REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, October 7, 2024 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – October 7, 2024

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held October 7, 2024.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – September 23, 2024

That Council adopt the Minutes of the Regular Council meeting held September 23, 2024.

2. Public Hearing Meeting – September 23, 2024

That Council adopt the Minutes of the Public Hearing meeting held September 23, 2024.

C. PRESENTATIONS

1. Gwangyang City

Delegation from the Gwangyang City, Republic of Korea, to present Council with a gift.

D. DELEGATIONS

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application
No. 100459 (Ehrenholz / 4343 – 216 Street)
Report 24-200
File CD 07-36-0118

That Council advise the Agricultural Land Commission that the subdivision application submitted by Kent-Macpherson on behalf of the owner for a property located at 4343 – 216 Street within the Agricultural Land Reserve complies with the requirements of Section 110.8 – Homesite Severance Subdivision of the Zoning Bylaw, subject to Agricultural Land Commission approval and request consideration based on agricultural merits.

2. Proposed 2025 Council Calendar
Report 24-196
File LS 0550-06

That Council approve the proposed 2025 Council Calendar, presented as Attachment A to this report.

3. Mass Timber Demonstration Program
Report 24-198
File ENG 1855-95

That Council authorize an application to the Mass Timber Demonstration Program for $500,000 of funding for the Smith Athletic Park.

That Council authorize an application to the Mass Timber Demonstration Program for $500,000 of funding for the Fire Hall 5: Brookswood Replacement (1900 Block 27 Avenue).

4. Green Burial – Langley Lawn Cemetery
Report 24-199
File PW 4100-01

That Council approves the allocation of $100,000 from the 2024 Capital Projects Reserve for the development of approximately 50 green burial lots at Langley Lawn Cemetery.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Business, Secondary Suite and Liquor Licence Reform
Bylaw No. 5878
Bylaw No. 6047
Bylaw No. 6048
Bylaw No. 6049
Report 24-201
File PLI 4320-01

That Council give first, second and third reading to the Township of Langley Licencing Bylaw No. 5878 and authorize staff to schedule the required public input opportunity, pursuant to applicable regulations.

That Council authorize the use of up to $80,000 from the 2024 Capital Projects Reserve for the purchase of software enhancements for a digital and multi-year licence application system.

That Council give first, second and third reading to the Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6047.

That Council give first, second and third reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6048.

That Council give first, second and third reading to the Development Application Procedures Bylaw No. 5760 Amendment Bylaw No. 6049.

That Council direct staff to recover outstanding Secondary Suite Licence fees through property taxes.

That Council rescind Policies 07-406 – Licencing; 07-407 – Liquor Licencing; and 07-411 Renewal of Existing Licences Enforcement.

Explanation – Bylaw No. 5878

Licencing Bylaw No. 5878 is a bylaw to regulate businesses and provide for a system of licencing.

Explanation – Bylaw No. 6047

Bylaw No. 6047 amends the Fees and Charges Bylaw 2007 No. 4616 to add a fee to Schedule 5. Miscellaneous Corporate to impose an “Annual Secondary Suite Infrastructure Fee”.

Explanation – Bylaw No. 6048

Bylaw No. 6048 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 to remove references to the repealed “Licencing Bylaw 2016 No. 5192” and replace it with “Licencing Bylaw No. 5878 and to remove line items associated with “No Secondary Suite Licence”.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 6049

Bylaw No. 6049 amends the Development Application Procedures Bylaw No. 5760 to add application procedures and delegation related to recommendations to the Liquor and Cannabis Regulation Branch for Liquor Licence Endorsement applications.

H. BYLAWS FOR FIRST, SECOND AND THIRD READING AND FOR FINAL ADOPTION

1. Rezoning Application No. 100776
(Essence Properties (Jericho Crossing) Inc. /
7900 Block of Future 199B Street)
Bylaw No. 6051
Report 24-197
File CD 08-22-0121

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties (Jericho Crossing) Inc.) Bylaw No. 6051 amending the text of Comprehensive Development Zone CD-181 by adding “Licensee Retail Store” as a permitted use for property located in the 7900 Block of future 199B Street.

Explanation – Bylaw No. 6051

Bylaw No. 6051 amends Comprehensive Development Zone CD-181 to permit a “Licensee Retail Store” on property located in the 7900 Block of future 199B Street.

I. BYLAWS FOR CONSIDERATION AT THIRD READING

J. BYLAWS FOR FINAL ADOPTION

1. Construction Sound Exemptions – Community Standards Bylaw
Bylaw No. 6050
Report 24-193
File PLI 3900-25

That Council give final reading to “Community Standards Bylaw 2019 No. 5448 Amendment Bylaw No. 6050”.

J. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 6050

Bylaw No. 6050 amends the Community Standards Bylaw 2019 No. 5448 to increase the hours of construction on Saturday, reduce the required number of days for which noise exemption applications are to be received and reduce the timeline for the approval process for construction sound exemption applications.

Clerk's Note: Bylaw No. 6050 was amended at the September 23, 2024 Regular Council meeting.

2. Tree Protection Fees and Charges Bylaw Amendment Bylaw No. 6045 Report 24-195
File PLI 6300-01

That Council give final reading to "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6045".

Explanation – Bylaw No. 6045

Bylaw No. 6045 amends the Fees and Charges Bylaw 2007 No. 4616 to add new fees to Schedule 15 to impose a fees and penalty structure for the removal of trees without a valid tree removal permit being issued.

3. 2025 Permissive Tax Exemptions Bylaw No. 6058 Report 24-185
File FIN 1970-04-01

That Council give final reading to "Permissive Tax Exemption Bylaw No. 6058".

Explanation – Bylaw No. 6058

Bylaw No. 6058 provides for permissive tax exemptions that the Council of the Township of Langley deem desirable to exempt under the Community Charter.

J. BYLAWS FOR FINAL ADOPTION

4. Temporary Borrowing Bylaws
(Civic Infrastructure Phase 2 Loan,
Smith Athletic Park Site Loan,
Smith Athletic Park Detention Works Loan and
Smith Athletic Park Development Loan) and
Municipal Security Issuing Resolution
Bylaw No. 6064
Bylaw No. 6065
Bylaw No. 6066
Bylaw No. 6067
Report 24-191
File FIN 1760-30

That Council give final reading to “Temporary Borrowing (Civic Infrastructure Phase 2) Bylaw No. 6064”,

“Temporary Borrowing (Smith Athletic Park Site) Bylaw No. 6065”,

“Temporary Borrowing (Smith Athletic Park Detention Works) Bylaw No. 6066”, and

“Temporary Borrowing (Smith Athletic Park Development) Bylaw No. 6067”.

Explanation – Bylaw No. 6064

Bylaw No. 6064 provides for temporary borrowing pending the issuance of debenture securities to complete Civic Infrastructure Phase 2 Capital Works, in the amount of $29,918,765 pursuant to Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991.

Explanation – Bylaw No. 6065

Bylaw No. 6065 provides for temporary borrowing pending the issuance of debenture securities to complete Smith Athletic Park Site Preparation Capital Works, in the amount of $19,696,970 pursuant to Smith Athletic Park Site Loan Authorization Bylaw No. 5998.

Explanation – Bylaw No. 6066

Bylaw No. 6066 provides for temporary borrowing pending the issuance of debenture securities to complete Smith Athletic Park Detention Works Capital Project, in the amount of $6,092,929 pursuant to Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999.

J. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 6067

Bylaw No. 6067 provides for temporary borrowing pending the issuance of debenture securities to complete Smith Athletic Park Development Capital Works, in the amount of $30,596,970 pursuant to Smith Athletic Park Development Loan Authorization Bylaw No. 6000.

K. ITEMS FROM PRIOR MEETINGS

The following item was deferred at the September 9, 2024 Regular Council meeting:

1. Rezoning Application No. 100757 (1485767 BC Ltd. / Wonder and Grow Learning Center / B150 and B155, 20487 – 65 Avenue)
Bylaw No. 6041
Report 24-167
File CD 08-14-0241

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1485767 BC Ltd.) Bylaw No. 6041 amending Comprehensive Development Zone CD-103 to add group children's day care as a site-specific permitted use.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Rezoning Application No. 100757 (1485767 BC Ltd. / Wonder and Grow Learning Center / B150 and B155, 20487 – 65 Avenue) be deferred to the October 7, 2024 Regular Council Meeting.
CARRIED

Mayor Woodward has requested reconsideration of the following motion from the June 10, 2024 Public Hearing meeting:

2. Motion to Reconsider

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council adopt the Community Amenity Contributions Policy No. 07-166, as amended.
CARRIED

Councillor Richter opposed

K. ITEMS FROM PRIOR MEETINGS

Mayor Woodward's Recommended Amendment

That all target contribution rates specific to the Williams Neighbourhood Plan be removed.

Mayor Woodward's Recommended Associated Motions

That Council direct staff to conduct additional, sufficient public and property owner consultation on potential community amenity contributions for the Williams Neighbourhood Plan;

That staff subsequently report to Council with draft policy amendments to Community Amenity Contributions Policy 07-166 for the Williams Neighbourhood Plan for its consideration; and

That Council hereby further defers consideration of Final Adoption of the Williams Neighbourhood Plan Bylaw No 5799 until such time as an updated Community Amenity Contributions Policy 07-166 for the Williams Neighbourhood Plan is to be considered by Council.

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

O. FOR INFORMATION

1. **salishan Place by the River Update**
   Memorandum – Engineering and Recreation, Arts and Culture Divisions
   File 0810-30

2. **Fraser Highway Employment Lands Public Engagement**
   Memorandum – Community and Policy Planning Division
   File LRP00023

O. FOR INFORMATION

In an effort to make the community aware, the following proclamations have been requested:

3. Christian Heritage Month
File 0630-01

Molly Banerjei, CEO, Christian Heritage Month Initiative, requesting the month of December be declared Christian Heritage Month.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

4. Foster Family Month
File 0630-01

Cory Heavener, Provincial Director, Ministry of Children and Family Development, requesting the month of October be proclaimed Foster Family Month.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

5. Lung Cancer Awareness Month
File 0630-01

Wendy Thomson, requesting the month of November be proclaimed Lung Cancer Awareness Month.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

P. MOTIONS ARISING FROM INFORMATION

Q. OTHER BUSINESS

Mayor Woodward presented the following Notice of Motion within the deadlines according to Council's policy:

1. 27 Avenue at Replacement Fire Hall No. 5 and Future Park Location

Be it resolved that Council directs staff to report to Council on the potential completion of 27 Avenue from the Brookswood-Fernridge Fire Hall No. 5 replacement construction project to the west for future access to the designated Employment Lands and Park and Open Space(s) within close proximity to 200 Street.

Q. OTHER BUSINESS

Councillor Rindt presented the following Notice of Motion within the deadlines according to Council's policy:

2. 72 Avenue and 248 Street

Be it resolved that Council directs staff to report to Council on potential improvements and signalization for traffic volume and overall safety at the intersection of 72 Avenue and 248 Street.

Councillor Pratt presented the following Notice of Motion within the deadlines according to Council's policy:

3. New Library for Downtown Aldergrove

Whereas the continued success of advancing Aldergrove as a place to shop and gather for local residents and non-residents can be further supported by increasing the number of unique destinations in Aldergrove's commercial core;

Whereas publicly owned properties approved for redevelopment on the site of the former "Alder Inn" provide an opportunity to bring new people to the urban core area of Aldergrove; and

Whereas studies have shown that public libraries serve as important catalysts of visits to downtown urban areas where they have been strategically located at high-profile locations;

Therefore be it resolved that Council direct staff to include a relocated and potentially expanded branch of the Fraser Valley Regional Library within the ground floor mixed use spaces at the BC Builds housing development approved to proceed at the corner of 272 Street and Fraser Highway; and

That a potential library contain community space(s) that may be made available for use by both library patrons and the public.

R. MOTION TO RESOLVE INTO CLOSED MEETING

That Council now resolve into a 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 E.1 - Section 90(1) (a) Personnel
Item E.2 - Section 90(1) (e) Property
Item E.3 - Section 90(1) (e) Property, (k) Negotiations
Item G.1 - Section 90(1) (k) Negotiations
Item G.2 - Section 90(1) (f) Law Enforcement
Item I.1 - Section 90(1) (a) Personnel

S. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, September 23, 2024 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, K. Richter, R. Rindt and M. vanPopta

C. Kooner, S. Nam, S. Richardson, A. Ruhl, and J. Winslade

W. Bauer, P. Cordeiro, Y. Lee, and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – September 23, 2024

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held September 23, 2024, as amended.
CARRIED

Clerk's Note: Items E.5 and I.1 were deferred to the October 21, 2024 Regular Council meeting.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – September 9, 2024

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held September 9, 2024.
CARRIED

Councillor Richter opposed

C. DELEGATIONS

1. Hardip Singh
File 0550-07

Hardip Singh appeared before Council to discuss a noise bylaw exemption. He played a video of noise that occurs next to his home on a regular basis, which he has been told is exempt from bylaw enforcement. He stated that the noise can occur from four to eleven hours per day which is affecting the quality of life for his family. He asked Council to remove this recreational noise from the bylaw exemption.

2. Vic Leach
File 0550-07

Vic Leach, Pedestrian Safety Advocacy with Walkers' Caucus, appeared before Council to discuss pedestrian safety concerns for people with vision loss. He stated he would like the Township to consider the following:

- Defining a “curb ramp” as a smooth, graded transition between the sidewalk and the road.
- Have each “curb ramp” to lead directly to the centre of the crosswalk.
- Accessible Pedestrian Signals with pedestrian buttons that have both a locator sound and crossing sound that can be adjusted for ambient sound such as traffic or construction.
- Ensure Accessible Pedestrian Signals are placed on the same pole and each facing their respective street (not away from the street). Preferably the pole will be within two meters from the “curb ramp”.

REFERRAL
Moved by Councillor Kunst,
Seconded by Councillor Baillie,
That the delegation from Vic Leach regarding pedestrian safety concerns for people with vision loss be referred to staff for a report on how to proceed.
CARRIED

D. PRESENTATIONS

1. 216 Street Corridor

Robbie Lew, Urban Systems Consulting, provided a presentation regarding an update for the 216 Street Complete Street Project. He noted that the project includes the 216 Street corridor between 88 Avenue and 96 Avenue, and the 96 Avenue and 216 Street intersection. The project is in the final phase which will include presenting the preferred option to the community for input to finalize the design. The preferred option has been informed by two previous rounds of community consultation and includes two fully protected bike lanes on either side of 216 Street. “Complete Streets” are streets that are accessible and safe for all road users, regardless of age,

D. PRESENTATIONS

ability, or mode of travel, and balance the needs of various users including pedestrians, cyclists and motorists. The majority of concerns heard from the public were regarding the availability of parking. The project looks to maximize the number of on-street parking key areas, increase proposed parking availability by 14%, and provide 124 parking spaces.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That this presentation be referred to the 2025 budget process for consideration.
CARRIED

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application No. 100457
(Driediger Farms Ltd. / 7361 – 240 Street)
Report 24-188
File CD 11-21-0022

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council advise the Agricultural Land Commission that the subdivision application submitted by the owner(s) of the property located at 7361 – 240 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-3 of the Township's Zoning Bylaw and request consideration based on agricultural merits.
CARRIED

2. Agricultural Land Commission Application No. 100461
(Township of Langley / 8834 – 252 Street and
25337 – 88 Avenue)
Report 24-190
File CD 11-26-0025

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council refer the non-farm use application by the Township of Langley for the Glen Valley Boat Launch Park planned improvements to the Agricultural Land Commission for consideration of approval pursuant to procedural requirements of the Agricultural Land Commission Act and applicable regulations.
CARRIED

E. REPORTS TO COUNCIL

3. Development Permit Application No. 101425
(Janda Group Holdings Inc. / 3100 – 272 Street)
Report 24-187
File CD 13-20-0152

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize issuance of Development Permit No. 101425 to Janda Group Holdings Inc. for property located at 3100 – 272 Street subject to the following conditions:

a. Building and signage 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 Age Friendly Amenity Area requirements.
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. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
e. Registration of a restrictive covenant requiring a minimum of 16 units to be provided as adaptable housing.
f. All refuse areas to be located within buildings and/or in enclosures 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. 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.
e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

CARRIED

4. Development Permit Application No. 101357
(Langley Enterprises Ltd. / 20363 – 62 Avenue)
Report 24-186
File CD 08-11-0073

E. REPORTS TO COUNCIL

Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council authorize issuance of Development Permit No. 101357 to Langley Enterprises Ltd. for property located at 20363 – 62 Avenue 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 the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.
c. Rooftop mechanical equipment to be screened from view by compatible architectural treatments.
d. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened.
e. 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).

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 a Servicing Agreement with the Township to secure ultimate works and services in accordance with the Township’s Subdivision and Development Servicing Bylaw.
b. On-site landscaping being secured by a letter of credit at the Building Permit stage.
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw.
d. Register a restrictive covenant pursuant to Section 219 of the Land Title Act limiting the access to the existing access on 62 Avenue with right in right out only movements.
e. Register a restrictive covenant pursuant to Section 219 of the Land Title Act regarding onsite detention, biofiltration and infiltration systems.
f. Provision of a 3.5 m wide road right of way along the full frontage of 62 Avenue.
g. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
h. Payment of applicable building permit administration fees, Development Cost Charges and supplemental Development Permit application fees.

CARRIED

E. REPORTS TO COUNCIL

5. Election Candidate - Financial Disclosure
Report 24-194
File CA 0530-03

Item deferred to the October 21, 2024 Regular Council Meeting.

6. 2024/25 Disaster Risk Reduction – Climate Adaptation Funding Program
Report 24-184
File ENG 1855-35

Moved by Councillor Baillie,
Seconded by Councillor vanPopta,
That Council authorize an application to the 2024/2025 Union of British Columbia Municipalities Disaster Risk Reduction – Climate Adaptation Funding program for $150,000 of funding to complete design for Slope Stability in the 23700 block of 56 Avenue.

That Council authorize an application to the 2024/2025 Union of British Columbia Municipalities Disaster Risk Reduction – Climate Adaptation Funding program for $150,000 to implement a Slope Stability Monitoring Program.
CARRIED

7. 2024 ICBC Road Improvement Grants
Report 24-183
File ENG 1855-50

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council direct staff to apply for additional funding from Insurance Corporation of British Columbia's Road Improvement Grant Program and apply to projects listed in the report totalling $177,000.
CARRIED

8. Cricket Pitch Options
Report 24-189
File FCP 0810-30

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council approve $31,000 from Capital Projects Reserve for the development and installation of the base for a cricket bowling pitch at Bell Park.
CARRIED

MEETING RECESSED
The meeting recessed at 3:03pm.

Councillor Richter left the meeting at 3:03pm.

MEETING RECONVENED
The meeting reconvened at 3:11pm.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100286 and Development Permit Application No. 101391 (Langley Properties / 20615, 20643 and 20663 – 67 Avenue; 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue)
Bylaw No. 6055
Bylaw No. 6056
Report 24-192
File CD 08-14-0237

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Langley Properties) Bylaw No. 6056 rezoning 4.64 ha (11.47 ac) of land located at 20615, 20643 and 20663 – 67 Avenue; and 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue to Comprehensive Development Zone CD-206 and CD-207 to facilitate the development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of commercial space subject to the following development prerequisites being satisfied to the acceptance of the Township 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.
2. Provision of road dedications, widenings and necessary traffic improvements including dedication along 206 Street (including amenity feature), 207 Street (including enhanced sidewalks), 67 Avenue (including greenway), 68 Avenue (including enhanced sidewalk) and roundabouts at the intersections of 68 Avenue and 206 Street and at 68 Avenue 207 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and Northeast Gordon Estate Neighbourhood Plan.
3. Dedication and construction of a 4.5 m wide street greenway on the north side of 67 Avenue including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.

F. BYLAWS FOR FIRST AND SECOND READING

4. Completion of a road closure bylaw for the portion of 67 Avenue cul-de-sac bulb between 206 Street and 207 Street.
5. Registration of a statutory right-of-way over the portion of the 67 Avenue cul-de-sac bulb that is subject to a road closure bylaw until such time as 67 Avenue and associated greenway are constructed to the full standard.
6. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
7. Consolidation of the lands to facilitate the townhouse and apartment properties, including completion of a lot line adjustment between 20738 and 20750 – 68 Avenue to facilitate the full future Blue Link.
8. Design and construction of the west half of the Blue Link on proposed Lot 6 including interim pedestrian route via statutory right-of-way to connect the Blue Link to 207 Street.
9. Registration of a statutory right-of-way on proposed Lot 6 for the purpose of accommodating the Blue Link.
10. 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).
11. Registration of restrictive covenants acceptable to the Township:
    a. restricting development of the townhouse portion of the site until a Development Permit is issued
    b. prohibiting access to 206 Street
    c. prohibiting clearing of the proposed townhouse lot (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection)
    d. identifying the units (5% of townhouse units and 10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    e. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    f. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units
12. Registration of statutory rights-of-ways for the purpose of a public pedestrian corridor over the townhouse portion of the site and proposed Lot 5 connecting 206 Street to 207 Street.
13. Registration of a cross access easement between the townhouse site and proposed Lot 5 for the purpose of providing joint access to 68 Avenue.
14. Dedication and construction of a 0.25 ac Urban Green between 67 and 68 Avenue.
15. Finalization of the architectural and landscape plans.

F. BYLAWS FOR FIRST AND SECOND READING

16. Compliance with the Community Amenity Contributions Policy, the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
17. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055 is 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 Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council at time of final reading of Rezoning Bylaw No. 6056 authorize issuance of Development Permit No. 101391 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans included in Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings 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 rooftop mechanical equipment to be screened from view by compatible architectural treatments.
e. 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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
b. Completion of a 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. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage.

F. BYLAWS FOR FIRST AND SECOND READING

e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6055 and 6056.
CARRIED

2. Official Community Plan Amendment Application No. 100230 (Sidhu / 24281 Fraser Highway)
Bylaw No. 6033
Report 24-182
File CD 10-27-0073

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council consider first and second reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033 amending the Official Community Plan and Rural Plan to redesignate the site from Rural to Industrial, and to amend the Rural Plan Small Farms / Country Estate land use designation to allow industrial uses on a site specific basis, and designate the site "Development Permit Area 'B' – Rural Commercial/Industrial" subject to the following development prerequisite being satisfied to the acceptance of the Township of Langley, prior to final reading:

1. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033 is 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 Resource Management Plan, 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. 6033) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy.

That Council authorize staff to schedule the required Public Hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Construction Sound Exemptions – Community Standards Bylaw
Bylaw No. 6050
Report 24-193
File PLI 3900-25

Moved by Councillor vanPopta,
Seconded by Councillor Pratt,
That Council give first, second, and third reading to Community Standards Bylaw 2019 No. 5448 Amendment Bylaw No. 6050.

AMENDMENT
Moved by Councillor vanPopta,
Seconded by Councillor Pratt,
That Item 2.1 be amended to change the time for Saturdays to 7:00am – 8:00pm.
CARRIED

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

2. Tree Protection Fees and Charges Bylaw Amendment
Bylaw No. 6045
Report 24-195
File PLI 6300-01

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give first, second and third reading to Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6045.
CARRIED

3. 2025 Permissive Tax Exemptions
Bylaw No. 6058
Report 24-185
File FIN 1970-04-01

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
That Council give first, second and third reading to Permissive Tax Exemption Bylaw No. 6058.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

4. Temporary Borrowing Bylaws
(Civic Infrastructure Phase 2 Loan,
Smith Athletic Park Site Loan,
Smith Athletic Park Detention Works Loan and
Smith Athletic Park Development Loan) and
Municipal Security Issuing Resolution
Bylaw No. 6064
Bylaw No. 6065
Bylaw No. 6066
Bylaw No. 6067
Report 24-191
File FIN 1760-30

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council give first, second, and third reading to Temporary Borrowing (Civic Infrastructure Phase 2 Loan) Bylaw No. 6064 towards the estimated cost of constructing the Civic Infrastructure Phase 2 capital project.

That Council give first, second, and third reading to Temporary Borrowing (Smith Athletic Park Site Loan) Bylaw No. 6065 towards the estimated cost of Smith Athletic Park Site preparation capital project.

That Council give first, second, and third reading to Temporary Borrowing (Smith Athletic Park Detention Works Loan) Bylaw No. 6066 towards the estimated cost of the Smith Athletic Park Detention Works capital project.

That Council give first, second, and third reading to Temporary Borrowing (Smith Athletic Park Development Loan) Bylaw No. 6067 towards the estimated cost of the Smith Athletic Park Development capital project.

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2025 long-term debt issue, $29,918,765 as authorized through Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991.

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2025 long-term debt issue, $19,696,970 as authorized through Smith Athletic Park Site Loan Authorization Bylaw No. 5998.

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2025 long-term debt issue, $6,092,929 as authorized through Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999.

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2025 long-term debt issue,

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

$30,596,970 as authorized through Smith Athletic Park Development Loan Authorization Bylaw No. 6000.

That Metro Vancouver Regional District be requested to consent to our borrowing of $29,918,765 as authorized through Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991 over a twenty (20) year term and include the borrowing in their security issuing bylaw.

That Metro Vancouver Regional District be requested to consent to our borrowing of $19,696,970 as authorized through Smith Athletic Park Site Loan Authorization Bylaw No. 5998 over a twenty-five (25) year term and include the borrowing in their security issuing bylaw.

That Metro Vancouver Regional District be requested to consent to our borrowing of $6,092,929 as authorized through Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999 over a twenty-five (25) year term and include the borrowing in their security issuing bylaw.

That Metro Vancouver Regional District be requested to consent to our borrowing of $30,596,970 as authorized through Smith Athletic Park Development Loan Authorization Bylaw No. 6000 over a thirty (30) year term and include the borrowing in their security issuing bylaw.
CARRIED

Councillor Kunst opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. **Williams Neighbourhood Plan Update**
   Bylaw No. 5799
   Report 24-120
   File CPP LRP00012

   Item deferred to the October 21, 2024 Regular Council Meeting.

Councillor Richter entered the meeting at 3:16pm.

J. ITEMS FROM PRIOR MEETINGS

Mayor Woodward has directed reconsideration of the following item from the September 9, 2024 Regular Meeting of Council in accordance with Section 131 of the Community Charter:

J. ITEMS FROM PRIOR MEETINGS

1. Use of Township of Langley Personnel within Campaign Advertising

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Be it resolved that Council hereby amends Council Policy 01-025 Code of Ethics, Conduct, Confidentiality, and Conflict of Interest for Council Members and Appointees as follows:

1. Section 3.1.1.6 be updated to read: “not use public resources that are not available to the public in general, such as equipment, or supplies, for personal gain or election campaigning purposes, including any and all assets provided by and paid for by Township of Langley taxpayers.”; and

2. A new Section 3.1.1.8 be added to read: “to ensure that there is no perception of support by the Township of Langley for a sitting member of Council campaigning for local, provincial or federally elected office, the use of Township of Langley management, staff, firefighters, and RCMP Detachment members in paid political advertising is strictly prohibited, unless express written permission is obtained from the individual(s) prior to.”

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Kunst,
That point 1 be amended to read as follows:

Section 3.1.1.6 be updated to read: “not use public resources that are not available to the public in general, such as **STAFF TIME**, equipment, or supplies, for personal gain or election campaigning purposes, including any and all assets provided by and paid for by Township of Langley taxpayers.”
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Rindt, and vanPopta opposed

MAIN MOTION
The question was called on the Main Motion, and it was
CARRIED

Councillors Kunst, Martens, and Richter opposed

K. MAYOR AND COUNCIL REPORT

Mayor Woodward and Councillors Baillie, Ferguson, Martens, and Pratt reported that they attended the Union of British Columbia Municipalities Conference.

Mayor Woodward and Councillor Ferguson reported that they attended the Council of Council meeting.

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

N. FOR INFORMATION

1. **16 Avenue Corridor Update**
   Memorandum – Engineering Division
   File 5260-26-10

2. **Hudson Bay Street S-Curve Safety Improvements Update**
   Memorandum – Engineering Division
   File 5460-04

3. **British Columbia Air Access Program Funding for Fuel Pumps**
   Memorandum – Engineering Division
   File 1855-35

4. **Relocation of Canadian Museum of Flight Conair Tracker**
   Memorandum – Engineering Division
   File 0870-05

5. **Aldergrove Twilight Drive-In Theatre**
   Memorandum – Municipal Administration Division
   File 6750-01

6. **Heritage Advisory Committee**
   Minutes – September 4, 2024
   File 0540-20

7. **Recreation, Culture, and Parks Advisory Committee**
   Minutes – September 11, 2024
   File 0540-20

O. MOTIONS ARISING FROM INFORMATION

P. OTHER BUSINESS

1. **Protective Services Exemptions for Matsqui, Katzie and Kwantlen First Nations**

   Moved by Mayor Woodward,
   Seconded by Councillor Rindt,

P. OTHER BUSINESS

Whereas:

1. The Township of Langley provides annual permissive tax exemptions for qualifying charitable and non-for-profit organizations, churches and heritage properties;

2. In 2023, those exemptions totalled $1,396,860, and for 2024 were estimated to be $1,470,697, as outlined within Report to Council 23-177, dated September 11, 2023; and

3. These exemptions are provided on the basis of “good will” objectives of partnership, equity and overall public benefit that equally apply to partnership with First Nations and others levels of government;

Therefore be it resolved that Council directs staff to report to Council with the process and requirements for the Township of Langley to provide exemptions from collection for Protective Services within applicable service agreements for the Matsqui, Katzie and Kwantlen First Nations to run concurrently with and up to a maximum amount consistent with and provided for within Permissive Tax Exemption Bylaw No 6058, if so approved by Council.
CARRIED

Councillor Richter opposed

2. Traffic Calming Options for Gloucester Industrial Estates

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
Be it resolved that Council directs staff to report to Council with potential options for its consideration to install traffic calming and/or other anti-racing measures within Gloucester Industrial Estates with minimal disruption to larger trucks, focused on, but not necessarily limited to, 272 Street, 275 Street and Gloucester Way.
CARRIED

3. Provincial and Regional Property Tax Statement Separation

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Whereas:

1. Provincial and regional property taxation authorities — BC Assessment, Metro Vancouver, Municipal Finance Authority, Translink and the Ministry of Education — comprise a significant portion of the total applicable property taxes collected by the Township of Langley on their behalf; and

P. OTHER BUSINESS

2. There can be significant confusion amongst property taxpayers that the Township of Langley is not responsible for these amounts and the often significant annual increases levied by other entities and the Province of British Columbia;

Therefore be it resolved that Council directs staff to report to Council regarding the separation of the regional and provincial property taxing authorities onto a separate property tax statement and invoice beginning within the 2025 taxation year.

That this contemplated second property tax statement and invoice clearly indicate: (1) the responsibility of the respective regional and provincial property taxing authorities for the amounts required be paid therein; and (2) that the Township of Langley is the property taxation collection agency only, with no responsibility for nor control over the property taxation amounts that applicable external authorities have chosen to levy.

That staff review the additional, potential line item categories that an exclusive Township of Langley property tax statement could and shall include, beginning within the 2025 taxation year, and further

That these changes in policy, if so endorsed by Council, be added to Council Policy 03-842 Budget Directives or outlined within a new Property Tax Statement Council Policy, for Council's consideration.
CARRIED

Councillor Richter opposed

4. Potential Reform of Township of Langley Animal Control

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Be it resolved that Council directs staff to report to Council with draft bylaw and agreement amendments for Council to consider animal control services be potentially provided directly by the Township of Langley Bylaw Department, considering:

1. a commitment to the Langley Animal Protection Society for it to continue to provide animal shelter services exclusive to Township of Langley residents and taxpayers;

2. improved service levels for residents with deceased pets or deceased lost or stray animals; and

3. an expansion of the current spay and neuter program, exclusive to Township of Langley residents.

P. OTHER BUSINESS

That staff report to Council with draft bylaw amendments for Council to consider streamlining, multi-year options and improvements to dog licensing, and further

That staff report to Council with a review of the capital improvements, renewal or additions that may be necessary within 10-15 years to ensure quality and sufficient animal control and sheltering service levels are maintained as the Township of Langley continues to grow.

DEFERRAL
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That this motion be deferred until after Township Council has met with the Langley Animal Protection Society Board and Executive Director.
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Pratt, Rindt, and vanPopta opposed

MAIN MOTION
The question was called on the Main Motion, and it was
CARRIED

Councillors Kunst, Martens, and Richter opposed

5. Expensed Mileage for Regional Meetings with Additional Remuneration

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Be it resolved that Council hereby amends Council Remuneration Council Policy #01-117 adding within section 3.3.1 after “Employee Expense Reimbursement Form” the following: “excluding travel to regional meetings where renumeration is additionally provided.”

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That the title be amended to change “renumeration” to “remuneration”.
CARRIED

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

Councillors Martens and Richter opposed

P. OTHER BUSINESS

6. Pedestrian and Active Transportation Safety within the Salmon River Uplands

Moved by Councillor vanPopta,
Seconded by Councillor Baillie,
Whereas:

1. Pedestrian, student and cycling safety within the Salmon River Uplands is an ongoing concern, specifically for connections to DW Poppy Secondary and local elementary schools for parents and students; and

2. Increasing traffic and travelling speeds along 56 Avenue to and from Highway #1 is an ongoing concern expressed by many residents of the Salmon River Uplands area;

Therefore be it resolved that Council directs staff to report to Council with reviews of:

1. existing state of the pedestrian and active transportation infrastructure within the Salmon River Uplands linking applicable residential areas to Brown Park, DW Poppy Secondary School, Peterson Road and North Otter Elementary schools;

2. ICBC collision data to identify areas within a higher frequency of collisions and potential improvements that may be possible; and

3. the increasing use of and vehicle speeds along 56 Avenue from 256 Avenue to 232 Avenue with potential options to address resident concerns to reduce vehicle speed and improve pedestrian and active transportation safety.

CARRIED

7. Improvements to the Walnut Grove Off-Leash Dog Park

Moved by Councillor vanPopta,
Seconded by Mayor Woodward,
Be it resolved that Council directs staff to report to Council with potential additions, renovations and improvements for the Walnut Grove Dog Off-Leash Park, otherwise known as the Port Kells Substation Off-Leash Dog Park in Walnut Grove.

CARRIED

8. Single Stair Egress Revision to the BC Building Code

Moved by Councillor Baillie,
Seconded by Councillor Rindt,

P. OTHER BUSINESS

Whereas:

1. The Province of BC has updated the BC Building Code (BCBC) to remove the code requirement for a second egress exit stairway in buildings up to six storeys in height;

2. Two stairways within multi-family apartment buildings supports faster evacuation, provides for an additional egress option if one is compromised, and enables a greater range of emergency response and firefighting strategies;

3. The British Columbia Professional Fire Fighters' Association and the Greater Vancouver Fire Chiefs' Association have expressed concerns with the impacts of this decision on firefighting, firefighter safety and impacts on public safety, and with the process used by the Ministry of Housing and the Province of BC to bypass the established national code development and amendment process.

Therefore be it resolved that Council endorses a letter to be sent to the BC Minister of Housing requesting that the implementation of the changes to the BC Building Code to allow for single degrees stairways within multi-unit apartment buildings be paused and deferred until safety considerations can be reviewed, and proper consultation with the Fire Chiefs Association of BC and the BC Professional Fire Fighters can be completed, and further

That the letter include a request that the Province of British Columbia recommit to following standard national and local building code amendment processes respecting the safeguards provided by that process.
CARRIED

9. Hardip Singh Delegation

Moved by Councillor Kunst,
Seconded by Councillor Pratt,
That the delegation from Hardip Singh regarding noise complaints be referred to staff for recommendations on how to address the concerns.
CARRIED

Q. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council now resolve into a 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 E.1 - Section 90(1) (k) Negotiations
Item G.1 - Section 90(1) (e) Property
Item I.1 - Section 90(1) (g) Legal

CARRIED

R. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That the meeting terminate at 4:48pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, September 23, 2024 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, K. Richter, and R. Rindt

S. Richardson

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – September 23, 2024

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held September 23, 2024.
CARRIED

B. PRESENTATIONS

1. Langley Fusion 2011 Softball Team

Mayor and Council presented the Langley Fusion 2011 Softball team with achievement certificates for capturing Provincial Gold at the U13A Provincial Championships.

C. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100293 (Hamstra / 7620 – 197 Street)
Bylaw No. 6022
Bylaw No. 6023
Report 24-143
File CD 08-22-0115

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Hamstra) Bylaw No. 6022", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hamstra) Bylaw No. 6023"

Explanation – Bylaw No. 6022

S. Richardson explained that Bylaw No. 6022 amends the Latimer Neighbourhood Plan for land located at 7620 – 197 Street to increase the permitted height from two to three storeys for four of the six townhouse buildings on the north and east portions of the site. 159 public notices were mailed out.

Explanation – Bylaw No. 6023

S. Richardson explained that Bylaw No. 6023 rezones a portion of land located at 7620 – 197 Street to Comprehensive Development Zone CD-203 to permit a comprehensive development consisting of approximately 26 townhouse units.

Submissions from the public:
The following written submission was received from the public:

1. Eric, a Township resident, expressing opposition due to increased density and traffic, and the impact on safety for pedestrians and children.

MOTION
Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Hamstra) Bylaw No. 6022", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hamstra) Bylaw No. 6023".
CARRIED

C. PUBLIC HEARING

MOTION
Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That Council give third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Hamstra) Bylaw No. 6022", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hamstra) Bylaw No. 6023".
CARRIED

D. TERMINATE

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That the meeting terminate at 7:13pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 7, 2024 – REGULAR MEETING	**REPORT:**	24-200
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-36-0118
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100459 (EHRENHOLZ / 4343 – 216 STREET)		

PROPOSAL:

Homesite severance subdivision within the Agricultural Land Reserve (ALR) of a 28.36 ha (70.08 ac) parcel located at 4343 – 216 Street into a 4.0 ha (9.88 ac) homesite and an approximate 24.36 ha (60.19 ac) remnant lot.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision complies with the minimum lot size provisions of the Township's Zoning Bylaw and request consideration based on agricultural merits.

RATIONALE:

The homesite severance subdivision application complies with the provisions of the Township's Zoning Bylaw subject to ALC approval.

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application submitted by Kent-Macpherson on behalf of the owner for a property located at 4343 – 216 Street within the Agricultural Land Reserve complies with the requirements of Section 110.8 – Homesite Severance Subdivision of the Zoning Bylaw, subject to Agricultural Land Commission approval and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The applicant, pursuant to Section 21(2) of the ALC Act, has applied for a homesite severance subdivision of a property located at 4343 – 216 Street.

Staff recommend that Council advise the ALC that the subdivision complies with Section 110.8 of the Township's Zoning Bylaw, provided it is approved by the ALC, and request consideration based on agricultural merits.

PURPOSE:

To provide Council with information and a recommendation with respect to an ALR homesite severance application submitted under Section 21(2) of the ALC Act.

REFERENCE:

Owner:	Louise Le-Mae Ehrenholz 4343 – 216 Street Langley, BC V3A 0A1
Agent:	Kent-Macpherson 304-1708 Dolphin Ave Kelowna, BC V1Y 9S4
Legal Description:	Parcel "D" (Reference Plan 3166) of The South East Quarter Section 36 Township 7 Except: Parcel "One" (Explanatory Plan 8462), New Westminster District
Location:	4343 – 216 Street
Area:	28.36 ha (70.08 ac)
Existing Zoning:	Rural Golf Course Zone RU-10 (8.0 ha / 19.76 ac) minimum lot size)
Rural Plan:	Small Farms/Country Estates (1.7 ha / 4.2 ac) minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The subject property is located at 4343 – 216 Street within the ALR and designated Small Farms/Country Estates in the Rural Plan (adopted in 1993). The property is currently zoned Rural Zone RU-10 which permits a minimum lot size for subdivision of 8.0 ha (19.76 ac). The Langley Golf Centre is located on the lot.
- The applicant indicates that the landowner meets the eligibility criteria established by the ALC for a homesite severance (ALC Policy L-11) and are proposing to create a homesite severance on the northwest portion of the lot.

DISCUSSION/ANALYSIS:

- ALC Policy L-11: Homesite Severance on ALC Lands makes provision for subdivision for the purposes of a homesite severance. A homesite severance subdivision application may be considered by the ALC where the property under application has been the principal residence of the applicant as owner-occupant since December 21, 1972 and the applicant wishes to sell the parcel but retain a homesite on the land.
- The subject application has been submitted pursuant to Section 21(2) of the ALC Act and proposes a homesite severance subdivision of a 28.36 ha (70.08 ac) site located at 4343 – 216 Street into two parcels, a 4.0 ha (9.88 ac) homesite and a 24.36 ha (60.19 ac) remnant lot. The applicant has requested that the ALC consider the subdivision application in accordance with the ALC's Homesite Severance Policy.
- As indicated by the applicant, "The remaining 24.36 hectares encompass a fully operational golf course, driving range and banquet facility."
- Should the ALC approve the application, Section 110.8 of the Township's Zoning Bylaw enables the Township's Approving Officer to approve a homesite severance subdivision at a lot size less than the Zoning Bylaw minimum (8.0 ha / 16.76 ac in this case), provided

the remnant lot is not less than 2.0 ha (4.9 ac) in size. The proposed 24.36 ha (60.19 ac) remnant lot is in compliance with this requirement.

- Murray Creek and other watercourses traverse the subject property, with applicable setbacks determined during the subdivision approval process, in consultation with a Qualified Environmental Professional (QEP), should the application proceed.

Adjacent Uses:

	Existing Use	Plan Designation	Existing Zoning
North:	44 Avenue, beyond are Murrayville Cemetery and several properties with dwellings	Murrayville Community Plan	Civic Institutional Zone P-1, Suburban Residential SR-1, Rural Zone RU-1 and Residential Zone R-1E
South:	One property with dwelling and farm	Rural Plan (Small Farms/Country Estates)	Rural Zone RU-1
East:	A property with an existing dwelling located in the northeastern corner of the block and 216 Street, beyond are five rural properties with dwellings and farms	Rural Plan (Small Farms/Country Estates)	Rural Zone RU-1
West:	Murray Creek and multiple properties with existing dwellings	Brookswood-Fernridge Community Plan	Suburban Residential SR-1

Policy Considerations:

The subject site is located within the ALR and designated Small Farms/Country Estates in the Rural Plan. Staff recommend that Council advise the ALC that the proposal complies with Section 110.8 of the Township's Zoning Bylaw provided the proposal is considered a homesite severance by the ALC.

Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw, (including watercourse setbacks), as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.

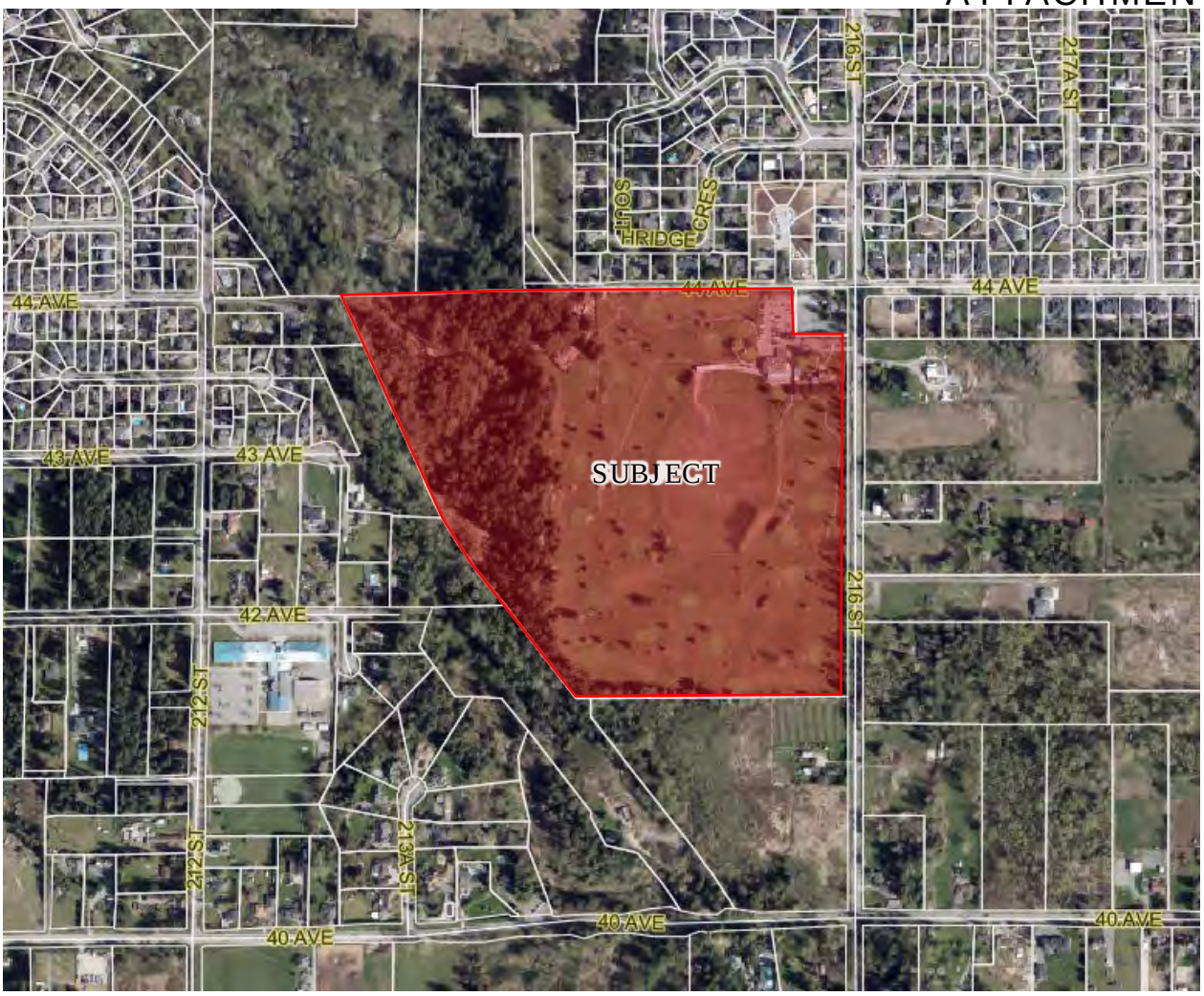
As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

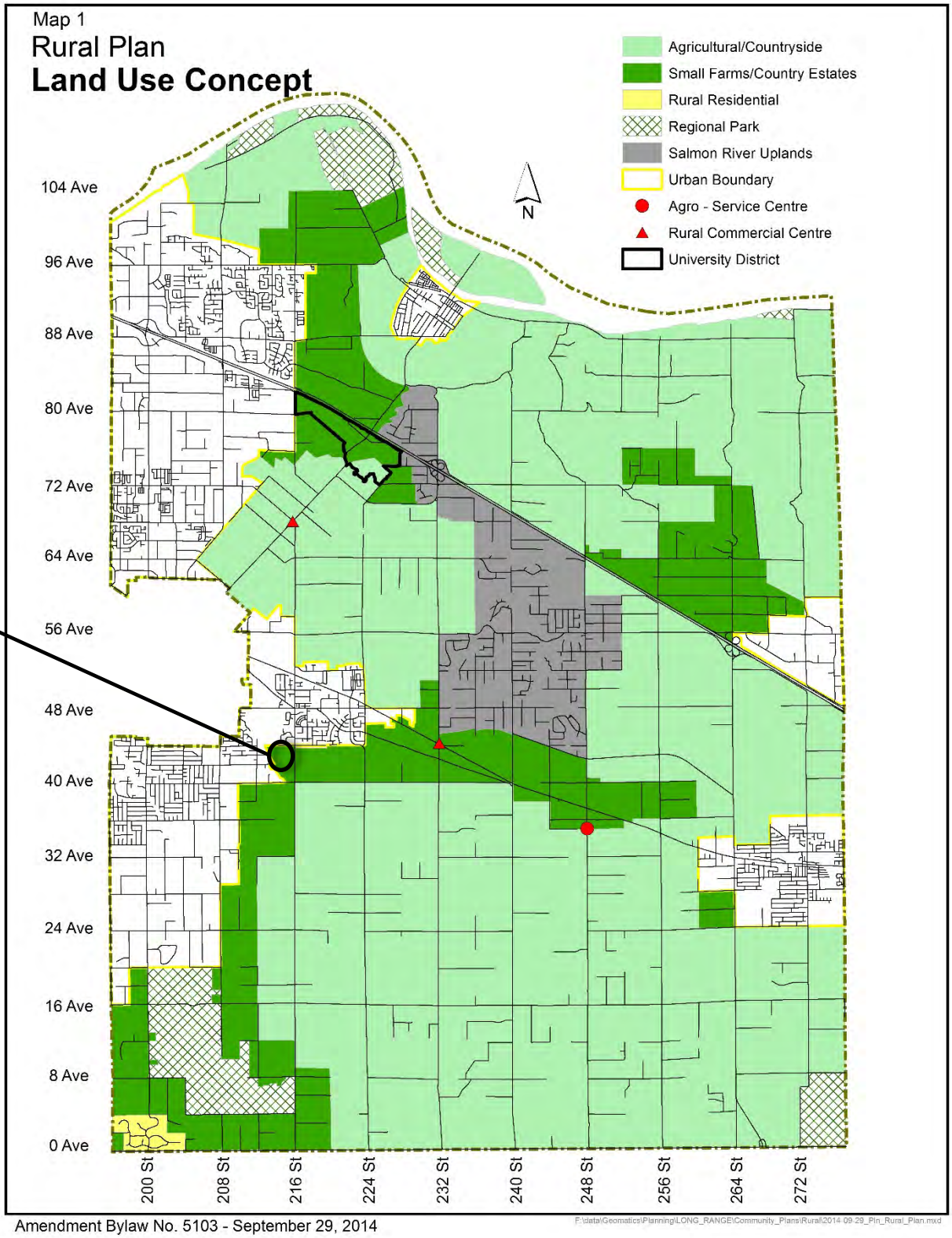
Mohammad Nemati
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

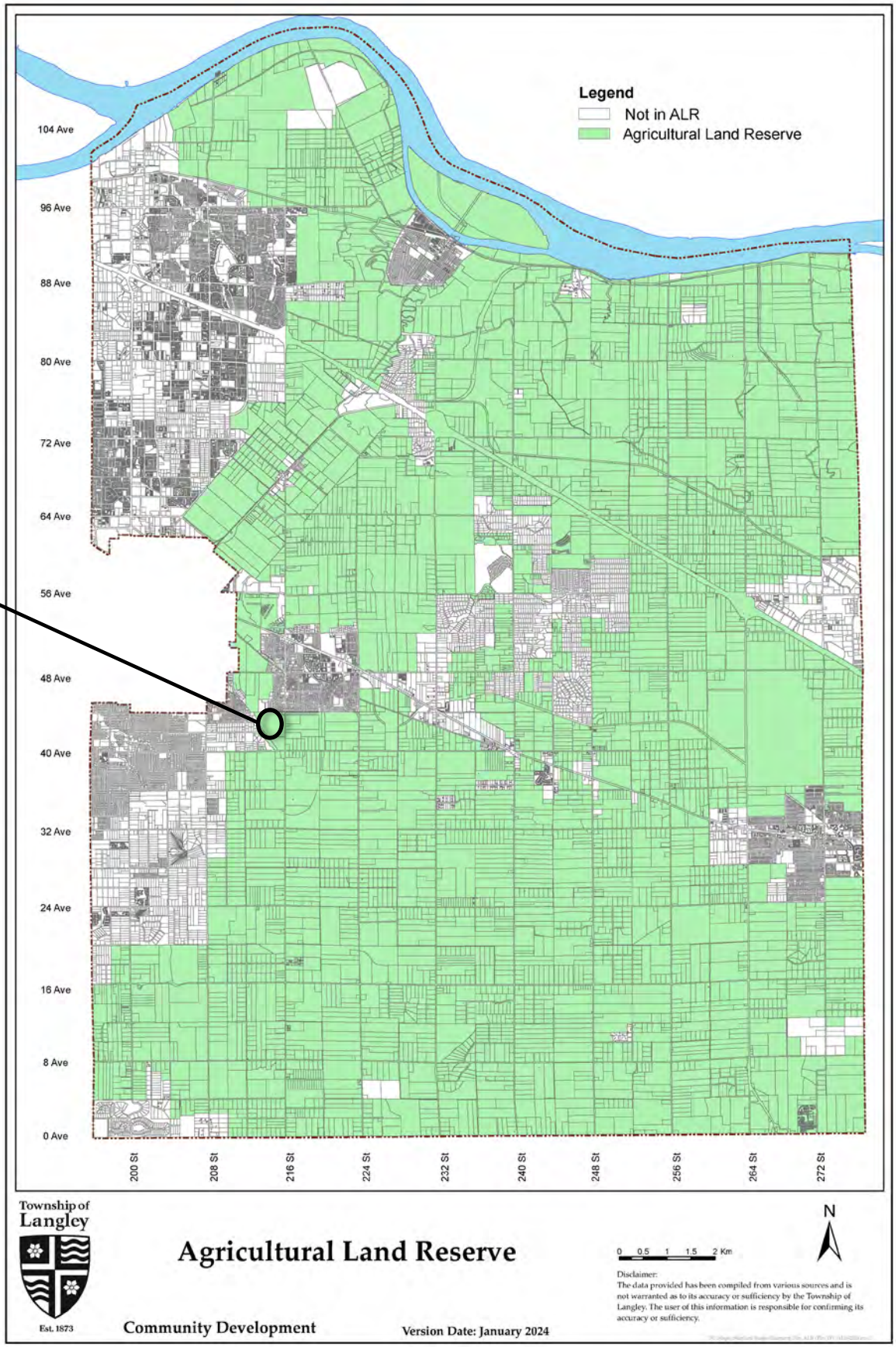
ATTACHMENT A Maps and Graphics

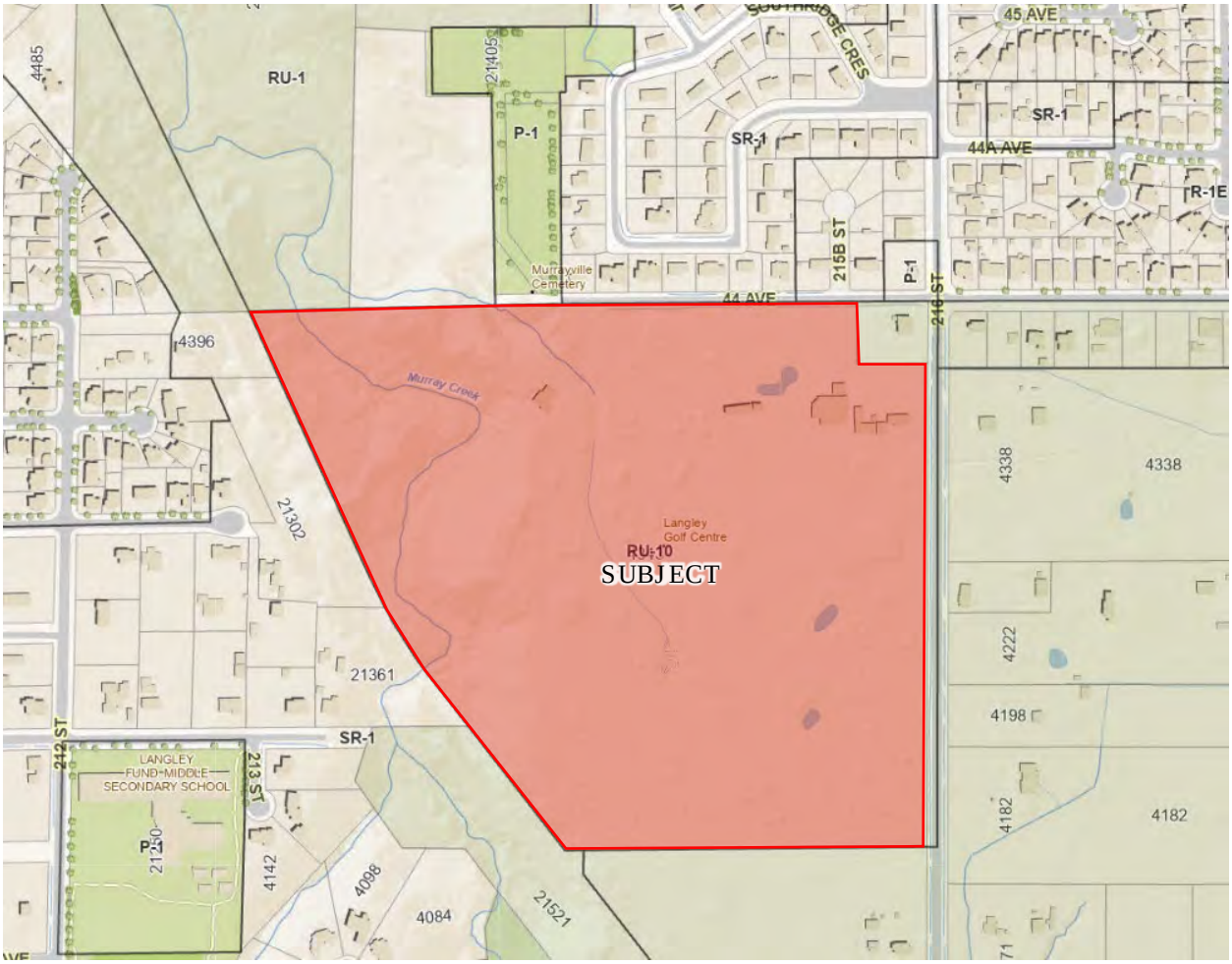
ATTACHMENT A



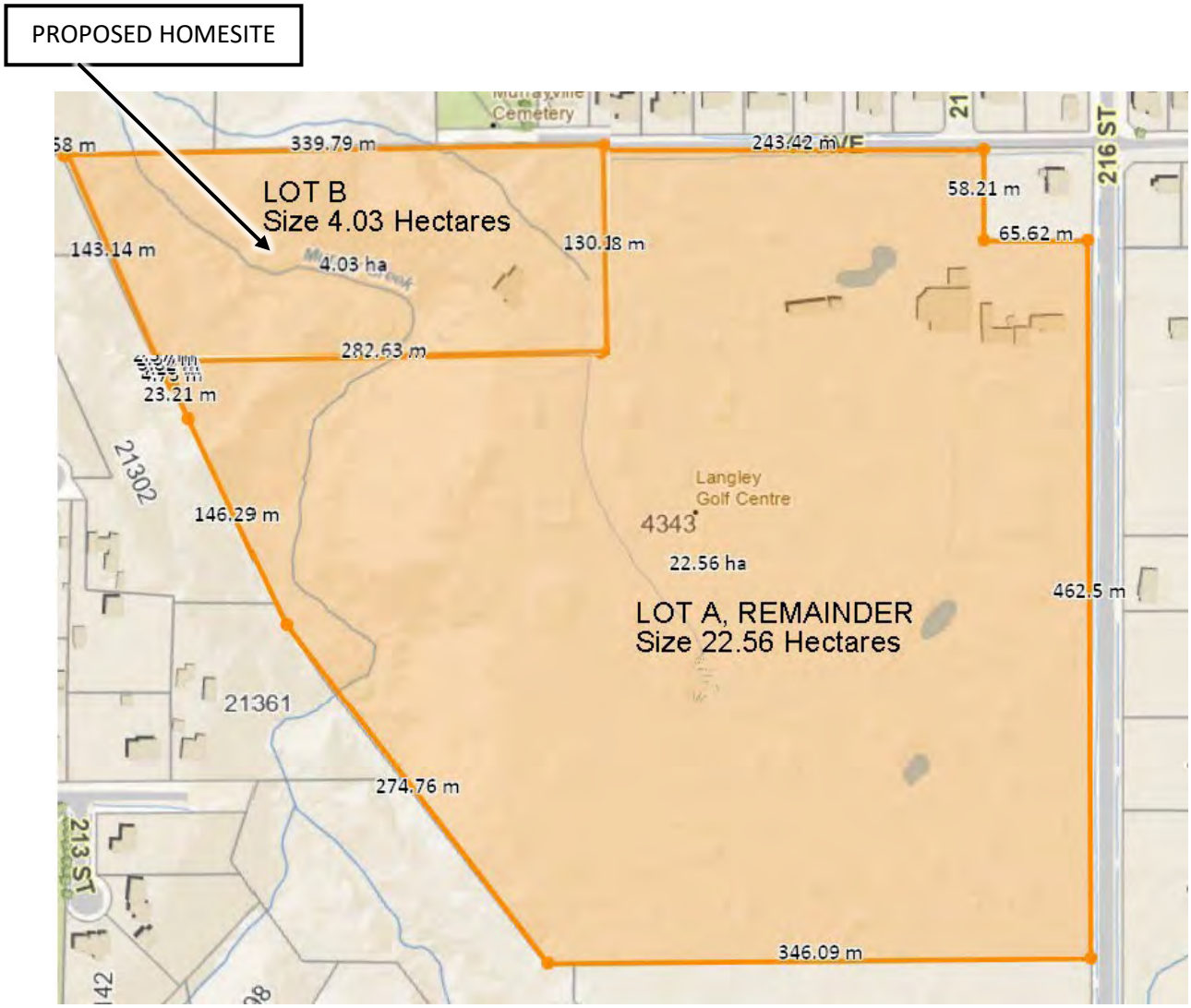
AERIAL CONTEXT MAP


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014-09-29_Pln_Rural_Plan.mxd


Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: January 2024
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 7, 2024 - REGULAR MEETING	**REPORT:**	24-196
FROM:	LEGISLATIVE SERVICES DIVISION	**FILE:**	0550-06
SUBJECT:	PROPOSED 2025 COUNCIL CALENDAR		

RECOMMENDATION:

That Council approve the proposed 2025 Council Calendar, presented as Attachment A to this report.

EXECUTIVE SUMMARY:

Council is required to adopt a schedule of Regular Council Meetings in accordance with the requirements of the *Community Charter*.

PURPOSE:

Approval of the Council Calendar for 2025 is being requested to meet the requirements of the *Community Charter* and provide staff with the information necessary to prepare related statutory notices and complete room bookings. Additional meetings, not included in the calendar, can be accommodated using Special meetings as permitted by the *Community Charter*.

Council annually approves a Council Calendar with scheduled Council meetings. Attached is the proposed 2025 Council Calendar providing the proposed dates of regular meetings of Council.

Respectfully submitted,

Kim Stepto
COUNCIL AND COMMITTEE CLERK
for
LEGISLATIVE SERVICES DIVISION

ATTACHMENT A 2025 Council Calendar

ATTACHMENT A

January 2025

Acting Mayor: Cllr. vanPopta

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
			New Year's Day			
5	6	7	8	9	10	11
12	13	14	15	16	17	18
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
19	20	21	22	23	24	25
26	27	28	29	30	31	
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

February 2025

Acting Mayor: Cllr. vanPopta

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
9	10	11	12	13	14	15
	FCM Sustainable Communities Conference *Fredericton, NB*	**FCM Sustainable Communities Conference** *Fredericton, NB*	**FCM Sustainable Communities Conference** *Fredericton, NB*	**FCM Sustainable Communities Conference** *Fredericton, NB*		
16	17	18	19	20	21	22
	Family Day					
23	24	25	26	27	28	
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

March 2025

Acting Mayor: Cllr. vanPopta

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10 1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*	11	12	13	141	15
16	Spring Break 17	Spring Break 18	Spring Break 19	Spring Break 20	Spring Break 21	Spring Break 22
23	Spring Break 24 1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*	Spring Break 25	Spring Break 26	Spring Break 27	Spring Break 28	Spring Break 29
30	31					

4th Floor, 20338 – 65 Avenue, Langley, BC
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Township of Langley - Council Calendar

April 2025

Acting Mayor: Cllr. vanPopta

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
13	14	15	16	17	18	19
					Good Friday	
20	21	22	23	24	25	26
	Easter Monday					
27	28	29	30			
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

May 2025

Acting Mayor: Cllr. Pratt

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
			LMLGA Conference & AGM *Harrison Hot Springs,, BC*	**LMLGA Conference & AGM** *Harrison Hot Springs,, BC*	**LMLGA Conference & AGM** *Harrison Hot Springs,, BC*	
11	12	13	14	15	16	17
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
18	19	20	21	22	23	24
	Victoria Day					
25	26	27	28	29	30	31
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*		**FCM Conference** *Ottawa, ON*	**FCM Conference** *Ottawa, ON*	**FCM Conference** *Ottawa, ON*	**FCM Conference** *Ottawa, ON*

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
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Township of Langley - Council Calendar

June 2025

Acting Mayor: Cllr. Pratt

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	**2**	**3**	**4**	**5**	**6**	**7**
FCM Conference *Ottawa, ON*						
8	**9**	**10**	**11**	**12**	**13**	**14**
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
15	**16**	**17**	**18**	**19**	**20**	**21**
22	**23**	**24**	**25**	**26**	**27**	**28**
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
29	**30**					

4th Floor, 20338 – 65 Avenue, Langley, BC
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SRC = Salmon River Committee Room

Township of Langley - Council Calendar

July 2025

Acting Mayor: Cllr. Pratt

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
		Canada Day				
6	7	8	9	10	11	12
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
13	14	15	16	17	18	19
20	21	22	23	24	25	26
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
27	28	29	30	31		

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

August 2025

Acting Mayor: Cllr.Pratt

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
	BC Day					
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

September 2025

Acting Mayor: Cllr. Pratt

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
	Labour Day					
7	8	9	10	11	12	13
14	15	16	17	18	19	20
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
21	22	23	24	25	26	27
	UBCM Convention *Victoria, BC*	**UBCM Convention** *Victoria, BC*	**UBCM Convention** *Victoria, BC*	**UBCM Convention** *Victoria, BC*	**UBCM Convention** *Victoria, BC*	
28	29	30				
		National Truth and Reconcilation Day				

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

October 2025

Acting Mayor: Cllr. Pratt

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
12	13	14	15	16	17	18
	Thanksgiving Day					
19	20	21	22	23	24	25
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
26	27	28	29	30	31	

4th Floor, 20338 – 65 Avenue, Langley, BC
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SRC = Salmon River Committee Room

Township of Langley - Council Calendar

November 2025

Acting Mayor: Cllr. Martens

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
9	10	11	12	13	14	15
		Remembrance Day				
16	17	18	19	20	21	22
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
23	24	25	26	27	28	29
30						

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

December 2025

Acting Mayor: Cllr. Martens

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	**2**	**3**	**4**	**5**	**6**
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
7	**8**	**9**	**10**	**11**	**12**	**13**
14	**15**	**16**	**17**	**18**	**19**	**20**
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
21	**22**	**23**	**24**	**25**	**26**	**27**
				Christmas Day	**Boxing Day**	
28	**29**	**30**	**31**			
	Municipal Offices Closed	**Municipal Offices Closed**	**Municipal Offices Closed**	**New Year's Day**	**Municipal Offices Closed**	

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
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Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 7, 2024 - REGULAR MEETING	**REPORT:**	24-198
FROM:	ENGINEERING DIVISION	**FILE:**	1855-95
SUBJECT:	MASS TIMBER DEMONSTRATION PROGRAM		

RECOMMENDATIONS:

That Council authorize an application to the Mass Timber Demonstration Program for $500,000 of funding for the Smith Athletic Park.

That Council authorize an application to the Mass Timber Demonstration Program for $500,000 of funding for the Fire Hall 5: Brookswood Replacement (1900 Block 27 Avenue).

ANALYSIS:

The Forestry Innovation Investment (FII) and the Ministry of Jobs, Economic Development and Innovation collaborated to provide funding through the Mass Timber Demonstration Program (MTDP) for qualified mass timber and mass timber-hybrid projects by offsetting a portion of the incremental costs associated with buildings incorporating wood into their structures. Grant submissions for the current intake of the program are due by October 21, 2024.

Municipalities can submit multiple projects per intake, if each can demonstrate innovative structural usage of mass timber, leverage the new 2024 BC Building Code and promote or be linked to repeatability of designs. The funding is intended to promote mass timber and provide a framework for future mass timber projects within British Columbia. Staff are proposing two project applications under the MTDP.

The sportsplex that is to be built at the Smith Athletic Park is conceptually designed to provide a mass timber covering for one of the park's synthetic turf fields. This incorporation of mass timber is unique and innovative compared to other covered sports fields in British Columbia.

Additionally, the construction of Fire Hall 5 in Brookswood utilizes a mass timber-hybrid structural design. Funding will be used to offset any incremental costs incurred due to incorporating mass timber compared to a traditional steel structure. Construction for this project is expected to begin in fall 2024 and extend into 2025.

Financial Implications:

Should the Township be successful in the funding applications, the Township will receive up to $500,000 in additional funding towards each project.

Respectfully submitted,

Karl Neufeld-Peters
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
CORPORATE PROJECTS DIVISION	S. Groves

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 7, 2024 - REGULAR MEETING	**REPORT:**	24-199
FROM:	PUBLIC WORKS DIVISION	**FILE:**	4100-01
SUBJECT:	GREEN BURIAL – LANGLEY LAWN CEMETERY		

RECOMMENDATION:

That Council approves the allocation of $100,000 from the 2024 Capital Projects Reserve for the development of approximately 50 green burial lots at Langley Lawn Cemetery.

EXECUTIVE SUMMARY:

At the July 15, 2024 Regular Meeting, staff were directed to report to Council on the potential of offering green burials at Langley Lawn Cemetery.

The Township owns and operates three cemeteries: Fort Langley Cemetery, Murrayville Cemetery, and Langley Lawn Cemetery, which collectively account for over 12,500 interments across approximately twenty-six acres of land. Over the past 143 years, these grounds have expanded to meet the needs of the Township of Langley's citizens for interment, memorialization, and commemoration.

Staff have identified an opportunity to expand their interment services by adding green burial options at Langley Lawn Cemetery. This proposal aligns with the need for environmentally friendly burial practices. Green burials follow the principles established by the Green Burial Society of Canada (GBSC), including no embalming, direct earth burial, ecological restoration, simple memorialization, and optimized land use.

In British Columbia, a Right of Interment (ROI) is defined as the purchase of the perpetual right for the interment of human or cremated remains in a lot. It may not be resold or reused without the express permission of the rights holder or their designate, as well as Consumer Protection BC (CPBC).

The estimated capital cost for developing fifty green burial lots at Langley Lawn Cemetery is $100,000. Development works include site preparation, landscaping, a walking path, and irrigation. Non-residents are charged more for an ROI than residents; therefore, the proposed lots have the potential to generate between $200,000 and $400,000 in revenue from sales over time.

PURPOSE:

To present Council with a proposal for green burials at Langley Lawn Cemetery for consideration, as directed at the July 15, 2024 Regular Meeting.

BACKGROUND/HISTORY:

Cemeteries in the Township have been serving the community since 1881. The Township owns and operates three cemeteries: Fort Langley Cemetery, Murrayville Cemetery, and Langley Lawn Cemetery, which collectively account for over 12,500 interments across approximately twenty-six acres of land.

At the July 15, 2024 Regular Meeting Council passed the following resolution:

> *Be it resolved that Council direct staff to report to Council with potential option(s) for offering green natural burials at Langley Lawn Cemetery in Brookswood, for Council to consider.*

DISCUSSION/ANALYSIS:

Green burial has been defined in many ways by different people around the world. Historically, green, or natural burials have taken place in many rural communities. However, Canada's first urban green burial site opened in 2008 at Royal Oak Burial Park in Victoria, BC. Since then, a growing number of communities and private cemeteries have successfully established green burial areas within their existing cemeteries.

In 2013, in response to increasing requests for information related to green burial services in Canada, the Green Burial Society of Canada (GBSC) was established. This group, though small, was passionate about making environmentally responsible and culturally meaningful deathcare options available to all Canadians. The GBSC launched its Cemetery Certification program in September 2018. To date, fourteen cemeteries across Canada have applied for and successfully achieved GBSC certification. Although not all green burial areas in Canada are GBSC-certified, those that have been certified are committed to complying with the GBSC's Green Burial Criteria and Statement of Ethical Practice. Through this process, GBSC certification helps consumers by providing reliable information about natural burial and assisting them in choosing a green burial cemetery when the time comes.

The Green Burial Society of Canada identifies five fundamental principles to help define green burial practices in Canada.

- No Embalming
- Direct Earth Burial
- Ecological Restoration and Conservation
- Communal and Simple memorialization
- Optimization of Land Use

The concept of green burial is not a new practice, however, the development of elaborate burial practices in Western Europe and North America, such as the routine embalming of bodies, the sealing of caskets and use of burial vaults, and the granting of perpetual grave rights eventually resulted in a movement to return to simpler, more natural burial practices.

The Township of Langley Cemetery Bylaw No. 5236 currently allows deathcare services that meet several of the five guiding principles for adult interment lots. The Township of Langley does not require embalming, allows direct earth burial within upper-level adult lots without a burial liner, and does not require memorialization on the lot. Should Council choose to adopt, the proposed green burial site and approve the required capital funding the Township would be positioned to meet all the fundamental principles identified by GBSC.

Staff have planned ongoing initiatives aimed at increasing interment capacity as well as improve the experience, service, and safety at the cemeteries. In 2019, the Township conducted a study, in consultation with a qualified professional, that identified a shortage of available cemetery inventory within the next 15 years. To address this, a plan was developed to increase interment options at Langley Lawn and Fort Langley cemeteries. As part of this initiative, green burial opportunities were explored, and a potential location within Langley Lawn Cemetery that appeared well suited to green burial was identified.

In 2023, a geotechnical review was conducted. The investigation indicated that the selected location for green burial did not have appropriate soil conditions and was not conducive to the needs of green burial sites. Additionally, it would require significant capital investment to remove and replace a portion of the existing soil before green burial implementation. Since then, staff have explored alternative locations within Langley Lawn Cemetery that are more suitable for green burial practices. The current preferred location for green burials is presented on the map included as Attachment A.

Legislation:

In British Columbia, the Cremation, Interment and Funeral Services Act (CIFSA) governs all sales and services related to cemetery and funeral services. The CIFSA is enforced by CPBC.

The CIFSA defines (ROI) as a right, in perpetuity, for the interment of human remains or cremated remains, in a lot.

This means that any sale of a ROI must ensure that the lot and interment location is maintained and remains intact into the future and may not be resold or removed without the express permission of the Rights Holder or their designate. Therefore, a green burial is still required by law to be cared for into perpetuity.

The CIFSA requires all interment of human or cremated remains be interred within a designated lot as approved and accepted by Consumer Protection BC. It is a requirement for all Cemetery operators to identify and provide any new lot development requests, such as the addition of a green burial section, to Consumer Protection BC for approval.

Environmental Implications:

As one of the five guiding principles of green burial, ecological restoration and conservation is a key tenant of developing an effective green burial section within an existing cemetery.

Once a green burial has taken place, the surface of the grave is typically allowed to settle for several months or years before being restored with local species of grasses, flowering groundcovers, shrubs, and trees. Regular maintenance and fundamental initial design of this naturalized landscape is required to ensure the native species have the best opportunity to thrive in the interment environment. Preferably grave restoration is achieved by using a plant palette and plan that has been designed to integrate the area seamlessly into the surrounding landscape and ecosystem.

Financial Implications:

The development of a green burial section at Langley Lawn Cemetery will require capital investment. The Capital funding will be utilized to ensure proper soil preparation, planting design and irrigation and is estimated to cost $100,000 to develop approximately 50 burial lots.

No. of Lots	2024 ROI Resident Fees and Charges	2024 ROI Non-Resident Fees and Charges	Potential Revenue
50	$3,960	$7,922	$198,030 - $396,113

Based upon the 2024 Fees and Charges Bylaw, the sale of 50 lots has the potential to generate between $200,000 and $400,000 in revenue. This proposed inventory is expected to meet community demand for the next 10 years, ensuring a steady revenue stream as lots are sold over time.

Township of Langley Capital Project Description						
Project Title:	Green Burial – Langley Lawn Cemetery					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$100,000				
Budget Remaining						
Total Projected Cost		$100,000				
Project Description *(Phased Project)	The Township of Langley receives regular requests regarding green burial options be made available to Township of Langley residents. The current green interment options available in the Greater Vancouver area are outside of the Township of Langley and are mainly provided by private cemetery companies.					
Project Justification and Consequences of Not Proceeding *(Phased Project)	There is an increasing shift in public attitudes toward environmentally conscious end-of-life practices. Many families are now seeking burial options that minimize environmental impact and offer a more natural return to the earth. Introducing green burials will help meet this emerging demand, attracting a broader segment of the Township of Langley residents that may not currently consider the Langley Lawn Cemetery due to the lack of sustainable alternatives.					
Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium**	**Low**		
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural, and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation		
Length of Project (years):	1	Initial Year of Approval:	N/A			

Township of Langley Capital Project Description						
Project Title:	Green Burial – Langley Lawn Cemetery					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve		$100,000				
Debt						
Total Currently Funded		**$100,000**				
Total Currently Unfunded						
Estimated Annual Operating Impact	$10,000					

Respectfully submitted,

Hakim Bismel
INFRASTRUCTURE ASSETS MANAGER
for
PUBLIC WORKS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

ATTACHMENT A – Potential Green Burial Location Map

ATTACHMENT A



Langley Lawn Cemetery - Proposed Green Burial Site

Township of Langley BC
Est. 1873

N
W E
S

0 15 30 60 90 120 Meters

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 7, 2024 – REGULAR MEETING	**REPORT:**	24-201
FROM:	PERMITS, LICENCES AND INSPECTIONS DIVISION	**FILE:**	4320-01
SUBJECT:	BUSINESS, SECONDARY SUITE AND LIQUOR LICENCE REFORM		

RECOMMENDATIONS:

That Council give first, second and third reading to the Township of Langley Licencing Bylaw No. 5878 and authorize staff to schedule the required public input opportunity, pursuant to applicable regulations.

That Council authorize the use of up to $80,000 from the 2024 Capital Projects Reserve for the purchase of software enhancements for a digital and multi-year licence application system.

That Council give first, second and third reading to the Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6047.

That Council give first, second and third reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6048.

That Council give first, second and third reading to the Development Application Procedures Bylaw No. 5760 Amendment Bylaw No. 6049.

That Council direct staff to recover outstanding Secondary Suite Licence fees through property taxes.

That Council rescind Policies 07-406 – Licencing; 07-407 – Liquor Licencing; and 07-411 Renewal of Existing Licences Enforcement.

EXECUTIVE SUMMARY:

The Township of Langley issues licences for most commercial operations in the Township in order to, among other things, ensure compliance with certain aspects of the Township of Langley Zoning Bylaw, as well as the Township's Building and Fire Prevention Bylaws and related codes.

At the December 4, 2023 Regular Meeting, Council directed staff to provide a report outlining how annual licences for secondary suites, which are required under the Licencing Bylaw, could be replaced with a secondary suite line item applied with municipal property taxation, a transition plan and the potential benefits of such a plan for Council consideration.

At the June 10, 2024 Regular Meeting, Council directed staff to draft amendments to the Licencing Bylaw for Council consideration with the objective to streamline the business licencing process.

Based on the above directions by Council, and as set out in the proposed new Licencing Bylaw which repeals Licencing Bylaw 2016 No. 5192, staff recommend the following:

1. Simplify the business licence application process.
2. Reduce the number of licence types.
3. Offer multi-year business licences.
4. Amend licence fees for select business types.
5. Implement a penalty system for unpaid licences.
6. Reduce the requirement for business premises information, such as floor plans where the business premises are unchanged.
7. Remove the requirement for a business to provide proof of insurance.
8. Reduce the requirement for a business to provide approval from other levels of government where the Township has no direct responsibility.
9. Remove “Secondary Suite Licence” as a licence type and move forward with a Secondary Suite Infrastructure Fee to be charged on municipal taxes.

The proposed Bylaws effectively incorporate Council policies 07-406 – Licencing; 07-407 – Liquor Licencing; and 07-411 Renewal of Existing Licences Enforcement by including the relevant regulations from these policies thereby eliminating the need for these policies which would therefore be rescinded.

In addition to the new Licencing Bylaw, staff are requesting approval for software enhancements and applications that can be used to create multi-year business licences, enable businesses to apply for their licence electronically and integrate e-billing capabilities.

PURPOSE:

To request Council’s consideration of the new Licencing Bylaw, subsequent amendments to the Bylaw Notice Enforcement Bylaw 2008 No. 4703; the Fees and Charges Bylaw 2007 No. 4616; and the Development Application Procedures Bylaw No. 5760 and to rescind Policies 07-406 – Licencing; 07-407 – Liquor Licencing; and 07-411 Renewal of Existing Licences Enforcement.

BACKGROUND/HISTORY:

The current Licencing Bylaw has been in effect since 2016. The purpose of business licencing regulations is to, among other things, ensure compliance with certain aspects of the Township of Langley Zoning Bylaw, as well as adherence to building and fire codes (and related regulations).

Section 15 of the *Community Charter* expressly allows a municipality to, by bylaw, adopt business regulations through a system of licences, permits or approvals, including as follows under section 15(1):

> A council may, in regulating under this Act or the Local Government Act, provide for a system of licences, permits or approvals, including by doing one or more of the following:
>
> (a) prohibiting any activity or thing until a licence, permit or approval has been granted;
> (b) providing for the granting and refusal of licences, permits and approvals;
> (c) providing for the effective periods of licences, permits and approvals;
> (d) establishing
>
> (i) terms and conditions of, or
> (ii) terms and conditions that must be met for obtaining, continuing to hold or renewing
>
> a licence, permit or approval, or providing that such terms and conditions may be imposed, the nature of the terms and conditions and who may impose them;

With the assistance of legal counsel, staff have completed a comprehensive review of the existing Licencing Bylaw and have proposed a new Licencing Bylaw which addresses Council's request for certain reforms to business licencing in the Township.

DISCUSSION/ANALYSIS:

The Licencing Bylaw provides regulations and a system for the licencing of businesses in accordance with the *Community Charter*. The purpose of the bylaw is to ensure that businesses in the Township are operating in accordance with the Township's regulatory requirements. The proposed bylaw incorporates the content of the current bylaw, but with amendments to streamline the business licence application process to include, among other things:

1. Simplify the business licence application process

Township Building and Fire Department staff inspect applicable businesses for compliance with building and fire codes prior to the issuance of a business licence. The Fire Department has recently examined their inspection processes for business licences and have streamlined their approach to only inspect high-risk licence types at the application stage and conduct annual inspections for low-risk licence types. Since September 2023, they have approved roughly 40% of licences using the annual inspections system. Building department staff will follow a similar method and inspect businesses only where necessary to confirm compliance with significant Township bylaw requirements. Where it is indicated on the licence that there are no changes to the business premises, staff will no longer require an applicant to submit a floor plan prior to the review of the licence. This will likely result in a reduction in the number of inspections required at the application stage where small or low-risk businesses may be approved based on historical Township records. Following this process will allow these business licence types to be approved and issued in a timelier manner and generally improve efficiency in the business licencing process.

2. Reduce the number of licence types

Schedule A of the proposed Licencing Bylaw reduces the number of licence types by approximately 40% to consolidate business licence categories into “commercial, retail or office” or “industrial” where possible. Other licence types, such as restaurants, remain as their own line item; however, these licence types have also been simplified where possible.

3. Business licence Fees / Multi-year licences

Township business licence fees have not increased since 2007. Staff have reviewed business licence fees of other Lower Mainland municipalities and the research has revealed that other jurisdictions use a variety of formulas to calculate their business licence fees which are generally higher than the Township. The proposed increases in the licence fees noted in Schedule A of the proposed Licencing Bylaw are recommended to align more closely with the rates of other similar municipalities in the Lower Mainland. A comparison chart is attached as Attachment A.

At the direction of Council, staff propose to, in addition to the existing 1-year business licence, implement 2-, 3-, 5- and 10-year business licences which will be available to the majority of licence types with the following fee calculations:

Licence Duration	Licence Fees
Annual (one year)	100% of base fee
2-year	90% of base fee per year
3-year	85% of base fee per year
5-year	80% of base fee per year
10-year	75% of base fee per year

Example: A business with a base licence fee of $330 per year would pay:

- 2-year licence $ 594.00 ($297.00 per year)
- 3-year licence $ 841.50 ($280.50 per year)
- 5-year licence $1,320.00 ($264.00 per year)
- 10-year licence $2,475.00 ($247.50 per year)

Businesses opting for a multi-year licence will pay the entire portion of the business licence fees at application stage in order to be eligible for the reduced rates. The business will not be required to contact the Township over the duration of their licence; however, a new Business Licence will be issued annually through an auto renewal process which will assist staff should there be any changes to the business. If a licence is withdrawn within 180 days of its approval, a partial refund will be issued deducting the equivalent of one year of base licence fees. If a licence is withdrawn after 180 days of its approval, refunds will be issued at the discretion of the Director, Permits, Licences and Inspections Division. Should there be significant changes to a business operating under a multi-year licence, adjustments to the fee may be required at the discretion of the Director, Permits, Licences and Inspections Division.

4. E-apply for business licence applications

Currently, business licence applications are generally submitted via email. Applicants fill out an online business licence application form which they must then scan and email back to the Township. Upon receipt, staff input the licence details into the Tempest Licencing system

and subsequently email the applicant with payment instructions. Payment is then made through the Township's website by the applicant.

In 2023, staff processed 1739 business licence applications. Software enhancements that would enable businesses to apply for their business licences electronically, and include an e-billing system, are now available and recommended by Township staff. An estimated one-time funding amount of approximately $80,000 is required to obtain, install and implement this software.

To streamline the business licence process further, staff are proposing to move from an anniversary date system to an annual (January to December) licencing module. This enables staff to produce business licences, invoices and reminder notices once per year rather than each month which is what the current system requires. This system also allows for a more efficient reporting structure. Business licence applications received throughout the year will have their fees prorated based on the date of submission.

These enhancements should significantly streamline and simplify our current processes ensuring that business licence applications can be managed more efficiently. By investing in this software and moving to an annual licence process, we aim to modernize our operations, make it easier for licence applicants and improve processing times for business licences.

5. Provincial and or Federal approvals

The Township has a number of businesses that are also regulated provincially or federally, such as daycares, liquor primary, restaurants, personal services, medical (RMT, Chiropractors, etc.) and cannabis retail and production. Staff have consulted with legal counsel on the Township's obligation to obtain these approvals prior to the issuance of a business licence. Legal counsel has confirmed that the Township is likely not obligated to obtain such approvals but can include a requirement that these approvals be obtained as a condition of obtaining a business licence, if expressly set out in the Licencing Bylaw. We have amended the Licencing Bylaw to remove any such requirement for approvals, except for daycare and assisted living facilities. Legal counsel has also suggested that if we do not require provincial and federal licences to be in place for businesses that the Township include a disclaimer in the licence to confirm that the licencee is still required to comply with all provincial and federal regulations and licencing standards and that the issuance of the licence does not confirm the licencee's compliance with those standards.

6. Existing licencing policies

Council has directed that Policies 07-406 Licencing; 07-407 Liquor Licencing; and 07-411 Renewal of Existing Licences Enforcement (Attachments D, E, F) be rescinded, with the matters contained in those policies instead implemented in the proposed bylaws. Staff have incorporated relevant sections into the proposed Licencing Bylaw, such as licencing enforcement.

As police record checks containing offences have rarely been provided as part of the business application process, Schedule A "*Type of business for which a police record check is required*" of the existing Licencing Policy has been removed. Staff propose that these checks only be required for businesses working with vulnerable people (children and vulnerable adults) and where they have not already been completed for provincial or federal agencies, such as for daycares that are regulated by Fraser Health Community Care and Licencing.

The proposed Licencing Bylaw also introduces a penalty system for unpaid licences to encourage business owners to submit payment on licence renewals in a timely manner. At the time of this report, 642 licences are outstanding where an invoice and at least one reminder have been sent. The proposed provision in the bylaw includes the following:

> *"A 5% penalty will be added to gross Licence fees remaining unpaid 30 days after the due date. An additional 5% penalty will be added to gross Licence fees remaining unpaid 90 days after the due date."*

Liquor Licencing

To further streamline liquor licence, food primary and manufacturer licences in the Township, 07-407 – Liquor Licencing Policy is proposed to be rescinded.

Section 38 of the Liquor Control and Licensing Act provides Council the ability to comment on applications for certain prescribed liquor licence, food primary licence and manufacturer licences (and associated endorsements) and amendments to those licences and endorsements. This includes a general power to prevent the issuance of these licences (although the Province retains the discretion to override that power if they do not find it to be in the public interest). Currently Liquor Licencing Policy (07-407) sets out the types of applications (see table below) Council has elected to comment on.

Proposed Bylaw No. 6049 maintains the Council resolution requirement for applications where three members of Council indicate in writing to the Township Clerk that an application be advanced for Council consideration within 14 days of notification of the application. Otherwise, the application is delegated for staff to process.

Liquor Licencing Input Overview

Category	Subcategory	Current		Proposed	
		Council Resolution	Staff Delegated	≥3 Councillors for Council Resolution (otherwise staff delegated)	Staff Delegated
Liquor Primary Licence	New	✓		✓	
	Conversion	✓		✓	
	Adding or Amending Temporary Use Area	✓		✓	
	Permanent Extension of Hours (past 1:00am)	✓		✓	
	Person Capacity Increase	✓		✓	
	Permanent Patio Addition	✓		✓	
	Relocation	✓		✓	
Manufacturer Licence	Lounge	✓		✓	
	Special Event Area	✓		✓	
	Permanent Extension of Hours	✓		✓	
	Person Capacity Increase	✓		✓	
	Permanent Patio Addition	✓		✓	
Food Primary Licence	Permanent Extension of Hours (past 1:00am)		✓		✓
	Patron Participation		✓		✓
	Adding or Amending Temporary Use Area		✓		✓

Secondary Suite Licences

At the December 4, 2023 Regular Meeting, Council directed staff to provide a report outlining how annual licences for secondary suites could be replaced with a secondary suite line item within the municipal property taxation process, a transition plan, and the potential benefits for Council consideration.

Since 2013, and under the current Licencing Bylaw, the Township issues Secondary Suite Licences for authorized secondary suites located in the Township. An authorized secondary suite is one that is in compliance with, among other things, the Township's Zoning Bylaw and Building Bylaw.

The Township has approximately 4030 Secondary Suite Licences which are billed annually under a general ($350), family ($175 where no income or revenue is generated) or compassionate ($0) licence type. Currently an additional utility fee of 30% on both water and sewer rates are charged separately on municipal taxes for general secondary suite licences (where applicable). Family and compassionate licence types are exempt from the additional utility fees.

At the request of Council, the "Secondary Suite Licence" licence type will be removed from the Licencing Bylaw and the fee moved to Schedule 5. Miscellaneous Corporate of the Fees and Charges Bylaw as a line item under municipal taxes. Staff are recommending an annual "Secondary Suite Infrastructure Fee" of $350 and the additional 30% utility fees for water and sewer (where applicable) be levied on all properties where a secondary suite has been constructed regardless of occupancy type. For those properties where a licence or the additional utility fees have been previously exempted, a one-year grace period (to 2026) on the additional 30% utility fees for water and sewer will be granted. Should the proposed Bylaws be approved by Council, staff will immediately discontinue issuing licences and add the Secondary Suite Infrastructure fee line item to the 2025 property taxes. The tax levy in 2025 (generally done in May) will then capture all properties with secondary suites and any existing licences that expire in 2025 will have the fees prorated accordingly.

Staff also recommend that those properties with outstanding Secondary Suite Licence fees be recovered through property taxes. At the time of this report, there are approximately 312 unpaid secondary suite licences totalling $131,985 in outstanding fees owed to the Township. Prior to recovering these fees as property taxes, staff will send a "Final Notice" letter to the registered owner(s) advising the licencee that the unpaid fees will be recovered in the same manner and by the same means as property taxes if not immediately paid.

Transitioning the Secondary Suite Licence fee to a line item on municipal taxes will significantly reduce the staff time dedicated to the processing and enforcement of secondary suite licences, as well as time associated with collection of said fees.

Staff have conducted research into the practices employed in other jurisdictions and neighbouring municipalities. This research has confirmed that various municipalities charge an annual utility/infrastructure fee or a combination fee and tax. A comparison chart is attached as Attachment B.

Financial Implications:

An estimated one-time funding amount of approximately $80,000 is required to obtain, install, and implement software enhancements and applications necessary to create a multi-year business licence, enable businesses to apply for their business licences electronically, and integrate e-billing capabilities.

With Council's approval of up to $80,000 in funding from the 2024 Capital Project Reserves (Attachment C), staff will immediately begin to initiate the software implementation process for the software enhancements following the adoption of the proposed Licencing Bylaw

The proposed Licencing Bylaw has been reviewed by Township's legal counsel to, among other things, ensure consistency with applicable senior government regulations and enactments.

Respectfully submitted,

Britta Bieberstein
MANAGER, LICENCES AND POLICIES
for
PERMITS, LICENCES AND INSPECTIONS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Community Development Division	S. Richardson

ATTACHMENT A Business licence fee comparison chart
ATTACHMENT B Secondary suite fee comparison chart
ATTACHMENT C Capital Project Request
ATTACHMENT D Policy 07-406 Licencing
ATTACHMENT E Policy 07-407 Liquor Licencing
ATTACHMENT F Policy 07-411 Renewal of Existing Licences Enforcement

Business Licence Comparisons

Municipality	Multi-year Licence	Accessory Home Occupation	Commercial, Retail or Office Fee	Industrial Fee	Restaurants (Food Primary)	Restaurants (Liquor Primary)	Cannabis Retail / Production	Non-Resident (Contractors)
Township of Langley	No	$92.50	$127.50 to $390 based on gross floor area **Financial Institution:** $390	$140 to $390 based on gross floor area	$181.25 to $293.75 depending on whether the establishment has a liquor licence and the number of seats they have.	$2,500	$5,000	$127.50
Surrey	No	Licence type not offered. **Contractor's:** $358	$144 to $793 based on the nature of the business. **Financial Institution:** $1,458	$449 to $1,377 based on the nature of the business.	$137 (plus $4.50/seat) to $913 depending on whether the establishment has a liquor licence and if they have a lounge.	$2,746 **Cabaret's & Stadium's**: $5,461	Not permitted in Surrey at this time (May 2024)	Licence type not offered. **Contractor's:** $358
Port Coquitlam	No	$90	$90 plus $17 for each additional 10m² after the first 30m². **Financial Institution:** $1,250	**Wholesale:** $90 plus $17 for each additional 10m² after the first 30m². **Warehousing:** $90 plus $6 for each additional 10m² after the first 93m².	$200	$1,500	$1,500 Currently do not have any Cannabis Production Plants and do not have a specific fee for them.	$150
Coquitlam	No	$96 **Contractors:** $181 plus $27 per additional employee	$96 to $3,885 depending on floor space and/or the number of employees. **Financial Institution**: $1,693	**General:** $339 **Manufacturer:** $181 to $979 based on number of employees. **Warehouse:** $181 to $4,245 based on floor space.	$96 to $4,503 depending on floor space, and if they offer food takeout/ delivery.	$210 to $4,617 depending on floor space, and if they offer food takeout/ delivery.	$1,101.43	$136 to $734 for contractor's based on number of employees.
Abbotsford	No	$130	$130 to $260 based on gross floor area **Financial Institution:** $563	$130 to $260 based on gross floor area.	$238 to $292 depending on whether the restaurant has a drive-up window.	$563 **Liquor Primary not Operating Bar Watch Standards:** $7,000	$2,500	$130
Maple Ridge	No	Licence type not offered. **Contractor's:** $110	$110 plus $0.44 per square metre above 250m² **Financial Institution:** $700	$110 to $550 based on gross floor area.	$110 to $1,200 plus $2 for each additional occupant after the first 200.	$110 to $1,200 plus $2 for each additional occupant after the first 200.	$5,000	Licence type not offered. **Contractor's:** $110

Comparison of Secondary Suite Regulations

Municipality	Licence Fees - Annual	Utility Fees (additional)
Township of Langley	**$350** **$175 family occupied where no income or revenue is generated**	**30% water and sewer**
Abbotsford	Infrastructure Fee: $260	Other: Metered
City of Coquitlam	None	40% surcharge on utility bill
City of Langley	None	Metered: Based on water consumption
Maple Ridge	Business licence fee of $110 if renting more than one unit (ie: upper and suite) One time application fee: $500	Double water and sewer
New Westminster	Business Licence for full house rental	Half the single-family dwelling rate
Pitt Meadows	Business Licence: $10.00	Registered and licenced suite: 40% of current year's Residential Water and Sewer charges Nonregistered suite: $1,248.20
Port Coquitlam	None	Water: $482 Sewer: $391
Port Moody	Business Licence required: no charge for licence	Water and Sewer: $522
Surrey	Service fee of $893 is included under total for utilities	Metered: $1061 plus consumption Non-Metered: $2142
West Vancouver	Business Licence: $450 non-owner occupied $350 owner occupied $85 unoccupied	Metered

Township of Langley Capital Project Description						
Project Title:	Licencing Software					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$80,000				
Budget Remaining						
Total Projected Cost		$80,000				

Project Description	Funding is required to obtain, install and implement licencing software enhancements that can be used to create Multi-Year Licences and enable businesses to apply for business licences electronically and integrate e-billing to streamline current processes and improve efficiencies.
Project Justification and Consequences of Not Proceeding	This software is required to complete the recommendations outlined in the Report to Council further to the Licencing Reform notice of motion brought forward by Council at the June 10th Regular Meeting.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):		Initial Year of Approval:	

Township of Langley Capital Project Description						
Project Title: Licencing Software						
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve		80,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$80,000**				

Total Currently Unfunded						

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Township of Langley
Est. 1873

COUNCIL POLICY

Subject:	**Licencing**	**Policy No:**	**07-406**
		Previous Policy No's:	**07-610**
			07-611
			07-612
		Approved by Council:	**04-25-2016**
		Revised by Council:	**05-30-2016**

1. Background & Purpose

1.1 General

1.1.1 This policy repeals Policy No. 07-610 [Business Licencing], Policy No. 07-611 [Business Licensing: Application Referral to RCMP], and Policy No. 07-612 [Business Licence –Taxi & Limousine Service] and replaces those policies with a single, consolidated and updated policy.

1.2 Police Record Checks

1.2.1 In accordance with section 4.1(5) of Licencing Bylaw 2016, No. 5192 (the "**Licencing Bylaw**"), every Licence Application must expressly authorize the Licence Inspector to obtain a police record check for the owner of the Business.

1.2.2 This policy prescribes the circumstances in which the Licence Inspector will obtain a police record check for the owner of a Business.

1.3 Commercial Passenger Vehicles

1.3.1 In accordance with section 11.4 of the Licencing Bylaw, every person who operates a Commercial Passenger Vehicle in the Township of Langley must comply with the *Passenger Transportation Act*, SBC 2004, c 39, its regulations and the Licencing Bylaw.

1.3.2 Under the *Passenger Transportation Act*, there are three types of Commercial Passenger Vehicles:

1.3.2.1 General Passenger Vehicles (e.g. tour buses and large charter buses);

1.3.2.2 Passenger Directed Vehicles (e.g. taxis, limousines and shuttle vans which accommodate a driver and 11 passengers or less); and

1.3.2.3 Inter-City Buses.

1.3.3 Any person who wishes to operate a Commercial Passenger Vehicle in British Columbia must obtain a passenger transportation licence to do so. In addition:

1.3.3.1 any person who wishes to operate a General Passenger Vehicle must obtain a general authorization from the Registrar of Passenger Transportation to do so; and

1.3.3.2 any person who wishes to operate a Passenger Directed Vehicle or an Inter-City Bus must obtain a special authorization from the Passenger Transportation Board (the "**Board**") to do so.

1.3.4 A person who has been issued a special authorization to operate a Passenger Directed Vehicle must charge the rates that are approved by the Board.

1.3.5 A person who has been issued a special authorization to operate an Inter-City Bus must operate the routes approved by the Board, at a minimum route frequency approved by the Board.

1.3.6 The Board requires that:

1.3.6.1 taxi operators who submit an application to the Board to change their rates must provide written notice of their application to local governments that will be affected by the proposed change of rates; and

1.3.6.2 Inter-City Bus operators who submit an application to the Board for a route reduction or minimum route frequency reduction must provide written notice of their application to local governments that will be affected by the proposed route reduction or minimum route frequency reduction.

1.3.7 This policy defines the scope of Council's involvement in applications before the Board of which the Township receives notice.

2. Related Bylaws

2.1 Licencing Bylaw 2016, No. 5192.

3. Policy

3.1 Definitions

3.1.1 In this Policy, capitalized terms have the meanings ascribed to them in the Licencing Bylaw or the *Passenger Transportation Act* and its regulations, as applicable.

3.2 Police Record Checks

3.2.1 The Licence Inspector will obtain a police record check for:

3.2.1.1 the owner of a type of Business listed in Schedule “A” of this policy; and

3.2.1.2 the owner of any other type of Business for which the Licence Inspector reasonably believes a police record check is required.

3.3 **Commercial Passenger Vehicles**

3.3.1 Upon receipt of written notice of an application before the Board and any related documentation (collectively, the “**Application**”), Council may do one or more of the following:

3.3.1.1 receive the Application for informational purposes;

3.3.1.2 comment upon the Application; and

3.3.1.3 refer the Application to Township staff for further consideration or action.

3.3.2 Without fettering Council’s discretion to do so in a specific case, Council will generally not comment upon an Application.

3.4 **Repeal**

3.4.1 Policy No. 07-610 [Business Licencing], Policy No. 07-611 [Business Licensing: Application Referral to RCMP], and Policy No. 07-612 [Business Licence –Taxi & Limousine Service are repealed in their entirety.

Schedule A

Type of business for which a police record check is required
Arcades
Auto Brokers
Auto Wreckers
Billiard Parlours
Bowling Alleys
Canvassers
Comic Book Stores
Community Care Facilities/Day Cares
Dance Schools
Driving School
Gymnastic Facilities
Independent Candy Stores & Corner Stores
Junk Dealer
Martial Arts
Passenger Directed Vehicle
Pawn Brokers
Pool Halls
Private Investigator
Pubs
Riding Stables
Salvage Yards
Second Hand Dealers
Security
Skip Tracing
Sports Card Stores
Taxi
Teacher
Teen Entertainment
Towing Companies
Toy Shops

Attachment E

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Liquor Licencing

Policy No:	**07-407**
Previous Policy No:	**07-615**
Approved by Council:	**2004-06-14**
Revised by Council:	**2016-05-30**
Revised by Council:	**2017-07-10**
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 Control and Licensing Branch ("LCLB"), of which the Township of Langley may receive notice pursuant to the *Liquor Control and Licensing Act* (the "Act") and the *Liquor Control and Licensing Regulation* (the "Regulation").

2. Background

2.1 In 2013, the Province initiated a comprehensive process to review legislation governing liquor. As a result of this process, new legislation was enacted by the Province in January 2017. This Policy is in response to applicable legislation.

3. Related Bylaws

3.1 Zoning Bylaw 1987 No. 2500 and Licencing Bylaw 2016 No. 5192.

4. Notice of Liquor Licence Applications

4.1 The Township wishes to receive notice of the following applications pursuant to Section 38(1) of the Act, unless the Township expressly states otherwise:

4.1.1 an application for a new Liquor Primary Licence;

4.1.2 an application for an amendment to an existing Liquor Primary Licence for:

4.1.2.1 converting a Liquor Primary Club Licence (a subclass of a Liquor Primary Licence) into a Liquor Primary Licence;

4.1.2.2 adding or amending a temporary use area endorsement;

4.1.2.3 a permanent extension of hours of liquor service beyond 1:00 A.M.;

4.1.2.4 a permanent increase in the person capacity of a service area;

4.1.2.5 the permanent addition of a patio;

4.1.2.6 the permanent relocation of an existing Liquor Primary Licence establishment to a new location, unless the LCLB is satisfied that the residents who will be affected by the new location are substantially the same residents who are affected by the existing Liquor Primary Licence establishment;

4.1.3 subject to Section 71(5) of the Regulation, an application for a new Manufacturer Licence (i.e. a brewery licence, a distillery licence or a winery licence), if the application requests a lounge endorsement and/or a special event area endorsement;

4.1.4 subject to Section 71(5) of the Regulation, an application to add a lounge endorsement and/or a special event area endorsement to an existing Manufacturer Licence;

4.1.5 subject to Section 71(5) of the Regulation, an application for any of the following amendments to a Manufacturer Licence endorsed with a lounge endorsement or a special event area endorsement:

4.1.5.1 a permanent extension of hours of liquor service for the service area under the endorsement;

4.1.5.2 a permanent increase in the person capacity of the service area under the endorsement; and

4.1.5.3 the permanent addition of a patio;

4.1.6 an application for a new Food Primary Licence, if the applicant requests one or more of the following:

4.1.6.1 a temporary use area endorsement;

4.1.6.2 hours of liquor service that extend past 1:00 A.M., and

4.1.6.3 dancing, karaoke or other types of entertainment that involve patron participation in the service area;

4.1.7 an application for any of the following amendments to an existing Food Primary Licence:

4.1.7.1 adding or amending a temporary use area endorsement;

4.1.7.2 a permanent extension of hours of liquor service if the new hours extend past 1:00 A.M.; and

4.1.7.3 permanently allowing, in a service area, dancing, karaoke or other types of entertainment that involve patron participation.

4.2 Notice of an application must be submitted to the Township's Director of Development Services and must include the information and records required pursuant to Section 71(6) of the Regulation, and the following, where applicable:

4.2.1 a complete Development Application Form (see Schedule "A" of the Development Application and Fee Bylaw 1987 No. 2470, as amended);

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 Section 4 of the Development Application and Fee Bylaw 1987 No. 2470;

4.2.4 a plan of existing and proposed building floor space including outside patio(s), existing and proposed number of seats and occupant load;

4.2.5 a site plan indicating the location and size of all buildings on the lot, patio areas, parking spaces, landscaping, buffering, entrance doorways, loading space, garbage containers, driveway aisles and access points;

4.2.6 existing and/or proposed entertainment type;

4.2.7 existing and/or proposed hours of liquor service;

4.2.8 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

4.2.9 other details of the proposed establishment as may be required by Council to facilitate its review.

4.3 Council hereby delegates to the Director of Development Services its power under Section 38(3) of the Act to provide comments and recommendations to the LCLB with respect to applications relating to new and existing Food Primary Licences.

5. Review and Consideration

5.1 Notice of a Liquor Licence application received pursuant to Section 4.2 above:

5.1.1 will first 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; and

5.1.2 will subsequently be submitted to Council to obtain Council's comments and recommendations in respect of the application.

5.2 Notice of a Liquor Licence application received pursuant to Section 4.2 must include a "public consultation process", either in conjunction with an accompanying rezoning, development permit or development variance permit application, or, if a rezoning/development permit/development variance permit is not required, in accordance with the rezoning "public process" which includes individual hearing notice mail outs, newspaper notice and a "Liquor Licencing Hearing" where affected persons may express their views to Council.

5.3 Licencing Bylaw 2016 No. 5192 prohibits exotic performances in all Liquor Licence establishments, except in a hotel holding a valid and subsistent Class "A" Liquor Licence issued on or before December 16, 1991.

5.4 In considering whether to recommend the rejection or approval of an application for a new or relocated Liquor Primary Licence to the LCLB, Council will consider the following locational criteria:

5.4.1 Generally, a new or relocated Liquor Primary establishment should not be located within 0.5 km of an existing or proposed elementary school, secondary school, church, neighbourhood park, or sub-neighbourhood park. This distance may be revised by Council if the establishment is located within a community centre or other facility owned or operated by or on behalf of the Township, or if Council otherwise considers that there are reasons which would merit a departure from this general rule.

5.4.2 Generally, a new or relocated Liquor Primary establishment should not directly abut single or multi-family residential uses or zones, or existing or proposed park sites, unless adequate buffer mechanisms are incorporated into site development plans specifically approved by Council as part of a rezoning or development permit process, or if Council otherwise considers that there are reasons which would merit a departure from this general rule.

5.4.3 A new or relocated Liquor Primary establishment may be located on the same site as a hotel or community recreational use (such as an arena or golf course) subject to adequate access and parking being provided in accordance with Township Bylaws and Policies.

5.5 Notice of Liquor Licence applications received pursuant to Section 4.2 must comply with:

5.5.1 all applicable Township bylaws including, but not limited to the following bylaws as amended from time to time:

5.5.1.1 Fire Prevention Bylaw 2013 No. 4956;

5.5.1.2 Langley Building Bylaw 2008 No. 4642;

5.5.1.3 Licencing Bylaw 2016 No. 5192;

5.5.1.4 Noise Control Bylaw 2015 No. 5172;

5.5.1.5 Subdivision and Development Servicing Bylaw 2011 No. 4861;

5.5.1.6 Highway and Traffic Bylaw 2010 No. 4758; and

5.5.1.7 Zoning Bylaw 1987 No. 2500;

5.5.2 all applicable Township policies including, but not limited to, Exterior Lighting Impact Policy No. 07-156;

5.5.3 Crime Prevention Through Environmental Design (CPTED) criteria;

5.5.4 requirements and conditions imposed by Council in connection with:

5.5.4.1 the approval of a zoning or official community plan amendment bylaw;

5.5.4.2 the issuance of a development permit, development variance permit, or building permit; or

5.5.4.3 the application review process outlined in this Section 5; and

5.5.5 requirements and conditions imposed by the LCLB pursuant to the Act or the Regulation.

6. Comments and Recommendations Provided to the LCLB

6.1 Comments provided to the LCLB in respect of a Liquor Licence application must be in writing and must include:

6.1.1 the Township's views on all of the following matters:

6.1.1.1 the impact of noise on the community in the immediate vicinity of the establishment, unless Section 6.1.1.2 or Section 6.1.1.3 applies;

6.1.1.2 in the case of an application that involves a temporary use area endorsement, the impact of noise on the community in the immediate vicinity of the proposed locations of event sites under corresponding temporary use area authorizations;

6.1.1.3 in the case of an application that involves a lounge or special event area endorsement, the impact of noise on the community in the immediate vicinity of the location of the service area under the endorsement;

6.1.1.4 the general impact on the community;

6.1.1.5 if the application is to amend a Food Primary Licence to extend the hours of liquor service past 1:00 A.M., or to allow entertainment that involves patron participation in a service area, whether the amendment may result in the service area being operated in a manner that is contrary to section 18(1)(a) of the Regulation (which states that the primary purpose of the business carried on in the service area when liquor is being sold or served must be the service of food); and

6.1.2 the views of Township residents on the application and a description of the method used to gather those views.

6.2 Recommendations provided to the LCLB in respect of a Liquor Licence application must be in writing, must specify whether the application should be approved or rejected, and must include the reasons on which they are based.

6.3 The Township must give the LCLB its comments and recommendations in respect of a Liquor Licence application within 90 days after it receives notice of the application, or within any further period authorized by the LCLB.

Attachment F

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Renewal of Existing Licences Enforcement

Policy No: 07-411
Approved by Council: 2020-06-15
Revised by Council:

1. Purpose

1.1 To set out conditions for enforcement where:

(a) an existing Licence has not been renewed or the fees have not been paid within the required timeframe; or

(b) a new owner or operator of an existing business has not obtained a new license.

2. Background

2.1 Licences are renewed on an annual basis. Annual fees for a Licence are addressed in "Schedule A" of the Licencing Bylaw.

3. Related Bylaw

3.1 Licencing Bylaw 2016 No. 5192, as amended or replaced (the "Licensing Bylaw").

4. Definitions:

4.1 The following terms in this Policy shall have the below set out definitions:

"**Licence**" means a valid and subsisting licence granted pursuant to the Licencing Bylaw.

"**Licencee**" means a person to whom a Licence has been granted pursuant to the Licencing Bylaw.

5. Policy

5.1 Departmental Enforcement of Licences

5.1.1 Where a Licence has been issued, it must be renewed on an annual basis and fees paid in accordance with the Licencing Bylaw.

5.1.2 Where a Licence has been issued, and is up for renewal, an invoice for the outstanding fees payable pursuant to the Licensing Bylaw (the "License Fees") is sent to the Licencee approximately 30 days prior to expiry of the Licence (the "Invoice"). The Invoice includes a "Due Date" by which the Licence Fees must be paid (the "Due Date"). The Invoice also contains notations stating that the Licence fees are payable by the Due Date indicated, and should the Licencee not have a valid Licence, the Licencee may result in the issuance of municipal fines.

5.1.3 Where no response to the Invoice is received from the Licencee, and the Licence fees have not been paid by the Due Date indicated on the Invoice, a reminder invoice is sent to the Licencee (the "Reminder Invoice"). The Reminder Invoice again advises the Licencee that operating without a Licence may result in the issuance of municipal fines.

5.1.4 Where no response to the Reminder Invoice is received from the Licencee, and the Licence Fees have not been paid and are over 90 days past the Due Date, a notification letter is sent to the Licencee (the "Letter Notice"), which letter may include Bylaw Offence Notice ticket(s) issued under the Licencing Bylaw.

5.1.5 Where no response to the Letter Notice is received from the Licencee within 30 days, and the License Fees remain outstanding, a second letter, including Bylaw Offence Notice ticket(s) issued under the Licence Bylaw, is sent to the Licensee.

5.1.6 Where there is a new owner or operator for a business with an existing License (the "New Owner"), and the New Owner has not obtained a new License from the Township pursuant to the Licensing Bylaw, a letter is sent to the New Owner to advise that an application and new Licence from the Township are required for the New Owner to continue operating. If no Licence application is received, and no new License issued to the New Owner by the Township, follow-up letters will be sent to the New Owner, which may include Bylaw Offence Notice ticket(s) issued under the Licensing Bylaw, until compliance is obtained, and subject to section 5.1.7 below.

5.1.7 Where attempts by staff in the Permit, Licence & Inspection Services Department to gain voluntary compliance, through renewal of an existing Licence, including full payment of the License Fees, or a new License is not obtained by a New Owner, all in accordance with this Policy, Council authorizes the General Manager, Engineering & Community Development, or their delegate, to commence and proceed with legal proceedings, in his or her discretion. The approval of this Policy by Council will constitute a resolution authorizing such legal proceedings as required by section 274 of the Community Charter, SBC 2003, c. 26, as may be amended or replaced.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LICENCING BYLAW NO. 5878

EXPLANATORY NOTE

Licencing Bylaw No. 5878 is a bylaw to regulate businesses and provide for a system of licencing.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LICENCING BYLAW NO. 5878

WHEREAS the *Community Charter,* SBC 2003, c 26 authorizes Council to, by bylaw, regulate business and provide for a system of licencing;

WHEREAS Council wishes to repeal and replace Township of Langley Business Licence Bylaw 2016, No. 5192;

AND WHEREAS Council has given notice of its intention to adopt this bylaw and has provided an opportunity for persons who consider they are affected by this bylaw to make representations to Council in accordance with section 59 of the *Community Charter*;

NOW THEREFORE, Council, in open meeting assembled, ENACTS AS FOLLOWS:

PART 1: TITLE

1. This Bylaw may be cited for all purposes as “Licencing Bylaw No. 5878”.

PART 2: INTERPRETATION

Interpretation

2.1 In this Bylaw:

(1) words importing the singular number include the plural and vice versa and words importing the neuter gender include the masculine and the feminine genders;

(2) headings given to sections are for convenience of reference only and do not form part of this Bylaw;

(3) unless expressly stated otherwise, a reference to a “section” is a reference to a section in this Bylaw and a reference to a “Part” is a reference to a Part in this Bylaw; and

(4) unless expressly stated otherwise, a reference to an enactment is a reference to an enactment of British Columbia and its regulations, as amended, revised, consolidated or replaced from time to time, and a reference to a bylaw or policy is a reference to a Township bylaw or policy, as amended, revised, consolidated or replaced from time to time.

Definitions

2.2 In this Bylaw:

(1) “**Adult Publication**” means any book, magazine, pamphlet or printed matter, however produced, which contains a visual image or representation of nudity, sexual conduct or sadomasochistic behaviour;

(2) **"Affected Licencee"** has the meaning ascribed to it in section 9.1;

(3) "**Applicable Law**" means any law, enactment, regulation, bylaw, ordinance, order, rule or policy enacted, adopted, or issued by any Governmental Authority and which applies to the operation of a Business, Non-Profit or Business Premises or any portion thereof;

(4) "**Business**" means carrying on a commercial or industrial activity or undertaking of any kind, including, without limitation, providing professional, personal or other services for the purpose of gain or profit (including, without limitation, operating a Mobile Business, operating a Cannabis Production Business and operating a Commercial Passenger Vehicle), but does not include an activity carried on by the Provincial government, by corporations owned by the Provincial government, by agencies of the Provincial government or by the South Coast British Columbia Transportation Authority or any of its subsidiaries;

(5) "**Business Premises**" means the vehicle from which a Business or Non-Profit is conducted or the Property, or portion of the Property, upon which a Business or Non-Profit is carried out;

(6) "**Cannabis**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced;

(7) "**Cannabis Processing**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced;

(8) "**Cannabis Production**" has the meaning ascribed to it in Cannabis Production Farm Bylaw 2019 No. 5496, as amended or replaced;

(9) "**Cannabis Research and Development**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced;

(10) "**Cannabis Retail**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced;

(11) "**Child**" means a person under the age of 19 years;

(12) "**Commercial Passenger Vehicle**" has the meaning ascribed to it in the *Passenger Transportation Act*, SBC 2004, c 39, as amended or replaced;

(13) "**Council**" means the Council of the Township;

(14) "**Drug Paraphernalia**" means any product, equipment, thing or material of any kind primarily used or intended to be primarily used to produce, process, package, store, inject, ingest, inhale or otherwise introduce into the human body a "controlled substance" as defined in the *Controlled Drugs and Substances Act* (S.C. 1996, c. 19), as amended or replaced;

(15) "**Entertainment Software**" means any software that provides the user with entertainment including, without limitation, computer games, video games, virtual reality experiences, mobile games, mobile applications, and downloadable content associated therewith;

(16) "**ESRB**" means the Entertainment Software Rating Board;

(17) "**Governmental Authority**" means any government, parliament, legislature, administrative or regulatory agency, board, tribunal or commission; any other authority charged with the administration or enforcement of legal requirements; or any person acting under the authority of any of the foregoing, other than the Township;

(18) "**Highway**" has the meaning ascribed to it in the *Community Charter*;

(19) "**Hotel**" has the meaning ascribed to it in the Zoning Bylaw;

(20) "**IMBL Municipality"** means the Township and any other municipality which has adopted a bylaw with the same, or substantially the same, provisions as the Intermunicipal Business Licence Bylaw No. 5960, as amended or replaced;

(21) "**Licence**" means a valid and subsisting licence granted pursuant to this Bylaw;

(22) "**Licence Application**" has the meaning ascribed to it in section 4.1;

(23) "**Licence Inspector**" means the person appointed by Council to the position of Director, Permits, Licences and Inspections, his or her designates and authorized agents;

(24) "**Licencee**" means a person to whom a Licence has been granted pursuant to this Bylaw;

(25) "**Mobile Business**" has the meaning ascribed to it in the Intermunicipal Business Licence Bylaw No. 5960, as amended or replaced;

(26) "**Multi-Year Business Licence**" means a Licence issued to a Business in Group A of Schedule A that is valid for a period of two, three, five or ten calendar years from the date of the Licence Application for the Licence; and where the multi-year licence fees are paid in their entirety at the time of application;

(27) "**Non-Profit**" means any entity that is a non-profit organization or a registered charity under the *Income Tax Act*, R.S.C., 1985, C.1, as amended or replaced;

(28) "**Property**" means any lot, block or other area in which land is held or into which it is subdivided in the Township of Langley, but does not include a Highway in the Township of Langley;

(29) "**Reconsideration Meeting**" has the meaning ascribed to it in section 9.3(1);

(30) "**Township**" means the Corporation of the Township of Langley;

(31) "**Township Clerk**" means the person appointed by Council to the position having that name, his or her designates and authorized agents;

(32) "**Township of Langley"** means the geographic area subject to regulation by the Township; and

(33) "**Vulnerable Adult**" has the meaning ascribed to in the Criminal Records Review Act

(34) "**Zoning Bylaw**" means Zoning Bylaw 1987 No. 2500, as amended or replaced.

PART 3: LICENCE REQUIREMENTS

Licence Required

3.1 Except as provided for in section 3.3, no person shall operate, or permit another person to operate, a Business or Non-Profit in the Township of Langley without a Licence.

3.2 A Licence is not required to hold:

(1) a "parade" or "special event", as defined in the Highway and Traffic Bylaw 2010 No. 4758, as amended or replaced, and as authorized by a permit issued pursuant to that bylaw;

(2) a "special event", as defined in the Township of Langley Public Spaces Regulation Bylaw 2018 No. 5298, as amended or replaced, and as authorized by a permit issued pursuant to that bylaw; or

(3) a "special event", as defined in the Township of Langley Special Events Bylaw 1997 No. 3733, as amended or replaced, and as authorized by a permit issued pursuant to that bylaw.

Multiple Licences May Be Required

3.3 A separate Licence is required in respect of each Business or Non-Profit in the Township of Langley and for each Business Premises. For certainty:

(1) a person who carries on multiple Businesses, Non-Profits or more than one licence type as specified in Schedule A at one Business Premises must apply for and maintain a separate Licence in respect of each Business or Non-Profit; and

(2) a person who carries on one Business or Non-Profit at multiple Business Premises must apply for and maintain a separate Licence in respect of each Business Premises.

PART 4: LICENCE APPLICATIONS

Submitting a Licence Application

4.1 An application for a Licence (a "**Licence Application**") shall:

(1) be made in the form provided by the Licence Inspector for that purpose, which may be amended by the Licence Inspector from time to time;

(2) contain the following information:

(a) a description of the Business or Non-Profit;

(b) a description of the Business Premises, including its civic address and its square footage;

(c) the number of persons working for the Business or Non-Profit; and

(d) any other information required by the Licence Inspector, in their sole discretion;

(3) be accompanied by payment of the Licence fee specified for the Business or Non-Profit in Schedule "A"; and

(4) be signed by the owner of the Business or Non-Profit, or his or her duly authorized agent.

4.2 No person shall provide false or inaccurate information in a Licence Application.

Considering a Licence Application

4.3 Upon receipt of a Licence Application, the Licence Inspector may, in their sole discretion:

(1) request further information or documentation from the applicant with respect to the Business, Non-Profit or Business Premises;

(2) refer the Licence Application to one or more Township departments to determine whether the Business, Non-Profit and Business Premises described in the Licence Application comply with all applicable Township bylaws including, without limitation:

(a) the Zoning Bylaw;

(b) the Langley Building Bylaw 2008 No. 4642, as amended or replaced; and

(c) the Fire Prevention Bylaw 2013 No. 4956, as amended or replaced;

(3) for a Licence Application for a Business or Non-Profit that is a daycare or assisted living facility, refer the Licence Application to one or more Governmental Authorities to determine whether the daycare or assisted living facility Business

or Non-Profit and Business Premises described in the Licence Application comply with all Applicable Laws, other than Township bylaws;

(4) contain true copies of all licences, approvals, and permits required by all Applicable Laws with respect to the operation of the Business or Non-Profit, unless otherwise specified in writing by the Licence Inspector;

(5) contain true copies of all certifications or other evidence of qualifications required by all Applicable Laws with respect to persons working for the Business or Non-Profit;

(6) if the Licence Application is for a Licence to operate in the Township of Langley and other IMBL Municipalities, refer the Licence Application to any of the other IMBL Municipalities, as the Licence Inspector deems appropriate;

(7) request a detailed floor plan showing, without limitation, the dimensions and description of use of all areas of the Business Premises; and

(8) subject to section 16 of the *Community Charter*, inspect, or authorize other Township officials to inspect, the Business Premises.

4.4 For certainty, the Licence Inspector has the same powers in respect of:

(1) a Licence Application for a Business or Non-Profit that has never been previously granted a Licence; and

(2) a Licence Application for a Business or Non-Profit that has previously been granted a Licence.

Licence Fees

4.5 The licence fees set out in Schedule “A” are hereby imposed and Schedule “A” is incorporated in and expressly made part of this Bylaw. Every applicant for a Licence must pay to the Township of Langley at the time of application, the applicable Licence fees set out in Schedule “A” and no Licence will be issued until payment of the fee is made in full to the Township of Langley.

4.6 On a renewal of a Licence, a 5% penalty will be added to all Licence fees remaining unpaid 30 days after the due date. An additional 5% penalty will be added to all Licence fees remaining unpaid 90 days after the due date.

4.7 Without limiting Part 12 of this Bylaw, any person who operates or permits the operation of a Business or Non-Profit without a valid Licence, including, without limitation, any person who has not paid Licence fees within 90 days of those fees becoming due, commits an offence and may be subject to a penalty under the Bylaw Notice Enforcement Bylaw 2008 No. 4703.

Licence Fee Refunds

4.8 If a Licence Application is withdrawn before the Licence Inspector has begun considering the Licence Application, the applicant shall be refunded their entire Licence fee payment.

4.9 If a Licence Application is refused by the Licence Inspector, and is not approved by Council on any requested reconsideration, the applicant shall not be refunded their Licence fee payment.

4.10 If a Licence Application is withdrawn after the Licence Inspector has begun considering the Licence Application, the applicant shall not be refunded their Licence fee payment.

4.11 If a Multi-Year Licence is withdrawn within 180 days of the approval of the Business Licence, a partial refund will be issued deducting the equivalent of one year of base Licence fees. If a Multi-Year Licence is withdrawn after 180 days of its approval, refunds may be issued in the sole discretion of the Licence Inspector.

PART 5: GRANTING A LICENCE

Granting a Licence

5.1 Subject to section 6.1, the Licence Inspector may grant a Licence to an applicant if the Licence Inspector is satisfied that the applicant, the Business or Non-Profit and the Business Premises described in the applicant's Licence Application:

(1) comply with all Applicable Laws; or

(2) will comply with all Applicable Laws within a period specified by the Licence Inspector.

Terms and Conditions of a Licence

5.2 The Licence Inspector may grant a Licence on terms and conditions including, without limitation, terms, and conditions with respect to any one or more of the following:

(1) the duration of a Licence;

(2) the hours of operation of the Business or Non-Profit;

(3) the maximum number of patrons or occupants permitted at the Business Premises; and

(4) other terms and conditions the Licence Inspector reasonably considers necessary or desirable to ensure compliance with all Applicable Laws.

5.3 Every Licencee shall comply with the terms and conditions of their Licence.

Effect of a Licence

5.4 A Licence granted pursuant to section 5.1 authorizes the Licencee to operate the Business or Non-Profit described in the Licence at the Business Premises described in the Licence in accordance with all Applicable Laws, for the period specified in the Licence, and subject to the terms and conditions set out in the Licence.

5.5 A Licence is not a representation by the Township to the Licencee or to any other person that the Business or Non-Profit named in the Licence complies with any or all Applicable Laws.

Period of Validity

5.6 Unless otherwise provided in the Licence, a Licence is valid for a period of one, three, five or ten calendar years from the date of the Licence Application for the Licence.

5.7 For certainty, the Licence Inspector may grant a Licence for any period the Licence Inspector deems appropriate, in their sole discretion.

PART 6: REFUSING A LICENCE

Refusing a Licence

6.1 The Licence Inspector may refuse a Licence for reasonable cause.

6.2 Without limiting what constitutes reasonable cause for refusing a Licence, the following may constitute reasonable cause:

(1) the applicant for the Licence fails to provide information or documentation requested by the Licence Inspector in connection with the applicant's Licence Application within a reasonable time period;

(2) the applicant for the Licence unreasonably refuses to provide the Licence Inspector, or other Township departments to which the Licence Application has been referred, with access to the Business Premises for the purpose of determining whether the Business or Non-Profit and the Business Premises comply with all Applicable Laws;

(3) the applicant for the Licence, the Business or Non-Profit described in the Licence Application, or the Business Premises described in the Licence Application, do not comply with all Applicable Laws; or

(4) the applicant has engaged in misconduct that, in the opinion of the Licence Inspector, relates to the Business, Non-Profit or the Business Premises and which, in the opinion of the Licence Inspector, warrants the refusal of the Licence.

6.3 When considering whether to refuse a Licence, the Licence Inspector may consider any information provided to them by other Township officials, by Governmental Authorities,

or by other credible persons, in respect of the applicant, the Business, Non-Profit or the Business Premises.

Procedural Fairness

6.4 Within 14 days of refusing a Licence, the Licence Inspector shall provide the applicant with:

(1) written reasons for the refusal; and

(2) written notice of the applicant's right to have Council reconsider the Licence Inspector's decision to refuse the Licence.

PART 7: SUSPENDING OR CANCELLING A LICENCE

Suspending or Cancelling a Licence

7.1 The Licence Inspector may suspend, cancel, or refuse to renew a Licence for reasonable cause.

7.2 Without limiting what constitutes reasonable cause for suspending, cancelling, or refusing to renew a Licence, the following may constitute reasonable cause:

(1) the Licencee fails to provide information or documentation requested by the Licence Inspector in connection with the Licencee's Licence within a reasonable time period;

(2) the Licencee unreasonably refuses to provide the Licence Inspector with access to the Business Premises for the purpose of determining whether the Business or Non-Profit and the Business Premises comply with all Applicable Laws;

(3) the Licencee violates one or more Applicable Laws;

(4) the Licencee violates a term or condition of their Licence; or

(5) the Licencee engages in misconduct that, in the opinion of the Licence Inspector, relates to the Business, Non-Profit or the Business Premises and which, in the opinion of the Licence Inspector, warrants the suspension, cancellation or non-renewal of the Licence.

7.3 When considering whether to suspend, cancel or not renew a Licence, the Licence Inspector may consider any information provided to them by other Township officials, by Governmental Authorities, or by other credible persons, in respect of the Licencee, the Business, Non-Profit or the Business Premises.

Procedural Fairness

7.4 Within 14 days after suspending, cancelling, or failing to renew a Licence, the Licence Inspector shall provide the Licencee with:

(1) written reasons for the suspension, cancellation or failure to renew;

(2) written notice of the Licencee's right to have Council reconsider the Licence Inspector's decision to suspend. cancel or not renew the Licence; and

(3) in respect of a suspension, the time period during which the suspension will be in effect and the terms or conditions the Licencee must satisfy to have the suspension lifted.

PART 8: CHANGES TO A BUSINESS, NON-PROFIT OR A BUSINESS PREMISES

Changes Requiring a New Licence Application

8.1 Subject to section 8.3, a Licencee which intends to make any of the following changes to a Business, Non-Profit or a Business Premises must submit a new Licence Application in respect of that Business, Non-Profit or Business Premises before making the proposed change:

(1) a change to the legal or operating name of the Business or Non-Profit,

(2) a change in ownership or control of the Business or Non-Profit,

(3) a change that will cause the Business or Non-Profit to cease operating for more than 30 consecutive days,

(4) a change to the location or mailing address of the Business Premises,

(5) a change that affects any term or condition of the Licence, or

(6) a change that would increase the Licence fee payable in respect of the Business or Non-Profit.

8.2 A Licence will be considered immediately invalid and suspended if any of the changes to a Business, Non-Profit or a Business Premises set out under section 8.1 occur without the Licencee obtaining a new or amended Licence in accordance with this Bylaw.

Changes Requiring a Licence Amendment

8.3 The Licence Inspector may, in their sole discretion, dispense with the requirement for a new Licence Application and amend a Licence to reflect a proposed change to a Business, Non-Profit or a Business Premises.

PART 9: COUNCIL RECONSIDERATION

Request for Reconsideration

9.1 A person affected by a Licence Inspector's decision to refuse, suspend or cancel a Licence (an "**Affected Licencee**"), may ask Council to reconsider the Licence Inspector's decision by providing a written request for reconsideration to the Township Clerk within 14 days of receiving written notice of the Licence Inspector's decision.

9.2 As soon as reasonably practicable after receipt of a request for reconsideration under section 9.1, the Township Clerk shall circulate the request to Council.

Procedural Fairness

9.3 Within 30 days of receiving a request under section 9.2, Council shall provide the Affected Licencee with:

(1) the date and time at which Council will hold a meeting to reconsider the Licence Inspector's decision (the "**Reconsideration Meeting**"); and

(2) copies of any documentation Council will rely upon in reconsidering the Licence Inspector's decision.

9.4 During the Reconsideration Meeting:

(1) Township representatives shall be provided with an opportunity to present the case for confirming the Licence Inspector's decision, including, without limitation, through oral and/or written submissions, presentation of relevant documents, and witness testimony);

(2) the Affected Licencee shall be provided with an opportunity to question the Township's witnesses (if any) and to present the case for varying or reversing the Licence Inspector's decision, through oral and/or written submissions, presentation of documents, and witness testimony;

(3) Township representatives shall be provided with an opportunity to question the Affected Licencee's witnesses (if any); and

(4) Township representatives and the Affected Licencee shall be provided with an opportunity to make closing submissions in respect of the Licence Inspector's decision with the Affected Licencee going last, subject to reply by Township representatives.

9.5 Within 14 days after the Reconsideration Meeting, Council shall confirm, vary or reverse the Licence Inspector's decision and shall provide the Affected Licencee with written reasons for its decision to do so.

9.6 If Council varies the Licence Inspector's decision, it may do so on any terms and conditions Council deems reasonable.

PART 10: GENERAL REGULATIONS

Inspections

10.1 Every applicant for a Licence shall permit the Licence Inspector reasonable access to the Business Premises in relation to which the Licence is sought for the purposes of determining, without limitation, whether the Business, Non-Profit and the Business Premises in relation to which the Licence is sought complies with all Applicable Laws.

10.2 Every Licencee shall permit the Licence Inspector reasonable access to the Business Premises in relation to which the Licence was granted for the purposes of determining, without limitation, whether the Business, Non-Profit and the Business Premises in relation to which the Licence was granted complies with all Applicable Laws.

Posting of Licence

10.3 Except as provided for in section 10.4, every Licencee shall post, or shall cause to be posted, his or her Licence in a conspicuous place on the Business Premises in respect of which the Licence was granted. The Licence Inspector may, in their sole discretion, determine whether a Licence has been posted in a conspicuous place on the Business Premises and require relocation of the placement of the Licence if not in a conspicuous place.

Carrying of Licence

10.4 If a Licencee does not maintain a Business Premises in the Township of Langley, the Licencee shall carry the Licence on their person at all times when engaged in the Business or Non-Profit for which their Licence was issued.

Surrender of Licence

10.5 A Licencee whose Licence has been suspended or cancelled shall surrender their Licence to the Licence Inspector within 7 days of receiving written notice of the suspension or cancellation.

10.6 A Licencee whose Business or Non-Profit has permanently ceased operation shall surrender their Licence to the Licence Inspector within 7 days after the Business or Non-Profit has permanently ceased operation.

PART 11: SPECIFIC REGULATIONS

Adult Publications

11.1 No person shall display, cause, or permit to be displayed an Adult Publication unless it is placed:

(1) on any shelf, the bottom edge of which is less than 119.38 centimetres from the floor; or

(2) behind a sheet of opaque plastic or other opaque substance which extends for the full length of the shelf on which the Adult Publication is placed and which extends vertically for at least 20.32 centimetres from the bottom of the shelf.

Commercial Passenger Vehicle

11.2 Every person who drives, operates or is in charge of a Commercial Passenger Vehicle shall comply with the requirements of the *Passenger Transportation Act*, SBC 2004, c 39, as amended or replaced, its regulations and this Bylaw.

11.3 Upon receipt of written notice of an application before the Passenger Transportation Board to change taxi rates or inter-city bus route reduction or minimum route frequency reduction and any related documentation (collectively, the "**Application**"), Council may do one or more of the following:

(1) Receive the Application for informational purposes only;
(2) Comment upon the Application; or
(3) Refer the Application to Township staff for further consideration or action.

Drug Paraphernalia

11.4 No person shall display, cause, or permit to be displayed Drug Paraphernalia on a Business Premises unless expressly permitted to do so by Applicable Laws.

11.5 No person shall sell Drug Paraphernalia to a Child from a Business Premises unless expressly permitted to do so by Applicable Laws.

Entertainment Software

11.6 A Licencee operating a Business or Non-Profit which offers Entertainment Software to the public, or which offers internet access to the public, shall take all steps necessary (including, without limitation, the installation of software), to ensure that no Child on their Business Premises is permitted to play or view Entertainment Software that the ESRB has rated as inappropriate for that Child's age.

Exotic Performances

11.7 Except in a Hotel holding a valid and subsisting Class "A" liquor licence issued by the provincial Liquor Licencing and Control Branch on or before December 16, 1991, no person shall permit any person to:

(1) be nude in a public area;

(2) remove a majority of that person's clothing in a public area; or

(3) expose any portion of that persons' breasts or pubic area to view by another person in a public area.

PART 12: OFFENCES AND PENALTIES

12.1 A person who violates a provision of this Bylaw commits an offence under this Bylaw.

12.2 A person who commits an offence under this Bylaw is subject to any remedies or penalties available to the Township under provincial law including, but not limited to:

(1) a bylaw notice fine issued under the Bylaw Notice Enforcement Bylaw 2008 No. 4703, as amended or replaced; and

(2) a fine of up to $10,000 or a term of imprisonment of up to 3 months upon summary conviction.

PART 13: GENERAL

13.1 If any part, section, subsection, clause or sub-clause of this Bylaw is, for any reason, held to be invalid by the decision of a court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this Bylaw shall not be affected.

13.2 Township of Langley Business Licence Bylaw 2016, No. 5192 and amendments thereto are hereby repealed.

13.3 This Bylaw is to come into force and take effect on the date of its adoption.

READ A FIRST TIME the	day of	, 2024.
READ A SECOND TIME the	day of	, 2024.
READ A THIRD TIME the	day of	, 2024.
PUBLIC INPUT HELD the	day of	, 2024.
ADOPTED the	day of	, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE A

GROUP A

Licence Type	Licence Description	Licence Fee
Automobile Service Stations, Gas Bars, Vehicle Repairs, Towing		240.00
Commercial, Retail or Office - not otherwise described	Based on gross floor area (GFA) of the premises - 0-500 Sq. Meters GFA	160.00
Commercial, Retail or Office - not otherwise described	Based on gross floor area (GFA) of the premises - 501-1000 Sq. Meters GFA	330.00
Commercial, Retail or Office - not otherwise described	Based on gross floor area (GFA) of the premise - 1100 and greater Sq. Meters GFA	485.00
Winery, Cidery, Distillery	Without a Liquor Primary Licence	525.00
Rental Accommodation	Hotels, Motels, Residential Rental Accommodation, (Apartment, Condominium, or Suite), Mobile Home Parks, Campgrounds	160.00 + 5.00 per Unit / space
Golf Course	Includes driving ranges, practice areas, instruction academies; but not banquet, restaurant, or liquor primary facilities.	330.00
Industrial or Cannabis Research and Development	0-500 Sq. Meters GFA	170.00
Industrial or Cannabis Research and Development	501-3500 Sq. Meters GFA	350.00
Industrial or Cannabis Research and Development	3501 and greater Sq. Meters GFA	525.00
Non-Profit		0.00
Restaurant	Having no liquor service	181.25
Restaurant	Having food primary Liquor service	290.00

Multi-Year Licence Fees

Licence Duration	Licence Fees
Annual (one year)	100% of base fee
2-year	90% of base fee per year
3-year	85% of base fee per year
5-year	80% of base fee per year
10-year	75% of base fee per year

GROUP B

Licence Type	Licence Description	Licence Fee
Accessory Home Occupation		92.50
Cannabis Production and/or Cannabis Processing		5,000.00
Cannabis Retail		5,000.00
Liquor Primary Facility	Neighbourhood Pub, Pub, Lounge, or other liquor primary licenced premise	2,500.00
Non-Resident	Licences cover mobile businesses, contractors, consultants, and other such entities, where they have their principal location in another jurisdiction.	290.00
Vendors	Mobile, Direct or Carnivals (Seasonal four-month Licence)	140.00
Dog Kennel – Commercial		225.00
Dog Kennel – Hobby		150.00
Intermunicipal Licence		250.00

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

ADMENDMENT BYLAW NO. 6047

EXPLANATORY NOTE

Bylaw No. 6047 amends the Fees and Charges Bylaw 2007 No. 4616 to add a fee to Schedule 5. Miscellaneous Corporate to impose an “Annual Secondary Suite Infrastructure Fee”.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

ADMENDMENT BYLAW NO. 6047

A Bylaw to Amend the Fees and Charges Bylaw 2007 No. 4616

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 No. 6047”.

2. The Township herby imposes fees and charges for an “Annual Secondary Suite Infrastructure Fee” to Schedule 5. Miscellaneous Corporate.

Annual Secondary Suite Infrastructure Fee	The Annual Secondary Suite Infrastructure Fee (the “Fee”) is payable in the calendar year of application for registration of a Secondary Suite, except if the Secondary Suite Building Permit is issued after May 1, in which case the Fee is payable in the calendar year subsequent to the calendar year that the application for registration was received. The Fee is non-refundable upon removal of a Secondary Suite, regardless of when the Secondary Suite is removed. The Fee will be rendered once annually, in each year following receipt of an application for registration of a Secondary Suite Building Permit, in accordance with the above, with the billing statement for property taxes and is payable in the same manner as and by the same due/penalty date as ordinary taxes are payable. The Fee will continue to be charged annually until the Secondary Suite is removed to the satisfaction of the Township.	$350.00

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6048

EXPLANATORY NOTE

Bylaw No. 6048 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 to remove references to the repealed “Township of Licencing Bylaw 2016 No. 5192” and replace it with “Township of Langley Licencing Bylaw No. 5878 and to remove line items associated with “No Secondary Suite Licence”.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703
AMENDMENT BYLAW NO. 6048

A Bylaw to Amend the Bylaw Notice Enforcement Bylaw 2008 No. 4703

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. 6048”.

2. The “Bylaw Notice Enforcement Bylaw 2008 No. 4703”, as amended, is further amended by:

   a) Removing the title “Township of Langley Licencing Bylaw 2016 No. 5192 and replacing it with “Township of Langley Licencing Bylaw No. 5878”.

   b) Removing the line item for “No Secondary Suite Licence”.

READ A FIRST TIME the	day of	, 2024.
READ A SECOND TIME the	day of	, 2024.
READ A THIRD TIME the	day of	, 2024.
ADOPTED the	day of	, 2024.

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT APPLICATION PROCEDURES BYLAW NO. 5760

AMENDMENT BYLAW NO. 6049

EXPLANATORY NOTE

Bylaw No. 6049 amends the Development Application Procedures Bylaw No. 5760 to add application procedures and delegation related to recommendations to the Liquor and Cannabis Regulation Branch for Liquor Licence Endorsement applications.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT APPLICATION PROCEDURES BYLAW NO. 5760

AMENDMENT BYLAW NO. 6049

A Bylaw to Amend the Development Application Procedures Bylaw No. 5760

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 "Development Application Procedures Bylaw No. 5760 Amendment Bylaw No. 6049".

2. The "Development Application Procedures Bylaw No. 5760", as amended, is further amended by:

   i. Amending Section 6.1 by inserting after the word 3.3 "or 3.4,".
   ii. After Section 6.2 inserting the following as Section 6.3 and renumbering the section accordingly:

   "6.3 Upon receipt of an application submitted in accordance with Section 3.4, the following shall apply:

   6.3.1 notice must be submitted to the Township's General Manager and must include the information and records required pursuant to Section 71(6) of the Liquor Control and Licensing Regulation, BC Reg 241/2016, as amended or replaced from time to time, and the following as applicable:

   a) a site plan indicating the location and size of all buildings on the lot, patio areas, parking spaces, landscaping, buffering, entrance doorways, loading space, garbage containers, driveway aisles and access points;
   b) existing and/or proposed entertainment type;
   c) existing and/or proposed hours of service;
   d) other details of the proposed establishment as may be required to facilitate review;
   e) Liquor Primary applications must additionally provide information on the proximity of the proposed establishment to elementary and secondary schools, places of worship, parks and residential uses or zones; and
   f) any other information as required by the General Manager in their sole discretion.

   6.3.2 (a) Subject to 6.3.2 (b), Council hereby delegates to the General Manager its power under Section 38(3) of the Liquor Control and Licensing Act, SBC 2015 c. 19, as amended or replaced from time to time, to provide comments and recommendations to the Liquor and Cannabis Regulation Branch (LCRB) with respect to the following applications:

Class of Application	**Licence Application Type**
New	Liquor Primary
Conversion	Liquor Primary
Add or amend temporary use area	Liquor Primary; Food Primary

Permanent extension of hours past 1:00am	Liquor Primary; Food Primary
Permanent extension of hours	Manufacturer
Person capacity increase	Liquor Primary; Manufacturer
Permanent patio addition	Liquor Primary; Manufacturer
Relocation	Liquor Primary
Lounge	Manufacturer
Special Event Area	Manufacturer
Patron participation	Food Primary

Section 38(2) applies to all applications in the Liquor Control and Licensing Act not listed above.

(b) With the exception of Food Primary applications, which will in all cases be delegated to the General Manager, where a minimum of three members of Council provide written indication to the Township Clerk within 14 days of an accepted application that the application should have Council consideration, the application shall be forwarded to Council for consideration and the power of review of these applications is not delegated to the General Manager. For greater certainty, this subsection does not apply to any Food Primary applications, which are subject to review only by the General Manager.

6.3.3 where Section 6.3.2 (b) applies, notification pursuant to Section 8.2 of this Bylaw applies directing a written submission opportunity only."

READ A FIRST TIME the	day of	, 2024.
READ A SECOND TIME the	day of	, 2024.
READ A THIRD TIME the	day of	, 2024.
ADOPTED the	day of	, 2024.

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 7, 2024 – REGULAR MEETING	**REPORT:**	24-197
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0121
SUBJECT:	REZONING APPLICATION NO. 100776 (ESSENCE PROPERTIES (JERICHO CROSSING) INC. / 7900 BLOCK OF FUTURE 199B STREET)		

PROPOSAL:

Application to amend Comprehensive Development Zone CD-181 to add "Licensee Retail Store" as a permitted use on the ground floor in a future commercial unit in a mixed-use building in the 7900 Block of future 199B Street.

RECOMMENDATION SUMMARY:

That Council give first, second, third and final reading to Bylaw No. 6051.

RATIONALE:

The proposal is compatible with the provisions of the Willoughby Community Plan and the Jericho Sub-Neighbourhood Plan.

RECOMMENDATION:

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties (Jericho Crossing) Inc.) Bylaw No. 6051 amending the text of Comprehensive Development Zone CD-181 by adding "Licensee Retail Store" as a permitted use for property located in the 7900 Block of future 199B Street.

EXECUTIVE SUMMARY:

Pacific Land Group has applied on behalf of Essence Properties Inc. to amend Comprehensive Development Zone CD-181 to add "Licensee Retail Store" as a permitted use on the ground floor in a future commercial unit in a mixed-use building in the 7900 Block of future 199B Street. The proposal is consistent with the overall objectives of the Willoughby Community Plan and the Jericho Sub-Neighbourhood Plan.

PURPOSE:

This report is to provide information and a recommendation to Council with respect to Rezoning Bylaw No. 6051.

REFERENCE:

Owner:	Essence Properties (Jericho Crossing) Inc. 118, 3950 – 191 Street Surrey, BC V3Z 1S3
Agent:	Pacific Land Group 212, 12992 – 76 Avenue Surrey, BC V3W 2V6
Legal Description:	Lot 1 Section 22 Township 8 New Westminster District Plan EPP129609
Location:	7900 Block of future 199B Street
Area:	1.38 ha (3.41 ac)
Existing Zoning:	Comprehensive Development Zone CD-181
Willoughby Community Plan:	High Density Mixed Use
Jericho Sub-Neighbourhood Plan:	High Density Mixed Use

BACKGROUND/HISTORY:

- The subject site is designated High Density Mixed Use in the Willoughby Community Plan and High Density Mixed Use in the Jericho Sub-Neighbourhood Plan.
- On February 26, 2024 the subject site was rezoned to Comprehensive Development Zone CD-181 and Development Permit No. 101244 was issued to facilitate a mixed-use development consisting of 371 apartment units and 3,042 m^2 (32,749 ft^2) of ground floor commercial space that is currently under construction (Attachment A).

DISCUSSION/ANALYSIS:

- The proposal is to amend Comprehensive Development Zone CD-181 to add "Licensee Retail Store" (popularly known as a liquor store) as a permitted use on the ground floor in a future commercial unit in a mixed-use building in the 7900 Block of future 199B Street.
- The High Density Mixed Use land use designation supports residential, hotel and commercial (office and retail) uses on the west side of 200 Street.
- Comprehensive Development Zone CD-181 currently permits commercial uses, group children's day cares and office uses on the ground floor of mixed-use buildings.
- The applicant has confirmed the proposed location will be further than 1.0 km away from an existing or proposed Licensee Retail Store or BC Liquor Store consistent with the Provincial Liquor and Cannabis Regulation Branch's (LCRB) Liquor Policy Manual.
- The proposal is consistent with the provisions of the Willoughby Community Plan and the Jericho Sub-Neighbourhood Plan and is compatible with the surrounding area.

Adjacent Uses:

	Existing Use	Jericho Sub-Neighbourhood Plan Designation	Existing Zoning
North:	Two properties currently under application (ToL Project No. 08-22-0067) for the development of a mixed use development consisting of 740 residential units and 3,614m^2 (38,900 ft^2) of commercial area.	Commercial and High Density Mixed Use (2.5 FSR)	Suburban Residential Zone SR-2
South:	78B Avenue, beyond which are two properties, one of which is under application (ToL Project No. 08-22-0112) at 19942 – 78B Avenue for a mixed use development consisting of 185 apartments and 2,530 m^2 (27,232 ft^2) of commercial space.	High Density Mixed-Use (2.5 FSR)	Suburban Residential Zone SR-2
East:	A property currently under application (ToL Project No. 08-22-0113) for a mixed use development consisting of 290 apartment units and 2,000 m^2 (21,527 ft^2) of commercial space.	Business Park	Suburban Residential Zone SR-2
West:	199 Street, beyond which are two properties with existing single family dwellings.	Townhouse	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 6051 proposes to add “Licensee Retail Store” to the list of permitted uses in Comprehensive Development Zone CD-181 on property located in the 7900 Block of future 199B Street.
- The LCRB is responsible for the approval / issuing of licenses for Licensee Retail Stores. LCRB regulations do not require Local Government input prior to approving a license for a Licensee Retail Store. Applicants only need to provide the LCRB with confirmation that the Zoning Bylaw permits Licensee Retail Stores in the proposed location.
- The application to add “Licensee Retail Store” on a site-specific basis to Comprehensive Development Zone CD-181 will be Council’s only opportunity to provide input on the location of the proposed Licensee Retail Store.

Policy Considerations:

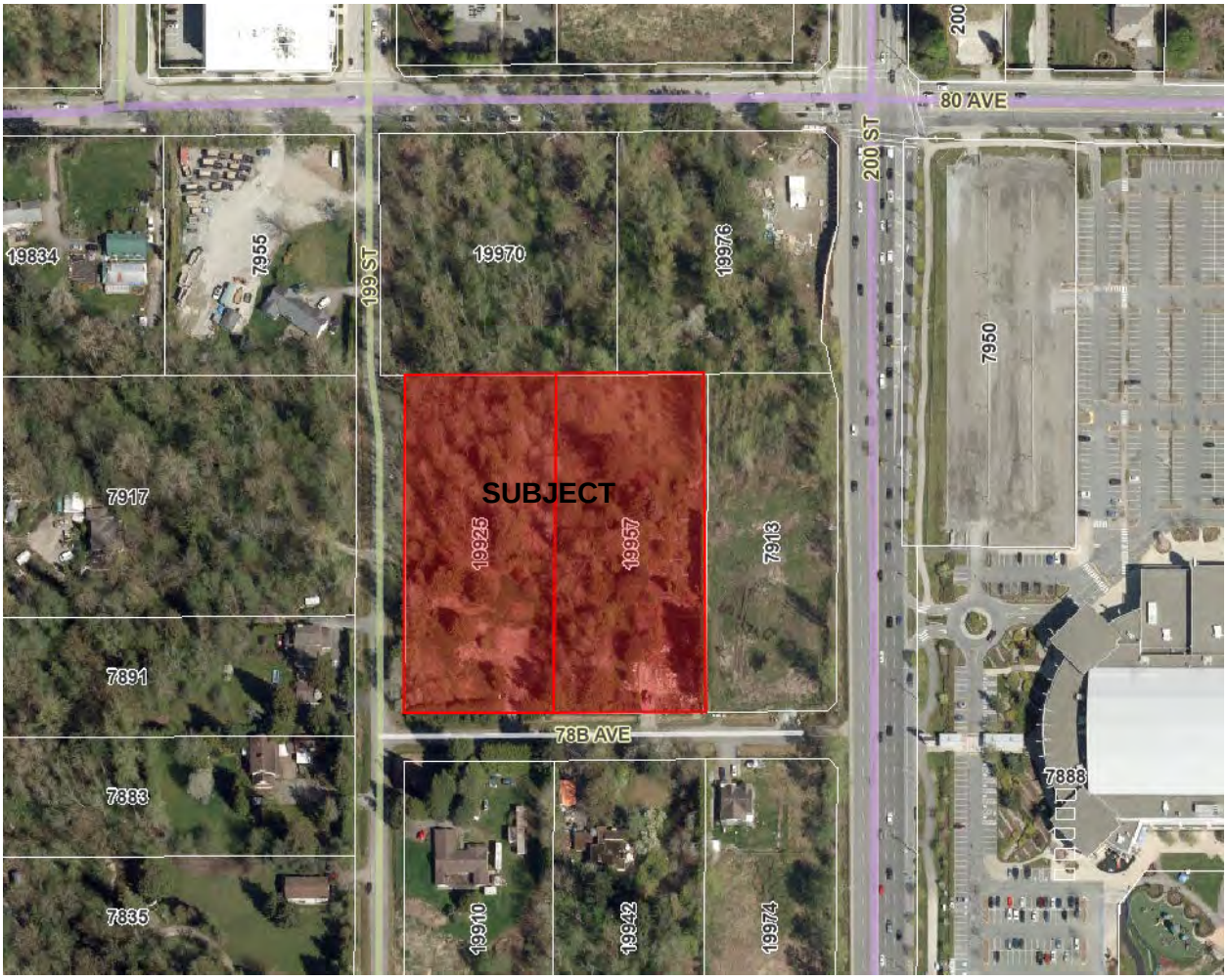
The proposed amendment to Comprehensive Development Zone CD-181 is consistent with the goals and objectives of the Jericho Sub-Neighbourhood Plan. Staff recommend that Council give first, second, third and final reading to Rezoning Bylaw No. 6051.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

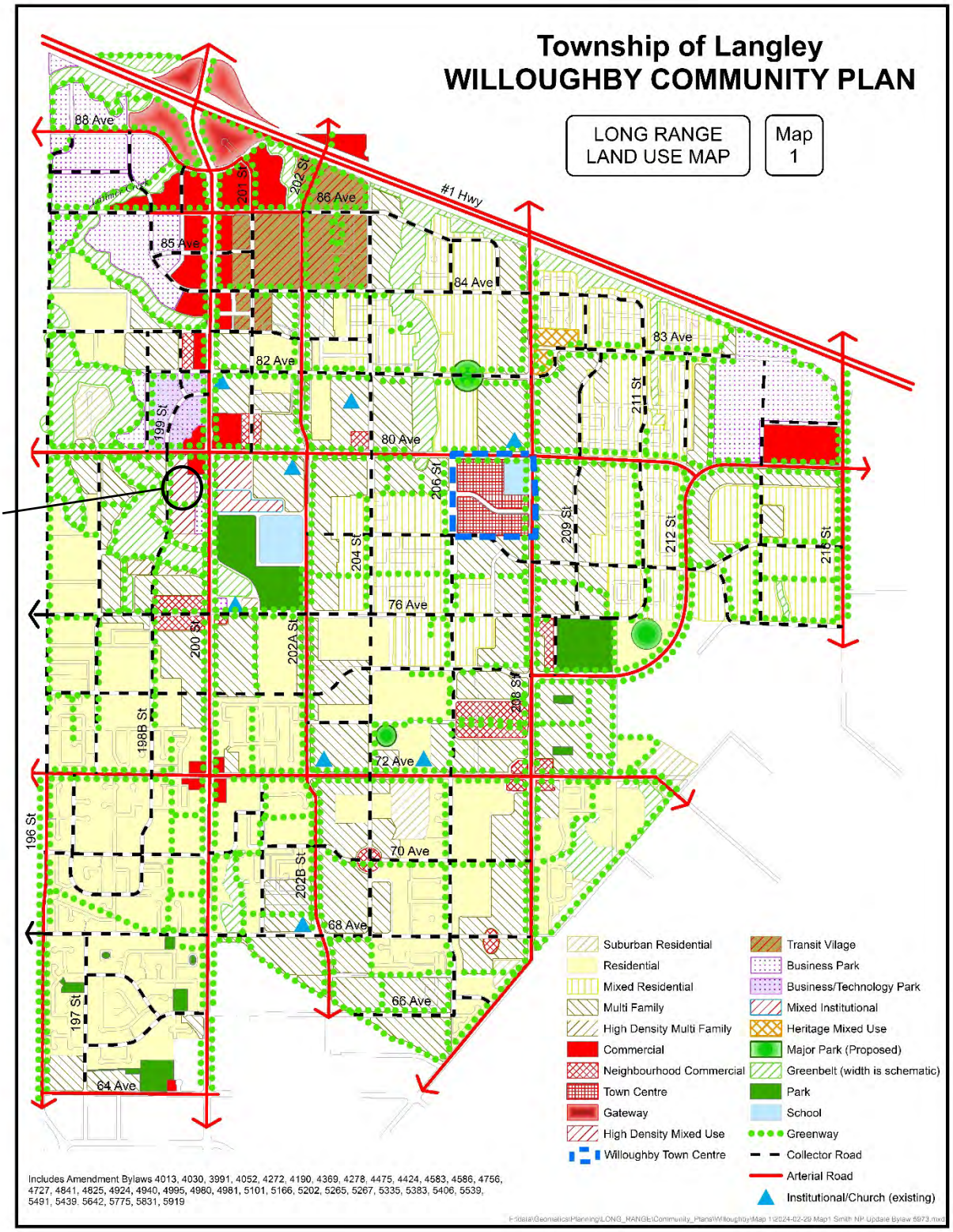
ATTACHMENT A Maps and Graphics

ATTACHMENT A



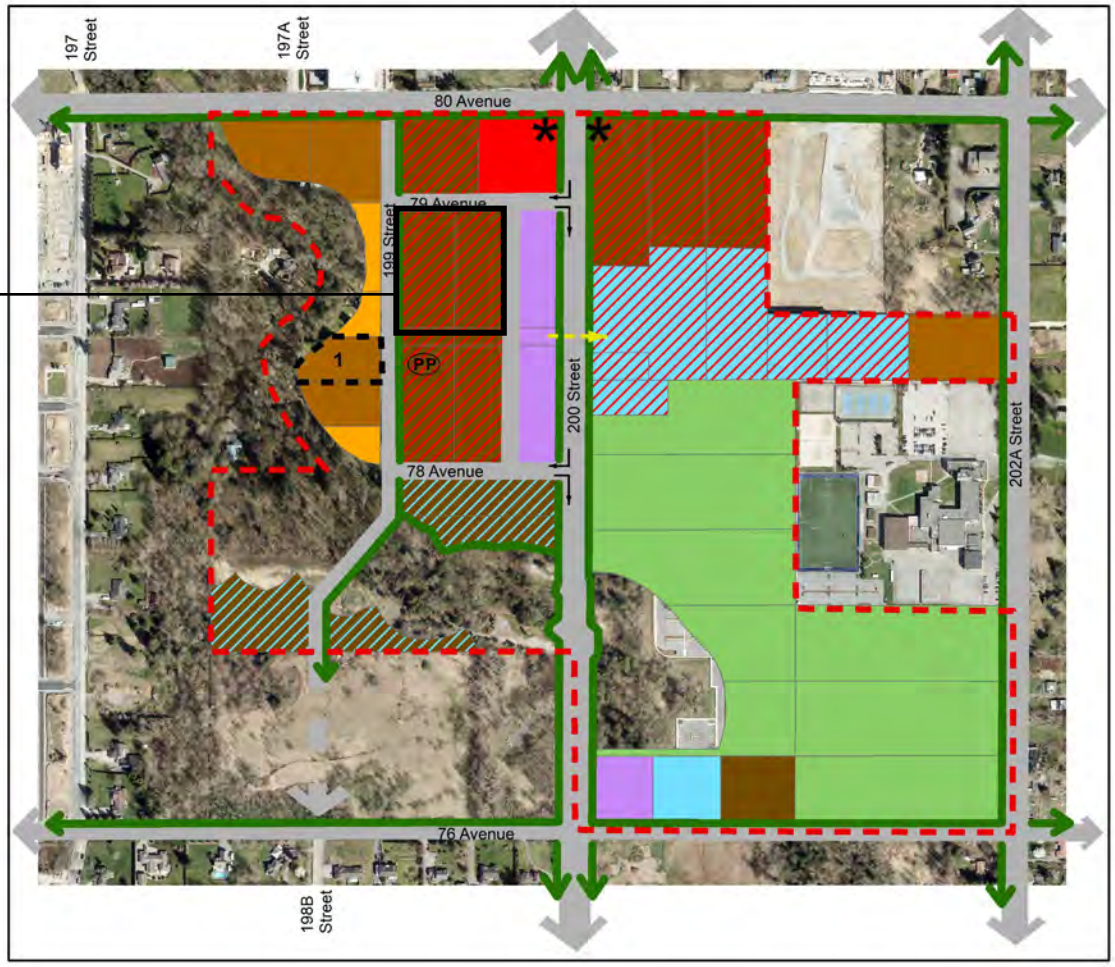
AERIAL CONTEXT MAP

SUBJECT


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
196 St
197 St
198B St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Village
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5919

Jericho - Sub-Neighbourhood Plan

SUBJECT

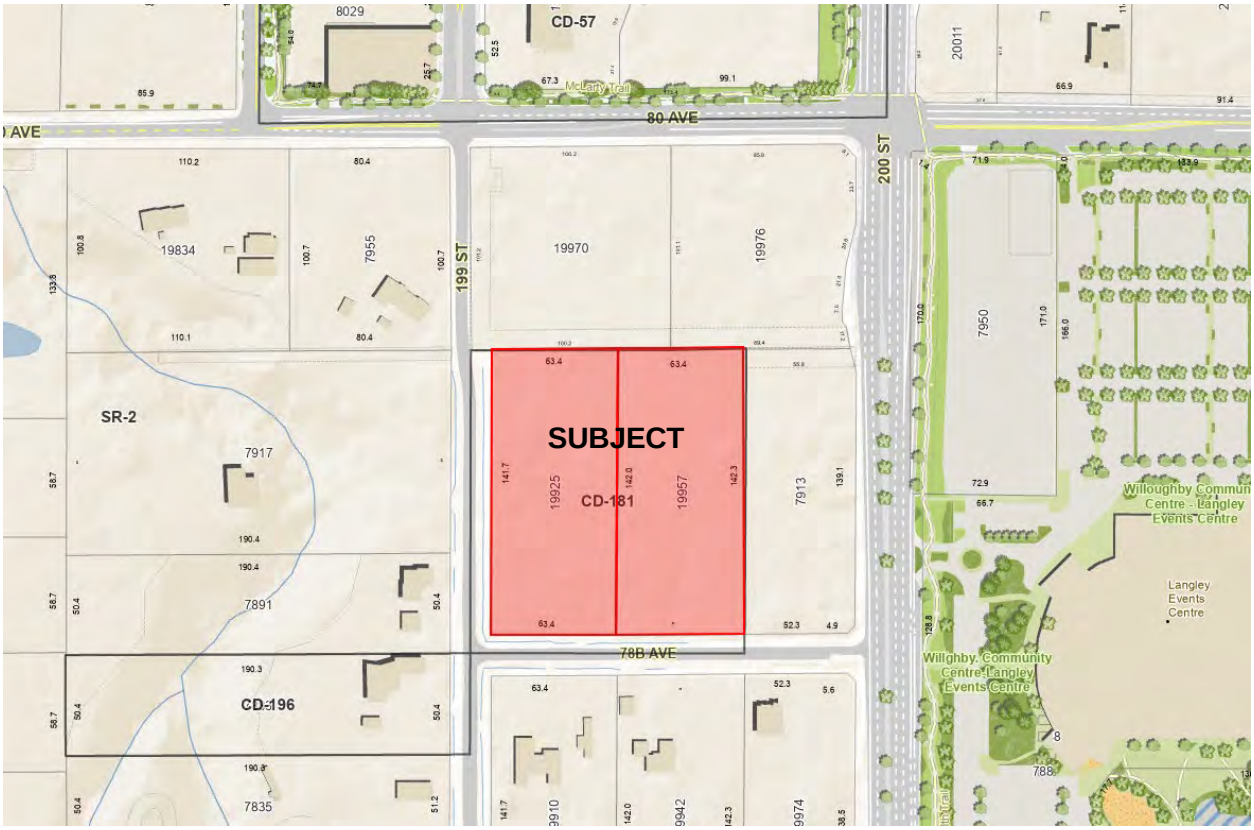


LEGEND

- Commercial
- Townhouse
- Low Density Apartment (1.4 FSR)
- High Density Apartment (2.4 FSR)
- High Density Mixed Use (2.5 FSR)
- Low Density Multi-Family and Seniors Residential/Institutional
- Business Park
- Mixed Institutional
- Institutional
- Park
- Greenway
- Landmark Features
- Pocket Park
- SNP Boundary
- Refer to Table 1.2

Includes Amendment Bylaw 4957, 5887, 5941

F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Jericho\2023\Map_4_LandUseConcept_Bylaw5941.mxd



ZONING BYLAW NO. 2500 MAP



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ESSENCE PROPERTIES (JERICHO CROSSING) INC.) BYLAW NO. 6051

EXPLANATORY NOTE

Bylaw No. 6051 amends Comprehensive Development Zone CD-181 to permit a “Licensee Retail Store” on property located in the 7900 Block of future 199B Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ESSENCE PROPERTIES (JERICHO CROSSING) INC.) BYLAW NO. 6051

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 (Essence Properties (Jericho Crossing) Inc.) Bylaw No. 6051”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:

   a. Amending 1081.1 Uses Permitted in Comprehensive Development Zone CD-181 by adding the following after the words “6) offices subject to Section 1081.3”

      7) *licensee retail store* subject to the provisions of the Liquor Control and Licensing Act and Regulations and Section 1081.3

   b. Replacing the text in 1081.3 Commercial / Office Uses in Comprehensive Development Zone CD-181 with the following:

      Commercial uses, *group children’s day cares*, office uses, and *licensee retail store*s are permitted on the ground floor of the mixed-use buildings as indicated in Section 1081.13.

NOTICE WAS GIVEN the	27	day of	September	, 2024
READ A FIRST TIME the		day of		, 2024
READ A SECOND TIME the		day of		, 2024
READ A THIRD TIME the		day of		, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COMMUNITY STANDARDS BYLAW 2019 NO. 5448

ADMENDMENT BYLAW NO. 6050

EXPLANATORY NOTE

Bylaw No. 6050 amends the Community Standards Bylaw 2019 No. 5448 to increase the hours of construction on Saturday, reduce the required number of days for which noise exemption applications are to be received and reduce the timeline for the approval process for construction sound exemption applications.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COMMUNITY STANDARDS BYLAW 2019 NO. 5448

ADMENDMENT BYLAW NO. 6050

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 “Community Standards Bylaw 2019 No. 5448 Amendment Bylaw No. 6050”.

2. The “Community Standards Bylaw 2019 No. 5448”, is hereby amended as follows:

    1. Section 10.3(b) “Construction” is amended by removing “between the hours of 9:00 a.m. and 5:00 p.m. on Saturdays” and replacing with “between the hours of 7:00am and 8:00pm on Saturdays”.

    2. Section 11.3 “Exemption Application” is amended by removing “an Exemption Application must be received by the *Municipality* at least 7 business days prior to the commencement of the *sound*” and replacing with “an Exemption Application must be received by the *Municipality* at least 5 business days prior to the commencement of the *sound*.”

    3. Section 11.4 “Grant or Denial of an Exemption” is amended by removing “Within 14 business days of receiving an Exemption Application”, and replacing with “Within 2 business days of receiving a completed Exemption Application,”

READ A FIRST TIME the	23	day of	September	, 2024
READ A SECOND TIME the	23	day of	September	, 2024
READ A THIRD TIME the	23	day of	September	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

ADMENDMENT BYLAW NO. 6045

EXPLANATORY NOTE

Bylaw No. 6045 amends the Fees and Charges Bylaw 2007 No. 4616 to add new fees to Schedule 15 to impose a fees and penalty structure for the removal of trees without a valid tree removal permit being issued.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

ADMENDMENT BYLAW NO. 6045

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 No. 6045".

2. The "Fees and Charges Bylaw 2007 No. 4616 as amended, is further amended by replacing existing Schedule 15. Tree Protection with the following:

TREE PROTECTION Fee Type	Description	Fees & Charges without tax
Tree Protection Application Fee	Protected tree cut or remove application fee (non-refundable)	$150
Cash-In-Lieu Fee for removed trees (per tree)	Imminent Failure	No Fee
	Dead, Dying, Damaged, Diseased, In Decline Beyond Expectations of Recovery	No Fee
	Building Envelope, Driveway or Septic Field Conflicts	20 to 30cm dbh $600 greater than 30cm dbh $1,200 Construction footprint for accessory building and building addition projects that may include driveway or septic field work that are in total less than 100m^2 to a maximum of $10,000 Construction footprint for accessory building and building addition projects that may include driveway or septic field work that are in total between 100 and 150m^2 to a maximum of $15,000 Construction footprint for non-accessory building and new building projects that may include driveway or septic field work to a maximum of $50,000

	Trees that are inappropriate for their species, size or location	$100
	Hedges	to be determined by Municipality
Permit fee to remove protected tree(s) (per tree)	Building Envelope, Driveway or Septic Field Conflicts	$100
	Trees that are inappropriate for their species, size or location	$100
	Hedges	to be determined by Municipality
Permit to cut or remove protected tree in imminent failure or a tree that is dead, dying, damaged, diseased or in decline beyond expectations of recovery	Protected tree cut or remove fee (per tree).	No Fee
Renewal, extension or modification of an issued permit	Protected tree cut or remove permit renewal, extension or modification fee (per tree)	$100
Re-Inspection Fee	Re-Inspection Fee for bylaw compliance (each occurrence)	$165
Permit Fees to remove Protected Tree(s) on private property without a tree permit	Protected Trees Removed Without a Permit (per tree) and or damaged by the owner beyond repair as confirmed by an arborist.	$500
	Cash in Lieu for Tree(s) removed without a permit (per tree) and or damaged by the owner beyond repair as confirmed by an arborist.	$2,000

	Penalty for Removing a Tree without a Tree Permit (per tree) and or damaged by the owner beyond repair as confirmed by an arborist	$2,000
	Site Inspection Fee when protected tree(s) removed without a permit. and or damaged by the owner beyond repair as confirmed by an arborist.	$200
Site Inspection	As required by the Township to administer the Tree Protection Bylaw	$75

READ A FIRST TIME the	23	day of	September	, 2024
READ A SECOND TIME the	23	day of	September	, 2024
READ A THIRD TIME the	23	day of	September	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PERMISSIVE TAX EXEMPTION BYLAW NO. 6058

EXPLANATORY NOTE

Bylaw No. 6058 provides for permissive tax exemptions that the Council of the Township of Langley deem desirable to exempt under the Community Charter.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PERMISSIVE TAX EXEMPTION BYLAW NO. 6058

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 “Permissive Tax Exemption Bylaw No. 6058”.

2. The land and improvement of the properties listed in Schedule “A” Heritage Properties, Schedule “B” Places of Worship, Schedule “C” Charitable / Not-For-Profit and Schedule “D” Partnering Agreement attached hereto and forming a part of the Bylaw (the “Properties”), are hereby wholly and/or partially exempt from those taxes imposed under section 197(1)(a) of the Community Charter, for a period of ten (10) years ending December 31, 2034.

3. The properties listed as Heritage in Schedule “A”

    - This Bylaw ceases to apply to any of the Properties when a property’s use no longer directly relates to the purposes of heritage and, after this, the Property is liable to taxation.

4. The properties listed as Places of Worship in Schedule 'B'

    - That are up to one (1) hectare in size, all such land shall be exempt.
    - That exceed one (1) hectare in size, the area of land shall be exempted up to one (1) hectare or eight (8) times the mandatory exempted footprint (area) of the Place of Worship buildings and halls, whichever is greater.
    - A property adjacent to and owned by the Place of Worship in Schedule ‘A’ that are used as a parking lot for the Place of Worship, are exempt up to one (1) hectare if this area is used for the purpose of parking for the Place of Worship services.
    - Where there is a residence located on the same property as a Place of Worship in Schedule ‘A’, the residence and any ancillary buildings and the land upon which the residence and ancillary buildings stands, as well as any area of land deemed to be associated with the use and enjoyment of the residential and ancillary buildings, shall be assessed, and taxed as residential property.
    - This Bylaw ceases to apply to any of the Properties when a property’s use no longer directly relates to the purposes of religious worship and, after this, the Property is liable to taxation.

5. The properties listed as Charitable / Not-For-Profit in Schedule “C”

    - This Bylaw ceases to apply to any of the Properties when a property’s use no longer directly relates to the purposes of the charitable / not-for-profit organization, after this, the Property is liable to taxation.

- Council has limited the Township's support to those organizations which meet the parameters set out in Schedule "C". Council has instituted a limit of $75,000 on permissive property tax exemptions for charitable / not-for-profit organizations. Exempt from this clause are public hospital parking lots.

6. The properties listed in Partnering in Schedule "D"

    - This Bylaw ceases to apply to any of the Property when a property's use no longer directly related to the purposes of the Partnering Agreement and the property is liable to taxation.

7. Every property receiving a permissive tax exemption in the following Schedules "A", Schedule "B", and Schedule "D" must complete an application form annually, provide the required documentation and submit to the Township of Langley no later than May 31 to ensure that all properties listed in this these schedules meet the eligibility requirements.

8. The schedules to this Bylaw are integral parts of this Bylaw.

9. In this Bylaw words importing the singular number include the plural number and vice versa.

10. Charitable and Not-For-Profit Tax Exemption Bylaw 2014 No. 5117, and any amendments made thereto, is hereby repealed in its entirety as of January 1, 2025.

11. Churches Tax Exemption Bylaw 2014 No. 5118, and any amendments made thereto, is hereby repealed in its entirety as of January 1, 2025.

12. Heritage Tax Exemption Bylaw 2014 No. 5119, and any amendments made thereto, is hereby repealed in its entirety as of January 1, 2025.

13. Partnering Permissive Tax Exemption Bylaw 2020 No. 5245, and any amendments made thereto, is hereby repealed in its entirety January 1, 2025.

READ A FIRST TIME the	23	day of	September	, 2024
READ A SECOND TIME the	23	day of	September	, 2024
READ A THIRD TIME the	23	day of	September	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6064

EXPLANATORY NOTE

Bylaw No. 6064 provides for temporary borrowing pending the issuance of debenture securities to complete Civic Infrastructure Phase 2 Capital Works, in the amount of $29,918,765 pursuant to Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6064

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out.

WHEREAS the Council has adopted Bylaw No. 5991, cited as Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991 authorizing the borrowing of a sum not exceeding twenty-nine million nine hundred eighteen thousand seven hundred sixty-five dollars ($29,918,765) to complete Civic Infrastructure Phase 2 Capital Works.

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

This bylaw may be cited as “Temporary Borrowing (Civic Infrastructure Phase 2) Bylaw No. 6064”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of twenty-nine million nine hundred eighteen thousand seven hundred sixty-five dollars ($29,918,765), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991.

The proceeds from the sale of the debentures or so much thereof as may be necessary, shall be used to repay the money so borrowed.

READ A FIRST TIME the	23	day of	September	, 2024
READ A SECOND TIME the	23	day of	September	, 2024
READ A THIRD TIME the	23	day of	September	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6065

EXPLANATORY NOTE

Bylaw No. 6065 provides for temporary borrowing pending the issuance of debenture securities to complete Smith Athletic Park Site Preparation Capital Works, in the amount of $19,696,970 pursuant to Smith Athletic Park Site Loan Authorization Bylaw No. 5998.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6065

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out.

WHEREAS the Council has adopted Bylaw No. 5998, cited as Smith Athletic Park Site Loan Authorization Bylaw No. 5998 authorizing the borrowing of a sum not exceeding nineteen million six hundred ninety-six thousand nine hundred seventy dollars ($19,696,970) to complete Smith Athletic Park Site Preparation Capital Works.

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

This bylaw may be cited as “Temporary Borrowing (Smith Athletic Park Site) Bylaw No. 6065”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of nineteen million six hundred ninety-six thousand nine hundred seventy dollars ($19,696,970), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said Smith Athletic Park Site Loan Authorization Bylaw No. 5998.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

READ A FIRST TIME the	23	day of	September	, 2024
READ A SECOND TIME the	23	day of	September	, 2024
READ A THIRD TIME the	23	day of	September	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6066

EXPLANATORY NOTE

Bylaw No. 6066 provides for temporary borrowing pending the issuance of debenture securities to complete Smith Athletic Park Detention Works Capital Project, in the amount of $6,092,929 pursuant to Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6066

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out.

WHEREAS the Council has adopted Bylaw No. 5999, cited as Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999 authorizing the borrowing of a sum not exceeding six million ninety-two thousand nine hundred twenty-nine dollars ($6,092,929) to complete Smith Athletic Park Detention Works Capital Project.

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

This bylaw may be cited as “Temporary Borrowing (Smith Athletic Park Detention Works) Bylaw No. 6066”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of six million ninety-two thousand nine hundred twenty-nine dollars ($6,092,929), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

READ A FIRST TIME the	23	day of	September	, 2024
READ A SECOND TIME the	23	day of	September	, 2024
READ A THIRD TIME the	23	day of	September	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6067

EXPLANATORY NOTE

Bylaw No. 6067 provides for temporary borrowing pending the issuance of debenture securities to complete Smith Athletic Park Development Capital Works, in the amount of $30,596,970 pursuant to Smith Athletic Park Development Loan Authorization Bylaw No. 6000.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6067

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out.

WHEREAS the Council has adopted Bylaw No. 6000, cited as Smith Athletic Park Development Loan Authorization Bylaw No. 6000 authorizing the borrowing of a sum not exceeding thirty million five hundred ninety-six thousand nine hundred seventy dollars ($30,596,970) to complete Smith Athletic Park Development Capital Works.

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

This bylaw may be cited as “Temporary Borrowing (Smith Athletic Park Development) Bylaw No. 6067”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of thirty million five hundred ninety-six thousand nine hundred seventy dollars ($30,596,970), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said Smith Athletic Park Development Loan Authorization Bylaw No. 6000.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

READ A FIRST TIME the	23	day of	September	, 2024
READ A SECOND TIME the	23	day of	September	, 2024
READ A THIRD TIME the	23	day of	September	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 9, 2024 – REGULAR MEETING	**REPORT:**	24-167
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0241
SUBJECT:	REZONING APPLICATION NO. 100757 (1485767 BC LTD. / WONDER AND GROW LEARNING CENTER / B150 AND B155, 20487 – 65 AVENUE)		

PROPOSAL:

Application to amend Comprehensive Development Zone CD-103 to accommodate a group children's day care on a site-specific basis for units B150 and B155 in the mixed-use building located at 20487 – 65 Avenue.

RECOMMENDATION SUMMARY:

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1485767 BC Ltd.) Bylaw No. 6041.

RATIONALE:

The proposal is consistent with the provisions of the Willowbrook Community Plan.

RECOMMENDATION:

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1485767 BC Ltd.) Bylaw No. 6041 amending Comprehensive Development Zone CD-103 to add group children's day care as a site-specific permitted use.

EXECUTIVE SUMMARY:

Wonder & Grow Learning Center has applied on behalf of 1485767 BC Ltd. to amend the CD-103 zone to allow a group children's day care as a permitted use in units B150 and B155 in the mixed-use building located at 20487 – 65 Avenue.

Though not currently permitted in the CD-103 zone, group children's day cares are accommodated in many comparable commercial and comprehensive development zones.

The proposal is consistent with the provisions of the Willowbrook Community Plan. Staff recommend that Council support the rezoning amendment.

PURPOSE:

This report is to provide information and a recommendation to Council regarding proposed rezoning application RZ100757.

REFERENCE:

Owner:	1485767 BC Ltd. 106, 222 4th Street West North Vancouver, BC V7M 1H7
Agent:	Wonder & Grow Learning Center B155, 20487 – 65 Avenue Langley, BC V2Y 3K8
Legal Description:	Strata Lots 230 and 231 District Lot 311 Group 2 New Westminster District Strata Plan EPS4097
Location:	B150 and B155, 20487 – 65 Avenue
Area:	20487 – 65 Avenue: 2.3 ha (5.7 ac) B150 and B155: 179.3 m^2 (1929.9 ft^2)
Existing Zoning:	Comprehensive Development Zone CD-103
Willowbrook Community Plan:	Comprehensive Development

BACKGROUND/HISTORY:

- The subject site is designated Comprehensive Development in the Willowbrook Community Plan.
- The intent of the Comprehensive Development designation is to provide for mixed-use developments including multiple family, seniors' congregate housing, neighbourhood convenience retail and office uses.
- The site was rezoned to Comprehensive Development Zone CD-103 and Development Permit No. 100738 was issued in July 2017 (ToL Project No. 08-14-0164).
- Wonder & Grow Learning Center currently operates a child development center offering professional therapy services and supportive tutoring programs in units B150 and B155 on the ground floor of the existing mixed-use building located at 20487 – 65 Avenue.

DISCUSSION/ANALYSIS:

- The subject application is to amend the CD-103 zone to allow a group children's day care as a permitted use in units B150 and B155 in the existing mixed-use building located at 20487 – 65 Avenue.
- The group children's day care is proposed to be operated by Wonder & Grow Learning Center and will provide care for 25 children with three employees.
- The CD-103 zone permits commercial uses, subject to no individual commercial use exceeding a gross floor area of 450 m^2 (4,843 ft^2).
- The group children's day care is proposed to be located in units B150 and B155 (gross floor area of 179.3 m^2 (1,929 ft^2)) in a mixed-use building fronting 65 Avenue, with the associated outdoor play area located off site consistent with Fraser Health's Away Play Policy.
- Compliant with Section 107 of the Zoning Bylaw, the group children's day care proposes six parking spaces, three parking spaces for employees and three parking spaces for drop-off and pick-up.

- Prior to a Building Permit and Business Licence being issued for the group children's day care, the proponent will be required to:
    - receive Community Care (Fraser Health) approval
    - ensure units B150 and B155 are compliant with the BC Building Code to accommodate the proposed use
    - provide an outdoor play area approved by Community Care (Fraser Health)
    - demonstrate adequate drop-off and pick-up areas in accordance with Section 107 of the Zoning Bylaw

Adjacent Uses:

	Existing Use	Willowbrook Community Plan Designation	Existing Zoning
North:	Townhouses	Multi Family One	Comprehensive Development Zone CD-10
South:	65 Avenue beyond which is a Costco and other light industrial and commercial uses	Business Office Park	Business/Office Park Zone M-11
East:	Townhouses	Multi Family One	Comprehensive Development Zone CD-36
West:	Langley Senior's Village	Institutional	Comprehensive Development Zone CD-44

Zoning Amendment:

- Bylaw No. 6041 proposes to add group children's day care to the list of permitted uses in the CD-103 zone on a site-specific basis for units B150 and B155 located at 20487 – 65 Avenue.

Policy Considerations:

The proposed zoning amendment to allow a group children's day care as a permitted use on a site-specific basis is consistent with the provisions of the Willowbrook Community Plan. Accordingly, staff recommend that Council give first, second, third and final reading to Rezoning Bylaw No. 6041.

Respectfully submitted,

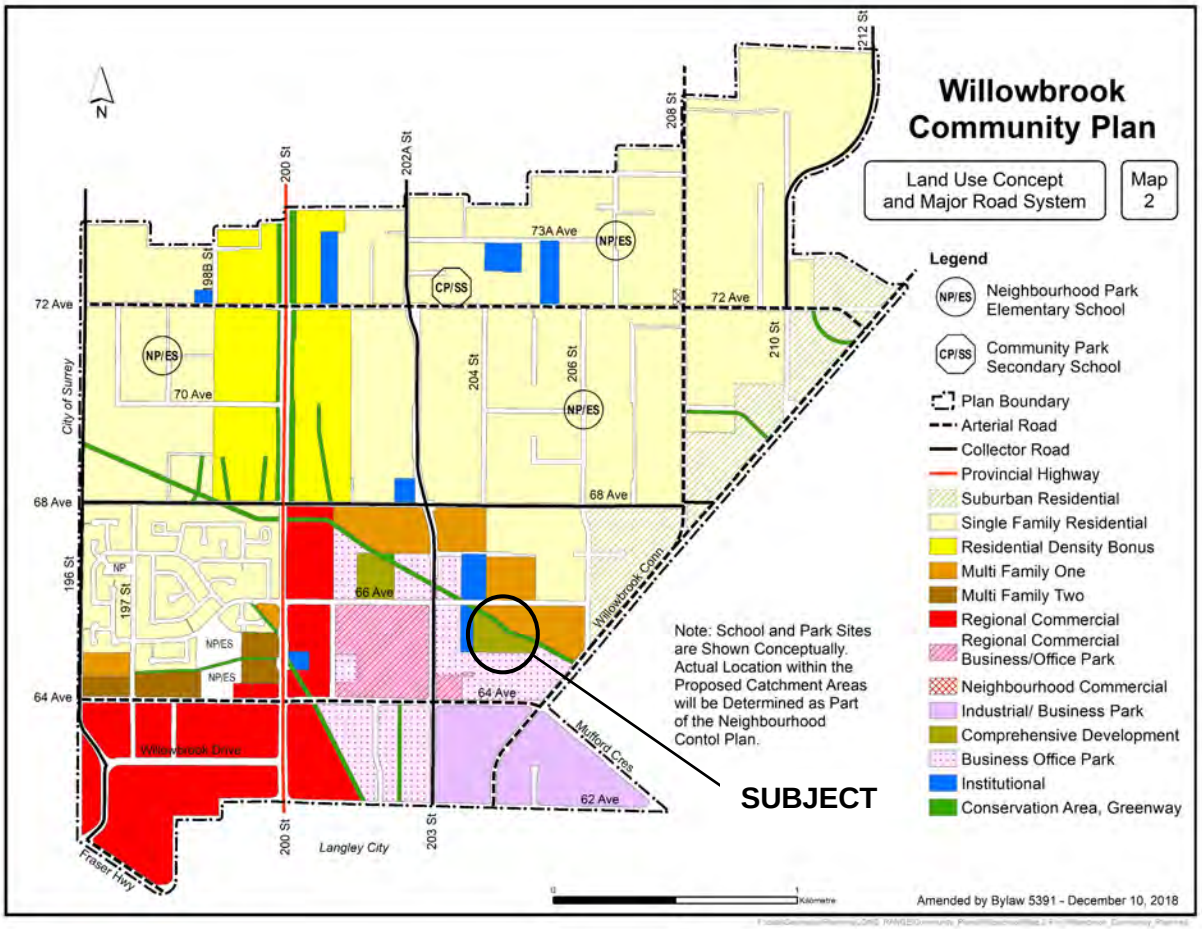
Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

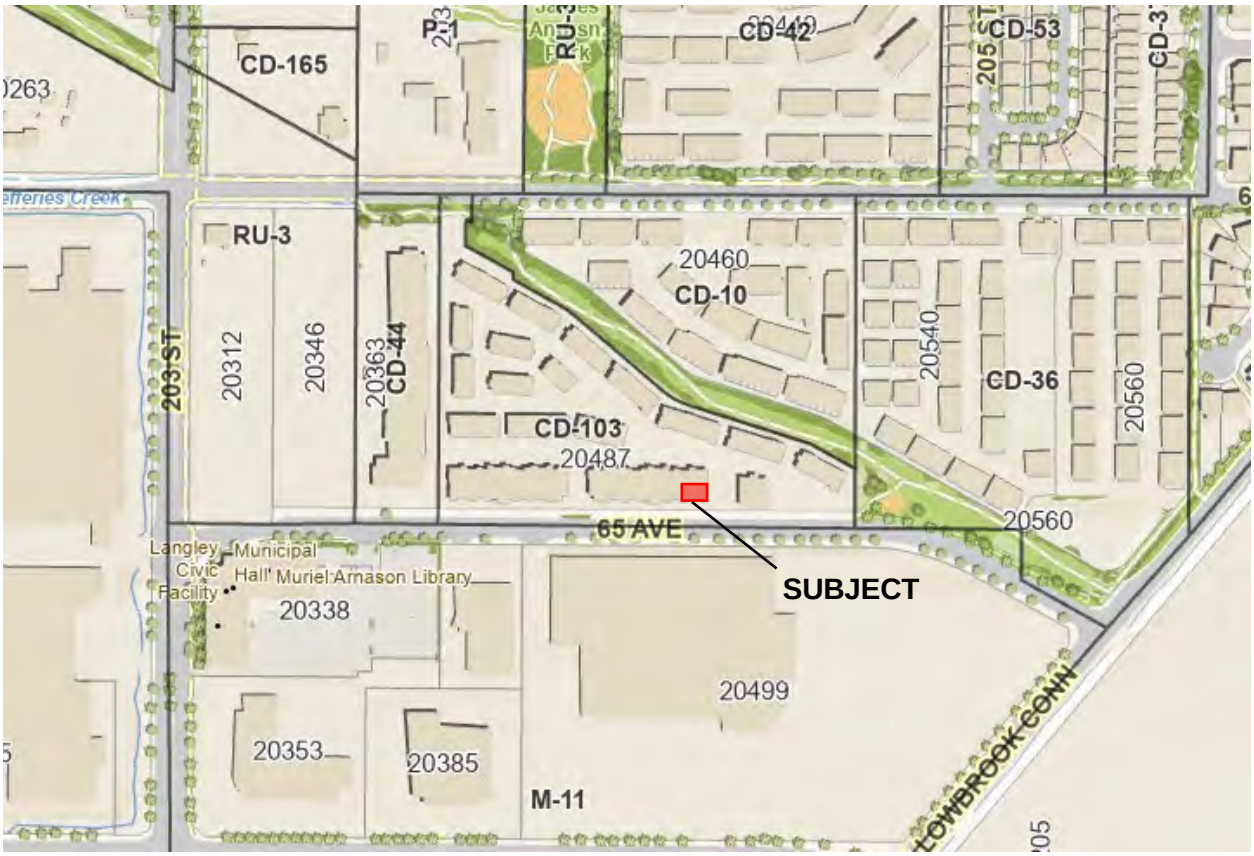
ATTACHMENT A Maps and Graphics

ATTACHMENT A

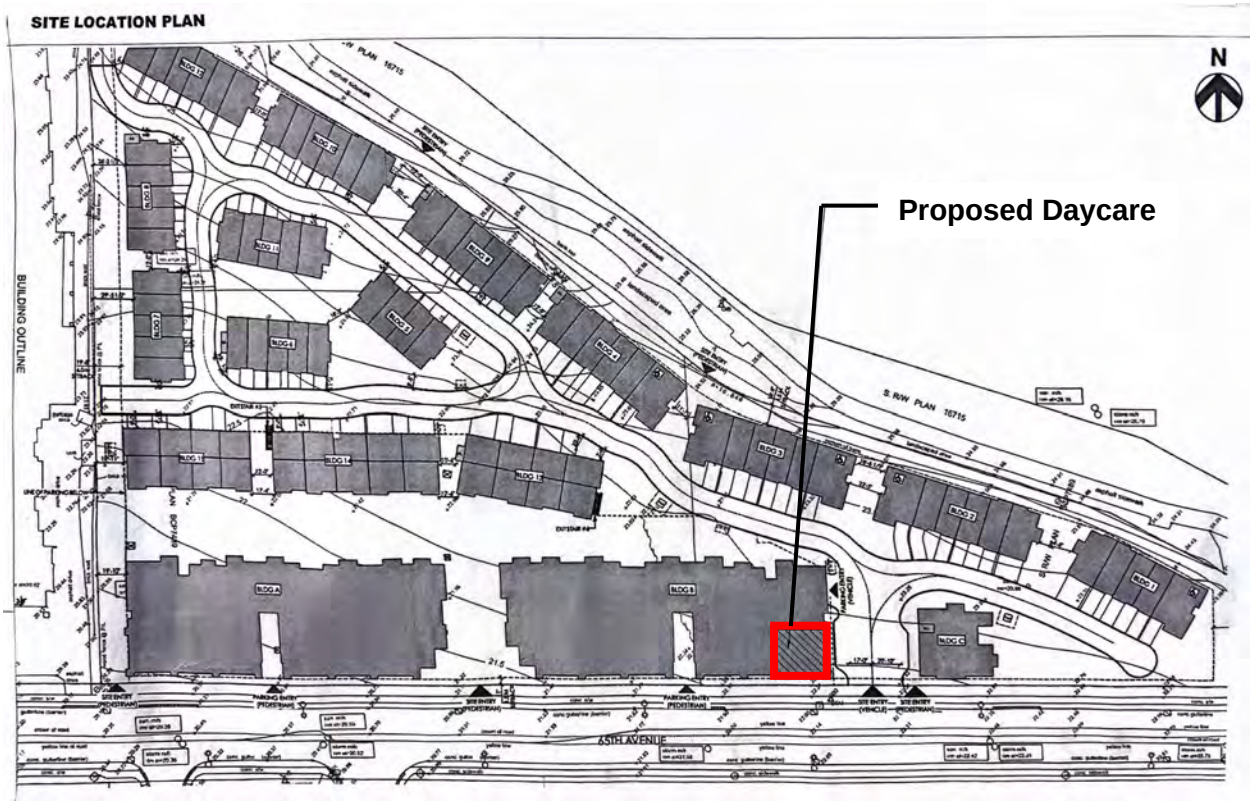


AERIAL CONTEXT MAP


Willowbrook Community Plan
Land Use Concept and Major Road System
Map 2
Legend
NP/ES Neighbourhood Park Elementary School
CP/SS 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.
SUBJECT
Amended by Bylaw 5391 - December 10, 2018
N
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
62 Ave
73A Ave
198B St
200 St
202A St
204 St
206 St
208 St
210 St
212 St
196 St
197 St
203 St
City of Surrey
Langley City
Fraser Hwy
Willowbrook Drive
Mufford Cres
Willowbrook Conn
NP
NP/ES
CP/SS



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1485767 BC LTD.) BYLAW NO. 6041

EXPLANATORY NOTE

Bylaw No. 6041 amends Comprehensive Development Zone CD-103 to include group children's day care as a permitted use on a site-specific basis on a portion of property located at 20487 – 65 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1485767 BC LTD.) BYLAW NO. 6041

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 (1485767 BC Ltd.) Bylaw No. 6041”.

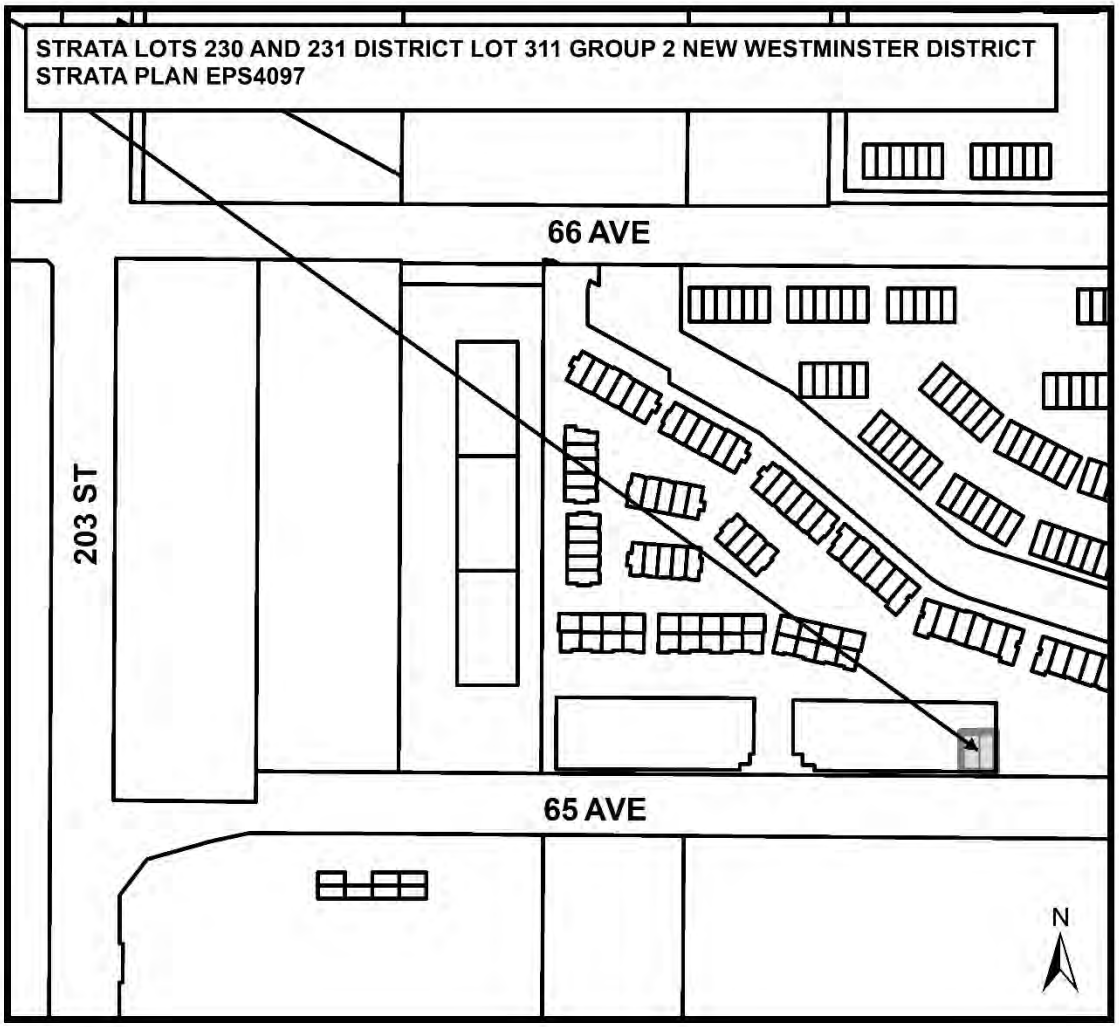
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by adding the following to Section 1003.1:

   5) *group children’s day care* on Strata Lots 230 and 231 District Lot 311 Group 2 New Westminster District Strata Plan EPS4097

NOTICE WAS GIVEN the	30	day of	August	, 2024
READ A FIRST TIME the		day of	September	, 2024
READ A SECOND TIME the		day of	September	, 2024
READ A THIRD TIME the		day of	September	, 2024
ADOPTED the		day of	September	, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6041



Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Community Amenity Contributions

Policy No:	**07-166**
Approved by Council:	**2018-07-23**
Revised by Council:	**2019-04-15**
	2019-11-18
	2021-10-18
	2022-12-12
	2023-02-13
	2023-07-24
	2023-09-25
	2023-12-04
	2024-06-10

1. Purpose

1.1 To provide administrative guidelines for a Community Amenity Contribution (CAC) Program.

2. Background

2.1 Municipalities are required to balance their budgets, which means the demand for new capital infrastructure and improvements must be kept within current fiscal and economic limits. Development Cost Charges (DCC), which are a primary source of funding especially for roads, water, sewer, stormwater systems, and park land acquisition and improvement, do not sufficiently assist in providing all facilities required for new communities.

2.2 CACs are voluntary amenity contributions by the developer as part of a rezoning process.

2.3 CACs are intended to offset the cost of providing community amenities associated with new commercial, industrial and residential development, thereby having a benefit to the community. In the event that CACs are not made to help provide the amenities, it is not necessarily in the public interest for the local government to support a rezoning. It has become common practice for many municipalities in B.C. for developers to propose, or municipalities to seek, amenities from projects that are applying for changes in use or density in order to help address the needs or impacts of new development. In this policy, the amenities are intended to be collected through a fixed rate contribution, based on a set of predetermined amenities.

3. Related Policies

3.1 The Official Community Plan (OCP) provides objectives and policies for the establishment of a community amenity contribution program. Objectives related to CACs aim to:

(a) Ensure that new development pays for the capital costs of providing new infrastructure and facilities to serve that development.

(b) Diversify revenue sources to fund new community infrastructure.

(c) Provide tools and incentives to encourage affordable housing options.

3.2 Specific policies include:

(a) Investigate potential for community amenity charges to cover the costs of facilities and amenities required for development that are not funded by DCCs.

(b) Create incentives to encourage developers to include affordable market rental housing and/or non-market housing in new developments, using community amenity contributions that include affordable housing as a community benefit (new units or cash).

4. Principles

4.1 As the Township of Langley continues to grow, new development should make a fair contribution to new community amenities, affordable housing, and other community needs, in order to meet the needs of a growing community and to contribute to managing growth pressures.

4.2 The Township of Langley will set its targets for CACs such that the cost implications for new development will be reasonable. The level of CACs will be such that there is minimal impact on new development. More specifically, the expectations for CACs are not likely to affect the financial viability of new development projects. The costs will be such that developers and landowners will still see incentives to seek higher density for residential developments.

5. Policy

5.1 The provision of community amenities will be subject to community input, Council prioritization, and available revenue. Where one developer is not expected to provide an entire amenity, the developer may pay the Township cash-in-lieu, referred to as CACs. The amenities are as follows:

(a) 13% will be Affordable Housing, and therefore 13% of CACs will go into the Affordable Housing Reserve Fund;

(b) 75% of community amenities will be Township-wide enhancements, and therefore 75% of CACs will go into a Community Amenity Contribution Fund to assist in funding amenities identified in the OCP, including the following amenities:

- Conference and Entertainment Centre
- Recreation Centre in Willowbrook
- Recreation Centre in Brookswood-Fernridge
- Indoor Pool and Community Centre in Yorkson Community Park
- Soccer Campus in the Smith Neighbourhood
- Recreation Facility at the Langley Events Centre for ice and dry floor recreation
- Additional urban parks for urban areas
- Fire Hall in North Willoughby
- Fire Hall in Brookswood-Fernridge;

- Community Police Office in Brookswood-Fernridge

(c) 5% of community amenities will be enhancements to areas within the Aldergrove Core Area Plan, and therefore 5% of CACs will go into an Aldergrove Community Amenity Fund to assist in funding amenities; and

(d) 7% of nature-based amenities will support the Climate Action Strategy, and therefore 7% will go into a Climate Action Reserve Fund to mitigate environmental impacts originating from development upon the Township of Langley for items related to corporate buildings, habitat preservation, agricultural areas, and transportation infrastructure improvements.

5.2 The Township intends to obtain contributions to civic infrastructure and amenities from new development that involves rezoning. In doing so, the Township will apply the following principles:

(a) New development should make a fair contribution to new community amenities, affordable housing, and other community needs to meet the needs of a growing community and to address some of the impacts of growth.

(b) The Township's community amenities are set out in section 5.1.

(c) The Township will set its targets for amenities (and for cash-in-lieu of amenities, referred to herein as CACs, where one developer is not expected to provide an entire amenity) such that the cost implications for new development will be reasonable. The extent of Community Amenity Contributions will be such that there is little risk that there will be any impact on the pace of new development in the Township.

(d) The Township will set targets for cash-in-lieu Community Amenity Contributions it hopes to obtain from new development. The targets as set out in Table 1 may be reviewed by Council from time to time, based on changing community needs, changing priorities, and changing market conditions.

Table 1: Township-wide Community Amenity Contributions

	Community Amenity Contributions per Dwelling Unit			
	Single Family*	Townhouse/ Rowhouse/ Duplex[1]	Apartment[2]	Required Amenity Contribution[3]
CAC Target Contribution Amounts	$16,900	$14,400	$11,000	See section 5.1

*New Single Family – per lot
[1]Townhouse / Rowhouse / Duplex or other ground-oriented dwelling unit
[2]Apartment
[3]Section 5.1 of Council Policy No. 07-166

(e) The Township will use phased development agreements or acknowledgement and release letters as the mechanisms to obtain cash-in-lieu CACs. In site by site negotiations, the Township will seek to obtain a target contribution that makes a meaningful contribution to community amenities while ensuring that land owners still have enough incentive to make land available in the redevelopment market.

(f) The Township shall utilize CAC funds in a manner that is appropriate and necessary for the purpose of servicing debt costs incurred as a result of delivering CAC capital projects.

(g) In addition to Community Amenity Contributions as set out in section 5.1, or set targets for cash-in-lieu as set out in Table 1, areas within the Urban Containment Boundary (UCB) as per Map 1, where an application includes an increase to the residential density beyond that established in the OCP or development regulations, the target CAC shall be as set out in Table 2.

Table 2: Density Bonus Contributions

Urban Areas (within the UCB)				
Use	Single Family	Townhouse / Rowhouse / Duplex	Apartment (6 storeys or less)	Apartment (7 storeys or more)
Target Contribution	$25,000 per unit	$20,000 per unit	$25 per ft^2	$20 per ft²

Calculating the contribution per ft^2 is as follows:

1.1.g.1 Apartment density is determined by a maximum floor space ratio (FSR), and the contribution per ft^2 will be based on the gross floor area exceeding the base density;

1.1.g.2 Development proposals seeking an increase above OCP densities are required to convert UPA to FSR as per the standardized UPA to FSR conversion, and the proposed FSR is below the FSR resulting from the standardized UPA to FSR conversion, a per ft^2 target contribution will apply to each additional unit based on the proponent's average unit size.

(h) For areas within the UCB as per Map 1, target rates will be based on a cash contribution proportional to the value being created by the increase in density for major OCP amendments, or development applications where:

1.1.h.1 The lot is currently designated Agriculture, Conservation & Recreation, Industrial, or Mixed Employment; and

1.1.h.2 The proposed density increase is greater than the maximum density allowed in the OCP, or development regulations.

(i) For Rural areas as per Map 1, CACs will be based on a per acre amenity contribution proportionate to the value being created by the increase in density for major OCP Amendments, or development applications where:

1.1.i.1 The lot is currently designated Agriculture, Conservation & Recreation, Industrial, Mixed Employment, or Rural; and

1.1.i.2 The proposed density increase is greater than the maximum density allowed in the OCP, or development regulations.

(j) Where lots designated Residential and significant increases in density are proposed, CACs will be based on an amenity contribution proportionate to the value being created by the increase in density for Major OCP Amendments, potentially in conjunction with or in lieu of the provisions of 5.2(g).

(k) For the Brookswood-Fernridge Neighbourhood Plan areas as per Map 1, a neighbourhood specific CAC will assist in funding amenities identified in the Official Community Plan based on the per unit target contributions as set out in Table 3.

Table 3: Brookswood-Fernridge Neighbourhood Plan Area

Brookswood-Fernridge Neighbourhood Plan Areas	Community Amenity Contributions per Dwelling Unit				
	Single Family*	Townhouse/ Rowhouse/ Duplex[1]	Apartment[2]	Employment[3]	Required Amenity Contribution[4]
CAC Target Contribution Amounts	$30,200	$25,000	$18,500	$17/ft², or $500,000/acre	See section 5.1

*New Single Family – per unit
[1]Townhouse / Rowhouse / Duplex or other ground-oriented dwelling unit
[2]Apartment
[3] Target contribution amounts for development on lands designated Employment shall be the greater of the two calculations
[4]Section 5.1 of Council Policy No. 07-166

(l) For the Smith and Williams Neighbourhood Plan areas as per Map 1, a neighbourhood specific CAC will assist in funding amenities identified in the Official Community Plan based on the per unit target contributions as set out in Table 4.

Table 4: Smith and Williams Neighbourhood Plan Area

Smith and Williams Neighbourhood Plan Areas	Community Amenity Contributions per Dwelling Unit				
	Single Family*	Townhouse/ Rowhouse/ Duplex[1]	Apartment[2]	Employment[3]	Required Amenity Contribution[4]
CAC Target Contribution Amounts	$25,000	$20,000	$17,500	$19/ft², or $550,000/acre	See section 5.1

*New Single Family – per lot
[1]Townhouse / Rowhouse / Duplex or other ground-oriented dwelling unit
[2]Apartment
[3] Target contribution amounts for development on lands designated Business Park shall be the greater of the two calculations
[4]Section 5.1 of Council Policy No. 07-166

5.3 EXEMPTIONS

Development that meets the following conditions is exempt from the CAC program:

(a) Any not-for-profit development as defined in the Development Cost Charge Waiver For Affordable And Supportive Housing Bylaw 2019 No. 5462;

(b) Where single family residential subdivisions propose fewer than three lots, the original lot is exempt, after which the CAC program applies to each new lot;

(c) Accessory dwelling units, such as a secondary suite or coach house;

(d) Duplex, triplex and fourplex dwelling units, where only one building is being constructed – only the first dwelling unit is exempt, after which the CAC program applies to each additional dwelling unit;

(e) The development of residential dwellings within the area identified in the Aldergrove Core Area Plan, including mixed-use development, that have received Third Reading from Council prior to July 31, 2024. Effective August 1, 2024 the Aldergrove Core Area will be subject to CACs applicable to Urban (see Map 1).

(f) Rezoning applications submitted prior to each subsequent amendment to this policy will be given a twelve (12) month grace period for each amendment and must receive fourth and final reading within the twelve (12) month grace period or will otherwise be subject to the amendments.

5.4 COLLECTION OF CACs

(a) Payment of the CAC shall be made to the Township, prior to Council consideration of adoption of the Zoning Bylaw amendment bylaw. At the discretion of the Director of Development Services, the provision of CACs may be secured through either a Phased Development Agreement or Acknowledgement and Release Letter. If adoption is not given by Council to the Zoning Bylaw amendment bylaw, the CAC (without interest) shall be returned to the applicant by the Township.

(b) Alternatively, payment of the CAC may be made to the Township at the time of issuance of a development permit, or where one is not required, at the time of issuance of a building permit. Where this option is selected by the applicant, an irrevocable letter of credit must be provided to the Township for the full amount of the CAC prior to Council consideration of adoption of the Zoning Bylaw amendment.

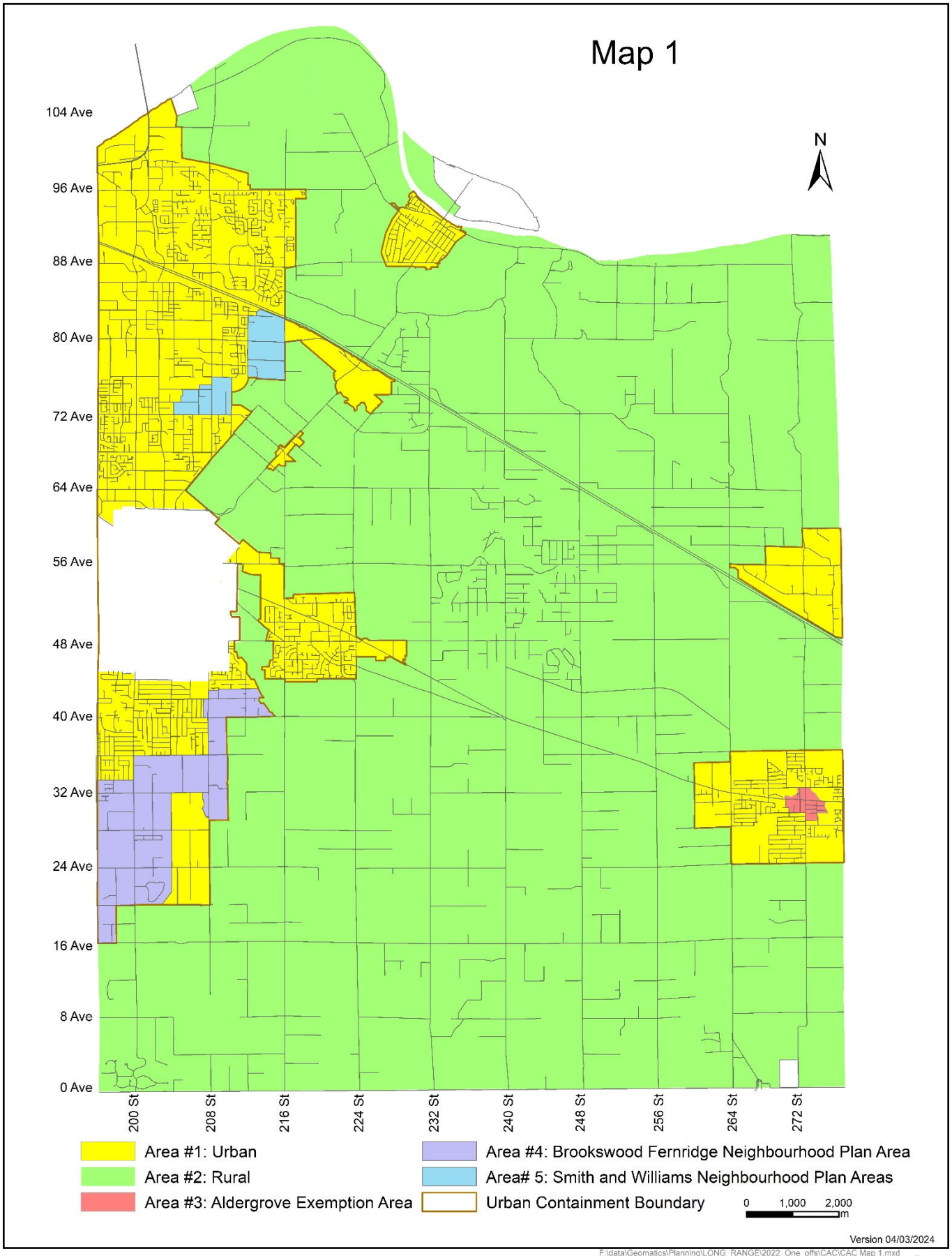
(c) Under specific circumstances, payment of CAC and Density Bonus target contribution amounts associated with residential floor space that exceeds OCP base densities may be made at the time of issuance of a Building Permit, as deemed appropriate by Council. Payment of CACs associated with base OCP densities will be required prior to Council consideration of adoption of the Zoning amendment bylaw.

5.5 Council may amend the CAC target contribution amounts and any other aspect of this Policy as it deems appropriate in response to changing needs.

5.6 Any proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and maybe recalculated to reflect the changes to the MPI from time to time

5.7 This Policy is to be administered and monitored by the Community Development Division and the Finance Division.

5.8 This Policy will be reviewed periodically to assess amenities and associated capital costs as required. Timing of the CAC Policy review will be offset so as not to overlap with the periodic review of the Development Cost Charges Bylaw to the extent possible.


Map 1
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Area #1: Urban
Area #2: Rural
Area #3: Aldergrove Exemption Area
Area #4: Brookswood Fernridge Neighbourhood Plan Area
Area# 5: Smith and Williams Neighbourhood Plan Areas
Urban Containment Boundary
0 1,000 2,000
m
Version 04/03/2024
F:\data\Geomatics\Planning\LONG_RANGE\2022_One_offs\CAC\CAC Map 1.mxd

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	OCTOBER 7, 2024
FROM:	ENGINEERING AND RECREATION, ARTS AND CULTURE DIVISIONS	**FILE NO:**	0810-30
SUBJECT:	SALISHAN PLACE BY THE RIVER UPDATE		

As a means of keeping Council informed, below is an update on the progress of the salishan Place by the River (salishan Place) construction project, along with updates on the anticipated opening timelines.

As previously stated in the June 10, 2024 Regular Council memo, the targeted gradual opening was October 2024 and we remain on track to have occupancy at some point in October and begin the gradual opening process, aligning with the approved 2024 budget. All anticipated opening timelines remain contingent upon the receipt of occupancy from our contractor, a milestone that will kickstart the launch of further activity and bring salishan Place to life.

As relayed previously, and provided below, moving into the building will occur in phases, with some components proceeding sequentially while others can be executed simultaneously.

1. **Fort Langley Library Relocation:** The library has already moved out of its previous location and is currently operating a pop-up service at the entrance of the Langley Centennial Museum. With the new library within salishan Place having its own exterior entrance, our priority is to facilitate its relocation as soon as possible. This process will be independent and estimated to last 2 - 4 weeks.

2. **Phase-by-Phase Opening:** Once occupancy is received, staff will have portions of the building, such as the reception hall, theatre, outdoor event areas, and multi-purpose rooms, that could be available for booking by the middle to end of November.

3. **Museum Systems Validation:** Concurrently another phase will include staff inspections to validate the functionality of museum-related systems. Given the delicate nature of the artifacts and collections, meticulous attention will be paid to essential components like climate control systems. Additionally, Township staff will focus on finalizing details such as thorough space cleaning, installing signage, and updating security measures. Upon confirming occupancy, timelines will be established to ensure prompt delivery of remaining equipment and fixtures within 8 -12 weeks.

4. **Collection Move and Final Setup:** Additional subsequent phases include the significant and final setup of office and storage spaces, the setup of the printmaking room, the move of the collection, and the setup of public facing displays. The collection relocation

follows strict museum standards and constitutes a substantial portion of the allotted timeframe, from 24 to 30 weeks.

It is anticipated that the process of becoming fully operational remains at approximately 7 to 8 months. If occupancy is obtained by the middle to end of October 2024, with progressive opening along the way, the facility will be at full operation by early summer of 2025.

As previously mentioned, as the facility's opening progresses, soft openings in each area will be coordinated with Mayor and Council and other invaluable stakeholders. Staff are eagerly anticipating opening this new facility and providing services to the local and broader Township community for years to come.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	OCTOBER 7, 2024
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE NO:**	LRP00023
SUBJECT:	FRASER HIGHWAY EMPLOYMENT LANDS PUBLIC ENGAGEMENT		

This memorandum is to inform Mayor and Council about an upcoming Open House for the Fraser Highway Employment Lands Area Plan (the Plan).

Date: Tuesday, October 22, 2024
Time: 5:00pm – 8:00pm
Location: Church in the Valley, 23589 Old Yale Road

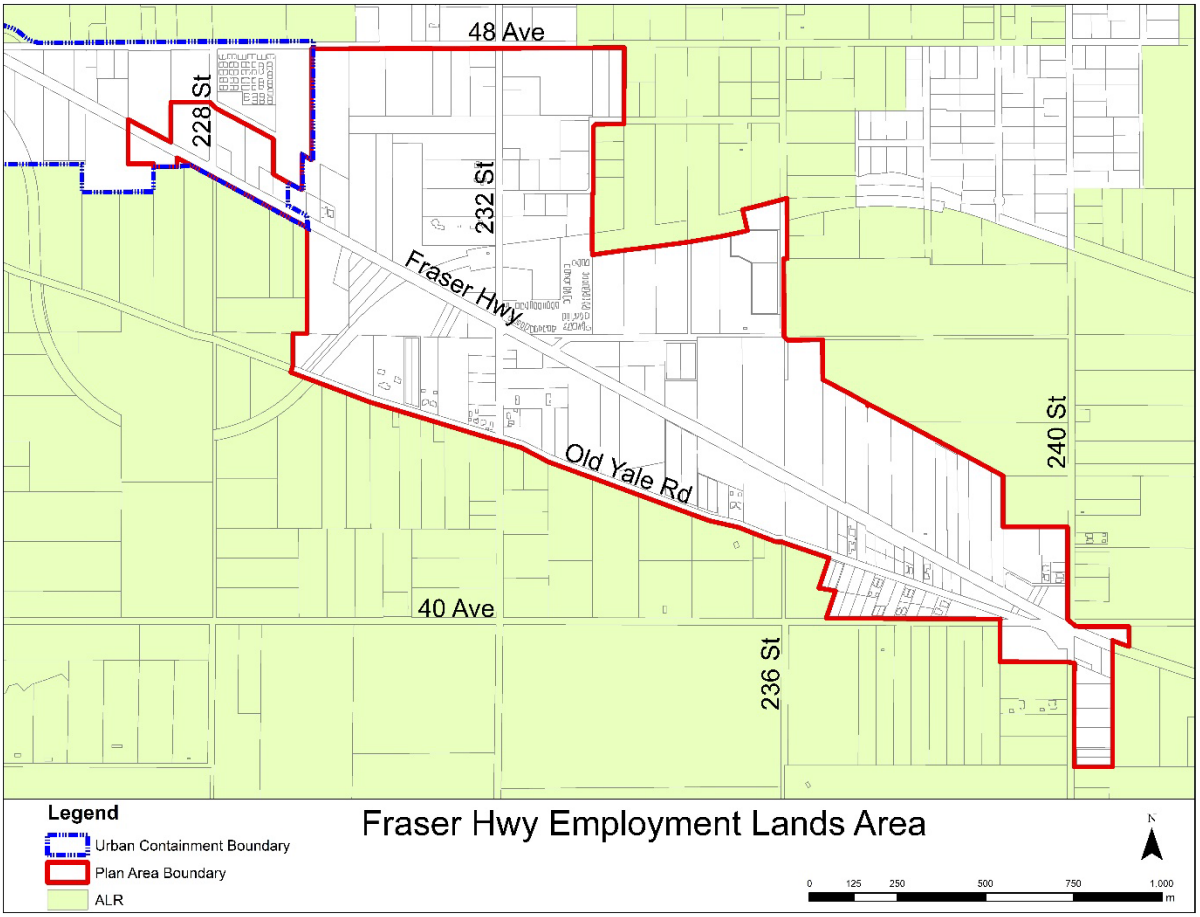
The Fraser Highway Employment Lands comprise of approximately 500 acres that are not within the Agricultural Land Reserve (Attachment A). Once complete, the Plan will increase the supply of industrial lands in the Metro Vancouver region. Thoughtful and strategic planning for these lands will ensure effective use of industrial sites, create employment opportunities for Township residents and increase the non-residential tax base. Redesignating the lands within the Plan area from Rural to Industrial will be contingent on Metro Vancouver Regional District Board approving an amendment to the Regional Growth Strategy - Metro 2050.

A project webpage will be launched and additional public engagement opportunities including Open Houses and stakeholder sessions are planned for early 2025. More information about the Plan and public engagement opportunities will be available on the Township's website at tol.ca/fhel.

ATTACHMENT A Map of Plan Area

Map of Plan Area

ATTACHMENT A



From: Molly Banerjei FOIPPA s.22(1)
Date: Wednesday, September 18, 2024 at 10:13 PM
To: MayorCouncil <mayorcouncil@tol.ca>
Subject: Request for Application to Officially Declare December as Christian...

Dear Eric Woodward,

I hope you are doing well. I am reaching out to kindly request the application needed to declare December as Christian Heritage Month. This initiative is important to us, and we would greatly appreciate your assistance in helping us begin the process.

Thank you for your time and support. I look forward to hearing from you soon.

Warm regards,
Molly Banerjei
CEO Christian Heritage Month Initiative
FOIPPA s.22(1)
www.Christianheritagemonth.ca
www.ChristianMusicFestival.org

From: MCF Info MCF:EX <MCF.Info@gov.bc.ca>
Sent: Wednesday, September 25, 2024 12:23 PM
To: INFO <info@tol.ca>
Subject: E-mail from Cory Heavener, Provincial Director of Child Welfare

Mayor Eric Woodward
Township of Langley
E-mail: info@tol.ca

Dear Mayor Woodward and Council:

As the Provincial Director of Child Welfare, it is my honour to proclaim October as Foster Family Month in British Columbia. I am delighted to take this opportunity to express my gratitude and sincere appreciation for the important role foster caregivers undertake throughout the province. Since 1990, the Government of British Columbia has declared foster family month as a time to celebrate these caregivers, who have committed to protecting and caring for some of our most vulnerable children and youth.

Fostering is a journey etched in love, hope and memories that last a lifetime. Each year, my respect and admiration for the work of foster families deepens, and I wish to express my sincere gratitude for the daily support, comfort, and guidance that they and their families offer to these children in the most difficult times in their lives.

There is no substitute for a caring, trusting relationship in the life of a child. While every child's reason for entering foster care is unique, it is the compassion, patience and understanding provided by foster parents that helps ensure they are able to thrive. The warmth and generosity that they provide, and the resulting benefits for the child's future, are the greatest gifts one can offer.

Please join me in celebrating foster families in your community for the selfless work they do for the children, youth, and families of British Columbia.

Sincerely,

Cory Heavener
Provincial Director

Sent on behalf of the Provincial Director by:

EXECUTIVE OPERATIONS
CLIENT RELATIONS
Client Relations Branch
Executive Operations
Ministry of Children and Family Development

This communication and any accompanying document is confidential and is intended solely for the addressed recipient(s). If you received this e-mail message in error, please delete the e-mail and any attachments and contact the Client Relations Branch, Ministry of Children and Family Development at: MCF.Info@gov.bc.ca.

From: FOIPPA 22(1)
To: legservicesinfo
Subject: PROCLAMATION - Lung Cancer Awareness Month, 2024
Date: Tuesday, October 01, 2024 2:14:09 PM
Attachments: PROCLAMATION - Lung Cancer Awareness Month, 2024.pdf

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External email. Verify sender and confirm content is safe.

Hello,

In 2024 over 32,000 Canadians are expected to be diagnosed with lung cancer, making it the most common diagnosed cancer in Canada, and 20,800 Canadians are expected to die from lung cancer in 2024, nearly as many as from breast cancer, prostate cancer and colorectal cancer combined Due to the nature of lung cancer most patients are diagnosed at Stage 4 (Incurable), and is occurring in younger and younger patients at an alarming rate.

My name is Wendy Thomson and I live in the Township of Langley with my husband and 3 children, aged 16,14 and 10.. In March of this year I was diagnosed with Stage 4 Lung Cancer, at the young age of 48 and joined the sobering statistics as noted above. I had no pre-existing conditions or symptoms, never smoked, my diagnosis was from an incidental finding,

Upon my diagnosis I have met several amazing fellow lung cancer patients, some of whom also live in Langley, who I leaned on and continue to do so during my adventure with Stage 4 Lung Cancer. I am also learning from their example, and becoming an advocate in my own right, to bring more awareness to this devastating disease that affects so many,

As a resident of the Township of Langley, I am asking that it issue a Proclamation November 2024 LUNG CANCER AWARENESS MONTH. Please see the attached Proclamation and contact me if further information or details are required.

Thank you,

Wendy Thomson
FOIPPA s.22(1)

PROCLAMATION - Lung Cancer Awareness Month, 2024

WHEREAS over 32,000 Canadians are expected to be diagnosed with lung cancer in 2024, making it the is the most commonly diagnosed cancer in Canada; and

WHEREAS 20,800 Canadians are expected to die from lung cancer in 2024, nearly as many as from breast cancer, prostate cancer and colorectal cancer combined; and

WHEREAS lung cancer can strike anyone, regardless of age, gender or circumstances; and

WHEREAS the causes of lung cancer includes exposure to harmful substances, such as tobacco or vapour products, radon, and air pollution; and

WHEREAS funding for lung cancer research trails far behind funding for research of many other cancers, and additional research is needed in early diagnosis, screening and treatment for lung cancer as well as in lung cancer affecting women and lung cancer health disparities; and

WHEREAS Lung Cancer Canada serves as a leading Canadian resource for lung cancer awareness, education and research for healthcare professionals and the general public, and provides support and advocacy for lung cancer patients and their families;

NOW, THEREFORE I, Eric Woodward, Mayor of the Township of Langley, do hereby proclaim November 2024 as: LUNG CANCER AWARENESS MONTH in the Township of Langley, Province of British Columbia”