formulate the various principles and strategic directions within the plan.



The goals and objectives were further refined at the Council and Parks and Recreation Commission workshop. In subsequent research and discussion with the Commission, the critical role of parks and recreation was identified. From all this information, a statement of vision for Parks and Recreation was drafted. The principles and strategic directions are categorized within sections related to the key functions of the Parks and Recreation Division.

Because our services are not provided in "isolation" the plan also contains an appropriate section on opportunities related to community and other resources.

This Parks and Recreation Master Plan follows the same principle-based framework throughout, concluding with a single table summarizing the strategic directions. The plan contains a simple map that identifies current and future community and municipal level parks and recreation facilities. The Appendix contains a summary of the data collection process and identifies pertinent reference materials that were instrumental in building the foundation of the plan.

This 2002 Parks and Recreation Master Plan outlines an immediate and ongoing implementation strategy. The plan also provides the framework from which to develop complementary plans and strategies and the annual Division business plan. In that respect, it allows some flexibility in order to deal with new challenges in a consistent manner and in order to be able to capitalize on opportunities as they arise.

The Parks and Recreation Master Plan will be effective on its own. However, it is intended that a comprehensive binder containing this plan and supplementary parks and recreation plans and strategies will be the key reference for Council, Commission and parks and recreation staff in the future.

Master Plan

1. Introduction

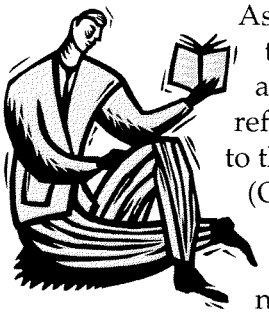
The Township of Langley Master Plan 2002 is intended to be both the guiding document and the principle-based foundation of parks and recreation services for Township residents for the next 10 years. This document links to other complementary planning documents (such as the Official Community Plan and various Neighbourhood Plans). It is also the source of inspiration and direction for the creation of further supplementary planning documents and the Parks and Recreation Division's annual Business Plan. In essence, the community values, corporate mission and philosophy are the driving force behind this Master Plan. The Vision, Goals and Principles of this Master Plan will drive the Strategic Directions and the supplementary parks and recreation plans that will guide staff in the ongoing delivery of services.

This Master Plan is not intended to answer all future questions related to the delivery of services to the Township. However, this document is intended to lay the framework of principles on which to base future decisions. These principles allow standards to be followed while maintaining enough flexibility to adjust to future change. A Master Plan of this nature is essential in order for the Parks and Recreation Division to be effective in meeting community needs while being creative in order to overcome future challenges.

1.1 Overview of the Process

The development of the 2002 Master Plan essentially began in September 2001 when Council approved the process. Since that time, there has been public involvement through 5 focus group meetings, interviews with nearly 100 special interest groups, workshops with Council, Commission and staff, concluding with a public survey of 1000 residents. The public processes were facilitated by Professional Environmental Recreation Consultants Ltd. (PERC). In addition to those substantial elements, staff reviewed earlier public surveys, analyzed the 1991 Master Plan and researched a variety of parks and recreation or master plan documents as noted in the Appendices. The Township of Langley Master Plan 2002 is the culminating document of the process.

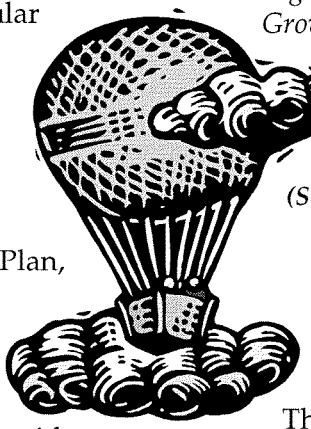
1.2 Complementary and Supplementary Plans



As noted in the Introduction, this document does not stand alone. This Master Plan reflects the critical connection to the Official Community Plan (OCP) and other Township planning documents. The Master Plan refers to a number of other strategic planning documents that will be either redrafted or developed from the foundation built by this plan. The Parks and Recreation Division's annual Business Plan will be driven by Township standards, the Master Plan and these complementary and supplementary plans. The Master Plan will be effective on its own. However, it is intended that a comprehensive binder containing this Master Plan and supplementary parks and recreation plans and strategies will be the key reference for Council, Commission and parks and recreation staff in the future.

1.3 Implementation Strategy

Upon adoption by Council in July 2002, staff will act on this Master Plan to begin the immediate implementation phase. That first implementation will be initiated with the introduction of the plan to public and staff. The Strategic Directions Summary table (see page 20) identifies the proposed dates for implementation of complementary strategies and plans. It is intended that each plan (or redraft) would go through a process of referral and review by the Parks and Recreation Commission and suitable committees before final consideration and adoption by Council. These documents will be referenced in the development of future business plans for the consideration of Council in the annual budget process. As noted in the Master Plan, this is the guiding document, but each supplemental plan should be reviewed on a regular basis as part of the implementation and evaluation process.



In respect of the public input principles contained in the Parks and Recreation Master Plan, the Corporation could gather citizens' opinion on a regular basis through general Township public surveys. It is reasonable to consider a future public survey in 2007 to gain opinion specifically for parks and recreation issues. It is appropriate to introduce a complete public process in order to redraft the Parks and Recreation Master Plan around 2012.

2. Township of Langley

"The Township of Langley is located in the lower mainland of British Columbia, Canada. Ideally situated for the future economic growth of the lower mainland region, the Township of Langley is a member of the Greater Vancouver Regional District. The Township of Langley is bounded on the west by the City of Surrey, on the north by the Fraser River, on the east by the City of Abbotsford, and on the south by the Canada-U.S. boundary. It comprises 303 square kilometres (122 square miles) and is home to 88,000 people.

Langley is easily accessible from all parts of the lower mainland. Downtown Vancouver and the Vancouver International Airport are less than a one-hour drive away. With a 24-hour border crossing nearby, access from Langley to the U.S. is excellent - a two hour drive to Seattle or a two hour flight to San Francisco or Los Angeles. The Township of Langley was incorporated in 1873. The Township is the municipal organization for the various communities, including Fort Langley, Aldergrove, Murrayville, Walnut Grove, Brookswood/Fernridge and Willowbrook. The Township does not include the separate municipal entity of Langley City."
(Source - www.tol.bc.ca)

2.1 Community Values

The description above describes the Township in physical terms. The following information describes the values our residents hold as interpreted from surveys and other public processes administered during the last twelve years.

The following quotes are from the August 30, 1990 report entitled **"Implications of Langley Tomorrow Community Survey for Langley Township."**

"Residents of Langley are proud that they live in the Township... rural nature of Langley is what makes it a unique place in which to live... protection of the landscape and the quality of the local environment are critical...maintain their present lifestyle... as the community grows, residents are looking to ensure that these lifestyle options are kept.

... the aesthetic nature of the Township...features such as mountain vistas, winding roads, quiet and other elements that are perceived as components of a country experience. Many choose Langley because of the people who already live here, the kind of neighbours they can have, and long term associations with family and friends now resident in the area. The identifiable communities, community spirit and ...

... virtually unanimous in agreeing that development should take place only if the process protects the environment... development should not out pace the rate at which municipal services can be provided... development should be concentrated in existing areas with green space left in between... preserving mountain views and rural landscapes even at the cost of development."



The following quote is from the **January 11, 2001 MarkTrend Research Survey**:

"Residents are largely satisfied with the services they receive from the Township and, despite some apparent variations in service access by community, at least eight in ten residents in every community consider themselves at least 'somewhat satisfied' with the services they receive after all."

2.2 Parks and Recreation Master Plan Survey

When related specifically to parks and recreation, the **2002 Parks and Recreation Master Plan Survey** discovered that:

"78% of the survey respondents were either satisfied or somewhat satisfied with existing parks and recreation facilities, opportunities and services. Only 7% were dissatisfied or very dissatisfied."

What became clear in this survey was the value placed upon these services as indicated in the following quote:

"88% of the respondents feel that parks and recreation services benefit their household. 97% of all respondents feel that parks and recreation services benefit the community. Of these, 76% said a great deal, while 24% said somewhat."

Executive summaries of the 2001/02 public process and the survey results are contained in Appendix A. The complete reference including statistical data was produced by PERC and is available as a separate document.

The Township of Langley has a clear sense of community. The Parks and Recreation Master Plan should honour this sense of community and its collective community values. The values expressed by our citizens help to provide Council and staff with a principle-based framework from which to develop the 2002 Parks and Recreation Master Plan.

2.3 Corporate Mission Statement

The following Corporate Mission Statement was previously endorsed by Council.

The Corporation of the Township of Langley is committed to:

- *excellent municipal services that are responsive to community needs;*
- *protection and promotion of our rural character and heritage;*
- *recognition of Langley as a community of communities;*
- *a lifestyle that is environmentally, socially, culturally and economically balanced;*
- *management of our growth in an environmentally and fiscally responsible manner; and*
- *community safety and the personal safety of its citizens.*



2.4 Corporate Parks and Recreation Philosophy

Through a public process, including workshops with Council and Commission, the following statement was adopted in 1991. This statement was reviewed and endorsed again in a Council/Commission workshop as part of the 2001/02 Master Plan process.

"The Township of Langley's philosophy is to use publicly sponsored leisure services as a vehicle in meeting socially worthwhile goals and objectives; the attainment of which clearly results in some form of benefit to all residents of the Municipality."

2.5 Parks and Recreation Role

The Parks and Recreation Commission identified the critical role that parks and recreation plays in the Township of Langley. The value of these services is further substantiated by the "Benefits Catalogue" produced by the Canadian Parks and Recreation Association (CPRA). Readers will find the 8 key CPRA messages later in this document and a sample of the benefits statements in Appendix C.

> *Recreation and parks are essential to quality of life.*
>
> ***Source: CPRA***

Fundamentally, it is this division's role to provide parks and recreation (often referred to as leisure) services to residents. In context, the Parks and Recreation Division is a part of a larger Corporation that provides public services to all Township residents. As part of the Corporation, this Division should demonstrate that role by participating in corporate-wide strategic planning, budgeting and resource sharing in order to better serve the public. Sharing resources may also be required in community emergencies to augment other divisions' limited resources or assist other agencies that are serving the Township in that capacity.

In order to ensure that the Parks and Recreation Division's primary mandate is met, staff must be provided clear direction and a stable framework in which to work. That is provided to staff through the following Vision, Goals, Principles and Strategic Directions.

3. Parks and Recreation Vision

Laughing children and youth, families playing together, adults pursuing fitness goals, seniors exercising and socializing, spirited competition, individual athletic and artistic achievements, roar of the home town crowd, the peace and solitude of a walk in the park, smiling faces of momentary acquaintances on a community trail, cultural events, community celebrations, a spirit of creativity, blossoming gardens and trees in the spring, splashing fun at the water park in the summer sun, developing skating skills in the fall and swimming skills indoors in the winter, quiet retreat with a book from the library, or a memorable encounter with friends at the local community centre.

These are all illustrations of the many sights, sounds and feelings of a vibrant and healthy community that embraces the value and benefit of its public parks and recreation services.



Based upon the stated community values from Langley Tomorrow and subsequent surveys, and upon reviewing the Corporate Mission Statement and Philosophy, the following vision was drafted. This vision is further supported by the 2002 Master Plan Public Survey in which 97% of respondents stated that they believe that parks and recreation services benefit their community.

The vision for Parks and Recreation is to enable, facilitate or provide services that reflect Langley's community values; that protect and nurture our environment; that embrace and celebrate our heritage and culture while we prepare to satisfy an ever growing mix of community leisure needs in an effective, efficient and sustainable fashion.

3.1 Parks and Recreation Goals

Two goals reflect the stated community values and are consistent with meeting the Corporate Mission and Parks and Recreation Vision. These goals were first identified in the 1991 Master Plan and reviewed, updated and endorsed at the Council/Commission workshop during the 2001/02 Master Plan process.

Goal 1: ***Use publicly sponsored leisure services to help foster a sense of community by:***

- *promoting a broadly felt community identity;*
- *encouraging a widely held community spirit; and*
- *nurturing the evolution of community specific culture.*

Analysis of communities that have made good progress from community identity through community spirit to community culture suggests that much of this growth can be directly linked to positive leisure time activities. Parks and recreation activities draw local residents together and instill a sense of pride in them. In fact, how people feel about the community in which they live is influenced greatly by the experience they have during their leisure time.

> *Recreation and parks build strong families and healthy communities.*
>
> *Source: CPRA*

Goal 2: Use public leisure services to help foster responsible, independent citizens by:

- *providing opportunities to develop and maintain physical wellness; and*
- *providing healthy opportunities and physical environments that promote social wellness.*



Leisure services are designed to ensure that all individuals in the community are able to actively participate at a level appropriate with their ability. The services should contribute to the mental, physical, social, moral and emotional development or growth of each resident of the community. They can also be used to support the individual and prevent individual and family breakdown. Just as publicly sponsored educational services are justified because everyone benefits in a more productive society with fewer social problems, so should the broader concept of public leisure services.

3.2 Division Principles

In order for the Township's Corporate Mission and Philosophy to be followed, some Division-wide principles need to be applied. The Parks and Recreation Division shall continually strive to meet these guiding principles as a matter of good business by a public body. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

Principle: Appropriate Facility Allocation
In order to maintain consistency and equity in the allocation of parks and recreation facilities, a facility allocation policy is necessary. The Facility Allocation Policy should be reviewed and updated as required to ensure equitable public access.

Principle: Complementary Services
The parks and recreation facilities, programs and events are public services and should be complementary to existing Township, private and not-for-profit services.

Principle: Connecting Communities
In its design and implementation of parks and recreation facilities, public programs and events, the Parks and Recreation Division should attempt to enhance the sense of social connectivity.



Principle: Continuing Public Input
In order to continue to best meet community needs, public input shall be a consistent element in the design and implementation of parks and recreation facilities, programs and events. The Parks and Recreation Commission and committees, open houses or similar forums shall be some of the methods used to ensure suitable public input is maintained.

Principle: Economic Sustainability
In order to be effective in the long term, the Parks and Recreation Division must provide services that are financially sustainable. A reasonable program of cost-recovery, including some form of user pay should be considered without raising price-related challenges that would compromise the principle of minimizing barriers.

Strategic Direction:
A Parks and Recreation pricing strategy will be restructured, implemented then evaluated and updated annually in order that the principle of economic sustainability is honoured. The pricing strategy shall consider all the principles within this Master Plan and include facility and sportsfield rentals, programs, events and other services offered. In order to ensure that pricing is not a barrier to some individuals or families within the Township, a program of financial assistance should continue to be provided within the limits of budget and be monitored, evaluated and updated on an annual basis.

Recreation and parks are significant economic generators in your community.

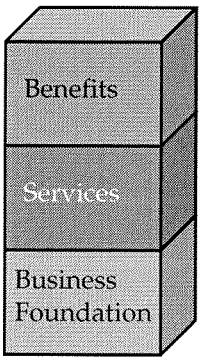
Source: CPRA

Principle: Effective and Efficient Services
The Parks and Recreation Division should strive to enable, facilitate or provide effective and efficient services consistent with Langley's community values; the Corporate Mission Statement and Philosophy; and the Parks and Recreation Vision and Goals. Public parks and recreation facilities, programs and events should be developed, operated and maintained in the most cost effective manner possible. The Township should consider partnerships (including public-private), contracted services, volunteers, senior levels of government or other opportunities that may reduce costs or improve services to the public.

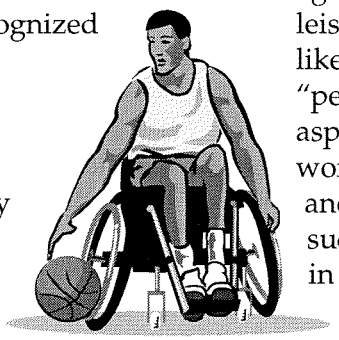
Principle: Environmental Sustainability
The Parks and Recreation Division should use environmentally sustainable practices in the design, implementation and operation of parks and recreation facilities, programs and events.

Principle: Equitable Community Service Delivery
The Parks and Recreation Division should strive to enable, facilitate or provide an equitable distribution of leisure services for residents (from rural to urban). It is noted that some services cannot be sustained economically in all areas of Langley, but that an equitable balance of services is possible. In general, leisure services should be delivered on a "community" basis with communities being identified as Aldergrove, Brookswood, Fort Langley, Murrayville, Walnut Grove and (through future development as of this plan) Willoughby. It is noted the diversity of the various communities and neighbourhoods should be respected in considering the design and implementation of these services.

Principle: Maximize Use of Resources and Public Benefit
The Parks and Recreation Division should strive to make the best use of all public resources by maximizing the use of existing facilities and services. It is recognized that a key to meeting this principle is to provide needed services in a timely manner. Therefore, Parks and Recreation research and development on national, regional and local trends are considered to be key initiatives within the Division. It is also recognized that in order to achieve maximum benefits, reasonable risks should be considered in order to improve services to the public.



Principle: Minimize Barriers
The Parks and Recreation Division should strive to ensure access to public facilities for people of all abilities and economic status. It is recognized that there are economic, transportation or other significant barriers that prevent full access and reasonable and financially sustainable methods should be used to minimize such barriers. Policies that encourage more parks and recreation opportunities and participation, such as Gender Equity, should be developed, implemented then evaluated and updated as necessary.



Principle: Protect Public and Worker Safety
The Parks and Recreation Division should strive to follow recognized maintenance and safety standards in order to ensure the safety and comfort of public and staff as well as ensuring the protection of Township assets.

Principle: Protect Resources
The Parks and Recreation Division should strive to protect, maintain and enhance our public parks and recreation infrastructure (including natural, cultural, and human assets along with facilities and equipment). Operational and maintenance standards should be established and followed, including preventative maintenance and asset replacement programs. Current assets should be maintained to a suitable standard before new inventory is added to the parks and recreation system. Where appropriate, caretakers or other security measures should be maintained (or introduced) in order to better secure major park sites.

Principle: Support Community Organizations
Local recreation clubs, groups, and agencies are organizing and sponsoring leisure opportunities now and will likely continue in the future. The "people doing things for themselves" aspects of such groups are socially worthwhile and desirable. The Parks and Recreation Division's support of such groups in their efforts may occur in a number of ways including advice, facilitation, consultation, subsidized access to facilities or programs, assistance in leadership training, provision of specialized equipment, travel assistance, or start-up grants.

Principle: Volunteer Involvement
In addition to being an effective method of reducing costs or improving services to the community, the involvement of volunteers addresses both goals of fostering community and fostering better citizens. The Volunteer Manual will be redrafted, then reviewed and updated on an annual basis in order to most effectively involve and recognize parks and recreation volunteers.

3.3 Division Functions

In order to be successful, it is important that the Parks and Recreation Division's role and functions are consistent with the Corporate Mission and Philosophy, and Division's Vision and Goals. In order to work within that mandate and to effectively meet community needs, the following key divisional functions are identified:

- *Central Support*
- *Parks and Open Space*
- *Programs and Events*
- *Recreation Facilities*

In addition to the identified divisional services, another key role of the Parks and Recreation Division is to deal with other community resources. Therefore the Master Plan has a separate section dealing with those opportunities.

3.3.1 Central Support

In order to achieve the goals and objectives of this Parks and Recreation Master Plan, it is essential to have an effective administration (central support) strategy. The following areas are considered to be within the Division's central support function:

- *Budgeting and business planning (financial accountability)*
- *Communication and marketing*
- *Human resources and support services*
- *Policy development*



In addition to generally meeting the identified Vision and Goals of the Parks and Recreation Master Plan, the following principles should be followed in order to provide the most cost effective administration of our resources. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

Principle: Commitment to Human Resources

Human resources are essential to any successful organization so it follows that adequate support services personnel, equipment and administrative support are critical resources for all Division functions in order to ensure the best possible service delivery. With the support of the Township's Human Resources Department, an effective recruitment, orientation, training and development program should be enhanced. In order to stay informed of professional standards, issues and trends within the parks and recreation field, staff should remain involved with professional organizations such as the BC Recreation and Parks Association (BCRPA), Recreation Facilities Association of BC (RFABC), BC Landscape Architects (BCLSA), Canadian Parks and Recreation Association (CPRA), etc.

Principle: Commitment to Planning

Long range planning is essential to good fiscal management. The Parks and Recreation Division's plans must be consistent with other Township plans and divisional strategies. Long range (10-year) financial plans should be consolidated and presented as part of the annual business plan.

Principle: Commitment to Youth Empowerment

Children and youth should have an opportunity for a direct voice regarding services directed to meet their specific needs.

Strategic Direction:

The Parks and Recreation Division should assist Council with the implementation, development and support of Council's Youth Commission.

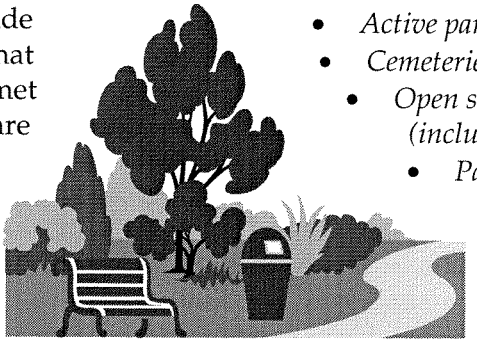
Principle: Effective Communication

Township residents need to be aware of leisure opportunities in order for them to participate and use these public services and resources. A communication system should be enhanced and maintained whereby residents are better informed of the

leisure opportunities in their community. Wherever it is financially viable and where it may either reduce costs or improve service, technology should be employed. In terms of "leisure education", residents should be generally informed regarding leisure options and the benefits that accrue from them.

Principle: Effective Policy Development

The Parks and Recreation Division should develop Division-wide policies in order to ensure that professional standards are met and that equitable services are provided. Existing policies should be reviewed and enhanced as necessary and where appropriate, new policies should be developed, implemented and maintained in order to improve services.



Principle: Financial Accountability

The Parks and Recreation Division's budgeting must be consistent with the goals and objectives of the Corporation in addition to meeting the goals of the Master Plan.

Strategic Direction:

Business plans will be prepared for each of the key functions within the Division that will be implemented, evaluated and updated annually, in a manner consistent with the Corporate business planning model.

3.3.2 Parks and Open Space

The design, development, operation and maintenance of our parks and open space are integral to the health of our community and therefore a key function of the Parks and Recreation Division.

The parks definitions and standards were adopted by the Township in 1991 and are included in Appendix B. These definitions and standards will be reviewed as required in the Master Plan implementation phases. The Division has both Parks Design and Development and Parks Operations departments. In order to best manage current and future resources, our parks and open space system is composed of the following:

- *Active parks and sportsfields*
- *Cemeteries*
- *Open space and environment (including views and vistas)*
- *Park structures (playgrounds, water parks, buildings, etc.)*
- *Passive parks and greenways*

In addition to generally meeting the identified Vision and Goals of the Parks and Recreation Master Plan, the following principles should be followed in order to protect and sustain these services and our valuable community assets. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

Principle: Beautifying Communities

The extent to which a community is seen by its residents as being both environmentally and aesthetically pleasing is directly related to the potential for creating community identity, spirit and culture. Therefore to make a community more beautiful, (including addition of boulevards, street trees and plants) is a worthwhile community objective.

Principle: Effective Design and Development

The Parks and Recreation Division should continue to provide landscape design and development services for the Corporation in order to ensure that landscape standards are maintained as the Township develops. In addition, the Parks and Recreation Division should have input in the redevelopment of the Official Community Plan (OCP), Neighbourhood Plans (NP's) and other documents that affect the delivery of services to Township residents.

Principle: Effective Passive Park Development

In order to effectively meet the needs of the Township, parks should be acquired, developed, operated and maintained in 4 categories (neighbourhood, community and municipal levels plus greenways).

Strategic Direction:

A 10-year passive park acquisition and development plan will be established, implemented, then evaluated and updated annually. Passive park areas may be enhanced with play structures, buildings or other amenities as appropriate. Because it is a cost-effective measure and it fosters a sense of community, the Neighbourhood Improvement Program should continue to be offered within limits of budget.

Principle: Effective Sportsfield Development

Active parks and sportsfields are acquired, developed, operated and maintained in 3 categories (neighbourhood, community and municipal levels) and should be protected, enhanced and developed in order to provide adequate avenues for the development of a broad range of outdoor sports for various ages and abilities for the entire Township.

Strategic Direction:

A 10-year sportsfield acquisition and development plan will be redrafted, implemented, then evaluated and updated on an annual basis.

Principle: Encourage Environmental Education

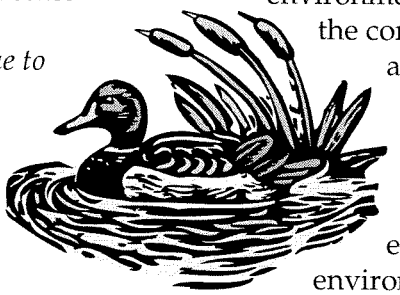
Opportunities should be provided for every local resident to learn about, understand, and relate to all aspects of their environment. In addition, personal growth can occur through escape, reflection or contact with nature and relaxation in a natural, serene environment, therefore opportunities should be provided for residents to escape to nature for varying periods of time.

Parks, open spaces and natural areas are essential to ecological survival.

Source: CPRA

Principle: Environmental Protection

Wherever appropriate, environmental areas should be protected by covenant, dedication or other means to ensure the environmental sustainability of the community. The Parks and Recreation Division should strive to work with other divisions and organizations on the preservation and enhancement of key environmental areas within the Township.



Principle: Enhance Greenways

Greenways are used as transportation routes and recreation and wildlife corridors, so where appropriate, greenways should be acquired,

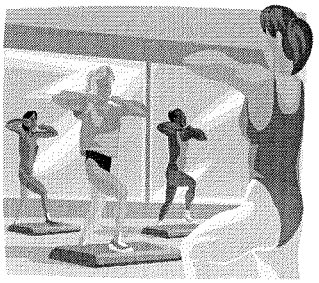
protected, enhanced or developed to help preserve the environment and to promote a sense of community connection.

Strategic Direction:
In consultation with Planning, and Development and Engineering Divisions and appropriate external organizations, a 10-year greenway acquisition and development plan should be redrafted, implemented then evaluated and updated on a regular basis.

Principle: Protect Cemetery Services
The Township has provided cost effective and affordable cemetery services for the public. The Township should continue to provide for affordable public cemetery services in some manner.

Principle: Protect Open Space
The protection of natural and aesthetic features, views, and resources of historic significance enhances the quality of living in a community. Providing public access to such features will contribute to a greater understanding of the community and therefore contribute to community growth.

Principle: Sustainable Growth
As the population increases in a community, the need for park space is increased proportionately. The park definitions and standards (Appendix B) should be used to determine general needs. Parkland Development Cost Charge (DCC) for land acquisition and limited park development is an appropriate mechanism to fund these growth related needs.



3.3.3 Programs and Events

Programs and events are key services that help meet the Division's Goals of fostering citizens and community. The provision of programs is essential to meeting the current and future needs of each community within the Township. In addition to generally meeting the identified Vision and Goals of the Parks and Recreation Master Plan, the following principles should be followed in order to meet the current and future needs of our residents. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

Principle: Appropriate Cost Recovery
Generally speaking, programs and events should be provided in a fiscally responsible manner by reasonably recovering applicable costs while meeting community needs. Given the nature of these services, some individual programs and events may produce modest surpluses which would be used to offset programs that are not as financially viable but which meet other stated goals.

Principle: Comprehensive and Effective Program Mix
The Parks and Recreation Division should strive to enable, facilitate, or provide a comprehensive program mix within budgeted resources. The Township should consider a broad spectrum of programs that deal with the areas of wellness (a more holistic approach to fitness and health). Programs and events should include, but not be limited to areas from aquatics to fitness; from

recreational to competitive sport; from arts and culture to heritage and environmental awareness for residents of all ages. Within the context of the two specific Master Plan Goals (fostering citizens and community) a broad program mix should attempt to achieve the following objectives:

Advanced Skill Development
Opportunities should be provided for those who wish to further develop their skills and interest in a wide variety of recreation activities.

Basic Skill Development
A wide variety of recreation activities (athletic, social and artistic) should be identified and instruction in each should be provided in order to provide exposure to skills pertaining to leisure activities and form the basis for leisure education.

Motor Skills Development
Programs should be offered to aid in the development of gross and fine motor skills.

Social Development
Because social functions are a valuable vehicle to use in developing community cohesion and identity, the Township should ensure that such opportunities exist. Community leisure activities should encourage mixing of age groups, cultural groups and various segments of the community with special needs into an integrated whole.

Children should be provided social settings in which social, moral and emotional growth can be fostered. Opportunities should be provided for youth to learn about themselves and how they will react to various social settings and pressures, develop positive social/emotional/moral skills, principles and convictions, and develop positive leisure lifestyle patterns which will be with them throughout adulthood. Age-appropriate social opportunities should be provided for adults.

Recreation is a key to balanced human development.

Source: CPRA

Wellness
The overall health and fitness (wellness) level of residents of the community should be increased to a level consistent with established norms for a healthy population, with opportunities for increasing beyond that level.

Principle: Effective Program Distribution
Recreation facilities, parks and schools are generally located where people live in each community, and parks and schools are usually well positioned in each neighbourhood, so it is logical that they are considered to be primary locations for community programs and events.

Principle: Encourage Community Events
Community identity, spirit and culture can be fostered through the environment generated by spectators and participants at sporting and other events. Because such events can be closely linked with community identity and pride, the Parks and Recreation Division should strive to enable, facilitate or provide a variety of community sporting and other special events.



Principle: Encourage Family Recreation

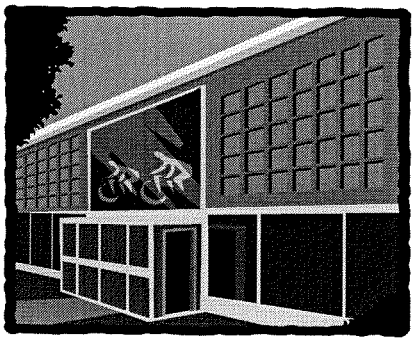
While often different in makeup, the family unit is an integral building block of community growth. Opportunities should be provided for families to recreate as a unit which may justify the use of various incentives. Sometimes the need to support other family members is a barrier to accessing parks and recreation facilities, programs or events. The Township may consider enabling, facilitating or providing complementary services such as child care or other family support at its recreation facilities in order to encourage family members to participate in recreation activities.

Principle: Inclusive Programming

Generally speaking, programs are to be provided on an "inclusive" basis. However, if segregated programs are financially viable and where they meet Master Plan principles or community values without contradicting others, then special programs may be offered from season to season.

3.3.4 Recreation Facilities

One of the mandates of the Parks and Recreation Division is to provide a range of complementary recreation facilities for the use of Township residents which help to maintain the health of our community. Our current and future inventory is composed of the following facilities (in some cases, assembled as a full-service community centre):



- *Aquatic facilities*
- *Fitness facilities*
- *Halls, gymnasiums and meeting rooms*
- *Ice facilities*
- *Libraries*

In addition to generally meeting the identified Vision and Goals of the Parks and Recreation Master Plan, the following principles should be followed in order to protect and sustain these services and our valuable community assets. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

Principle: Effective Community Centre Development

Community centres should be protected, enhanced or developed in each of our community areas in order to provide a broad mix of opportunities to all Township residents. The provision of recreation facilities should be appropriate to the current and future needs of each community. Community centres should include some or all of the facilities listed above.

Strategic Directions:

Considering accepted industry standards, the principles of economic sustainability, equitable community service delivery and complementary services, a set of Community Standards should be established that determine which facilities are to be provided in each community or neighbourhood area. A 10-year recreation facility plan should be created based upon these standards and principles. In order to protect current and future public assets, a

10-year major maintenance plan shall also be created. These long range plans should be developed, implemented and updated on an annual basis for recreation facilities that serve each community area within the Township.

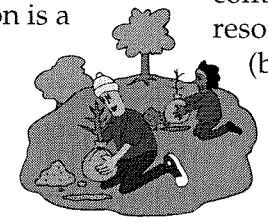
Principle: Effective Library System
Libraries and library services are considered to be an integral part of an overall parks and recreation system. Library services are funded within the Division's budget.

Recreation reduces self-destructive and anti-social behaviour.

Source: CPRA

Strategic Direction:
A complementary 10-year strategic plan for the provision of library services should be developed, implemented, reviewed and updated on an annual basis.

Principle: Enhance Equestrian and Agricultural Recreation
Langley is recognized for both its agricultural and equestrian heritage and industry. Agricultural recreation is a strong and natural result of the Township's culture.



Strategic Direction:
Recognizing the majority of contribution by others to the equestrian and agricultural recreation system, a 10-year "community" strategy for the delivery of agricultural-recreation services should be developed, implemented, then reviewed and updated on a regular basis. Considering the breadth of this topic, a broad representation of interests should be considered, including, but not limited to, the Economic Development Commission and Horse Industry and Economic Development strategies.

Principle: Protect and Develop Culture
Arts and Culture are an integral part of a vibrant community. The Township has a broad range of arts and cultural services, events and opportunities offered by a variety of organizations.

Strategic Direction:
Recognizing the contribution of others to the system, a 10-year "community" strategy for the delivery of Arts and Cultural services should be developed, implemented, reviewed and updated on a regular basis. Considering the breadth of this topic, a broad representation of interests should be considered, including, but not limited to the Community Heritage Commission and Economic Development Commission and their respective cultural strategies.

3.4 Other Resources

In order to continue to achieve some of the foundational principles of sustainability and affordability, the Township should work with the community, exploring a variety of resource opportunities and partnerships (both public and private), including, but not limited to the following. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

3.4.1 Community Resources

Statement of Principles and Opportunity – Businesses and Corporations
Local business and corporate support can be helpful in improving facility, program and event service delivery. There are opportunities of mutual benefit to both to the business community and to the Township. The Township should explore all opportunities that could realize corporate contributions.

Statement of Principles and Opportunity – Organizations and Individuals

Vibrant community organizations, groups and clubs are prerequisites to a healthy and spirited community. The Township should explore opportunities that effectively use community resources, from Volunteer and Adopt-a-Park programs to the direct provision of facilities, programs and events by community organizations and individuals.

Strategic Direction:

Long-term corporate sponsorship, Adopt-a-Park and community donations programs should be developed, implemented, evaluated and updated on a regular basis. The Langley Parks and Recreation Foundation should continue to assist with donations.

Statement of Principles and Opportunity – Safety Organizations

As noted in the community values and the eight national benefit statements within this Master Plan, parks and recreation can have a positive impact on the safety of our community. An effective parks and recreation system will reduce requirements on our justice system and avenues of partnerships should be explored with police, fire and other agencies dealing with community safety issues. Community safety objectives in parks and recreation facilities may be better achieved by the use of resources such as Crime Prevention Through Environmental Design (CPTED.

Pay now or pay more later. Recreation reduces health care, social service and police/justice costs.

Source: CPRA

Strategic Direction:

A regular communication of long term and short term community safety strategies should be established with police, fire and other community safety agencies. Any "partnering" of resources should be incorporated into the annual business plan.

3.4.2 Fraser Health Authority

Recreation and active living are essential to personal health- a key determinant of health status.
Source: CPRA

Statement of Principles and Opportunity

The rapid changes to our health care system will directly affect this region and Township residents. These current and anticipated future changes, coupled with our aging population, demonstrate an opportunity in the area of wellness services.

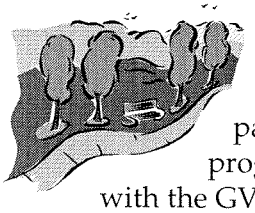
Strategic Direction:

The Township should meet with the Fraser Health Authority to explore opportunities to better serve Township residents from preventive health, wellness and rehabilitation perspectives.

3.4.3 Greater Vancouver Regional District (GVRD)

Statement of Principles and Opportunity

The Greater Vancouver Regional District (GVRD) has large regional parks and significant greenways within Township boundaries. These regional parks and greenways provide valuable services to our residents and offset some need for the Township to provide additional parkland. Further opportunities of partnership including parks, greenways and programs should be explored with the GVRD. A regular communication of long term and short



term park planning should be continued with the GVRD. Any "partnering" of resources should be incorporated into long-term parks, greenways and other strategies and the annual business plan.

3.4.4 Langley School District

Statement of Principles and Opportunity
Both School District #35 and the Township develop, operate and maintain public assets for the benefit of Township residents. Duplication of services and resources should be avoided where possible. Schools are strategically located to provide educational services on a neighbourhood and community basis, similar to parks and recreation facilities. Sharing of public resources can reduce operating costs and extend services to both organizations to the benefit of all Township residents.

Strategic Direction:
Building upon past successes and a positive working relationship, the Township should establish a Memorandum of Understanding (MOU) or similar instrument with the School District. The MOU would clarify the opportunities to better share resources. Such "partnering" of resources should consider parks and recreation facilities, programs and events that could be incorporated into long-term strategies and the annual business plan including the co-development, operation and maintenance of school/park sites and community schools.

3.4.5 Neighbouring Communities

Statement of Principles and Opportunity
The provision of parks and recreation services in the Township is directly affected by our neighbouring communities of Langley City and the cities of Abbotsford and Surrey. Some of our residents regularly visit facilities or participate in programs in facilities in these locations. Conversely, some Langley City, Surrey and Abbotsford residents regularly take advantage of convenient Township services. Complementary services in neighbouring municipalities can be beneficial to each community and their respective residents.



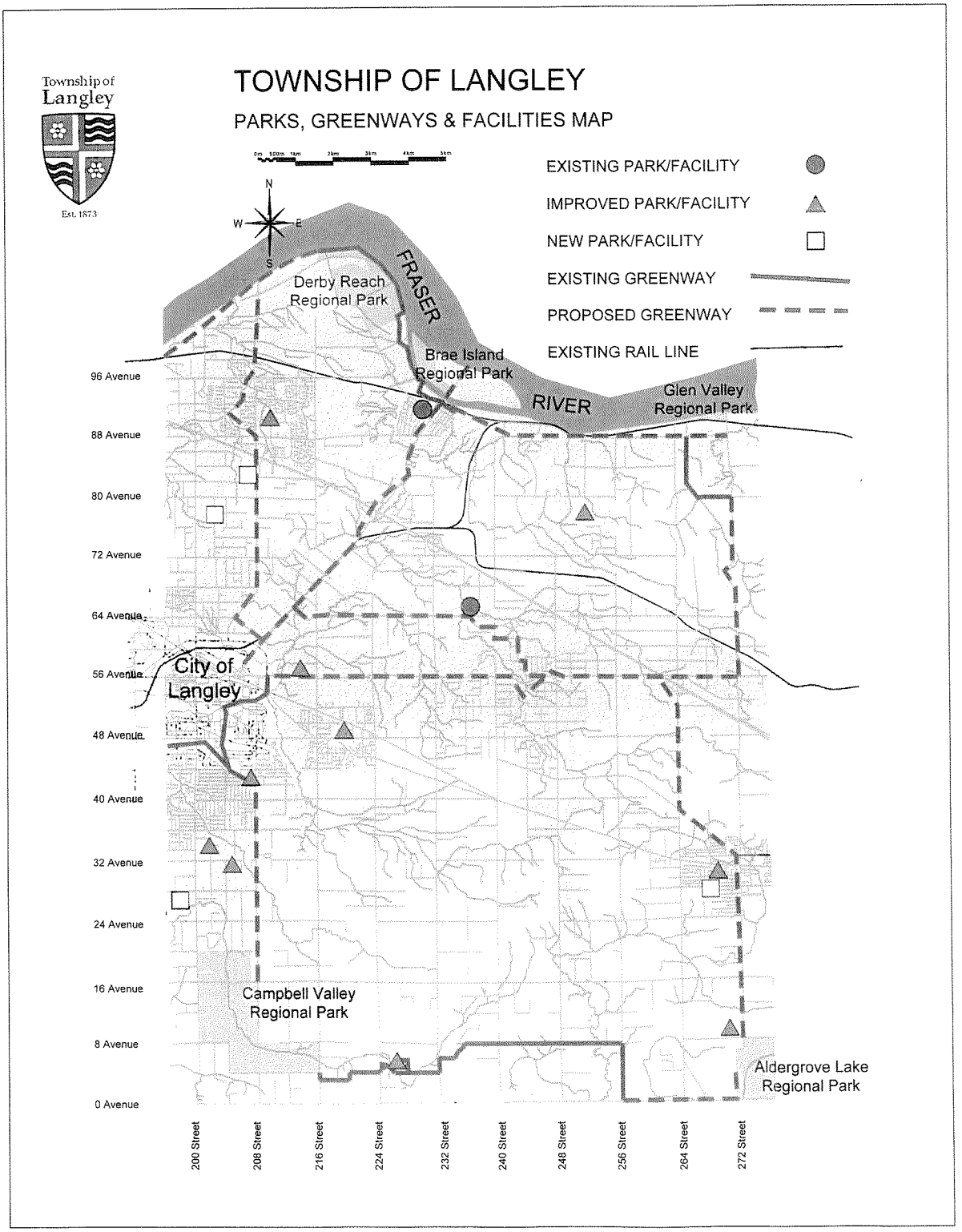
Strategic Direction:
A regular communication of long term and short term parks and recreation planning should be established with the cities of Surrey and Abbotsford. Any "partnering" of resources should be incorporated into long-term strategies and the annual business plan. Due to the more direct implications, cooperation with the City of Langley through groups like the Joint Parks and Recreation Facilities Committee and our respective Commissions should be continued.

3.4.6 Post-Secondary Educational Institutions

Statement of Principles and Opportunity
Kwantlen University College and Trinity Western University are two of the post-secondary education institutions which provide key services in our community. There are opportunities that could be explored where complementary post-secondary and adult education services may enhance their value to our community.

Strategic Direction:
The Township should explore the opportunities of mutual benefit with Kwantlen University College, Trinity Western University and other regional post-secondary and adult educational institutions.

3.5 Map - Parks and Facilities



3.6 Strategic Directions Summary

Page	Strategic Direction	Function	Target Completion Month - Year
17	Adopt-a-Park Program - implementation	Parks	Aug-02
10	Youth Commission implementation	CS	Sep-02
15	Long-range Major Maintenance Plan	Fac./Parks	Oct-02
11	2003 Business Plan (redraft annually)	All	Nov-02
12	Long-range Sportsfield Plan - redraft	Parks	Feb-03
18	Post-Secondary Institution Planning Meetings	All	Mar-03
18	School District MOU	CS	Mar-03
17	Gifts/Donations Program	CS	Apr-03
18	Neighbouring Community Meetings	CS	Apr-03
8	Pricing Strategy - redraft	All	May-03
17	Safety Organization Strategies	CS	May-03
17	Fraser Health Authority Planning Meetings	CS	Jun-03
15	Long-range Recreation Facilities Plan	Facilities	Jun-03
16	Long-range Library Plan	CS/Fac.	Sep-03
12	Long-range Park Plan	Parks	Sep-03
13	Long-range Community Trails Plan - redraft	Parks	Feb-04
16	Equestrian/Agricultural Recreation Strategy	Facilities	Jun-04
16	Arts and Cultural Strategy	Facilities	Sep-04
3	Complete Public Survey	CS	Apr-07
3	New Master Plan Process	CS	Sep-12

Appendices

Appendices

Master Plan 2002 Public Survey Report - Executive Summary	Appendix A
Park Definitions and Standards (1991)	Appendix B
The Benefits Catalogue Summary (CPRA – 1997)	Appendix C

List of References and Resources

- Langley Tomorrow Community Survey - August 30, 1990
- Parks and Recreation Master Plan - February 18, 1991
- The Benefits Catalogue (CPRA) - 1997
- Illuminating Our Future (CPRA) - 1998
- Mark Trend Research Community Survey - January 11, 2001
- Parks and Recreation Master Plan Survey (PERC) - 2002

Public Survey Report – Executive Summary

IN THE SPRING OF 2002, as part of the preparation of a Master Plan for Parks and Recreation, the Township of Langley retained the services of Professional Environmental Recreation Consultants Ltd. (PERC) to conduct a survey of public opinion and behaviour patterns related to the provision of parks, recreation and cultural services.

The **public survey** involved the preparation and distribution of a mail out / mail return questionnaire involving 1,000 randomly selected households. As noted below, a total of 556 completed responses were received, resulting in a confidence level of 95%, with a +/- 4.2% margin of error. This means that if the survey were completed 20 times, the results would be within 4.2% of the current survey, 19 times out of 20.

Original Sample	1,000
Non-Deliverable / No Response	13
Revised Sample	987
Completed Surveys	556
Overall Response Rate	56%

In interpreting the results, the following major findings were evident:

- **There are a variety of reasons that residents like living in the Township.** The "setting", local neighbourhoods and parks, open space and trails are at the top of the list, identified by two-thirds of the public survey respondents.
- **Residents definitely feel they benefit from the provision of parks and recreation services.** Eighty-eight percent of the survey respondents feel that their household benefits, and 97% feel that the community benefits.
- **The community is generally satisfied with the delivery of parks and recreation services.** Seventy-eight percent of the survey respondents are either satisfied or very satisfied, and only 7% are dissatisfied. Residents are most satisfied with trail development, followed by the preservation of natural areas, parks and open space development, and the maintenance of parks and open space.
- **Existing parks and recreation facilities are well used.** Eighty-five percent of the survey respondents have used parks, open space or trails in the past year, and 81% have used a public recreation facility. Walking, jogging and cycling are the most popular outdoor activities. The Walnut Grove Community Centre, W.C. Blair Recreation Centre and the Langley Township Libraries are the most frequently used indoor facilities.

- **There doesn't appear to be an overwhelming need for new or improved facilities.** Sixty-eight percent of the survey respondents suggested that new or improved outdoor facilities are needed, with walking, jogging and cycling trails topping the list. Fifty-eight percent of the respondents expressed the need for new or improved indoor facilities, with amenities for youth at the top of the list, followed by facilities for the arts, a library and facilities for seniors.
- **The majority of survey respondents (68%) indicated that they would support property tax increases to maintain or improve services.** Thirty-two percent, however, do not support any increases in taxation. The greatest support would be for an increase of $10 to $20 per year.
- **There is considerable support for increased corporate sponsorships and commercial advertising in order to reduce operating costs.** There is limited support, however, for user fees for sportsfields, increased rental or admission fees for facilities, and increased fees for recreation programs. There is hardly any support at all for reductions in the hours of facility operations or for pay parking at parks and facilities.
- **The primary sources of information regarding parks and recreation services are the Leisure Guide and local newspapers.** Other sources include flyers distributed through schools and use of the Township's web site. It is likely that use of the web site will increase dramatically in the next few years.
- **There are relatively few deterrents to participation in parks and recreation programs and services.** A lack of time was cited by the largest number of respondents to the survey (47%), followed by concerns regarding cost (16%) and program / facility schedules (14%). Approximately one-third of the survey respondents indicated that nothing prevented them from taking advantage of the opportunities provided.

While the information included in the report is based on the statistical analysis of the survey data, it should be noted that a wealth of information is included in the qualitative comments made in response to several open-ended questions.

This information, along with the statistical data, should provide a solid base for the Township as it implements the Master Plan, and act as a valuable reference for subsequent studies of this type.

Note: *The entire public survey report from PERC is available under separate cover from this Appendix. In addition to the Public Survey, PERC was involved in the following work which was documented and considered in the development of this Master Plan. (This work included discussions with nearly 100 community organizations along with facilitation of 5 community meetings, a Parks and Recreation Commission/Council workshop and a Parks and Recreation staff workshop. Written briefs were received from another 7 community organizations.)*

Park Definitions and Standards

Park Types

At the three levels of service, there are eleven types of parks:

Neighbourhood:

Neighbourhood Totlot
- provided only where Neighbourhood Park/School sites are not close enough and in high density areas

Neighbourhood Park/School
- the bulk of neighbourhood open space centralized onto one site used for passive activities and by elementary school aged youth for low level organized ball and soccer

Community:

Community Park
- a single large park in each community for organized sport and passive activity
- preferably adjacent to a secondary school

Community Trail System
- a system of linkages throughout the community designed to assist non-vehicular movement within the community especially to the neighbourhood and community park and possible linkage(s) to the Municipal System

Municipal:

Municipal Natural Park
- protection, as far as is reasonably possible, of natural areas in their natural state

Municipal Athletic Park
- one large park for high level organized sport of a spectator nature and/or major tournaments

Municipal Passive Park
- larger sites in the Municipality for unstructured passive activities

Municipal Ornamental Park
- small high profile areas designed to create a strong positive visual impression to users and passers by

Municipal Vista
- protection and enhancement of view areas

Municipal Linear Link

- a system of linkages for longer walks, bicycling, jogging and equestrian activities throughout the Municipality

Municipal Streetscape

- boulevard treatment and street trees

Standards

Based on the types and use of these eleven different kinds of public areas, the following standards were adopted in 1991 *(currently under review).*

Park Type	Standard
Neighbourhood Totlot	N/A - private sector responsible for providing and maintaining
Neighbourhood Park/School Site*	4.0 acres/1000 (minimum size 10 acres of useable land)
Community Park*	2.5 acres/1000 (minimum size 50 acres of useable land)
Community Trail	N/A - designed into community plans
Municipal Natural	N/A - cannot standardize the amount of area that has value worth protecting
Municipal Passive	.9 acres/1000. Need is low because of existence of Regional Park sites
Municipal Ornamental	.1 acre/1000
Municipal Athletic	1.0 acres/1000 (minimum size 70 acres)
Municipal Linear	N/A
Municipal Vista	N/A - cannot standardize views that need protecting

Although it is difficult to justify a specific standard for linear trail type parks, natural parks, vistas and the entire special purpose category, such spaces will nevertheless be required. Therefore, allocation of 2 acres per 1000 population has been added to the aforementioned list resulting in **the total standard for public open space in Langley to 10.5 acres per 1000.** *(* some include school/park sites)*

Note: *These definitions and standards were adopted by the Township in 1991 and are under review as part of the Master Plan implementation phase.*

The Benefits Catalogue Summary (CPRA – 1997)



According to the Canadian Parks and Recreation Association (CPRA), the value and benefit of an effective leisure services delivery system can be described in their 44 statements within the following 8 key messages:

1. ***Recreation and active living are essential to personal health- a key determinant of health status.***
2. ***Recreation is a key to balanced human development.***
3. ***Recreation and parks are essential to quality of life.***
4. ***Recreation reduces self-destructive and anti-social behaviour.***
5. ***Recreation and parks build strong families and healthy communities.***
6. ***Pay now or pay more later! Recreation reduces health care, social service and police/justice costs.***
7. ***Recreation and parks are significant economic generators in your community.***
8. ***Parks, open spaces and natural areas are essential to ecological survival.***

Note: *The following are "examples" extracted from the catalogue which is available under separate cover from this Appendix. Further information on the Benefits Catalogue is available at CPRA's website www.cpra.ca.*

Key Message No. 1:

- **Recreation and active living are ESSENTIAL TO PERSONAL HEALTH - a key determinant of health status.**

Benefits Statement: (*1 of 10 statements*)

Recreation and active living helps people live longer - adding up to two years to life expectancy.

Evidence supporting this particular benefits statement: ***(1 of 19 citations)***

In 1986, Paffenbarger and colleagues published the news-breaking findings that they had found a means of extending the life span of men by as much as two years. To achieve this, participants simply had to walk at a moderate pace for an hour every day. The activity did not have to be done all at one time. The benefit could be achieved by frequent short periods of different types of activity. Only the total energy expended was found to be important. Researchers reported that men in the lowest tertile of energy expenditure had increased risk of CHD, sudden cardiac death and all-cause mortality. (Paffenbarger, 1986)

Key Message No. 2:

- **Recreation is a key to balanced HUMAN DEVELOPMENT - helping Canadians reach for their potential.**

Benefits Statement: *(1 of 4 statements)*

Recreation is essential to the development of our children and youth:

- we learn motor skills (physical) through play and sports
- we learn social skills through play, and sports
- we learn creativity through play and arts/cultural activity
- we develop intellectual capacities and concepts through play - and many other life skills.

Evidence supporting this particular statement: *(1 of 31 citations)*

Ulrich (1987) considered the relationship between perceived competence and demonstrated competence in basic motor abilities and sports skills in children 5 to 10 years of age; he stated that "children with the highest perceived competence tend to show better levels of motor competence, more so in specialized sporty skills than in basic motor ability items. Also, lack of success in motor activities at young ages may in turn have a significant impact on the motivation to participate in physical activities at later ages.

Key Message No. 3:

- **Recreation and parks are essential to QUALITY OF LIFE.**

Benefits Statement: *(1 of 4 statements)*

Recreation, sports and arts/culture build self-esteem and positive self-image - foundations to personal quality of life.

Evidence supporting this particular statement: *(1 of 17 citations)*

Positive self-esteem is the single best variable defining emotional or life adjustment. Emotional and life adjustment are crucial to the overall health and well-being of the individual and the community. A positive self-concept (self-esteem) has been found to be associated with regular participation in physical activity. (McAuley, 1994; Sonstroem, 1986; Weiss, 1987)

Key Message No. 4:

- **Recreation reduces self-destructive and ANTI-SOCIAL BEHAVIOUR.**

Benefits Statement: *(1 of 4 statements)*

Recreation, sports and arts/culture reduce self-destructive behaviour and negative social activity in youth - an antidote to smoking, substance abuse, suicide, and depression.

Evidence supporting this particular statement: *(1 of 30 citations)*

The role of physical activity and exercise in the prevention of drug abuse is promising; most studies have shown the mental health benefits of exercise such as reduced depression and anxiety, yet exercise is also useful for physical health reasons such as counteracting the weight gain associated with smoking cessation plus help mitigate the fall in HDL - cholesterol levels following reduced alcohol consumption. (Williams, 1994)

Key Message No. 5:

- **Recreation and parks build STRONG FAMILIES and HEALTHY COMMUNITIES.**

Benefits Statement: *(1 of 7 statements)*

Families that play together - stay together. Children and youth remain connected; couples that share leisure interests are more likely to stay together.

Evidence supporting this particular statement: *(1 of 15 citations)*

Leisure is the single most important force developing cohesive, healthy relationships between husbands and wives and between parents and their children. (Couchman, 1988)

Key Message No. 6:

- **PAY NOW or PAY MORE LATER! Recreation reduces health care, social service and police/justice costs!**

Benefits Statement: *(1 of 3 statements)*

Fitness and wellbeing reduces both the incidence and severity of illness and disability - lowering healthcare costs.

Evidence supporting this particular statement: ***(1 of 21 citations)***

Researchers (Keeler, et al., 1989) calculated discounted lifetime costs and concluded that increasing physical activity saves $1,900 (U.S.) per person compared with inactivity. At an individual level, being active saves almost twice as much per person as being a non-smoker. Almost 40% of Canadians are not active compared to 26% who smoke regularly and 11% who have high blood pressure. At the community level, there are about 1.5 times as many inactive people as there are smokers. The lifetime estimate in Canada of costs that could be avoided amount to $18 billion from inactive person compared to $5.7 billion from those who smoke. In Ontario, this amounts to a potential cost avoidance of $5.5 billion from inactive people, compared with $2 billion from smokers.

Key Message No. 7:

- **Recreation and parks are significant ECONOMIC GENERATORS in you community!**

Benefits Statement: ***(1 of 6 statements)***

Recreation, sport, and fitness improves work performance - increased productivity, decreased absenteeism, decreased staff turnover, reduced "on the job" accidents.

Evidence supporting this particular statement: ***(1 of 22 citations)***

A 25% point increase in the 1995 physical activity participation rate increases labour productivity in the whole economy between 0.25 and 1.5%. Arbitrarily settling on a conservative level, it is assumed that labour productivity in the whole economy is raised by 0.75%. (Ontario Ministry of Culture, Tourism and Recreation, 1994)

Key Message No. 8:

- **Parks, open spaces and natural areas are ESSENTIAL TO ECOLOGICAL SURVIVAL.**

Benefits Statement: ***(1 of 6 statements)***

Green spaces protect habitat, biodiversity and ecological integrity.

Evidence supporting this particular statement: ***(1 of 10 citations)***

The forest is both presence and symbol of forces in natural systems that transcend human powers and utility. Like the sea or the sky, the forest is a kind of archetype of the foundations of the world. The central "goods" of the biosphere - ..... forests are a symbol of the timeless natural givens that support everything else (Rolston, 1996)