REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, December 2, 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 – December 2, 2024

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held December 2, 2024.

B. ADOPTION OF MINUTES

1. Special Council Meeting – November 18, 2024

That Council adopt the Minutes of the Special Council meeting held November 18, 2024.

2. Regular Council Meeting – November 18, 2024

That Council adopt the Minutes of the Regular Council meeting held November 18, 2024.

3. Public Hearing Meeting – November 18, 2024

That Council adopt the Minutes of the Public Hearing meeting held November 18, 2024.

C. DELEGATIONS

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application No. 100450
(Clearview Horticultural Products Inc. /
Wein / 26350 and 26356 – 56 Avenue)
Report 24-278
File CD 11-01-0022

That Council not authorize staff to prepare an Agricultural Land Reserve exclusion application for properties at 26350 and 26356 – 56 Avenue.

2. Neighbourhood Traffic Calming Policy Update
Report 24-279
File ENG 5460-04

That Council approve the amended Council Policy No. 05-110 Neighbourhood Traffic Calming, as presented in Attachment A.

3. 202/203 Street from 62 Avenue to 86 Avenue Update
Report 24-277
File ENG 5330-23-163

That Council endorse the functional design of 202/203 Street from 62 Avenue to 86 Avenue included as Attachment A in the report.

That Council directs staff to report back with recommendations on a phased completion of the 202/203 Street corridor, including property implications and refined construction estimates.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Council Procedure Bylaw Amendment
Bylaw No. 6071
Report 24-214
File LS 3900-25

That Council give first, second and third reading to “Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 6071”.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 6071

Bylaw No. 6071 amends the Council Procedure Bylaw to expand the permitted use of electronic or other communication meeting attendance by Council members.

Clerk's Note: Item was forwarded from the November 4, 2024 Regular Council meeting.

2. Old Yale Road Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6084
Report 24-280
File FIN 1760-20

That Council give first, second and third reading to Old Yale Road Loan Authorization Bylaw No. 6084 for the purpose of borrowing funds in the amount of $6,959,596 for the reconstruction of the Old Yale Road capital project within the 2025-2029 Capital Program repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Old Yale Road Loan Authorization Bylaw No. 6084 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment "A".

b) The deadline for the submission of elector responses forms shall be 4:30PM on Thursday, April 3, 2025 (the "Deadline").

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per Township of Langley Public Notice Bylaw No. 6003.

d) This Alternative Approval Process applies to the entire area of the Township and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

Explanation – Bylaw No. 6084

Bylaw No. 6084 authorizes the Township of Langley to borrow $6,959,596 towards the estimated cost of the reconstruction of the Old Yale Road.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

3. Aldergrove Parkade Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6085
Report 24-281
File FIN 1760-20

That Council give first, second and third reading to Aldergrove Parkade Loan Authorization Bylaw No. 6085 for the purpose of borrowing funds in the amount of $8,838,384 for the Aldergrove Parkade capital project within the 2025-2029 Capital Program repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Aldergrove Parkade Loan Authorization Bylaw No. 6085 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment "A".

b) The deadline for the submission of elector responses forms shall be 4:30PM on Thursday, April 3, 2025 (the "Deadline").

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per Township of Langley Public Notice Bylaw No. 6003.

d) This Alternative Approval Process applies to the entire area of the Township and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

Explanation – Bylaw No. 6085

Bylaw No. 6085 authorizes the Township of Langley to borrow $8,838,384 towards the estimated cost of the Aldergrove Parkade capital project.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Voluntary Water Metering Bylaw Updates
Bylaw No. 6074
Bylaw No. 6075
Bylaw No. 6076
Report 24-268
File PW 5600-03-21

That Council give final reading to "Langley Waterworks Regulation Bylaw No. 6074",

"Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 6075", and

"Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment Bylaw No. 6076".

Explanation – Bylaw No. 6074

Bylaw No. 6074 repeals and replaces Langley Waterworks Regulation Bylaw 2008 No. 4697, and all amendments thereto.

Explanation – Bylaw No. 6075

Bylaw No. 6075 amends the Langley Sewerworks Regulation Bylaw 2018 No. 5367 to update regulations for voluntary water metering.

Explanation – Bylaw No. 6076

Bylaw No. 6076 amends the Subdivision and Development Servicing Bylaw 2019 No. 5382 by updating required service standards for water meters, bollards, and stormwater infrastructure design criteria.

2. Fire Prevention Bylaw
Bylaw No. 6061
Bylaw No. 6073
Report 24-220
File PS 3900-25

That Council give final reading to "Fire Prevention Bylaw No. 6061", and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6073".

Explanation – Bylaw No. 6061

Bylaw No. 6061 repeals and replaces Fire Prevention Bylaw 2021 No. 5690 to incorporate changes required by the *Fire Safety Act*, R.S.B.C 2024, and update practices, service levels and operational guidelines of the Fire Department.

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 6073

Bylaw No. 6073 updates Bylaw Notice Enforcement Bylaw 2008 No. 4703 to update the offences descriptions and bylaw section cross references to the new Fire Prevention Bylaw No. 6061 which replaced Fire Prevention Bylaw 2021 No. 5690.

3. Rezoning Application No. 100769 and Development Permit Application No. 101441 (Astria Properties / 8131 – 198A Street)
Bylaw No. 6032
Report 24-139
File CD 08-27-0079

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Astria) Bylaw No. 6032".

Explanation – Bylaw No. 6032

Bylaw No. 6032 rezones a 0.97 ha (2.4 ac) site located at 8131 – 198A Street to Comprehensive Development Zone CD-157 to facilitate development of a commercial and industrial building.

Development Permit No. 101441

That Council authorize issuance of Development Permit No. 101441 (Astria Properties / 8131 – 198A Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and with the Township's Street Tree and Boulevard Planting Policy.
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments.
f. 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. Onsite landscaping being secured by a letter of credit at the building permit stage.
b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development

I. BYLAWS FOR FINAL ADOPTION

Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.

c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
d. Preparation of a Crime Prevention Through Environmental Design (CPTED) report and incorporation of its recommendations into the final development design.
e. Payment of supplemental Development Permit application fees.
f. Payment of applicable Development Cost Charges and Building Permit Administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of July 15, 2024 attached to the Bylaw have been satisfactorily addressed.

J. RECONSIDERATION

Mayor Woodward has requested reconsideration of the following motions from the January 29, 2024 Regular meeting and the September 9, 2024 Regular meeting:

1. Motions to Reconsider

That Council reconsider the following motions:

2023 Development Cost Charges Bylaw
Bylaw No. 5897
Report 23-164
File CD BA000045

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council give final reading to the Langley Development Cost Charges Bylaw No. 5897.
CARRIED

Councillor Richter opposed

J. RECONSIDERATION

2024 Development Cost Charges
Bylaw Amendment
Bylaw No. 6024
Report 24-158
File CD BA000048

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give final reading to "Langley Development Cost Charges Bylaw No. 5897 Amendment Bylaw No. 6024".
CARRIED

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

N. FOR INFORMATION

1. **Winter Maintenance Preparedness – 2024/2025 Season**
   Memorandum – Engineering Division
   File 5400-11

2. **Update 40 Avenue Culvert Crossing Failure**
   Memorandum – Public Works Division
   File 5230-25

3. **Water Local Area Service along 24 Avenue, 16 Avenue, 264 Street, and 272 Street**
   Memorandum – Engineering Division
   File 5320-20-WTR23

4. **Willoughby School Site Projections for 2040**
   Memorandum – Community and Policy Planning Division
   File LSP00027

5. **salishan Place by the River Update**
   Memorandum - Recreation, Arts and Culture Division
   File 0810-30

N. FOR INFORMATION

6. **Official Community Plan Amendment and Rezoning Application No. 100256 and Development Permit Application No. 101402 (1308728 BC Ltd. / 21588 - 96 Avenue)**
   Memorandum – Community Development Division
   File 08-36-0219

7. **Joint School District No. 35 / Municipal Liaison Committee**
   Minutes – October 30, 2024
   File 0540-20

8. **Recreation, Culture, and Parks Advisory Committee**
   Minutes – November 13, 2024
   File 0540-20

O. MOTIONS ARISING FROM INFORMATION

P. OTHER BUSINESS

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

1. **2025 Capital and Culvert Replacement and Facilities Renewal Programs**

   Whereas:

   1. Council has preapproved additions and improvements to Willoughby Community Park as outlined within Report to Council 24-274, and has approved and funded the completion of 208 Street from 64 Avenue to 76 Avenue; and

   2. Council should consider pre-approval of capital projects that may assist staff with the coordination of multiple concurrent projects at the same location, such as for Willoughby Community Park, and the continuation of the completion of 208 Street and 80 Avenue, along with other known, needed capital improvements;

   Therefore be it resolved that Council hereby pre-approves the following capital projects within the 2025 Capital Budget and Five Year Financial Plan:

   1. $350,000 from the Capital Projects Reserve for a new Willoughby Community Park South Lane access;

P. OTHER BUSINESS

2. $260,000 from the Recreation Renewal and Replacement Reserve for Willoughby Community Park Playground Improvements;

3. $500,000 from the Capital Projects Reserve for Sidewalk Rehabilitation: St Andrews Avenue;

4. $60,000 and $100,000, respectively, from the Capital Projects Reserve for Fort Langley and Murrayville Cemetery Improvements; and

5. $1,779,313 from Roads DCCs, $17,973 from the Capital Projects Reserve, and $313,758 from Non-Refundable Deposits for the completion of 208 Street from 76 Avenue to 81 Avenue.

That Council pre-approve the 40 Avenue 21400 Block Culvert Replacement within the 2025 Budget and Five Year Financial Plan to be funded with $1,187,500 from Water Capital Works and $3,652,500 from External Debt.

That Council adjust the funding of $2,476,750 for Smith Detention Works (as outlined within Report to Council 24-178) within the 2025-2029 Five Year Financial Plan to be $1,276,750 from existing Prior Year Surplus, and $1,200,000 from internal borrowing of Neighbourhood Parkland Reserve to be repaid with interest at the prevailing rate from the Capital Projects Reserve and/or Prior Year Surplus in 2026.

That Council directs staff to bring forward a Culvert Replacements Capital Plan for Critical and Serious Culvert Replacements for 2025-2027 for Council's consideration, including the 40 Avenue 21400 Block Culvert Replacement, funded by External Debt with a 10 year amortization period, potentially supported by Climate Action Reserve(s) and a new Stormwater Renewal Reserve added to the 2025 Budget and 2025-2029 Five Year Financial Plan with an initial annual transfer of $500,000 in 2025, and an additional $350,000 in 2026.

That Council directs staff to bring forward a Facilities Renewal and Renovation Capital Plan for 2025-2030 for Council's consideration funded by External Debt with a 10 year amortization period, potentially supported by the Facilities Renewal Reserve and/or the annual transfer to the Facilities Renewal Reserve within the 2025-2029 Five Year Financial Plan.

That Council directs staff to develop a new Council Policy for ongoing infrastructure renewal program(s) for applicable rural roads, infrastructure and facilities asset categories to maximize the return on investment from existing property taxes and minimize any increases that may be needed within the next 10 years to substantially address the significant deferment of infrastructure and facilities renewal and replacement liabilities that the Township of Langley has accumulated, for Council's consideration later than within Q2 of 2025.

P. OTHER BUSINESS

2. Township of Langley Share for Local Area Service Projects

Whereas:

1. Water and Sewer capital infrastructure projects have significantly increased in cost in recent years, increasingly out of reach via the Local Area Service process in some cases;

2. Additional water and sewer capital infrastructure for more property owners is generally a desirable outcome for the Township of Langley as a whole and its Utility ratepayers, specifically; and

3. There are no Business Improvement Areas and related Associations within the Township of Langley, with no suggestion that there will be again in the future;

Therefore be it resolved that Council directs staff to report to Council with a new draft Council Policy informed by Policy No. 05-007 Local Area Service and Business Improvement Area Services to:

1. increase the Township of Langley and/or Utility shares to be 25-50% for Water and Sanitary Systems, as it may be feasible for Council to consider;

2. increase the Township of Langley share to 25% for curbs, gutters and sidewalks;

3. remove items specific to Business Improvement Areas, for a Council Policy specific to Local Area Services; and

4. otherwise streamline the current Local Area Service consideration and approval processes, if possible, with other improvements that it may be appropriate for Council to consider.

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

3. Metro West Inter-Municipal Business Licence Program

Whereas:

The Township of Langley participates within the Fraser Valley Inter-Municipal Business Licence program as outlined within Bylaw No. 5960;

The Township of Langley is located within Metro Vancouver, and other Metro Vancouver member municipalities, such as the City of Surrey and the City of Delta, participate in both the Fraser Valley and Metro West Inter-Municipal Business Licence programs;

P. OTHER BUSINESS

An Inter-Municipal Business Licence (IMBL) allows certain mobile businesses to operate legally in more than one municipality with a special business licence rather than by having to obtain separate business licences in each municipality in which they want to operate; and

These programs provide savings for regional businesses in both time and money and encourages greater licensing compliance by removing the incentive to conduct business without a licence;

Therefore be it resolved that Council directs staff to initiate inclusion within the Metro West Inter-Municipal Business Licence program; and

That staff report to Council with the necessary updates to existing (and/or new) applicable bylaws for the Township of Langley to operate within both the Metro West and Fraser Valley Inter-Municipal Business Licence programs.

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

4. Traffic Impact Study for 76 Avenue

Whereas:

1. Smith Athletic Park Phases I and II have now been approved and funded by Council on November 18, 2024, as outlined within Reports to Council 24-09 and 24-276; and

2. On September 9, 2024, the Province of British Columbia announced 2,800 student spaces at a new Smith Middle School and new Smith Secondary School to be completed for September 1, 2027, fronting the 212 Connector between 210 Street and 76 Avenue adjacent to the upcoming Smith Athletic Park Youth Soccer Campus;

Therefore be it resolved that Council directs staff to undertake a traffic impact study for the area surrounding the proposed Smith Athletic Park and the announced adjacent Smith Middle School and Smith Secondary School, with up to a maximum of $25,000 funded from 2025 Prior Year Surplus;

That access to the announced Smith Middle School and Smith Secondary School shall be limited to the 212 Connector, unless the traffic impact study confirms that one or more 76 Avenue access(es) does not significantly impact the Smith Athletic Park and the established, surrounding residential neighbourhoods, as completed; and

That a traffic impact study confirm what upgrades or other infrastructure additions that may be required for the adjacent neighbourhoods and/or 76 Avenue east/west to/from 208 Street due to the significant institutional intensification announced for the lands directly adjacent to the Smith Athletic Park.

Q. 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 D.1 - Section 90(1) (k) Negotiations
Item E.1 - Section 90(1) (k) Negotiations
Item G.1 - Section 90(1) (k) Negotiations
Item G.2 - Section 90(1) (g) Legal
Item G.3 - Section 90(1) (g) Legal
Item I.1 - Section 90(1) (g) Legal

R. TERMINATE

Township of Langley
Est. 1873

SPECIAL MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, November 18, 2024 at 12:55pm
Salmon River Meeting Room
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

C. Kooner, W. Bauer, and J. Winslade

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Special Council Meeting – November 18, 2024

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council adopt the agenda and receive the agenda items of the Special Council meeting held November 18, 2024.
CARRIED

B. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item B.1 - Section 90(2) (b) Intergovernmental Relations
CARRIED

C. TERMINATE

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That the meeting terminate at 12:57pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, November 18, 2024 at 1:43pm
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, R. Rindt and M. vanPopta

S. Groves, C. Kooner, S. Richardson, S. Ruff, A. Ruhl, R. Stare, and J. Winslade

W. Bauer 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 – November 18, 2024

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held November 18, 2024.
CARRIED

Councillor Martens opposed

B. ADOPTION OF MINUTES

1. Regular Council Meeting – November 4, 2024

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council adopt the Minutes of the Regular Council meeting held November 4, 2024.
CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – November 4, 2024

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council adopt the Minutes of the Public Hearing meeting held November 4, 2024.
CARRIED

C. DELEGATIONS

1. Wally Martin
File 0550-07

Wally Martin appeared before Council to discuss the Township of Langley's partnership with Tourism Langley Association and the "This One's on Us" program. He commented that Tourism Langley has been hired to promote tourism in the Township and is promoting a program that encourages stays at only three hotels. He feels that Tourism Langley should be promoting all hotels and not just a select few.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. 2024 Interim Housing Needs Report
Report 24-225
File CPP LSP00010

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council receive the 2024 Interim Housing Needs Report, presented as Attachment A to this report, and direct staff to publish the 2024 Interim Housing Need Report on the Township website as required by legislation.
CARRIED

ASSOCIATED MOTION
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That staff Report to Council with options to pre-zone applicable infill lands on or within close proximity to 200 Street between 85 Avenue and 72 Avenue to meet the housing target of an additional 7,800 housing units, as now required due to the arbitrary, mandated methodology from the Province of BC.
CARRIED

E. REPORTS TO COUNCIL

2. Official Community Plan Update
Terms of Reference
Report 24-223
File CPP LRP00026

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council endorse the draft Terms of Reference for the Official Community Plan Update in the form presented substantially as Attachment A to this report.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That page two (2) of the Terms of Reference be amended as follows:

Section 2:
Update the WCP: As part of the larger OCP update, the WCP will be updated to **be informed by** ~~**reflect**~~ 200 Street 2040. It will also include the consolidation of most, if not all, neighbourhood plans with an objective to simplify the regulatory framework while supporting development or infilling of remaining greenfield development areas of the Willoughby community. The update will ensure compliance with the provincial housing legislation, and will consider community amenities, including parks and schools, to serve ~~**the anticipated population**~~ growth and density arising from transit-oriented development along 200 Street.
CARRIED

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

3. 200 Street 2040
Report 24-226
File CPP LSP00020

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council endorse the general vision for 200 Street as a people-oriented community connector anchored by three distinct and vibrant urban villages with many live and work alternatives, surrounded by gathering spaces, nature, and quality amenities, and served by multiple mobility options subject to reviews requested by Council of the densities proposed yet to be completed, including not necessarily limited to, updated transportation plans to complete adequate road infrastructure, and the designation or provision of additional schools and natural park spaces.

That Council direct staff to use 200 Street 2040 to inform an update of the Willoughby Community Plan in 2025.
CARRIED

E. REPORTS TO COUNCIL

4. Langley Events Centre 2040 Update
Report 24-273
File MA/CPP 0810-30

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council receive the results of the Langley Events Centre (LEC) 2040 public process, including open house presentation boards and resulting engagement summaries.

That Council endorse a vision for LEC 2040 as an entertainment-focused complete district at the heart of 200 Street's The Hub urban village, with a morning-to-evening Arts, Sports, and Entertainment zone at the heart of the site, supported by additional zones with active mixed-use living including retail, restaurant, office, and educational uses with homes above, and Langley Events Centre facilities, Willoughby Community Park, and residential with educational uses, if so confirmed with SD35 and/or the Ministry of Education.

That Council endorse in principle considering a development proposal informed by LEC 2040 and public input to date, comprising three interconnected, mixed-use zones, each anchored on a public open space, and direct staff to incorporate the development concept into 200 Street 2040 implementation and a proposed update of the Willoughby Community Plan in 2025.

That Council direct staff to prepare a development strategy for LEC 2040 for Council's consideration based upon the Township's continued ownership of the lands, including specifics for proposed density, proposed uses and activities, market analysis, and possible phasing options.
CARRIED

5. Grant Program Reforms
Report 24-267
File CA 1850-20

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council approve Capital Improvement Grant Program Council Policy No. 06-021, as amended in Attachment A.

That Council approve Community Grant Program Council Policy No. 06-022, as amended in Attachment B.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the following amendments be applied:

E. REPORTS TO COUNCIL

That Council Policy 06-022 Section 6.4.3 maximum amount be increased to $2,500.

That Council Policy 06-022 Section 6.3.4 maximum amount be increased to $2,750.

That Council Policy 06-021 Section 7.5 maximum amount be increased to $10,000.
CARRIED

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

6. Celebrate Canada Grant Application
Report 24-221
File ENG 1855-35

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council approve submission of a grant application to the Celebrate Canada Grant for $45,000 towards Canada Day 2025 Events within the Township of Langley.
CARRIED

7. Canadian Track and Field Championships
Report 24-272
File MA 0810-30

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Council give consideration of committing to the 2027 and 2028 Canadian Track and Field Championships as a two-step process as follows:

That Council endorse the Langley Local Organizing Committee's submission of a letter of intent to host the 2027 and 2028 Canadian Track and Field Championships as McLeod Athletic Park.

That Council request further information from staff regarding the process of the World Athletics certification process for McLeod Athletic Park including the possible capital replacements and upgrades at the park to meet the required standards, in order to enable Council to respond to the Local Organizing Committee's full proposal endorsement request prior to December 20, 2024.
CARRIED

E. REPORTS TO COUNCIL

8. Recreation Fees Review and Non-Resident Surcharge
Report 24-275
File RAC 0550-01

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council receive the comparative information for admission pricing and the related strategies and evaluate additional changes to Township fees when the Fees and Charges Bylaw rates for 2025/26 are brought forward in 2025.

That Council direct staff to conduct a further review of equity of facilities between neighbouring municipalities, including consideration of each's unique contributions to the region, and an analysis of the pros/cons of imposing a fees surcharge for non-residents at Township facilities.
CARRIED

9. Capital Request - Total Loss Vehicle Replacement
Report 24-219
File PW 1280-07

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council authorize the use of up to $65,000 from the Public Works Equipment Reserve to replace one van.
CARRIED

10. Racquet Sports and Park Projects
Report 24-274
File FCP 0810-30

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to complete a detailed design and proceed with construction to add four public tennis courts with lighting to the area fronting 80 Avenue in Yorkson Community Park, preapproved to be funded as $1.1M from Capital Projects Reserve and $400,000 from external sources in the 2025 budget.

That Council direct staff to complete a detailed design and, once the four new tennis courts are complete at Yorkson Community Park, proceed with construction to create twelve new pickleball courts at Willoughby Community Park adjacent to Langley Events Centre via the conversion of the four existing tennis courts to pickleball, preapproved to be funded as $479,290 from the Growing Communities Fund, and $20,710 from Capital Projects Reserve in the 2025 budget.

That Council direct staff to proceed with lighting upgrades to the outdoor activity area, including the new pickleball courts, at Willoughby Community

E. REPORTS TO COUNCIL

Park, preapproved to be funded as $695,000 from the Climate Action Reserve Fund - CAC Funded in the 2025 budget.

That Council direct staff to proceed with the addition of a dedicated pad mount transformer for the Stadium at Willoughby Community Park, preapproved to be funded as $125,000 from the Capital Projects Reserve in the 2025 budget.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That the second paragraph be amended to remove the words: “once the four new tennis courts are complete at Yorkson Community Park”
CARRIED

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the $695,000 for the lighting upgrades at Willoughby Community Park be from the Capital Projects Reserve.
CARRIED

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

11. Smith Athletic Park Update
Report 24-276
File FCP 0810-30

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
That Council approve a total budget envelope of $129.95M for the completion of Smith Athletic Park, including the previously approved site preparation, design and Phase 1 works, and the additional Phase 2 enclosed wood arches building and associated additional works as identified within this report.

That Council approve the required $78.150M in additional funding. For this additional funding, $38.875M is to be funded by external debt. An amount of $38.875M is to be funded by internal borrowing with principal and interest to be repaid by Community Amenity Contributions on a Council approved repayment schedule as established during the 2025 budget process. The remaining $0.400M is to be funded by a contribution from School District #35.
CARRIED

E. REPORTS TO COUNCIL

12. Capital Request - Old Yale Road Improvements
Report 24-204
File ENG 5330-23-078

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council pre-approve the use of $9,990,000 for the reconstruction of Old Yale Road in 2025, funded $1,600,000 from Water Capital Works Reserve, $1,500,000 from Sewer Capital Works Reserve, $1,320,000 from Canadian Community Building fund, $1,000,000 transfer from the Paving Operating Budget, $2,000,000 from prior year operating surplus and $2,570,000 from Capital Projects Reserve.

That Council authorize a Grant Application to the BC Vision Zero Road Safety Grant Program of $20,000 to implement traffic calming on Historic Old Yale Road.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council direct staff to include, as part of the Old Yale Road tender, pricing for both a concrete and asphalt road from Five Corners to 214A Street, and to advise Council of the results prior to awarding a construction contract.
CARRIED

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That the $1,320,000 from the Canadian Community Building Fund, $1,000,000 from the Paving Operating Budget, $2,000,000 from Prior Year Surplus and $2,570,000 from the Capital Projects Reserve be instead funded from external debt.
CARRIED

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

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100256 and Development Permit Application No. 101402 (1308728 BC Ltd. / 21588 – 96 Avenue)
Bylaw No. 6069
Bylaw No. 6070
Report 24-215
File CD 08-36-0219

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1308728 BC Ltd.) Bylaw No. 6070 rezoning a 0.19 ha (0.46 ac) site located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 to facilitate the development of 12 townhouses, 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 in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Walnut Grove Community Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of restrictive covenants acceptable to the Township:
    a. identifying the unit required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    c. 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.
6. Compliance with the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green

F. BYLAWS FOR FIRST AND SECOND READING

Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council amend the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069 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 amend the Walnut Grove Redwoods Neighbourhood Plan adopted by Council Resolution May 26, 1997 at time of final reading of Rezoning Bylaw No. 6070 by adding a new Section 2.2.4 Comprehensive Residential Development CRD-4 following Section 2.2.3 Comprehensive Residential Development CRD-3 as follows:

2.2.4 Comprehensive Residential Development CRD-4

- maximum net residential density: 63 units per hectare (26.1 units per acre)
- residential development shall be in a townhouse form

and by changing the land use designation on Map 2: Redwoods Neighbourhood Development Concept from "Neighbourhood Commercial" to "Comprehensive Residential Development CRD-4" for the lands legally described as Lot 3 Section 36 Township 8 New Westminster District Plan LMP 37851.

That Council at time of final reading of Rezoning Bylaw No. 6070 consider issuance of Development Permit No. 101402 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
c. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the southern interior side lot line from 2.0 m (6.5 ft) to 0.8 m (2.6 ft) as indicated in Schedules "A" and "B".
d. Section 111.5.2) b) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area to be located in the lot line setback as shown in Schedules "A" and "B".
e. Section 111.5.2) d) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area dimension to be less than 6.0 m as shown in Schedules "A" and "B".

F. BYLAWS FOR FIRST AND SECOND READING

f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and/or in enclosures and screened.
h. All signage being in substantial compliance with Schedules “A” and “B” and with the Township’s Sign Bylaw.

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. 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.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6069 and 6070.
CARRIED

2. Official Community Plan Amendment and Rezoning Application No. 100289 (Dream Castle Homes 204 Street Ltd. / 7065 - 204 Street)
Bylaw No. 6062
Bylaw No. 6063
Report 24-222
File CD 08-14-0242

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 No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Dream Castle Homes 204 Street Ltd.) Bylaw No. 6062 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dream Castle Homes 204 Street Ltd.) Bylaw No. 6063 rezoning 0.4 ha (1.0 ac) of land located at 7065 – 204 Street to Comprehensive Development Zone CD-210, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

F. BYLAWS FOR FIRST AND SECOND 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, greenways, and necessary traffic improvements to in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
5. Compliance with Age Friendly Amenity Area requirements.
6. Registration of restrictive covenants:
    a. prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces
    b. prohibiting garages from being developed for purposes other than the parking of vehicles
    c. prohibiting the development of secondary suites within individual townhouse units
    d. identifying the units (minimum 5% for townhouses) required to comply with the adaptable housing requirements.
7. Registration of a reciprocal access easement over the subject property for the purposes of access with lands located to the north (7091 – 204 Street and 20354 – 71A Avenue) subject to finalized design.
8. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and with the Township's 5% Neighbourhood Park Land Acquisition Policy.
9. 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 No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Dream Castle Homes 204 Street Ltd.) Bylaw No. 6062 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 authorize staff to schedule the required Public Hearing for Bylaws No. 6062 and 6063.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

3. Fernridge Neighbourhood Plan Amendment – Density Change to Fernridge Crescent Area Bylaw No. 6057 Report 24-224

File CPP LRP00016

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009 Amendment (Fernridge Crescent Area) Bylaw No. 6057.

That Council receive the revised Brookswood-Fernridge Greenway Amenity Policy No. 07-235 and Brookswood-Fernridge Arterial Road Completion Amenity Policy No. 07-236 for information and to be brought forward for endorsement concurrent with final reading of Bylaw No. 6057.

That Council authorize staff to schedule the required Public Hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009 Amendment (Fernridge Crescent Area) Bylaw No. 6057.

AMENDMENT
Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That 19677 - 24 Avenue be updated from Park and Open Space to Employment as originally proposed in the draft Fernridge Neighbourhood Plan, Report to Council 24-82.
CARRIED

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the land use designations for 2030 - 200 Street, 2013 - 200 Street and adjacent property PID 013-224-859 be updated to SSMUH 3.
CARRIED

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the land use designations for 19980 - 28 Avenue and the 200 Street portion of 2759 - 200 Street be updated to Rowhouse/Townhouse.
CARRIED

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

F. BYLAWS FOR FIRST AND SECOND READING

ASSOCIATED MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council hereby directs staff to report to Council with draft bylaw amendments to the Booth Neighbourhood Plan Bylaw No. 6008 to remove the duplication of the Proposed Semiahmoo Trail along 196 Street and improve the ultimate transition from SSMUH 2 to School/Park Site on 32 Avenue, potentially reduced in size to a total of 10 acres.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. **Voluntary Water Metering Bylaw Updates**
   Bylaw No. 6074
   Bylaw No. 6075
   Bylaw No. 6076
   Report 24-268
   File PW 5600-03-21

   Moved by Mayor Woodward,
   Seconded by Councillor Pratt,
   That Council give first, second and third reading to Langley Waterworks Regulation Bylaw No. 6074.

   That Council give first, second and third reading to Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 6075.

   That Council give first, second and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment Bylaw No. 6076.
   CARRIED

2. **Fire Prevention Bylaw**
   Bylaw No. 6061
   Bylaw No. 6073
   Report 24-220
   File PS 3900-25

   Moved by Councillor Baillie,
   Seconded by Councillor Pratt,
   That Council give first, second, and third reading to Fire Prevention Bylaw No. 6061.

   That Council give first, second, and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6073.
   CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

3. Strategic Land Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6080
Report 24-271
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Strategic Land Loan Authorization Bylaw No. 6080 for the purpose of borrowing funds in the amount of $27,119,517 for the purchases of land within the 2024-2028 Capital Program repayable from general revenue; and

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Strategic Land Loan Authorization Bylaw No. 6080 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment "A".

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, March 18, 2025 (the "Deadline").

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per Township of Langley Public Notice Bylaw No. 6003.

d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

CARRIED

4. Ice and Dry Arenas Phase 2 Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6079
Report 24-270
File FIN 1760-20

Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
That Council approve the replacement of internal borrowing from Sewer Capital Works Reserve with external borrowing for the Ice and Dry Arena Phase 2 capital project.

That Council give first, second and third reading to Ice and Dry Arenas Phase 2 Loan Authorization Bylaw No. 6079 for the purpose of borrowing funds in the amount of $25,252,525 for the construction of Ice and Dry Arenas

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Phase 2 Capital project within the 2024 Capital Program repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Ice and Dry Arenas Phase 2 Loan Authorization Bylaw No. 6079 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment "A".

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, March 18, 2025 (the "Deadline").

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per Township of Langley Public Notice Bylaw No. 6003.

d) This Alternative Approval Process applies to the entire area of the Township and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

CARRIED

5. Smith Athletic Park Development Phase 2
Loan Authorization Bylaw and
Alternative Approval Process
Bylaw No. 6078
Report 24-269
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Smith Athletic Park Development Phase 2 Loan Authorization Bylaw No. 6078 for the purpose of borrowing funds in the amount of $39,267,677 for the Smith Athletic Park Development Phase 2 Capital project within the 2025 Capital Program repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Smith Athletic Park Development Phase 2 Loan Authorization Bylaw No. 6078 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment "A".

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, March 18, 2025 (the "Deadline").

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per Township of Langley Public Notice Bylaw No. 6003.

d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give third reading to "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033".

DEFERRAL
Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Bylaw 6033 be deferred until the conclusion of the Fraser Highway Employment Lands neighbourhood planning process.
CARRIED

2. Official Community Plan Amendment and Rezoning Application No. 100242 (Isle of Mann Property Group / 7258, 7240 – 210 Street; 21031, 21133, 21156, and 21081 – 72 Avenue and 21300 Block of 72 Avenue)
Bylaw No. 5836
Bylaw No. 5837
Report 24-213
File CD 08-24-0093

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw

H. BYLAWS FOR CONSIDERATION AT THIRD READING

2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5837".
CARRIED

I. BYLAWS FOR FINAL ADOPTION

1. Designation of Willowbrook Transit-Oriented Area
Bylaw No. 6021
Report 24-110
File BLSI LRP00026

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give final reading to "Willowbrook Transit-Oriented Area Designation Bylaw No. 6021".

DEFERRAL
Moved by Councillor Baillie,
Seconded by Mayor Woodward,
That Bylaw 6021 be deferred to be considered further when an updated Willowbrook Community Plan comes forward for Council's consideration; and

That Bylaw 6021 substantially inform the residential density to be proposed in prescribed distances from the Willowbrook SkyTrain station within an updated Willowbrook Community Plan.
CARRIED

2. Provincial Housing Legislation –
Small-Scale Multi-Unit Housing
Bylaw No. 6020
Report 24-114
File BLSI LRP00026

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Small-Scale Multi-Unit Housing) Bylaw No. 6020".

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Bylaw 6020 be amended to add to the definition of Small-Scale, Multi-Unit Housing Development: "(g) vehicular access to a *lot* must not be to an

I. BYLAWS FOR FINAL ADOPTION

arterial road as identified in the Master Transportation Plan or Official Community Plan."
CARRIED

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

Councillor vanPopta opposed

MOTION #2
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to update Langley Building Bylaw No. 4642 to align with Township of Langley Zoning Bylaw No. 2500 Amendment (Small-Scale Multi-Unit Housing) Bylaw No. 6020.
CARRIED

MOTION #5
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council direct staff to update Langley Development Cost Charges (DCC) Bylaw No. 5897 by adding new provisional uses permitted by the *Local Government Act* and to update the rate structure to include appropriate charges for small-scale multi-unit housing development.
CARRIED

MOTION #9
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That staff monitor small-scale multi-unit housing impacts and report back in one year with information and recommended revisions to the Zoning Bylaw or other plans/bylaws if required.
CARRIED

MEETING RECESSED
The meeting recessed at 3:08pm.

MEETING RECONVENED
The meeting reconvened at 3:16pm.

3. Library Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6039
Report 24-152
File FIN 1760-20

I. BYLAWS FOR FINAL ADOPTION

Moved by Councillor Rindt,
Seconded by Mayor Woodward,
That Council give final reading to “Library Loan Authorization Bylaw No 6039”.
CARRIED

4. Highway Closure, Dedication Removal and Disposal (1358212 BC Ltd.)
Bylaw No. 6068
Report C24-34
File CA PM003206

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give final reading to “Highway Closing and Dedication Removal (1358212 BC Ltd.) Bylaw No. 6068”.
CARRIED

5. Rezoning Application No. 100493 and Development Permit Application No. 100911 (1116005 BC Ltd. / Apna Group / 20434 – 72 Avenue)
Bylaw No. 5647
Report 20-158
File CD 08-14-0203

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1116005 BC Ltd.) Bylaw 2020 No. 5647”.
CARRIED

Development Permit No. 100911

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council authorize issuance of Development Permit No. 100911 (1116005 BC Ltd. / Apna Group / 20434 – 72 Avenue) in accordance with Attachment A subject to the following conditions:

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

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

I. BYLAWS FOR FINAL ADOPTION

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

CARRIED

6. Rezoning Application No. 100570 (1127354 BC Ltd. / Apna Group / 6862, 6876, and 6898 – 204 Street)
Bylaw No. 5789
Report 23-61
File CD 08-14-0216

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1127354 BC Ltd.) Bylaw No. 5789".
CARRIED

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

M. FOR INFORMATION

1. **Potential 2025 Local Government By-Election**
Memorandum – Legislative Services Division
File 4200-01

2. **Heritage Advisory Committee**
Minutes - November 5, 2024
File 0540-20

M. FOR INFORMATION

3. Jericho Reservoir Phase 2
Dissolution of Water Supply Agreements
File 0400-65

Memorandum from Metro Vancouver regarding Jericho Reservoir Phase 2.

4. Adoption and Permanency Awareness Month
File 0630-01

Letter from Cory Heavener, Provincial Director of Child Welfare, and Renaa Bacy, Provincial Director of Adoption, Ministry of Children and Family Development, requesting the month of November be proclaimed as Adoption and Permanency Awareness Month.

N. MOTIONS ARISING FROM INFORMATION

O. OTHER BUSINESS

1. Langley Rugby Club

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Be it resolved that Council directs staff to report to Council on coordinating and potentially contribute to the following, but not necessarily limited to, facility upgrades and additions for the Langley Rugby Club:

1. kids play space(s) and/or playground areas;

2. additional spectator seating;

3. additional parking capacity, maintenance and on-site vehicle safety improvements;

4. sewer service connection; and

5. field house replacement with washrooms, change rooms, storage and other amenities.

That Council directs staff to report to Council on potential transportation safety improvement(s) of vehicle access to and from 21280 Crush Crescent.
CARRIED

O. OTHER BUSINESS

2. Additional Waitlist Options for Beginner Swimming Lessons

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

1. In Summer and Fall registration of 2024, for beginner swimming lessons, many thousands of residents were waitlisted for access to swim lessons;

2. Duplicate registrations for multiple classes prevents access for other residents seeking registration and consumes recreational staff resources to manually update; and

3. Many residents remain unable to pre-register for specific days and times that would best suit their schedules and availably, requiring availability for priority access registration at a specific date and time;

Therefore be it resolved that Council directs staff to report to Council with additional options for longer-term waitlist and registration options beyond a single season that:

1. considers priority access for the next season of swim lesson registration for verified residents who are waitlisted and did not obtain a swim lesson registration from the prior season;

2. explores additional opportunities to increase lesson capacity where feasible, prioritizing minimal impact on public swim sessions and facility rentals;

3. allows for verified Township of Langley residents to pre-register multiple seasons and/or years (as may be possible) in advance for beginner swim lessons Levels 1-3, and Swimmer 1-3, and other high demand recreational programming that it may be appropriate for Council to consider; and

4. implements measures to minimize duplicate class registrations to maximize availability for a greater number of residents with reduced staff time; and further

That staff draft a new Council Policy for previous and current Council direction for swimming lessons and other high demand recreational programming, potentially consolidated with Council Policy 06-006, for Council's future consideration.
CARRIED

O. OTHER BUSINESS

3. Aldergrove Parkade and Aldergrove Amenity Fund

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Be it resolved that Council direct staff to advance draft external borrowing bylaws for Council's consideration in the amount of $8.75M, with a 10 year amortization period, to substantially fund the Aldergrove Parkade

project within the 2025-2029 Financial Plan, potentially supported by the Aldergrove Amenity Fund.
CARRIED

4. Ponder Park

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
Be it resolved that Council hereby rescinds Council Policy 06-301 Ponder Park Agreement; and further

That Council hereby pre-approves the Ponder Park Shelter Demolition Capital Project within the 2025 Capital Budget and 2025-2029 Financial Plan with $75,000 funded from the Capital Projects Reserve.
CARRIED

5. Public Safety Within the 2025-2029 Financial Plan

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
Be it resolved that Council directs staff to update and include within the 2025-2029 Financial Plan the following adjustments:

1. Additional RCMP Officers be deferred until the 2027-2031 Financial Plan with three additional officers added in 2027, and two additional members added in 2028, with start dates of July 1, respectively, subject to de-integration of the Langley RCMP detachment reaching a stage of substantial completion;

2. Eight additional suppression firefighters be added in 2026 with dates of July 1 and October 1, respectively, with eight added in 2027, and six added in 2028, with start dates of April 1, respectively; and

3. Two additional Bylaw Enforcement Officers remain in 2025 with a start date of February 1, and two added in 2026, with a start date of June 1, respectively.

O. OTHER BUSINESS

MOTION TO DIVIDE
Moved by Councillor Martens,
Seconded by Councillor Kunst,
That the motion be divided.
DEFEATED

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

DEFERRAL
Moved by Councillor Kunst,
Seconded by Councillor Martens,
That this motion be deferred to the December 2, 2024 Regular Council Meeting in order to consult with the RCMP.
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

Councillor Martens opposed

P. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
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 D.1 - Section 90(2) (b) Intergovernmental Relations
Item E.1 - Section 90(1) (k) Negotiations
Item E.2 - Section 90(1) (k) Negotiations
Item E.3 - Section 90(1) (e) Property, (k) Negotiations
Item E.4 - Section 90(1) (a) Personnel
Item G.1 - Section 90(1) (e) Property, (k) Negotiations
Item I.1 - Section 90(1) (c) Labour Relations
Item I.2 - Section 90(1) (a) Personnel
Item I.3 - Section 90(1) (e) Property, (k) Negotiations
Item I.4 - Section 90(1) (a) Personnel
Item I.5 - Section 90(1) (e) Property, (k) Negotiations
Item I.6 - Section 90(1) (a) Personnel
Item I.7 - Section 90(1) (a) Personnel
Item I.8 - Section 90(1) (a) Personnel
Item I.9 - Section 90(1) (a) Personnel

CARRIED

Q. TERMINATE

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That the meeting terminate at 4:20pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, November 18, 2024 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, M. Kunst, B. Martens, M. Pratt, R. Rindt and M. vanPopta

S. Richardson

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – November 18, 2024

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held November 18, 2024.
CARRIED

B. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100287 (1104815 BC Ltd. / Paramorph Architecture Inc. / 6705 and 6731 Willowbrook Connector and 6785 – 208 Street)
Bylaw No. 6043
Bylaw No. 6044
Report 24-217
File CD 08-14-0166

"Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1104815 BC Ltd.) Bylaw No. 6043", and

B. PUBLIC HEARING

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1104815 BC Ltd.) Bylaw No. 6044"

Explanation – Bylaw No. 6043

S. Richardson explained that Bylaw No. 6043 amends the Willoughby Community Plan by redesignating the properties located at 6705 and 6731 Willowbrook Connector from Suburban Residential to Multi Family. Bylaw No. 6043 also amends the Northeast Gordon Estate Neighbourhood Plan by redesignating the west portion of 6785 – 208 Street from Medium Density Apartment (1.9 FSR) to Townhouse (22 UPA). 77 public notices were mailed out.

Explanation – Bylaw No. 6044

S. Richardson explained that Bylaw No. 6044 rezones approximately 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205 to facilitate development of approximately 80 townhouses and 12 live-work townhouses.

Submissions from the public:

There were no submissions from the public.

MOTION
Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1104815 BC Ltd.) Bylaw No. 6043", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1104815 BC Ltd.) Bylaw No. 6044".
CARRIED

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1104815 BC Ltd.) Bylaw No. 6043", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1104815 BC Ltd.) Bylaw No. 6044".
CARRIED

C. TERMINATE

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That the meeting terminate at 7:06pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 2, 2024 – REGULAR MEETING	**REPORT:**	24-278
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-01-0022
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100450 (CLEARVIEW HORTICULTURAL PRODUCTS INC. / WEIN / 26350 AND 26356 – 56 AVENUE)		

PROPOSAL:

To advise Council of a request to exclude property from the Agricultural Land Reserve (ALR) and recommend Council not authorize staff to prepare an ALR exclusion application for properties at 26350 and 26356 – 56 Avenue.

RECOMMENDATION SUMMARY:

That Council not authorize staff to prepare an ALR exclusion application for properties at 26350 and 26356 – 56 Avenue.

RATIONALE:

Exclusion from the ALR to accommodate future rezoning and development is inconsistent with the property's agricultural land use designations.

RECOMMENDATION:

That Council not authorize staff to prepare an Agricultural Land Reserve exclusion application for properties at 26350 and 26356 – 56 Avenue.

EXECUTIVE SUMMARY:

The Township of Langley has received a request to exclude properties at 26350 and 26356 – 56 Avenue from the ALR to accommodate commercial or industrial uses. The subject properties are located in the ALR and front 56 Avenue. The properties are not adjacent to, or an extension of, an existing industrial use. The subject property is located within the ALR, designated Agricultural in the Metro Vancouver Regional Growth Strategy (RGS) and the Official Community Plan (OCP), designated Agricultural/Countryside in the Rural Plan, and zoned Rural Zone RU-3. Current policy in the RGS, OCP and Rural Plan support rural/agricultural uses of the land.

According to the agent, increased vehicular traffic and a planned interchange expansion along 56 Avenue are reducing the long-term viability of the properties for agricultural operations and the selling of farm products. To address these items, the agent is requesting an ALR exclusion to accommodate future commercial or industrial uses that would, according to the agent, "not require the same levels of vehicle access" as the current agricultural use.

Should exclusion be granted by the Agricultural Land Commission (ALC), future commercial or industrial development would require amendments to the RGS, OCP, Rural Plan and additional rezoning and development permit applications.

Due to changes in the Agricultural Land Commission Act, private landowners are no longer able to make an application for ALR exclusion. As a result, only a local government (or First Nation or prescribed bodies such as BC Hydro, Regional Health Board, Educational Body, Improvement District) may submit an exclusion application to the ALC. As an application for exclusion can only be initiated by the Township, staff seek Council input as to the preparation of application as requested.

Council authorization to prepare an ALR exclusion application is a procedural first step. ALR exclusion applications include notification requirements and a Public Hearing prior to Council consideration, after which Council can elect to forward the application to the ALC for consideration or reject the application. Staff do not support the request to prepare an ALR exclusion application as it is inconsistent with the existing policy context and surrounding land uses.

PURPOSE:

To provide Council with information and recommendation with respect to authorizing staff to prepare an ALR exclusion application for properties at 26350 and 26356 – 56 Avenue.

REFERENCE:

Owners:	Clearview Horticultural Products Inc. 5343 – 264 Street Langley, BC V4W 1J7 Fred Wein 5343 – 264 Street Langley, BC V4W 1J7 Robert Wein 6925 – 264 Street Langley, BC V4W 1M6 Sidney Wein 5735 Cabal Road Pender Island, BC V0N 2M1
Agent:	John Moonen & Associates Ltd 5330 Montiverdi Place West Vancouver, BC V7W 2W8
Legal Description:	Lot 2 Section 1 Township 11 New Westminster District Plan EPP49193; and Lot 1 Section 1 Township 11 New Westminster District Plan EPP49193
Location:	26350 and 26356 – 56 Avenue
Area:	3.4 ha (8.34 ac)
Existing Zoning:	Rural Zone RU-3
Rural Plan:	Agricultural/Countryside
RGS / OCP Designation:	Agriculture
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The subject properties are located within the ALR, designated Agriculture in the RGS, Agriculture in the OCP, Agricultural/Countryside in the Rural Plan, and zoned Rural Zone RU-3.
- According to the applicant, the properties currently accommodate agricultural uses including a 12,700 m^2 (136,700 ft^2) greenhouse and retail farm sales area, farm and visitor parking and a farm residence.

DISCUSSION/ANALYSIS:

- The agent has made a request that the Township of Langley make an ALR Exclusion application for the subject properties. A letter of intent (Attachment B) provided by the agent includes the following rationale:

"Traffic passing in front of the farm and garden shop has increased so much in the past several years (now estimated at 60,000 vehicles per year) that it's causing significant delays for customers, employees and delivery vehicles to access the farm and shop. It is also impeding access for farm vehicles. This makes it harder to maintain the farm operation and to do so safely... Without fixing the access problems this site is not viable for farming in the long-term. It is also preventing us from opening all year round… What has made this even worse is that MOTI has indicated the 264th Street/Hwy 1 interchange will be expanded, with 264th possibly doubled to four lanes. This will further restrict access to the farm and shop from 56th, making it even harder for the farm to remain viable. In future there may be a commercial or industrial use which would not be as badly impacted by the worsening access, i.e. something that does not require the same levels of vehicle access. We look forward to working with your staff to determine what this use might be."

- Due to changes in the ALC Act, private landowners are no longer able to make an application for ALR exclusion. As a result only a local government (or First Nation or prescribed bodies such as BC Hydro, Regional Health Board, Educational Body, Improvement District) may submit an exclusion application to the Agricultural Land Commission (ALC). As an application for exclusion can only be initiated by the Township, staff seek Council endorsement to prepare the application as requested.
- Previously, a private landowner would make an application to exclude their land and this application would be referred to the Township for determination on whether it should proceed to the ALC or not. The costs of the application and required advertising were borne by the private landowner who was advocating for the exclusion.
- Should Council authorize staff to prepare an exclusion application, staff will initiate the exclusion application process required by the ALC. This process includes preparing the application; newspaper notifications; installation of signage; prescribed meetings between staff and the ALC; a public hearing; and a Council resolution to either forward or not forward the application to the ALC.
- Should Council authorize staff to prepare an exclusion application, reimbursement for costs associated with application processing as well as advertising and notification will be recovered by the Township Fees and Charges Bylaw.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	An agricultural property and 56 Avenue, beyond which are Provincial lands which include a ramp for Highway 1	Agricultural/Countryside	Rural Zone RU-3
South:	Two agricultural properties	Agricultural/Countryside	Rural Zone RU-3
East:	An agricultural property beyond which is 264 Street	Agricultural/Countryside	Rural Zone RU-3
West:	An agricultural property	Agricultural/Countryside	Rural Zone RU-3

Official Community Plan:

- The subject lands are currently designated Agricultural in the OCP which includes goals to maintain the existing rural residential character of the area.
- Exclusion of the properties to accommodate industrial or commercial development is inconsistent with Sections 2.1.2, 2.2.1 and 2.2.3 of the OCP:

  2.1.2 - Discourage urban development outside the urban development area to preserve agricultural land, the rural landscape, and the environment. New development that may be permitted outside the urban development area must conform to the policies of the relevant land use designation and the Rural Plan.
  2.2.1 - Areas designated as Agriculture shall be used primarily for agricultural uses and supporting services to protect the agricultural land base and support food production. Food production and other forms of agriculture are encouraged within this area.
  2.2.3 - …Commercial, industrial, and institutional uses are not encouraged in this designation, except in conformity with the Rural Plan and subject to the approval of the Agricultural Land Commission.

- Section 2.1.5 of the OCP recognizes the impact of interchanges along the Trans-Canada Highway and gives consideration to appropriate development options:

  2.1.5. - Recognize the impact of major transportation corridors on the community and give consideration to appropriate development options on major east-west transportation corridors, including along the Fraser Highway, at interchanges along the Trans-Canada Highway and at a key node along 16 Avenue.

- Although the subject properties are accessed from 56 Avenue, which is part of the 264 Street and Highway 1 interchange, the exclusion of individual parcels from the ALR is inconsistent with the objectives of Section 2.1 (Urban Development Area), to:
  - *Identify areas for urban land uses*
  - *Protect rural areas from urban development*
  - *Provide buffers between urban and rural land uses.*

- Section 1.1.7 of the OCP provides flexibility to allow for the redesignation of agricultural land subject to certain conditions. An amendment to the OCP may be considered consistent with its Regional Context Statement subject to the following conditions:

  1.1.7 - From an 'Agricultural' or a 'Rural' designation to an 'Industrial' designation within the Township of Langley's OCP, where:
  a. *the proposed use is consistent with the general intent of the 'Industrial' land use designation contained in the Township of Langley's OCP;*
  b. *the subject site is no more than 10 hectares in size;*
  c. *the subject site is contiguous with the existing Urban Containment Boundary specified in the Regional Growth Strategy; and*
  d. *the subject site is not contiguous with a site previously re-designated pursuant to Revised Context Statement Section 1.1.7.*

  The proposal is inconsistent with Section 1.1.7 as the proposal is not contiguous with the urban containment boundary and a future commercial or industrial use is not specified to demonstrate alignment with the general industrial land use designation in the OCP.

Rural Plan:

- The subject lands are currently designated Agricultural/Countryside in the Rural Plan. Sections 2.1 and 5.5.1 of the Rural Plan state the following goals and priorities:

  2.1 - The primary goal of the Rural Plan is to enhance agricultural viability through recognition and protection of the diverse agricultural lands, preservation of larger lot sizes, creation of policies that reinforce designation of much of the land as ALR and encouragement of the agricultural industry within Langley…

  5.5.1 - In areas designated Agriculture/Countryside, agricultural uses and considerations shall have priority over non-agricultural uses, where such uses would have an adverse impact on agriculture. Non-agricultural uses that do not comply with provisions of this plan are not permitted.

- Section 5.14 of the Rural Plan states the following with respect to commercial and industrial development:

  5.14.1 - … Additional commercial development will be permitted in the Agro Service Centre and Rural Commercial Centres only, subject to the provisions of rural area plans.

  5.14.2 - Industrial development shall not be permitted in the rural area, but shall be directed to areas designated industrial growth and, where it meets the criteria, the Agro Service Centre. Expansion of existing industrial uses on their present sites may be considered, subject to review of impacts on surrounding land and uses.

- The proposal to exclude land from the ALR is inconsistent with Rural Plan goals to prioritize and protect agricultural land, and does not align with the use, expansion, and location provisions for new industrial or commercial use.

Metro 2050 – Metro Vancouver Regional Growth Strategy (RGS):

- The subject lands are located outside the Urban Containment Boundary and designated Agricultural in the RGS. This designation is intended to limit development to forms consistent with the intent of the agricultural land use, and to support agricultural uses within the ALR and, where appropriate, outside of the ALR. As the subject site is designated Agricultural in the RGS, an amendment to the RGS would be necessary to accommodate future commercial or industrial uses. A Type 2 amendment would be required to facilitate the proposal.
- A Type 2 – Minor Amendment to the Regional Growth Strategy requires a 'two-thirds weighted vote and regional public hearing' as identified in Section 6.3.3(b) of the RGS below:

  6.3.3(b) - amendment of Agricultural or Conservation and Recreation regional land use designations, except as set out in section 6.3.4 (e), (f) and (g);

Policy Considerations:

The ALC Act Section 29(1) limits exclusion applications to the Province, local, and First Nations government and prescribed public bodies. Individual property owners are no longer able to apply to exclude land from the ALR.

The subject site is designated for agricultural use in the RGS, OCP, and Rural Plan. Exclusion to permit commercial or industrial use is inconsistent with the land use designations. The OCP, Rural Plan, and RGS emphasize the preservation of both agricultural lands and rural character and directs industrial and commercial uses to established urban areas. Given the current policy context in the OCP, Rural Plan, and RGS, staff recommend that Council not support the application.

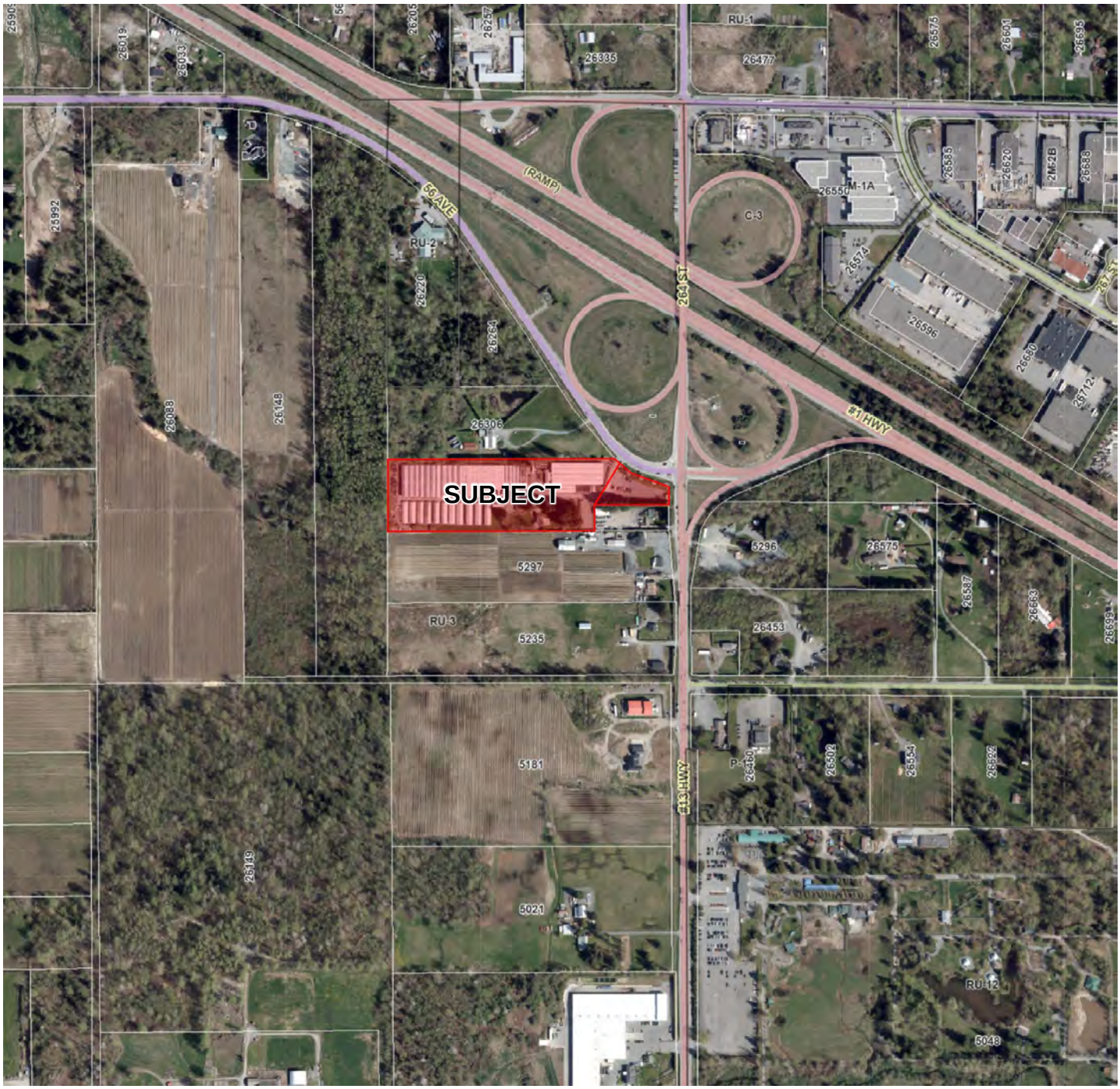
Should Council authorize staff to proceed, staff will prepare and initiate an application. In order for the application to advance to the ALC, a subsequent Council resolution will be required to forward or not forward the application to the ALC. If the ALC approves the exclusion, subsequent amendments to the RGS, OCP, Rural Plan and additional rezoning and development permit applications will be required to accommodate future commercial or industrial development.

Respectfully submitted,

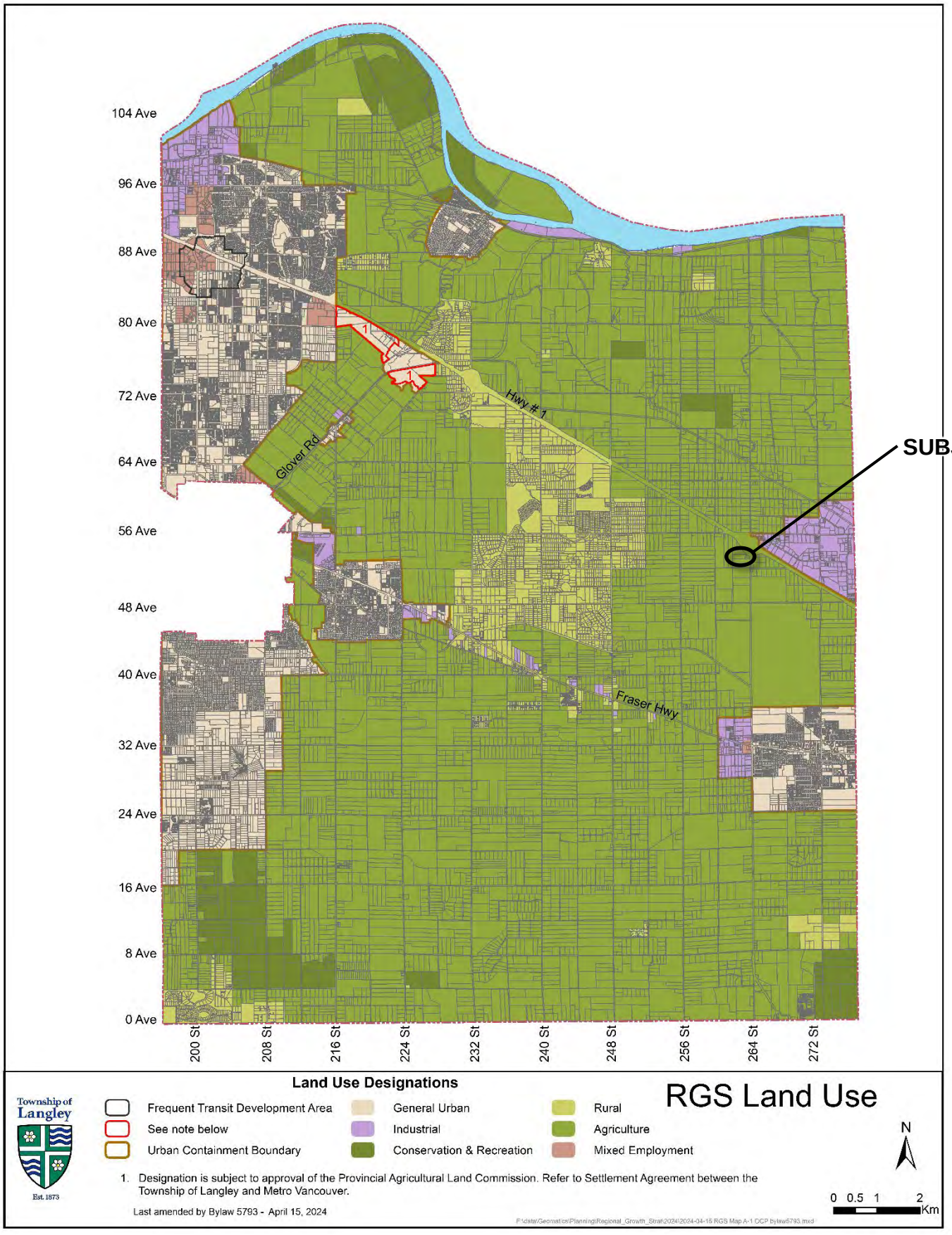
Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

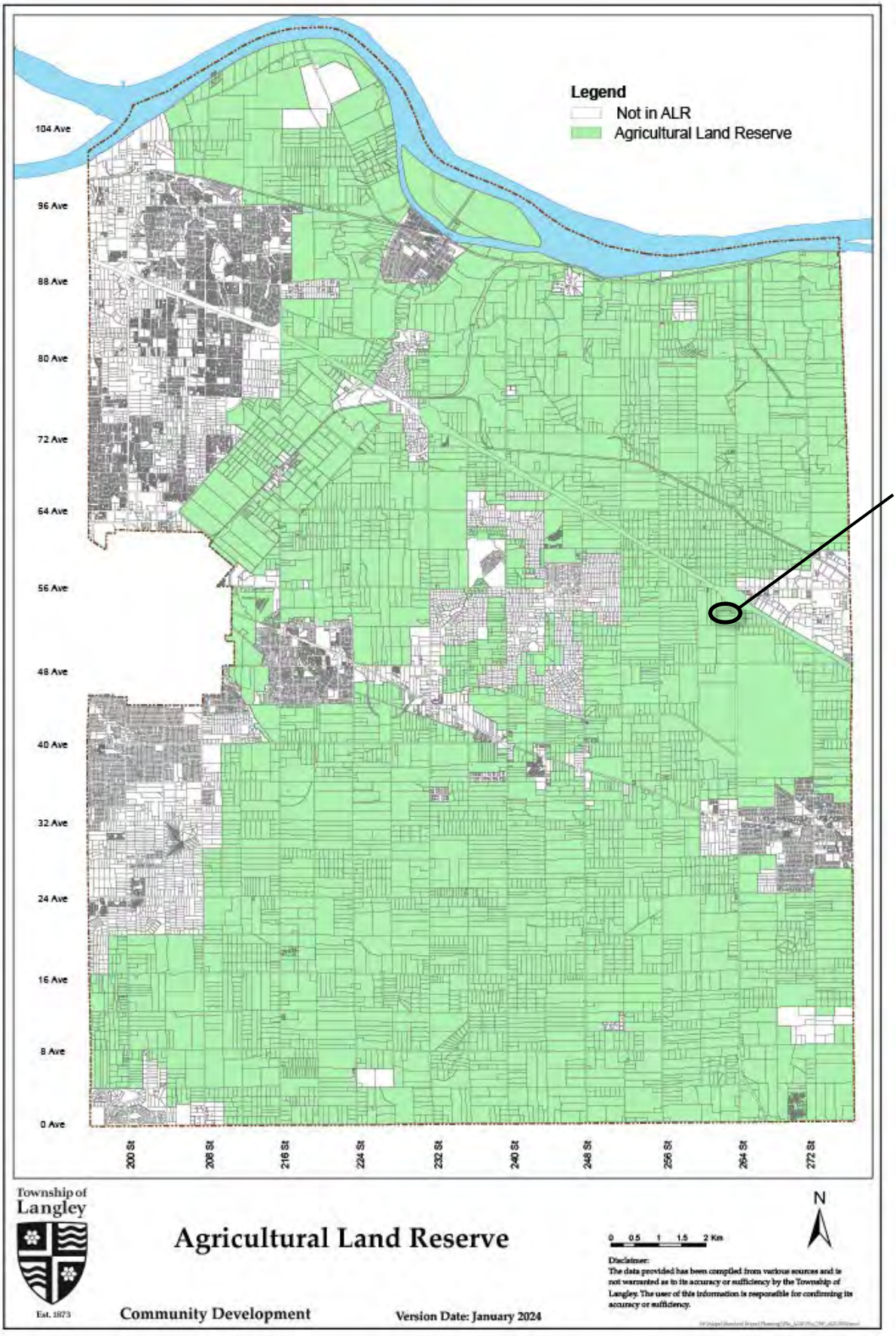
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Letter of Intent

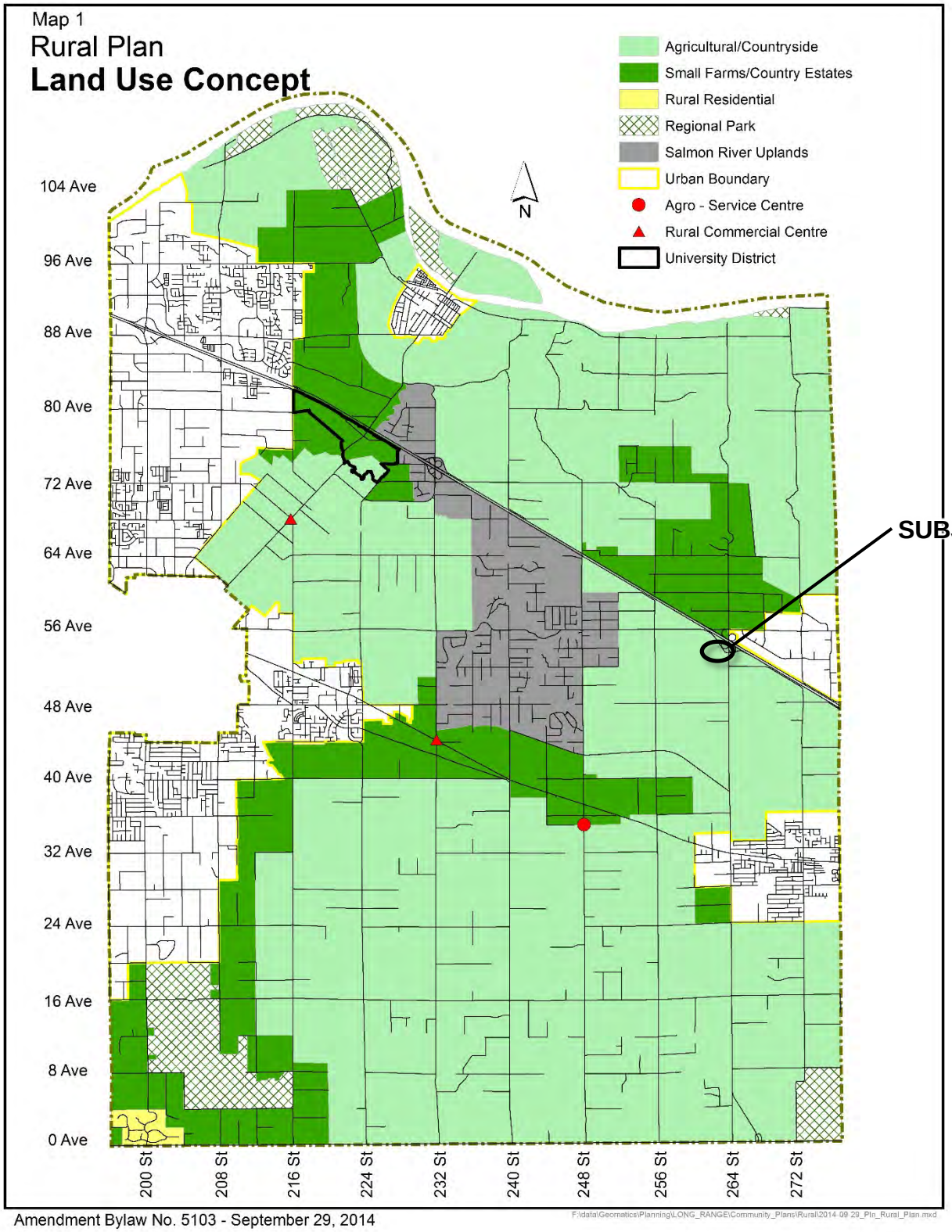
ATTACHMENT A

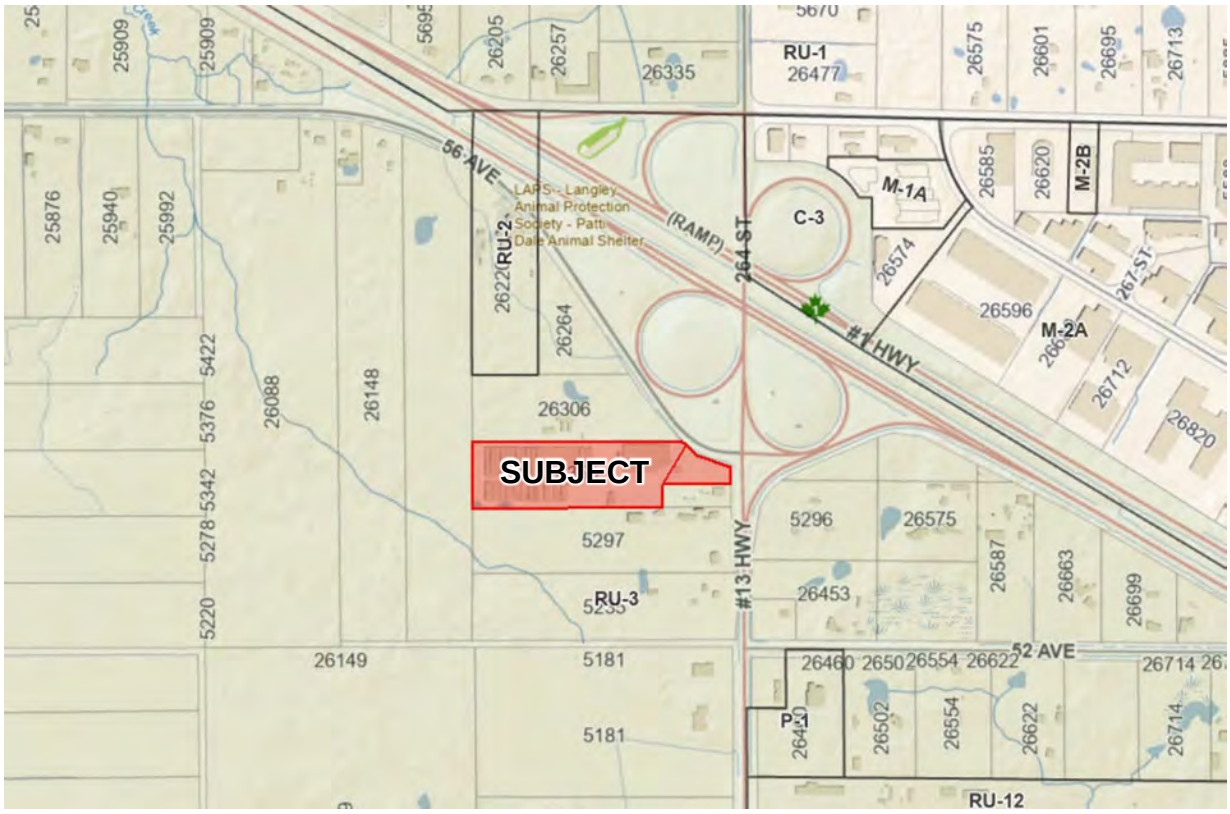


AERIAL CONTEXT MAP

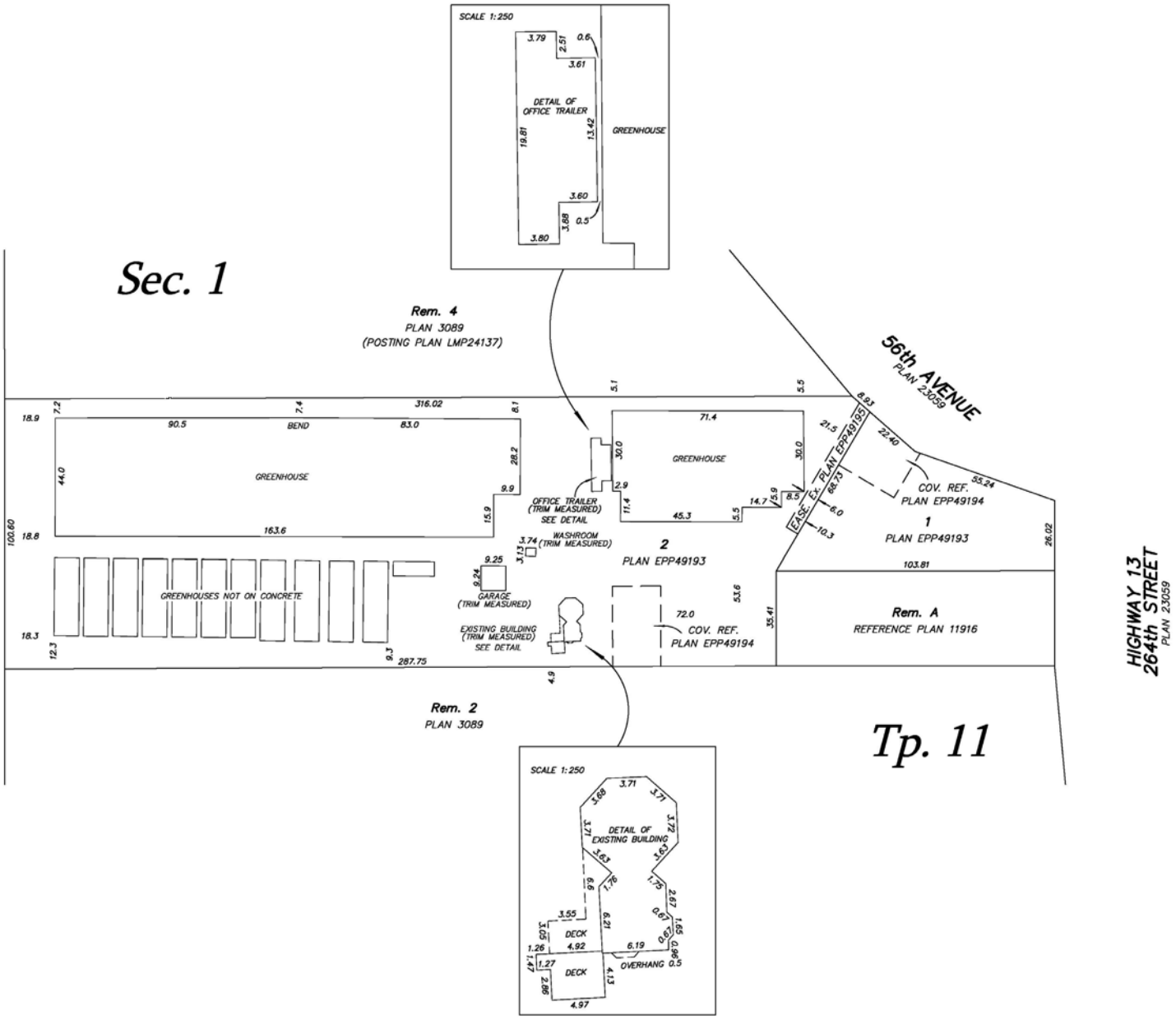

104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
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32 Ave
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16 Ave
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200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Hwy # 1
Glover Rd
Fraser Hwy
1
1
SUBJECT
Land Use Designations
RGS Land Use
Township of Langley
Est. 1873
Frequent Transit Development Area
See note below
Urban Containment Boundary
General Urban
Industrial
Conservation & Recreation
Rural
Agriculture
Mixed Employment
1. Designation is subject to approval of the Provincial Agricultural Land Commission. Refer to Settlement Agreement between the Township of Langley and Metro Vancouver.
Last amended by Bylaw 5793 - April 15, 2024
N
0 0.5 1 2
Km


Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
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48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
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264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: January 2024
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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.

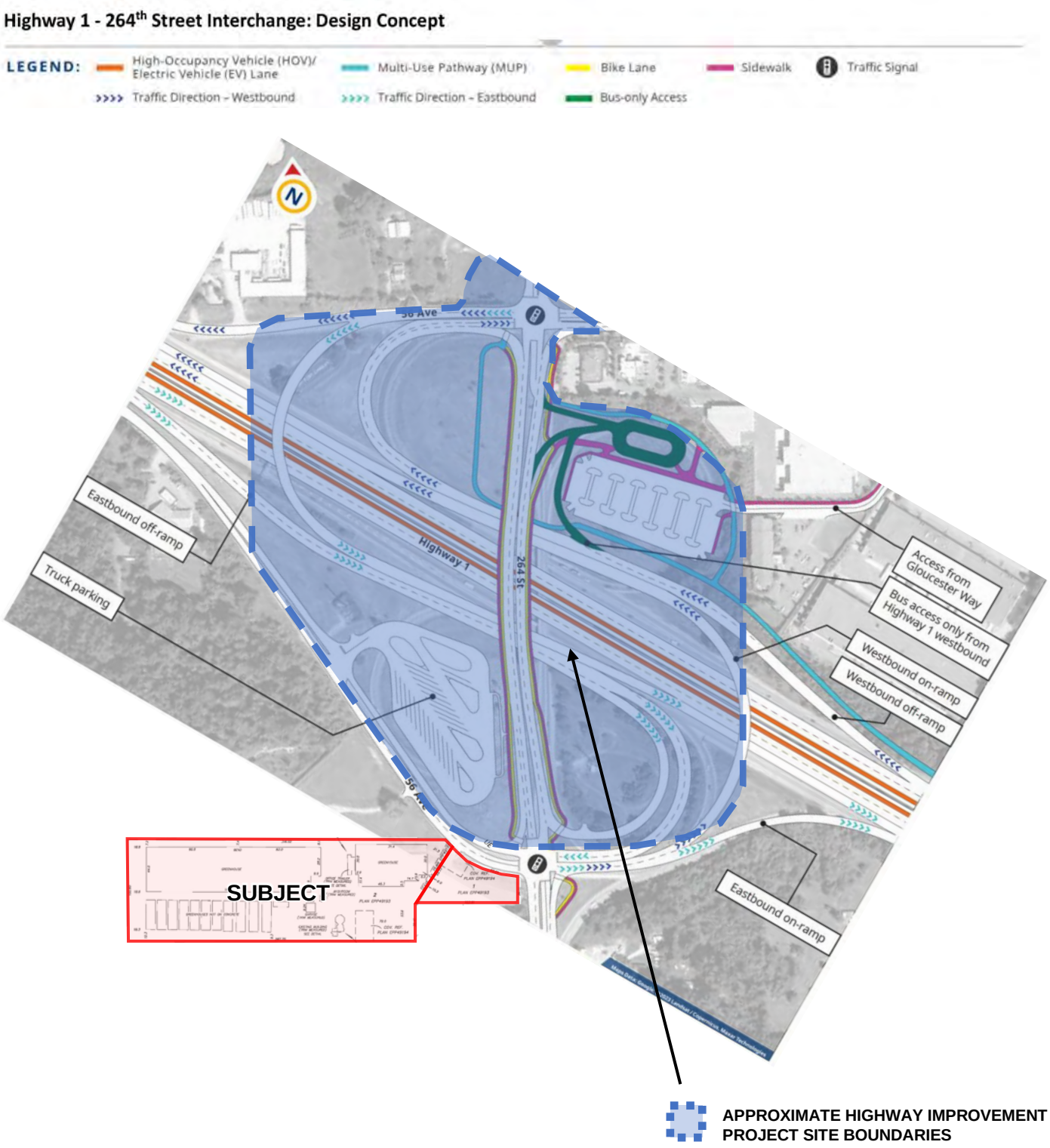

Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
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16 Ave
8 Ave
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SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014
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ZONING BYLAW NO. 2500 MAP



SITE PLAN (CURRENT CONDITIONS) – SUBMITTED BY APPLICANT



HIGHWAY 1 – 264 STREET INTERCHANGE: REFERENCE CONCEPT DESIGN

ATTACHMENT B

John Moonen & Associates Ltd.
Government Relations, Communications, Public Affairs
5330 Montiverdi Place, West Vancouver, B.C. V7W 2W8 Canada
(604) 921-6433; (604) 786-7654
johnmoonen@telus.net
www.publicaffairsnetwork.com

February 16, 2024

Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1

Re: 26350 and 26356 56 Avenue – Request for ALR Exclusion

I am writing on behalf of Clearview Horticultural Products Inc. (Clearview) to request that the Township of Langley make an ALR Exclusion application for these two properties.

The Wein family has been farming in the Township for over 50 years with a fifth generation involved today. The company began in 1970 with the launch of a farm and wholesale flower business at 26350 56 Ave. The family grew (and continues to grow) annuals, perennial plants & flowers, flowering/climbing vines, house plants and more. In 2008 the Weins opened a garden shop on the site. Clearview currently employs 150 people and ships products all over North America.

Traffic Problems

Traffic passing in front of the farm and garden shop has increased so much in the past several years (now estimated at 60,000 vehicles per year) that it's causing significant delays for customers, employees and delivery vehicles to access the farm and shop. It is also impeding access for farm vehicles. This makes it harder to maintain the farm operation and to do so safely. The situation is also unsafe for drivers and cyclists using 56th Avenue and the 264th Street/Highway 1 interchange. The lines of stopped and slowed traffic trying to access the farm driveway and parking lot are growing increasingly long during the 6 months of the year the shop is open to the public. These lines of traffic are now occurring several times a day, making the property less suitable for agriculture and for selling farm products. Without fixing the access problems this site is not viable for farming in the long-term. It is also preventing us from opening all year round.

…2

What has made this even worse is that MOTI has indicated the 264th Street/Hwy 1 interchange will be expanded, with 264th possibly doubled to four lanes. This will further restrict access to the farm and shop from 56th, making it even harder for the farm to remain viable. In future there may be a commercial or industrial use which would not be as badly impacted by the worsening access, i.e. something that does not require the same levels of vehicle access. We look forward to working with your staff to determine what this use might be.

We have uploaded this Letter of Intent to the TOL portal along with an application form using the format required by the Agricultural Land Commission for ALR exclusion applications. Together these detail our clients' proposal. Certificates of Title for each parcel and a site plan have also been uploaded. A cheque in the amount of $4,150.00 payable to "Township of Langley" is being forwarded under separate cover.

We are, of course, prepared to provide any additional information and documents you require to make the application. We look forward to working with you.

Yours sincerely,

John Moonen

John Moonen and Associates Ltd.

Encls.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 2, 2024 - REGULAR MEETING	**REPORT:**	24-279
FROM:	ENGINEERING DIVISION	**FILE:**	5460-04
SUBJECT:	NEIGHBOURHOOD TRAFFIC CALMING POLICY UPDATE		

RECOMMENDATION:

That Council approve the amended Council Policy No. 05-110 Neighbourhood Traffic Calming, as presented in Attachment A.

EXECUTIVE SUMMARY:

At the Regular Afternoon Meeting on June 10, 2024, Council directed staff to provide a report with amendments to Council Policy No. 05-110 Neighbourhood Traffic Calming. Staff examined the applicability of Sections 4.3.2, 4.3.3 and 4.3.4 by reviewing existing practices and policies of other municipalities, including the initiation process, community consultation and minimum support threshold. Residents, business operators and others who live and work in a community are typically consulted in traffic calming plans.

Revisions are proposed for Sections 4.3.2, 4.3.3 and 4.3.4 to streamline the traffic calming process, but to also allow for public input and the ability to gauge community support. The minimum support threshold was revised to 60%. Section 4.2, which outlines how requests for traffic calming are initiated and Section 4.5, which allows traffic calming measures to be installed on a temporary basis, subject to a trial period, have been removed from the Policy. Section 4.8 which outlines the process for removal of traffic calming has been deleted. Section 4.1.3 has been updated to include Council consideration of traffic calming requests on local roads or lanes. The revised Policy is included as Attachment A.

Staff have also included an optional recommendation for Council's consideration that would provide guidance on the application of traffic calming measures on a neighbourhood wide basis, rather than on individual roads. If directed to do so, staff could add Section 4.6 Area Wide Traffic Calming Projects to the revised policy.

PURPOSE:

To present Council with proposed amendments to Council Policy No. 05-110 Neighbourhood Traffic Calming for consideration.

BACKGROUND/HISTORY:

Traffic calming is defined by the Institute of Transportation Engineers (ITE) as “the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.” The Transportation Association of Canada (TAC) and the Canadian Institute of Transportation Engineers (CITE) published the Canadian Guide to Neighbourhood Traffic Calming in 1998 and a second edition in 2018. This guide explains principles of traffic calming, suggests a process for introducing and implementing traffic calming and describes the applicability, effectiveness and design principle for a wide range of traffic calming devices. This guide, along with a review of policies of other Lower Mainland municipalities were used to assist in developing amendments to the Township’s Policy.

DISCUSSION/ANALYSIS:

At its Regular Afternoon Meeting of June 10, 2024, Council passed the following motion:

1. *Be it resolved that Council hereby directs staff to report to Council with amendments to the Neighbourhood Traffic Calming Council Policy 05-110 that:*

2. *Considers the applicability of Sections 4.3.2, 4.3.3 and 4.3.4, which limit the opportunities for residents and neighbourhood areas to secure traffic calming and improved pedestrian and active transportation safety for locations not fronting parks and schools, but potentially also much needed and deserving;*

3. *Removes Sections 4.2 and 4.5;*

4. *Removes Section 4.8;*

5. *Updates Section 4.1.3, the sole discretion to the Municipal Engineer, to include or reside with Council; and*

6. *Considers other process or guideline improvements that may be appropriate for Council to consider.*

Following Council’s direction, staff examined the applicability of Sections 4.3.2, 4.3.3 and 4.3.4, which outlines the review process for traffic calming by reviewing policies of other municipalities in the surrounding area. These policies included, contacting the requesting person(s), conducting survey or community ballots and other public input opportunities.

Section 4.3.2 States:

If the location is eligible for consideration for traffic calming the study area will be defined and the person(s) requesting traffic calming contacted. The person(s) requesting traffic calming will be provided with a plan showing the proposed affected area and appropriate forms and requested to contact the property owners within the study area for their support.

When reviewing policies of other municipalities, staff found that municipalities informed residents through a range of activities such as providing a conceptual traffic calming plan to residents up to the formation of a neighbourhood advisory committee to provide input during the development of a traffic calming plan. Community support and involvement typically enhances the acceptance of traffic calming.

Section 4.3.3 States:

Community Support in the form of a minimum of 67% of the total number of respondents to a ballot of the study area is required to proceed to a detailed evaluation of the request, with the exception of roads fronting schools or playgrounds zones, which shall not be subject to these requirements.

When reviewing policies of other municipalities, community support of 50 to 67% is a common threshold used to determine if traffic calming should proceed. The level of support is typically based on a percentage of positive ballots received. In other community surveys and ballots, consideration can be given to assuming residents who do not respond to a ballot are deemed to be in support. The proposed policy requires 60% or more of respondents to be in favor of the traffic calming plan to proceed.

Section 4.3.4 States:

Upon receipt of and verification of sufficiency of community support a Public Review Process will be undertaken to consider appropriate methods of traffic calming for an area and to determine support for the options identified. As a minimum, this process will include advertisements in local papers outlining the proposed traffic calming measure(s). Roads fronting schools or playground zones are not subject to these requirements

When reviewing policies of other municipalities, a public review process is typically undertaken. This ranges from a preliminary screening to an in-depth review and can involve an open house or a simple mail-out questionnaire. Involving the community appropriately in a calming project may result in a greater level of public support and less opposition following implementation.

It should be noted that during the review of the policies of other municipalities, the exclusion of public consultation for traffic calming projects fronting schools and parks was not explicitly stated, as is the case in the Township's policy. However, based on public requests and the nature of these roads, staff do not propose changing the Township's policy as they relate to schools and parks.

The table below highlights the key policies of the other municipalities in the surrounding areas as it relates to the review process in sections 4.3.2, 4.3.3 and 4.3.4:

Review Process: Sections 4.3.2, 4.3.3 & 4.3.4	
City of Langley	• Traffic calming plan is developed and residents contacted by email or phone to determine support. • Showing at least 50% of the residents in the Benefitting Area (or 10 residents, whichever is lower) are in support. • Does not include a detailed Public Review Process. • Does not include advertisements in the local newspaper outlining proposed traffic calming measures.
City of Coquitlam	• City will provide information and arrange an informal meeting with residents to discuss technical issues. • City will prepare conceptual traffic-calming plan, with preliminary cost estimate and forward the information to the group. • 67% of benefitting owners must be in support of traffic calming measure(s). • Includes a neighbourhood consultation process to provide input.

Review Process: Sections 4.3.2, 4.3.3 & 4.3.4	
City of Port Coquitlam	• Traffic calming concept and cost estimate mailed out to residents to solicit feedback. • 50% within project boundary must support traffic calming measures. • The detail will be revised and approved concept will be mailed out to residents.
City of Port Moody	• City determines if a Neighbourhood Advisory Committee is required to assist with community support and consensus. • 67% of affected residents or property owners must be in support of the plan. • Implementation consists of public education, signage, enforcement and installation of physical measures.
City of New Westminster	• City determines if a Neighbourhood Advisory Committee is required to provide input to the city technical team. • 50% must be in support of the plan that filled out the survey. • Publicize neighbourhood meeting through media sources.
City of North Vancouver	• A Neighbourhood Traffic Residents Association is established prior to preparing a plan. • 67% of all respondents must be in support of the traffic calming measure and no more than 20% can be opposed. • A public review process in the form of a walkabout, open house, public meetings and focus groups.

Following Council's direction, staff are proposing amendments to the Traffic Calming Policy, for initiation, review process and removal of traffic calming, as shown in Attachment A and highlighted below:

Existing Policy	Revised Policy
4.1.1. Traffic calming will not be considered on arterial roads.	4.1.1. Vertical and horizontal deflections will not be considered on arterial roads. Other low impact traffic calming measures maybe be considered on arterial roads.
4.1.2. Traffic calming will not be considered on collector roads except as outlined in the table in section 4.1.5.	4.1.2. Only devices listed in Section 4.1.5 will be considered for use on collector roads.
4.1.3. Traffic calming requests may be considered on local roads or lanes at the discretion of the Municipal Engineer subject to the criteria outlined in this policy.	4.1.3. Traffic calming requests may be considered on local roads or lanes at the discretion of the Director, Engineering and Council subject to the criteria outlined in this policy.
4.1.5. Table	4.1.5. Added the following traffic calming devices which may be considered: Raised Crosswalk for Major Collector Sidewalk Extension for Minor Collector and Minor Collector by School or Park Traffic Circle for Major Collector.

Existing Policy	Revised Policy
4.2.1. Requests for the installation or removal of traffic calming will be initiated by written request(s) from resident(s) or business owner(s) or by Township initiative.	Remove section and renumber all subsequent sections accordingly.
4.3.1. The eligibility of the road for traffic calming will be assessed by the Municipal Engineer.	4.2.1. The eligibility of the road for traffic calming will be assessed by the Director, Engineering.
4.3.2. If the location is eligible for consideration for traffic calming the study area will be defined and the person(s) requesting traffic calming contacted. The person(s) requesting traffic calming will be provided with a plan showing the proposed affected area and appropriate forms and requested to contact the property owners within the study area for their support.	4.2.2. The eligible locations will be prioritized and implemented according to their level of priority.
New section	4.2.3. For priority locations, the Township will develop a traffic calming plan and conduct a community ballot to determine the level of support for the proposed plan. Roads fronting schools or playground zones are not subject to the requirement of a community ballot.
4.3.3. Community Support in the form of a minimum of 67% of the total number of respondents to a ballot of the study area is required to proceed to a detailed evaluation of the request, with the exception of roads fronting schools or playgrounds zones, which shall not be subject to these requirements.	4.2.4. Community support, defined as 60% or more of respondents in favor, is required to proceed with the traffic calming plan. However, the Council may choose to direct the installation of traffic calming measures at their discretion.
New section	4.2.5. Based on the feedback received during the community ballot process, the Township will revise the traffic calming plan and inform Council of the preferred option.
4.4 Criteria	4.3 Typical Criteria
4.5. If appropriate, approved traffic calming measures shall be installed on a temporary basis and be subject to a six-month trail basis to determine the effectiveness and allow time for evaluation by staff, emergency service providers and residents.	Remove Section from Policy
4.8.1. The eligibility for removal of a traffic calming, will be assessed by the Municipal Engineer.	Remove Section from Policy

Existing Policy	Revised Policy
4.8.2. If the location is considered eligible for removal of traffic calming, the study area will be defined and the person(s) requesting the removal of traffic calming contacted. The person(s) requesting removal traffic calming will be provided with a plan showing the proposed affected area and appropriate forms and requested to contact the property owners within the study area for their support.	Remove Section from Policy
4.8.3. Community support in the form of a minimum 67% of the total number of respondents to a ballot of the study area is required to proceed to a detailed evaluation of the request.	Remove Section from Policy
4.8.4. Upon receipt of and verification of sufficiency of community support, a Public Review Process will be undertaken to consider appropriate methods of removal of traffic calming for the area and to determine support for the option(s) identified.	Remove Section from Policy
4.8.5. Council will be informed of the removal of the traffic calming measures.	Remove Section from Policy
4.8.6. The Municipal Engineer, at his discretion, may remove any traffic calming measure that is deemed to be inappropriate or poses a threat to the safety of the traveling public. Council will be informed of the removal of the traffic calming measure.	Remove Section from Policy

Optional Recommendations/Alternatives:

An alternative recommendation for the consideration of Council is to include additional clauses in the Township's policy that would provide direction for pursuing traffic calming measures on a neighbourhood wide basis, not on a localized, site-by-site basis pursuant to Section 4.1.4 in the policy.

In some cases, implementation of traffic calming measures on a street can result in the diversion of traffic to other streets in the neighbourhood. Many of the recent traffic calming projects have focused on schools and parks where such diversion was acceptable or even desirable. However, in many other cases, localized implementation may lead to future requests for additional traffic calming measures. Council may consider adding the following clauses to the proposed amended policy in Attachment A.

Section 4.6 Area Wide Traffic Calming Projects:

4.6.1 The Township may initiate traffic calming on an area wide basis, using boundaries such as arterial roads, highways, watercourses, or other topographical constraints, as determined by Council or the Municipal Engineer.

4.6.2 Staff will develop criteria to determine priority areas for traffic calming based upon quantitative and qualitative data, such as vehicle speeds, traffic volumes, known problems, neighbourhood interest, pedestrian and cyclist activity.

4.6.3 Neighbourhoods that currently experience the greatest negative impacts from traffic will have the highest priority. Neighbourhood that already have significant traffic calming measures in place will have a lower priority.

Respectfully submitted,

Aaron Ruhl
DIRECTOR, PUBLIC WORKS AND ENGINEERING
for
ENGINEERING DIVISION

ATTACHMENT A Revised Neighbourhood Traffic Calming Council Policy No. 05-110

ATTACHMENT B Redlined Neighbourhood Traffic Calming Council Policy No. 05-110

ATTACHMENT A

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Neighbourhood Traffic Calming

Policy No:	**05-110**
Previous Policy No:	**05-763**
Approved by Council:	**2019-09-09**
Revised by Council:	

1. Purpose

1.1. To define the criteria and conditions to evaluate the installation and removal of traffic calming measures in neighbourhoods.

2. Background

2.1. The Township regularly receives requests for the implementation and the removal of traffic calming measures in neighbourhood areas. This policy will set the criteria for the review, implementation and monitoring of traffic calming measures.

3. Related Policy

3.1. Township of Langley Subdivision and Development Servicing Bylaw 2019 No. 5382 and amendments thereto, in conjunction with the Master Transportation Plan Road Classifications Map and the Community Plans.
3.2. Highway and Traffic Bylaw 2010 No. 4758 and amendments thereto.
3.3. Motor Vehicle Act (1996 c.318) of the B.C. Motor Vehicle Traffic Legislation Manual and amendments thereto.

4. Policy

4.1. **Suitable Locations:**

4.1.1. Vertical and horizontal deflections will not be considered on arterial roads. Other low impact traffic calming measures maybe be considered on arterial roads.
4.1.2. Only devices listed in Section 4.1.5 will be considered for use on collector roads.
4.1.3. Traffic calming requests may be considered on local roads or lanes at the discretion of the Director, Engineering and Council subject to the criteria outlined in this policy.
4.1.4. Study area will depend on the location and extent of the traffic calming measures proposed and must include a review of adjacent roads that may be impacted by a shift of traffic.
4.1.5 Allowable forms of traffic calming are outlined in the following table:

Traffic Calming Device	Road Classification				
	Major Collector	Major collector by School or Park	Minor Collector	Minor Collector by School or park	Local/Lane
Vertical Deflection					
Raised Crosswalk	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Raised Intersection		✔ ☐	✔ ☐	✔ ☐	✔ ☐
Rumble Strip	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Sidewalk Extension			✔ ☐	✔ ☐	✔ ☐
Textured Crosswalk	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Speed Hump		✔ ☐	✔ ☐	✔ ☐	✔ ☐
Horizontal Deflection					
Chicane					✔ ☐
Curb Extension	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Curb Radius Reduction			✔ ☐	✔ ☐	✔ ☐
On Street Parking	✔ ☐		✔ ☐		✔ ☐
Raised Median Island	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Traffic Circle	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Obstruction					
Directional Closure					✔ ☐
Diverter					✔ ☐
Full Closure					✔ ☐
Intersection Channelization		✔ ☐		✔ ☐	✔ ☐
Raised Median through Intersection	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Right-In/Right-out Island	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Signage[1]					
Right (Left) Turn Prohibited	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
One Way	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Traffic Calmed Neighborhood	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐

[1]Signage must follow guidance of the Manual of Uniform Traffic Control Devices for Canada

Key

✔ May be considered

4.2. **Review Process**

4.2.1. The eligibility of the road for traffic calming will be assessed by the Director, Engineering.

4.2.2. The eligible locations will be prioritized and implemented according to their level of priority.

4.2.3. For priority locations, the Township will develop a traffic calming plan, and conduct a community ballot to determine the level of support for the proposed plan. Roads fronting schools or playground zones are not subject to the requirement of a community ballot.

4.2.4. Community support, defined as 60% or more of respondents in favor, is required to proceed with the traffic calming plan. However, the Council may choose to direct the installation of traffic calming measures at their discretion.

4.2.5. Based on the feedback received during the community ballot process, the Township will revise the traffic calming plan and inform Council of the preferred option.

4.2.6. Council will be informed of the installation of the traffic calming measures.

4.3. **Typical Criteria:**

4.3.1. Road Classification

4.3.2. Traffic volume.

4.3.3. Non-local traffic short cutting through a neighbourhood.

4.3.4. The 85 percentile speed.

4.3.5. Accident history.

4.3.6. Pedestrian activity.

4.3.7. Land Use.

4.3.8. Proximity to schools and parks

4.3.9. Traffic calming measures must not have a negative effect on overall traffic safety or emergency vehicle access.

4.3.10. Cycling routes and proximity to transit routes

4.3.11. Routes to schools

4.3.12. Presence of sidewalks

4.3.13. Nearby arterial road improvements

4.3.14. Traffic diversion potential

4.4. Installation will be subject to availability of funding.

4.5. Priorities for installations will be determined by a comparison of the criteria in section 4.3.

ATTACHMENT B

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Neighbourhood Traffic Calming	**Policy No:**	**05-110**
	Previous Policy No:	**05-763**
	Approved by Council:	**2019-09-09~~1999-02-15~~**
	Revised by Council:	**~~2004-04-05~~**
	~~Revised by Council:~~	**~~2009-10-19~~**
	~~Revised by Council:~~	**~~2012-09-17~~**
	~~Revised by Council:~~	**~~2016-05-30~~**
	~~Revised by Council:~~	**~~2019-09-09~~**

1. Purpose

1.1. To define the criteria and conditions to evaluate the installation and removal of traffic calming measures in neighbourhoods.

2. Background

2.1. The Township regularly receives requests for the implementation and the removal of traffic calming measures in neighbourhood areas. This policy will set the criteria for the review, implementation and monitoring of traffic calming measures.

3. Related Policy

3.1. Township of Langley Subdivision and Development Servicing Bylaw 201~~4~~9 No. 5382 and amendments thereto,~~4861~~ in conjunction with the Master Transportation Plan Road Classifications Map and the Community Plans.
3.2. Highway and Traffic Bylaw 2010 No. 4758 and amendments thereto.
3.3. Motor Vehicle Act (1996 c.318) of the B.C. Motor Vehicle Traffic Legislation Manual and amendments thereto.

4. Policy

4.1. Suitable Locations:

4.1.1. Vertical and horizontal deflections will not be considered on arterial roads. Other low impact traffic calming measures maybe be considered on arterial roads.
~~4.1.1. Traffic calming will not be considered on arterial roads.~~
4.1.2. Only devices listed in Section 4.1.5 will be considered for use on collector roads.
~~4.1.2. Traffic calming will not be considered on collector roads except as outlined in the table in section 4.1.5.~~
4.1.3. Traffic calming requests may be considered on local roads or lanes at the discretion of the Director, Engineering and Council subject to the criteria outlined in this policy.
4.1.4. Study area will depend on the location and extent of the traffic calming measures proposed and must include a review of adjacent roads that may be impacted by a shift of traffic.

4.1.5 Allowable forms of traffic calming are outlined in the following table:

Traffic Calming Device	Road Classification				
	Major Collector	Major collector by School or Park	Minor Collector	Minor Collector by School or park	Local/Lane
Vertical Deflection					
Raised Crosswalk	✔	✔	✔	✔	✔
Raised Intersection		✔	✔	✔	✔
Rumble Strip	✔	✔	✔	✔	✔
Sidewalk Extension			✔	✔	✔
Textured Crosswalk	✔	✔	✔	✔	✔
Speed Hump		✔	✔	✔	✔
Horizontal Deflection					
Chicane					✔
Curb Extension	✔	✔	✔	✔	✔
Curb Radius Reduction			✔	✔	✔
On Street Parking	✔		✔		✔
Raised Median Island	✔	✔	✔	✔	✔
Traffic Circle	✔	✔	✔	✔	✔
Obstruction					
Directional Closure					✔
Diverter					✔
Full Closure					✔
Intersection Channelization		✔		✔	✔
Raised Median through Intersection	✔	✔	✔	✔	✔
Right-In/Right-out Island	✔	✔	✔	✔	✔
Signage[1]					
Right (Left) Turn Prohibited	✔	✔	✔	✔	✔
One Way	✔	✔	✔	✔	✔
Traffic Calmed Neighborhood	✔	✔	✔	✔	✔

[1]Signage must follow guidance of the Manual of Uniform Traffic Control Devices for Canada

Key
✔ May be considered

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~~**4.2. Initiation:**~~

~~4.2.1. Requests for the installation or removal of traffic calming will be initiated by written request(s) from resident(s) or business owner(s) or by Township initiative.~~

~~4.3.~~4.2. **Review Process**

~~4.3.1.~~4.2.1. The eligibility of the road for traffic calming will be assessed by the Director, Engineering.~~Municipal Engineer.~~

~~4.3.2. If the location is eligible for consideration for traffic calming the study area will be defined and the person(s) requesting traffic calming contacted. The person(s) requesting traffic calming will be provided with a plan showing the proposed affected area, and appropriate forms, and requested to contact the property owners within the study area for their support.~~

~~4.3.3. Community Support in the form of a minimum of 67% of the total number of respondents to a ballot of the study area is required to proceed to a detailed evaluation of the request, with the exception of roads fronting schools or playgrounds zones, which shall not be subject to these requirements.~~

4.2.2. ~~Upon receipt of and verification of sufficiency of~~ The eligible locations will be prioritized and implemented according to their level of priority.

~~4.3.4.~~4.2.3. For priority locations, the Township will develop a traffic calming plan, and conduct a community ~~support a Public Review Process will be undertaken to consider appropriate methods of traffic calming for an area and~~ ballot to determine the level of support for the ~~options identified. As a minimum, this process will included advertisements in local papers outlining the~~ proposed ~~traffic calming measure(s).~~plan. Roads fronting schools or playground zones are not subject to ~~these requirements~~the requirement of a community ballot.

4.2.4. Community support, defined as 60% or more of respondents in favor, is required to proceed with the traffic calming plan. However, the Council may choose to direct the installation of traffic calming measures at their discretion.

~~Community Support in the form of a minimum of over 50% of respondents to the ballot is required to proceed with the traffic calming plan.~~

4.2.5. Based on the feedback received during the community ballot process, the Township will revise the traffic calming plan and inform Council of the preferred option.

~~4.3.5.~~4.2.6. Council will be informed of the installation of the traffic calming measures.

~~4.4.~~4.3. **Typical Criteria:**

~~4.4.1.~~4.3.1. Road Classification
~~4.4.2.~~4.3.2. Traffic volume.
~~4.4.3.~~4.3.3. Non-local traffic short cutting through a neighbourhood.
~~4.4.4.~~4.3.4. The 85 percentile speed.
~~4.4.5.~~4.3.5. Accident history.
~~4.4.6.~~4.3.6. Pedestrian activity.
~~4.4.7.~~4.3.7. Land Use.
~~4.4.8.~~4.3.8. Proximity to schools and p-arks
~~4.4.9.~~4.3.9. Traffic calming measures must not have a negative effect on overall traffic safety or emergency vehicle access.
~~4.4.10.~~4.3.10. Cycling routes and proximity to transit routes
~~4.4.11.~~4.3.11. Routes to schools
~~4.4.12.~~4.3.12. Presence of sidewalks
~~4.4.13.~~4.3.13. Nearby arterial road improvements
~~4.4.14.~~4.3.14. Traffic diversion potential

~~4.5. If appropriate, approved traffic calming measures shall be installed on a~~

~~temporary basis and be subject to a six month trial basis to determine the effectiveness and allow time for evaluation by staff, emergency service providers and residents.~~

~~4.6.~~4.4. Installation will be subject to availability of funding.

~~4.7.~~4.5. Priorities for installations will be determined by a comparison of the criteria in section 4.~~4~~3.

~~**4.8. Removal of traffic calming:**~~

~~4.8.1. The eligibility for removal of a traffic calming, will be assessed by the Municipal Engineer.~~

~~4.8.2. If the location is considered eligible for the removal of traffic calming, the study area will be defined and the person(s) requesting the removal of traffic calming contacted. The person(s) requesting removal traffic calming will be provided with a plan showing the proposed affected area, and appropriate forms, and requested to contact the property owners within the study area for their support.~~

~~4.8.3. Community support in the form of a minimum of 67% of the total number of respondents to a ballot of the study area is required to proceed to a detailed evaluation of the request.~~

~~4.8.4. Upon receipt of and verification of sufficiency of community support, a Public Review Process will be undertaken to consider appropriate methods of removal of traffic calming for the area and to determine support for the option(s) identified.~~

~~4.8.5. Council will be informed of the removal of the traffic calming measures.~~

~~The Municipal Engineer, at his discretion, may remove any traffic calming measure that is deemed to be inappropriate or poses a threat to the safety of the traveling public. Council will be informed of the removal of the traffic calming measure.~~

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 2, 2024 - REGULAR MEETING	**REPORT:**	24-277
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-163
SUBJECT:	202/203 STREET FROM 62 AVENUE TO 86 AVENUE UPDATE		

RECOMMENDATIONS:

That Council endorse the functional design of 202/203 Street from 62 Avenue to 86 Avenue included as Attachment A in the report.

That Council directs staff to report back with recommendations on a phased completion of the 202/203 Street corridor, including property implications and refined construction estimates.

EXECUTIVE SUMMARY:

At the November 6, 2023, Regular Meeting, Council directed staff to report on plans to complete the 202/203 Street corridor from 62 Avenue to 86 Avenue. Additionally, at the March 11, 2024, Regular Meeting, staff were directed to incorporate speed mitigation strategies along 202B Street between 68 Avenue and 72 Avenue and to consider the feasibility of replacing the signalized intersection of 202B Street and 70 Avenue with a roundabout.

Included as Attachment A is the functional design, which proposes widening 202/203 Street to a four-lane arterial road, complete with standard travel lanes, curb and gutter, multi-use paths (MUPs), buffered or protected bike lanes where possible, sidewalks, raised medians/left turn lanes, and street lighting.

The ultimate design of 202B Street will include raised medians and separated bicycle facilities to reduce vehicle speeds. It is not recommended to construct a roundabout at 202B Street and 70 Avenue due to potential traffic safety risks, increased risks for vulnerable road users, high construction costs, and conflicts with existing private property and homes.

Several undeveloped properties along the 202/203 Street corridor have submitted development applications at various stages. Sections where development has not proceeded could be prioritized for construction, which include:

- 203 Street: 65 Avenue to 66 Avenue
- 203 Street: 66 Avenue to Willoughby Trail
- 202A Street: 80 Avenue to 81 Avenue
- 202 Street: 85 Avenue to 86 Avenue

The functional design includes a Class D construction estimate valued at $38,000,000, which includes a 40% contingency. This estimate does not include land costs.

PURPOSE:

To provide Council with updated information on the design of 202/203 Street from 62 Avenue to 86 Avenue and seek endorsement of the functional design.

BACKGROUND:

At its November 6, 2023, Regular Meeting, Council passed the following resolution:

> *Therefore be it resolved that Council hereby directs staff to report to Council with a road widening project plan(s) to complete:*
> *(1) 203 Street /202A Street / 202B Street from 62 Avenue to 80 Avenue;*
> *(2) 202 Street from 80 Avenue to 86 Avenue; and*
> *(3) 86 Avenue from 200 Street to 202 Street.*

At its March 11, 2024, Regular Meeting, Council passed the following resolutions to be considered in the report to Council on the road widening plan:

> *Therefore be it resolved that Council hereby directs staff to add the following considerations to the report to Council on a road widening project plan as directed on November 6, 2023:*
> *1. A potential timeline for speed mitigation strategies and improvements concerning pedestrian and cyclist safety to be made to 202B Street between 72 Avenue and 68 Avenue which may include:*
> *a. Additional speed reader boards,*
> *b. Rectangular rapid flashing beacons (RRFBs),*
> *c. Protected bicycle lanes, and*
> *d. A raised and landscaped centre median.*
> *2. Potential costs associated with these speed mitigation strategies and improvements, and*
> *3. The feasibility of replacing the signalized intersection of 202B Street and 70A Avenue with a roundabout.*

Both resolutions are being addressed within this report.

DISCUSSION/ANALYSIS:

The 202/203 Street corridor is classified as a Major Arterial Road in the 2009 Master Transportation Plan (MTP) and in several neighborhood plans, which designate the 202/203 Street corridor as a major north-south link through the Willoughby area. This corridor provides an alternate parallel arterial route to 200 Street between 62 Avenue and 86 Avenue.

Portions of the 202/203 Street corridor have been constructed over the past 20 years to various road standards. As a result, the functional design includes different road cross-sections on various segments of the corridor. This may include segments with MUPs only, protected or buffered bike lanes, or a combination of MUPs and bike lanes. The functional design includes widening the road from a two-lane to a four-lane arterial standard, complete with improved vehicle, pedestrian, and cycling facilities, curb and gutter, MUPs, protected bike lanes, raised medians/left turn lanes, and street lighting.

202 Street has been partially constructed between 80 Avenue and 86 Avenue. 202A Street extends south of 80 Avenue to 72 Avenue, and 202B Street extends to 68 Avenue, then becomes 203 Street south to 62 Avenue.

In addition to being a vital north-south link, the 202/203 Street corridor is an important component of the Township’s support for alternative modes of transportation, consistent with Township, regional, and provincial goals.

The preliminary conceptual design for the widening of the 202/203 Street corridor from 62 Avenue to 86 Avenue was submitted by our consultant to the Township for review. The following revisions were included in the final functional design:

- Modifying the portion between 62 Avenue and 64 Avenue to include MUPs instead of bike lanes to reduce property impacts.
- Narrowing the center median to lengthen the southbound left-turn bay at 64 Avenue.
- Modifying the design at 65 Avenue to include a westbound right-turn lane to 203 Street.
- Modifying the portion between 66 Avenue and 67 Avenue to include MUPs instead of bike lanes to reduce property impacts.
- Adding a center median at the 74B Avenue intersection to restrict left-turn movement onto 202A Street.
- Lengthening the northbound left-turn storage bay into Peter Ewart Middle School.
- Adding a landscaped median between Peter Ewart Middle School and 80 Avenue to direct pedestrians to signalized crosswalks and deter mid-block jaywalking.
- Reconfiguring the road cross-section to provide buffered bike lanes between 81 Avenue and 82 Avenue.

The attached functional design is considered preliminary, and any changes or recommendations made during this design phase are 'high-level' and subject to refinements based on further discussion with the consultant and other Township departments, subject to Council endorsement. Additionally, staff are working with the consultant to review other options along 203 Street between 64 Avenue and 68 Avenue to minimize the impact on existing infrastructure, to preserve mature trees, and accommodate future active transportation needs.

A preliminary (Class D) cost estimate has been prepared, and the construction of the 202/203 Street corridor from 62 Avenue to 86 Avenue is estimated to cost $38,000,000 for road and site improvements, utility upgrades, earthworks, roadway lighting, and traffic signals. This includes a 40% contingency due to the conceptual nature of the design undertaken, and the estimate does not include land acquisition costs.

Due to sections of the corridor requiring land acquisition, staff have identified the following four areas for Council to consider focusing on:

- 203 Street: 65 Avenue to 66 Avenue, east side (20312 66 Avenue)
- 203 Street: 66 Avenue to Willoughby Trail, west side (20263 66 Avenue)
- 202A Street: 80 Avenue to 81 Avenue, west side (20211 80 Avenue)
- 202 Street: 85 Avenue to 86 Avenue (20212 86 Avenue and 20224 86 Avenue)

The properties along the 202/203 Street corridor listed above do not have any active development applications and may ultimately require the Township to construct these sections. The properties along 86 Avenue are still in the design review stage, and Council may consider acquiring land to expedite the construction of the 86 Avenue and 202 Street intersection. The total land acquisition cost for the project corridor is assumed to decrease if active development projects along the corridor continue to proceed and go to construction before the Township undertakes any works.

Following Council’s direction for staff to consider speed mitigation strategies along 202B Street between 68 Avenue and 72 Avenue, the functional design incorporates the construction of a raised median, standard travel lanes (3.3 meters), and protected bicycle lanes. Redesigning the cross-section to allow for the construction of a MUP along the west boulevard between 70A Avenue and 72 Avenue is being considered as an alternative to improve active transportation.

The introduction of a raised median will reduce the overall width of the adjacent travel lanes, resulting in a reduction in vehicle speeds and pedestrian-vehicle conflicts.

Staff note that the raised median has been constructed on a portion of the road. Line painting and protected bicycle lanes, which have yet to be installed, will further visually reduce the road width, influencing driving behavior to reduce vehicle speeds. The addition of curb and gutter, sidewalks, bike lanes, raised median, and streetlights will also improve the safety of the corridor.

Staff have installed a speed reader board in the southbound direction approaching RC Garnett Park. The west side of 202B Street is constructed, and there are also active development projects to the north and south of 70 Avenue, which will complete most of the east side of 202B Street. This includes two properties on the east side of 202B Street north of 68 Avenue and two properties on the east side of 202B Street south of 72 Avenue. There are also two properties on the east side of 202B Street that do not have an active development application. The completion of the road works will be dependent on the development of adjacent lands.

Staff have also reviewed the feasibility of constructing a roundabout at the intersection of 202B Street and 70A Avenue and note the following:

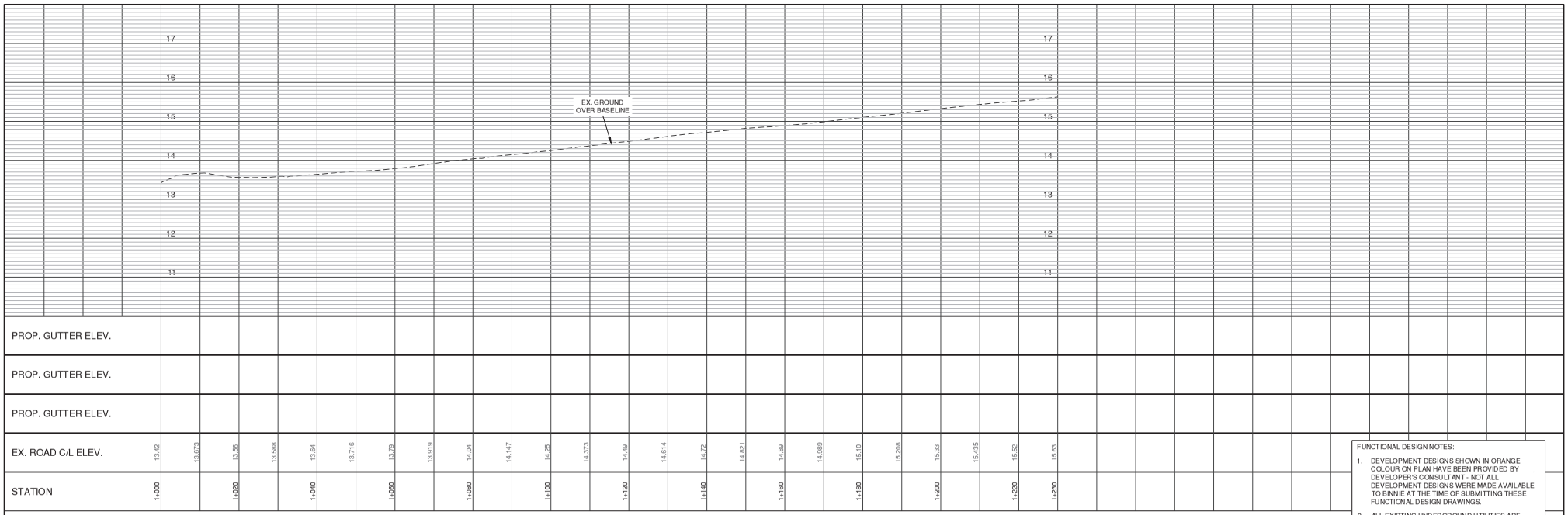
- Constructing a two-lane roundabout would require acquiring additional land and would conflict with the existing homes on the northwest and northeast corners of the intersection.
- Two-lane roundabouts are not common in the lower mainland and drivers are less familiar with their operation.
- Many of the safety benefits of roundabouts are reduced at multi-lane roundabouts due to the additional complexity and conflicting vehicle movements.
- Multi-lane roundabouts increase the potential for pedestrian-vehicle conflicts and present an increased risk for vulnerable road users.
- Significantly higher construction costs.

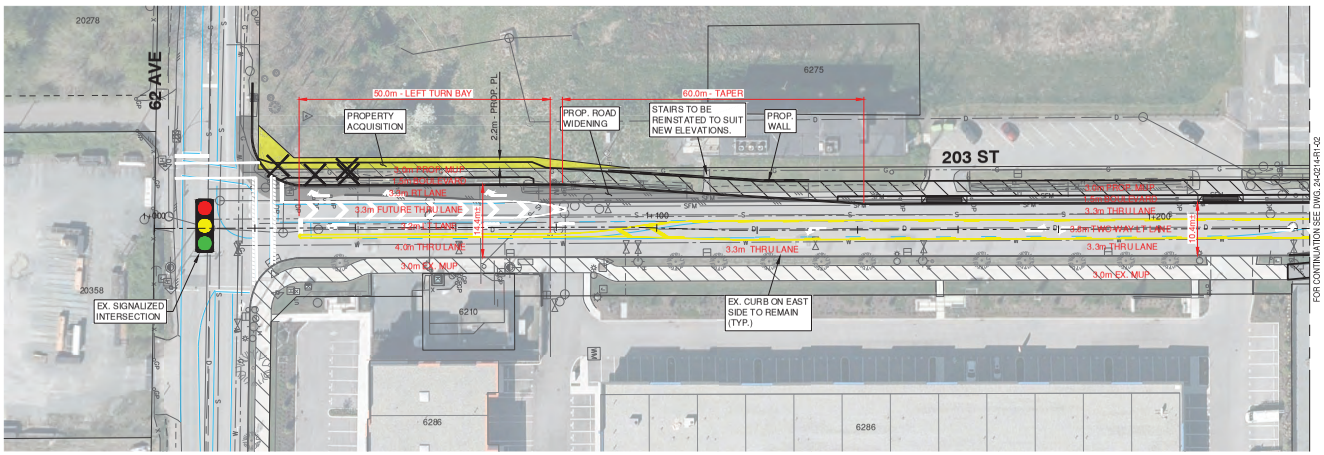
Therefore, staff do not recommend the construction of a roundabout at 202B Street and 70 Avenue.

Respectfully submitted,

James Sun
ACTING MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

ATTACHMENT A 202/203 Street Corridor Functional Design





FUNCTIONAL DESIGN NOTES:

1. DEVELOPMENT DESIGNS SHOWN IN ORANGE COLOUR ON PLAN HAVE BEEN PROVIDED BY DEVELOPER'S CONSULTANT - NOT ALL DEVELOPMENT DESIGNS WERE MADE AVAILABLE TO BINNIE AT THE TIME OF SUBMITTING THESE FUNCTIONAL DESIGN DRAWINGS.
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ATTACHMENT A
E.3

NOTES
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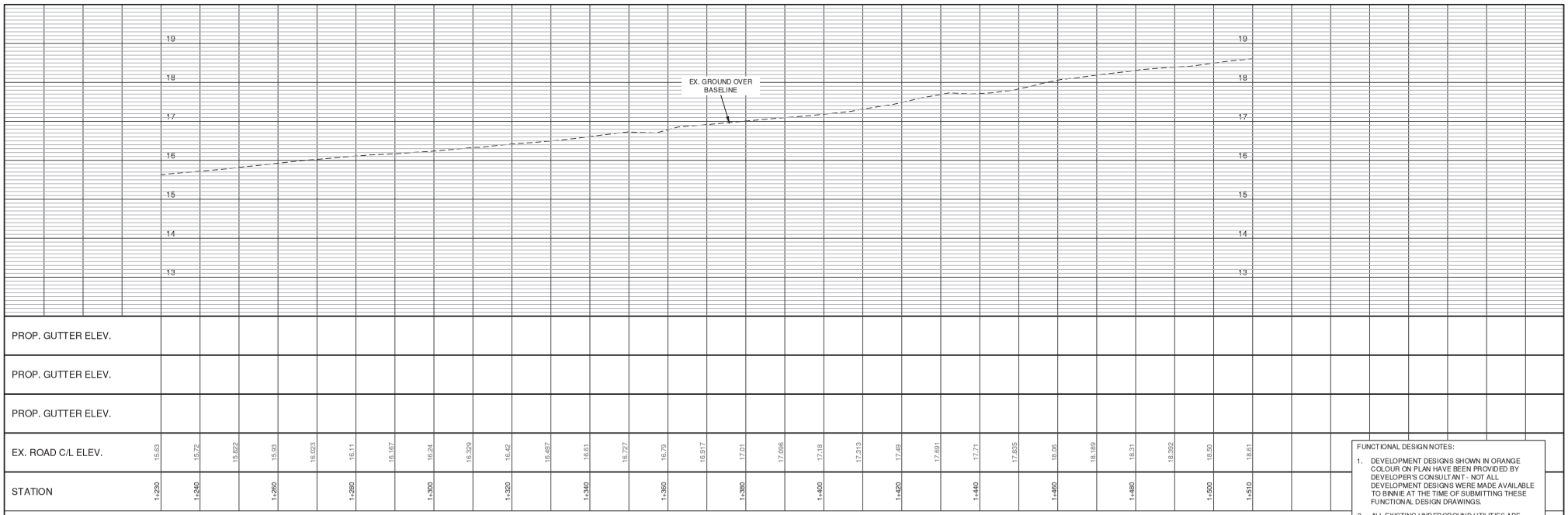
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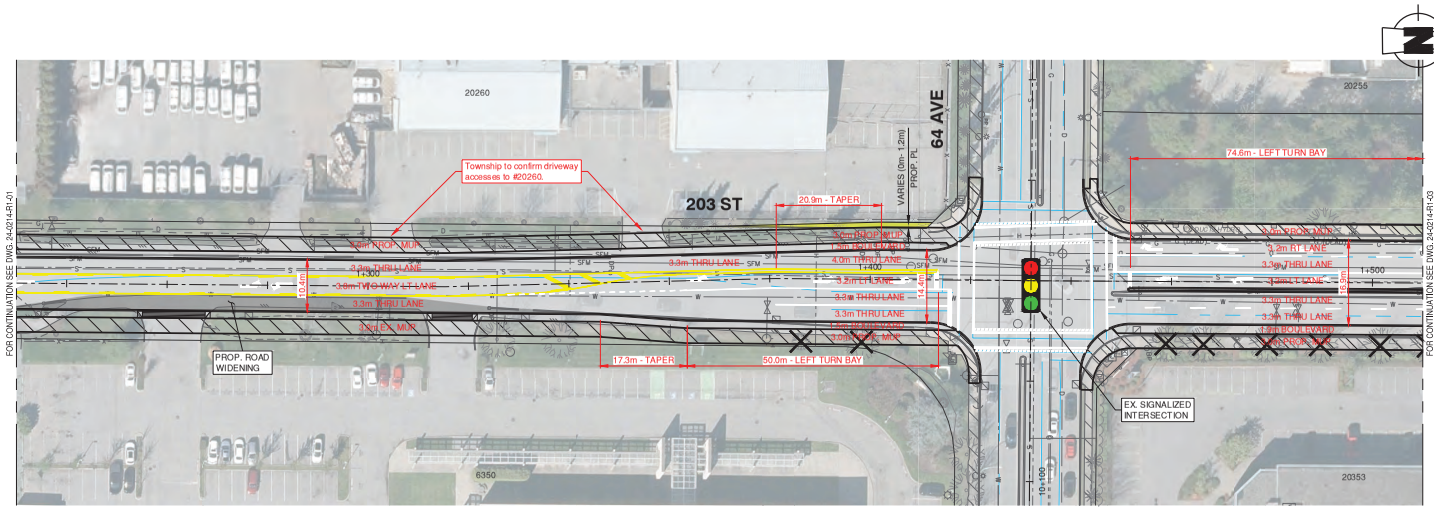
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MUNICIPAL PROJECT No.
The Corporation of the Township of Langley

ROADWORKS
202 STREET/203 STREET (62 AVENUE - 86 AVENUE)

DESIGN FILE No. ####
PLAN No. 24-0214-R1-01
AS BUILT No. ####
SHEET NO. 1 OF 22
REV. 2





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PLAN

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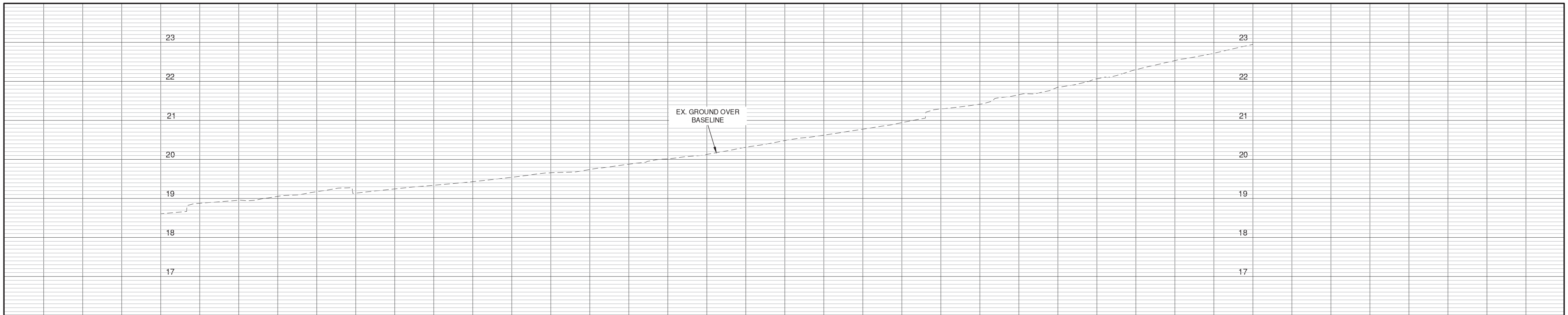
Township of Langley

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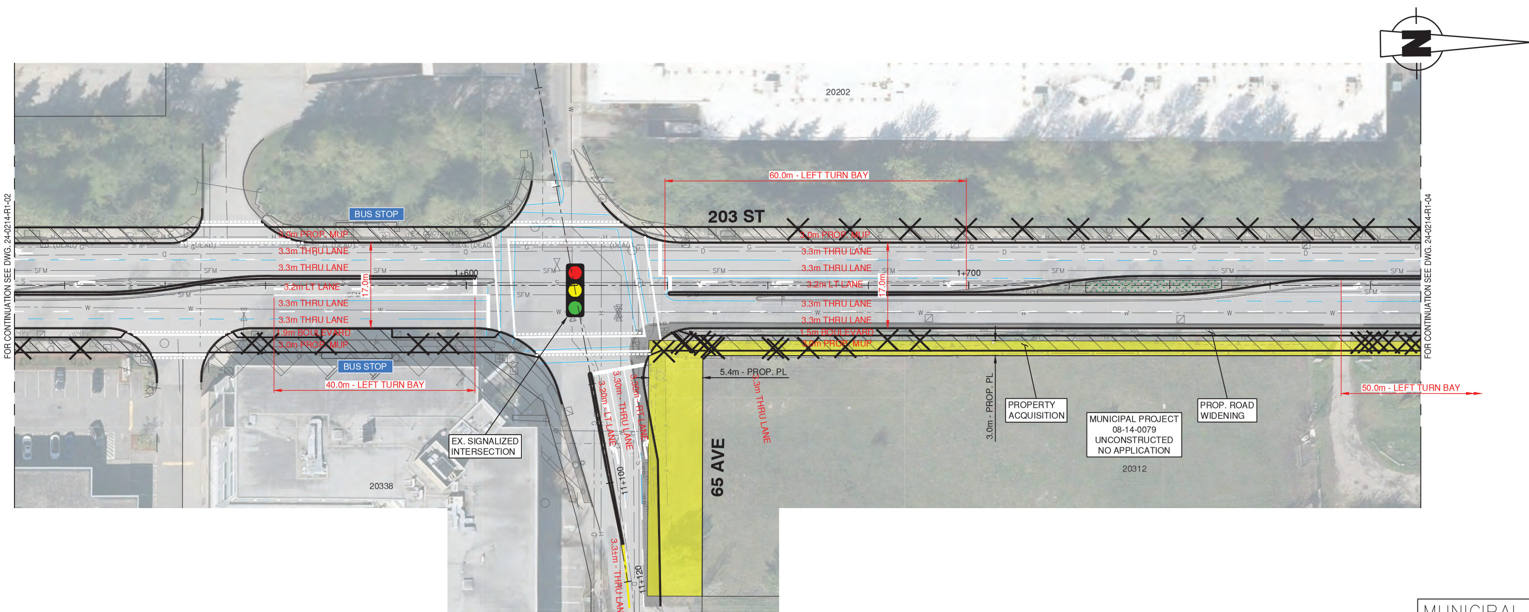
202 STREET/203 STREET (62 AVENUE – 86 AVENUE)

DESIGN FILE No. ####
AS BUILT No. ####
PLAN No. 24-0214-R1-02
SHEET NO. 2 OF 22
REV. 2

E.3 - Page 6



STATION	EX. ROAD C/L ELEV.	PROP. GUTTER ELEV.	PROP. GUTTER ELEV.	PROP. GUTTER ELEV.
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1+520	18.88			
	18.952			
1+540	19.05			
	19.173			
1+560	19.14			
	19.244			
1+580	19.34			
	19.430			
1+600	19.54			
	19.659			
1+620	19.74			
	19.878			
1+640	20.01			
	20.128			
1+660	20.31			
	20.485			
1+680	20.62			
	20.775			
1+700	20.94			
	21.297			
1+720	21.42			
	21.658			
1+740	21.85			
	22.066			
1+760	22.30			
	22.533			
1+780	22.72			
1+790	22.95			



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PLAN

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MUNICIPAL PROJECT No.

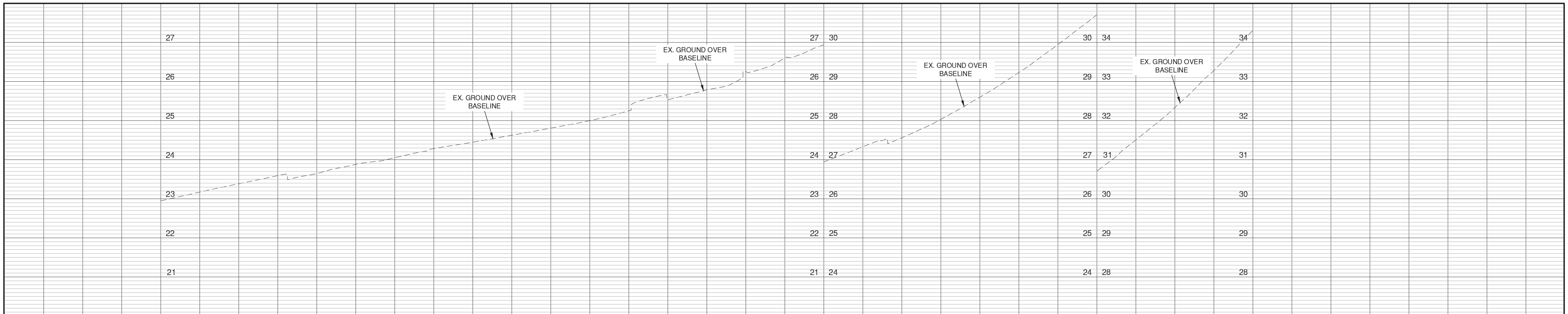
The Corporation of the Township of Langley

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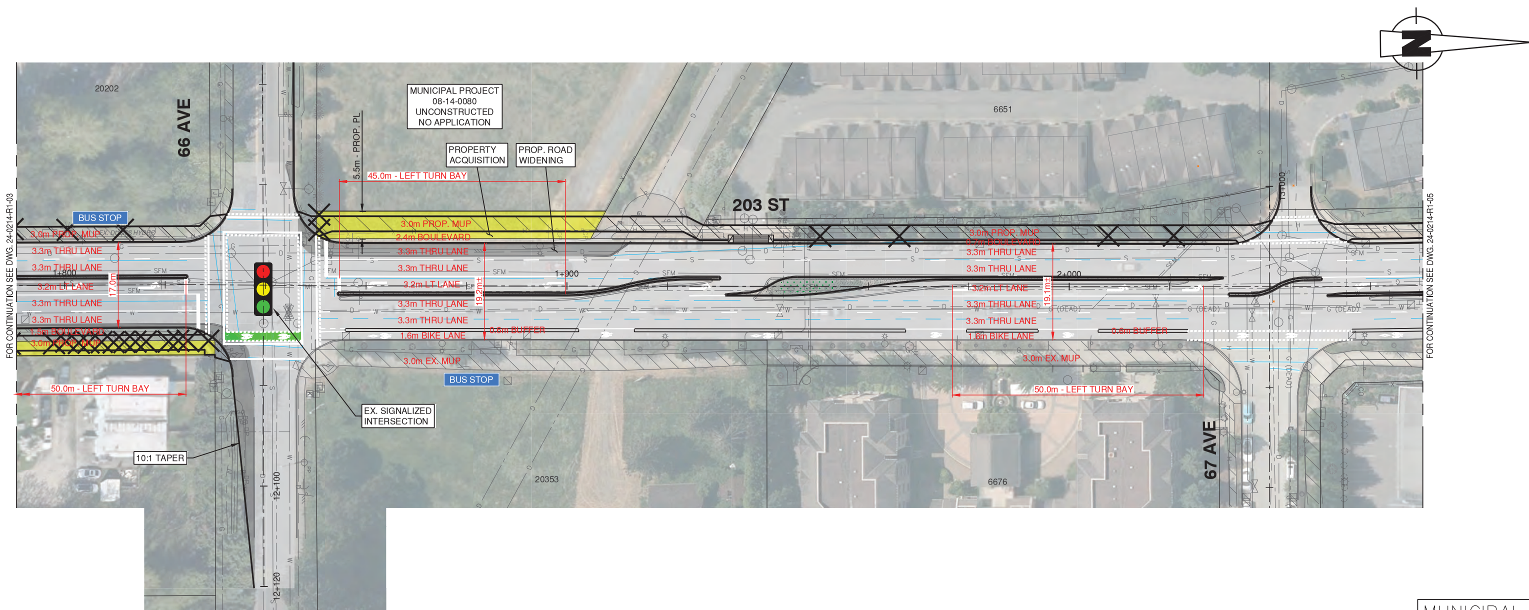
202 STREET/203 STREET (62 AVENUE - 86 AVENUE)

DESIGN FILE No ####
AS BUILT No. ####
PLAN No. 24-0214-R1-03
SHEET NO. 3 OF 22
REV. 2

E.3



PROP. GUTTER ELEV.																													
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EX. ROAD C/L ELEV.	22.95	23.17	23.384	23.59	23.643	23.88	24.054	24.28	24.447	24.63	24.808	25.00	25.251	25.53	25.791	26.26	26.599	26.94	27.332	27.56	28.034	28.60	29.231	29.94	30.708	31.51	32.337	33.28	34.31
STATION	1+790	1+800		1+820		1+840		1+860		1+880		1+900		1+920		1+940		1+960		1+980		2+000		2+020		2+040		2+060	2+070



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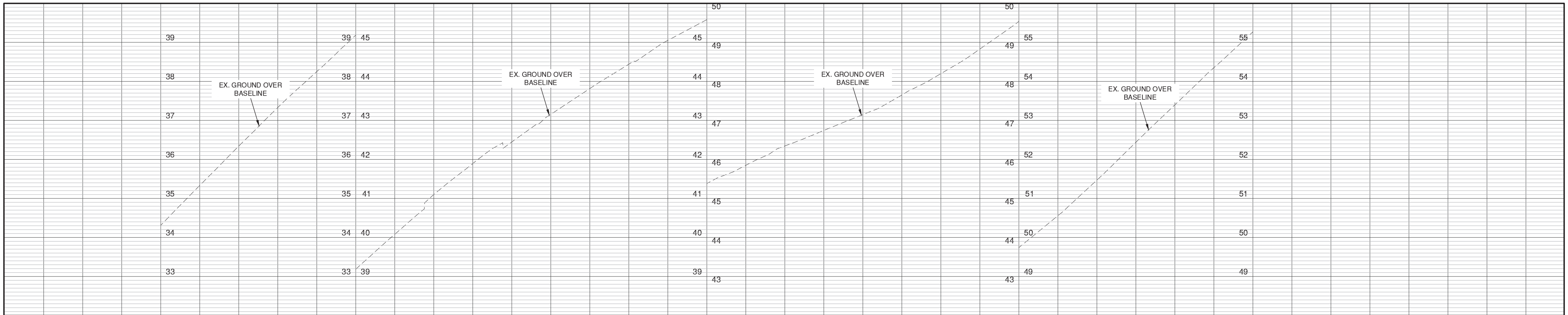
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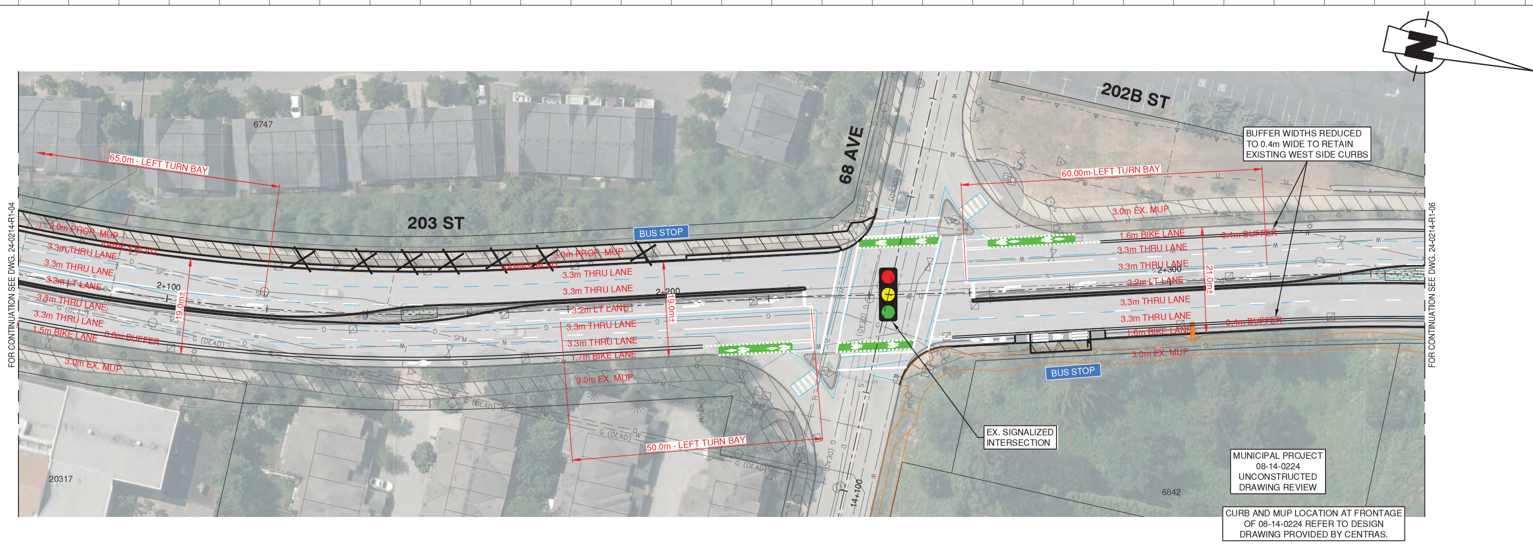
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AS BUILT No. ####
PLAN No 24-0214-R1-04
SHEET NO. 4 OF 22
REV. 2

E.3



PROP. GUTTER ELEV.																												
PROP. GUTTER ELEV.																												
PROP. GUTTER ELEV.																												
EX. ROAD C/L ELEV.	34.31	35.33	36.341	37.33	38.251	39.18	40.082	41.10	41.894	42.45	43.157	43.82	44.440	45.05	45.583	46.05	46.545	46.94	47.347	47.85	48.398	49.03	49.740	50.56	51.470	52.44	53.400	54.35	55.27
STATION	2+070	2+080		2+100		2+120		2+140		2+160		2+180		2+200		2+220		2+240		2+260		2+280		2+300		2+320		2+340	2+350



FUNCTIONAL DESIGN NOTES:

1. DEVELOPMENT DESIGNS SHOWN IN ORANGE COLOUR ON PLAN HAVE BEEN PROVIDED BY DEVELOPER'S CONSULTANT - NOT ALL DEVELOPMENT DESIGNS WERE MADE AVAILABLE TO BINNIE AT THE TIME OF SUBMITTING THESE FUNCTIONAL DESIGN DRAWINGS.
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13. PROPOSED TREE REMOVALS ARE MARKED WITH LARGE 'X' SYMBOLS ON PLAN.

MUNICIPAL PROJECT No.

The Corporation of the Township of Langley

E.3

NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK: MON. 84H9679 (SF: 0.9995978) LOCATED IN INT. OF 80 AVE AND 202A ST. ELEV: 76.185

LEGAL

OWNER | DEVELOPER | ENGINEER | ENGINEER

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SEAL

I, , PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS:

No	Date	REVISIONS
2	2024-10-10	ISSUED FOR FUNCTIONAL DESIGN
1	2024.06.26	CONCEPTUAL DESIGN

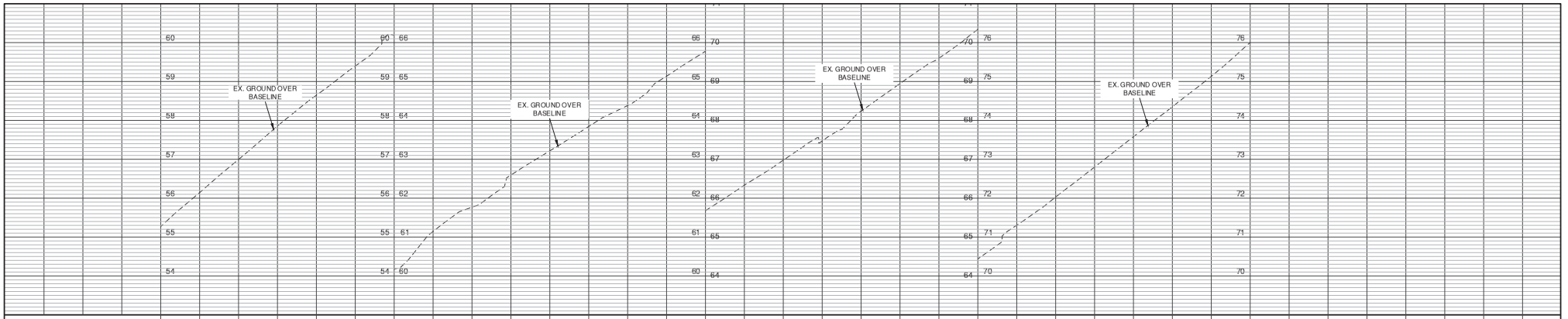
PLAN

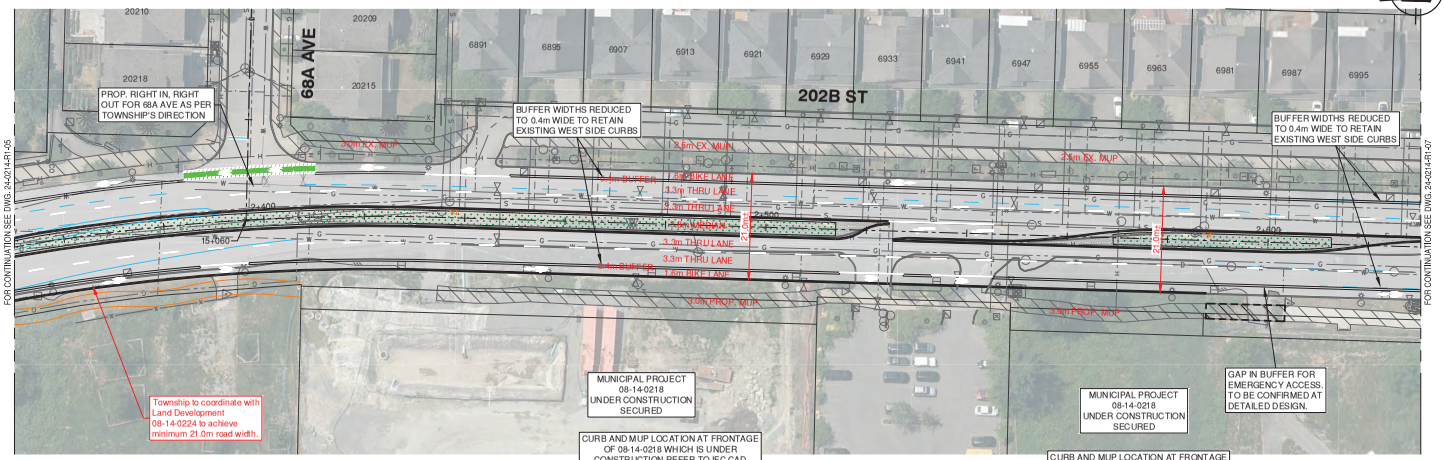
DESIGN BY: GZ
DRAWN BY: SV
APPROVED BY: NM
DATE: 2024-10-08
SCALE: H 1:500 (20m), V 1:50 (2m)

Township of Langley

ROADWORKS
202 STREET/203 STREET (62 AVENUE - 86 AVENUE)

DESIGN FILE No: ####
AS BUILT No: ####
PLAN No: 24-0214-R1-05
SHEET NO. 5 OF 22
REV. 2





FUNCTIONAL DESIGN NOTES:

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BENCHMARK: MON. 84H9679 (SF : 0.9995978) LOCATED IN INT. OF 80 AVE AND 202A ST. ELEV: 76.185

LEGAL:

OWNER DEVELOPER

ENGINEER ENGINEER

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SEAL

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EXCEPTIONS:

No	Date	REVISIONS
2	2024-10-10	ISSUED FOR FUNCTIONAL DESIGN
1	2024.06.26	CONCEPTUAL DESIGN

PLAN

DESIGN BY: GZ
DRAWN BY: SV
APPROVED BY: NM
DATE: 2024-10-08
SCALE: H 1:500 (0 20m); V 1:50 (0 2m)

MUNICIPAL PROJECT No.

The Corporation of the Township of Langley

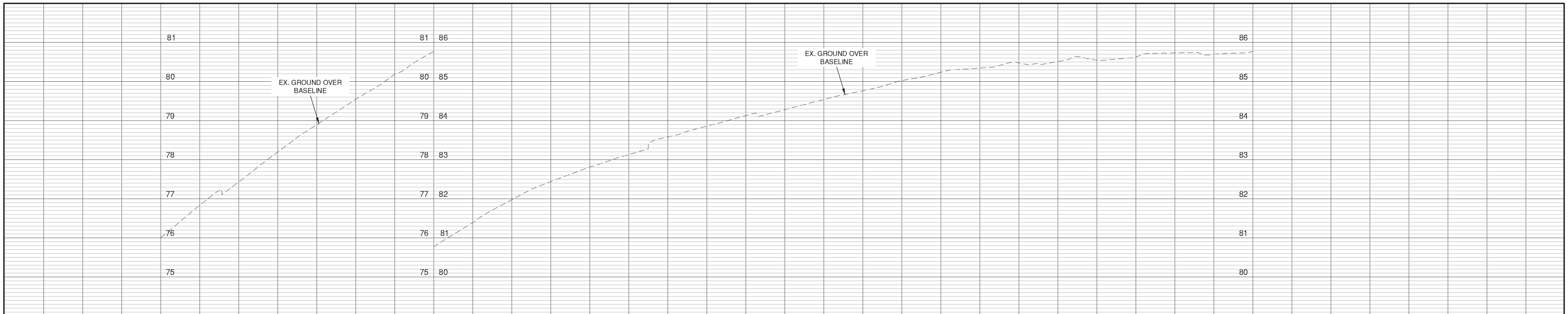
Township of Langley

ROADWORKS

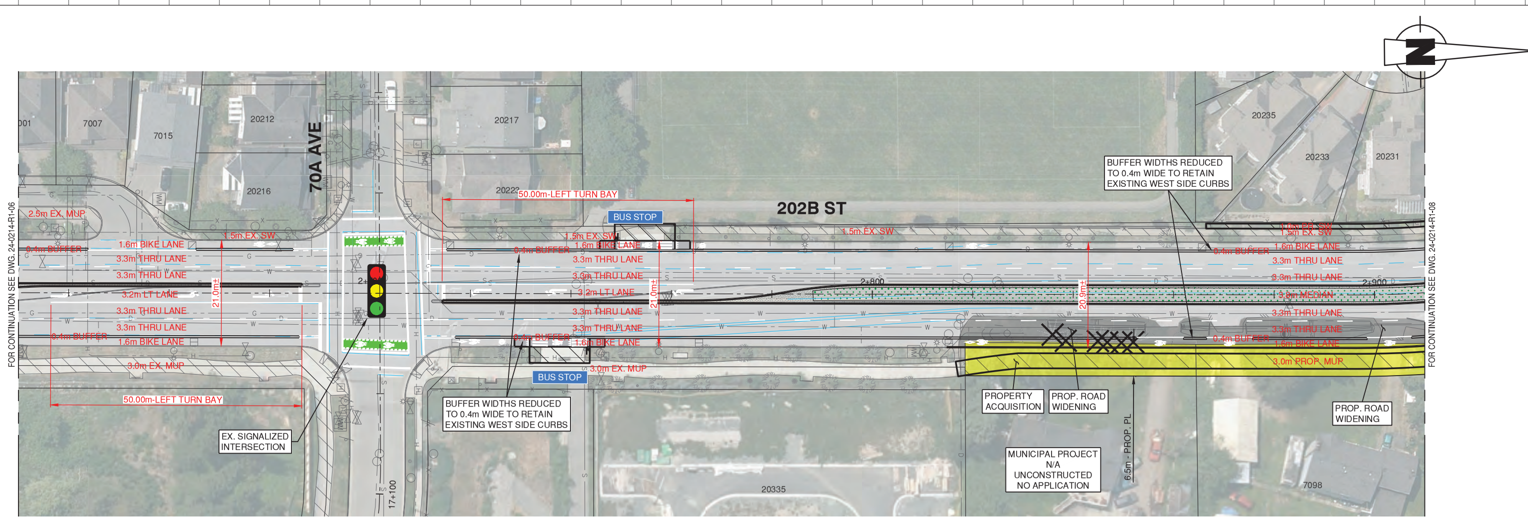
202 STREET/203 STREET (62 AVENUE – 86 AVENUE)

DESIGN FILE No. ####
AS BUILT No. ####
PLAN No. 24-0214-R1-06
SHEET NO. 6 OF 22
REV. 2

E.3



PROP. GUTTER ELEV.																													
PROP. GUTTER ELEV.																													
PROP. GUTTER ELEV.																													
EX. ROAD C/L ELEV.	76.00	76.84	77.431	78.20	78.895	79.55	80.191	80.77	81.388	81.98	82.440	82.81	83.132	83.58	83.858	84.13	84.281	84.54	84.763	85.03	85.238	85.34	85.477	85.51	85.545	85.63	85.733	85.70	85.77
STATION	2+630	2+640		2+660		2+680		2+700		2+720		2+740		2+760		2+780		2+800		2+820		2+840		2+860		2+880		2+900	2+910



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BENCHMARK: MON. 84H9679 (SF: 0.9995978) LOCATED IN INT. OF 80 AVE AND 202A ST. ELEV: 76.185

LEGAL

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EXCEPTIONS:

No	Date	REVISIONS
2	2024-10-10	ISSUED FOR FUNCTIONAL DESIGN
1	2024.06.26	CONCEPTUAL DESIGN

PLAN — DESIGN BY: GZ; DRAWN BY: SV; APPROVED BY: NM; DATE: 2024-10-08; SCALE: H 1:500 (20m), V 1:50 (2m)

MUNICIPAL PROJECT No.

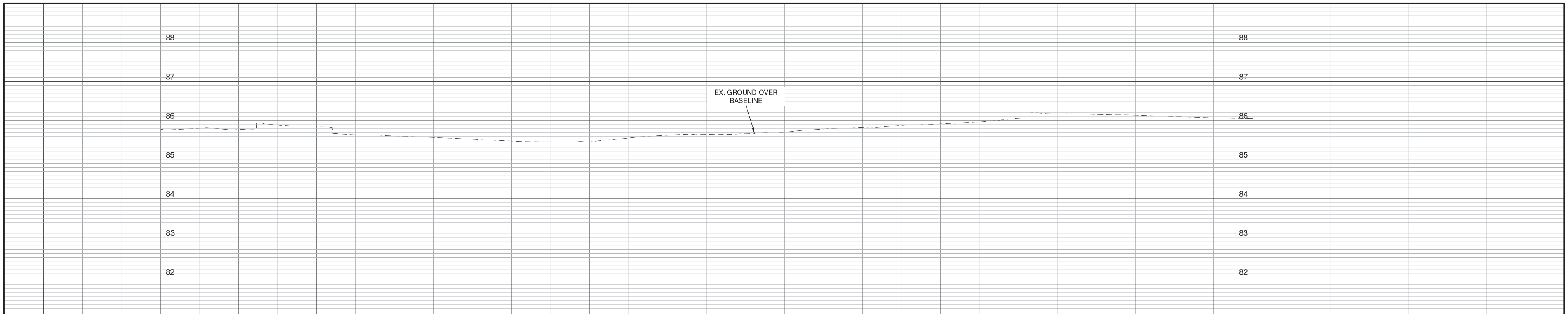
The Corporation of the Township of Langley

ROADWORKS

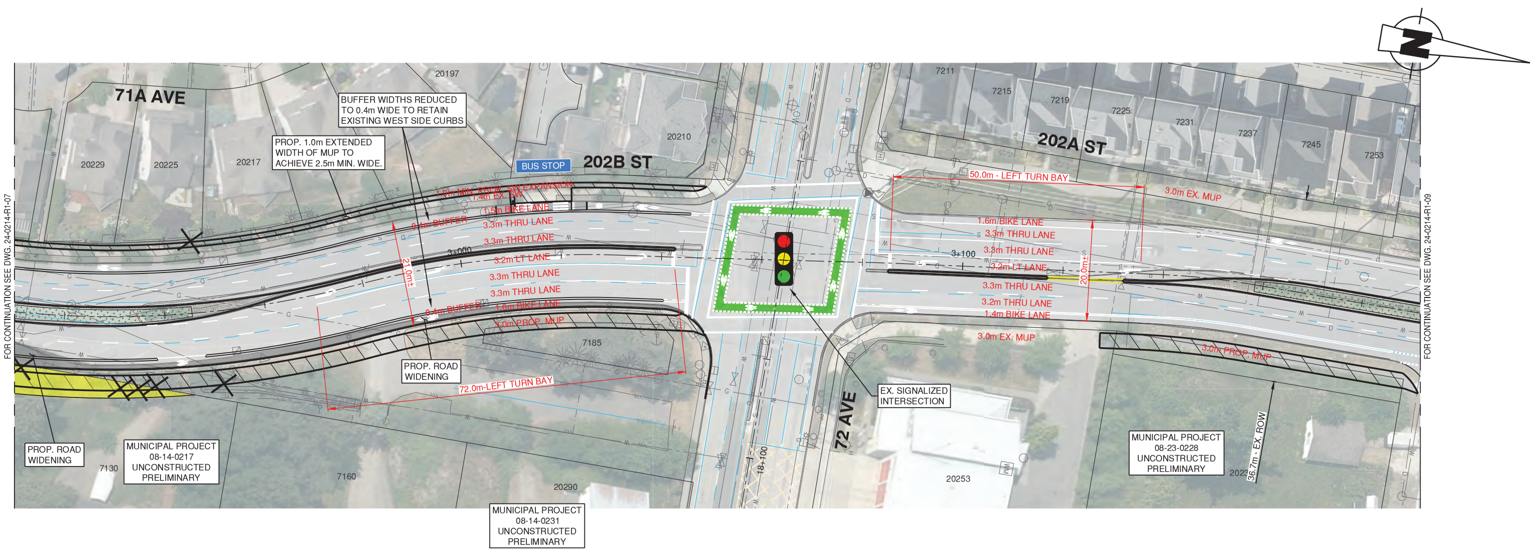
202 STREET/203 STREET (62 AVENUE - 86 AVENUE)

DESIGN FILE No ####; PLAN No 24-0214-R1-07; AS BUILT No. ####; SHEET No. 7 OF 22; REV. 2

E.3



PROP. GUTTER ELEV.																													
PROP. GUTTER ELEV.																													
PROP. GUTTER ELEV.																													
EX. ROAD C/L ELEV.	85.77	85.80	85.772	85.86	85.854	85.64	85.607	85.57	85.525	85.48	85.458	85.45	85.557	85.63	85.645	85.66	85.705	85.79	85.828	85.88	85.918	85.96	86.061	86.17	86.158	86.14	86.104	86.07	86.05
STATION	2+910	2+920		2+940		2+960		2+980		3+000		3+020		3+040		3+060		3+080		3+100		3+120		3+140		3+160		3+180	3+190



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BENCHMARK: MON. 84H9679 (SF: 0.9995978) LOCATED IN INT. OF 80 AVE AND 202A ST. ELEV: 76.185

LEGAL

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EXCEPTIONS:

No	Date	REVISIONS
2	2024-10-10	ISSUED FOR FUNCTIONAL DESIGN
1	2024.06.26	CONCEPTUAL DESIGN

PLAN

DESIGN BY: GZ | DRAWN BY: SV | APPROVED BY: NM | DATE: 2024-10-08 | SCALE: H 1:500, V 1:50

MUNICIPAL PROJECT No.

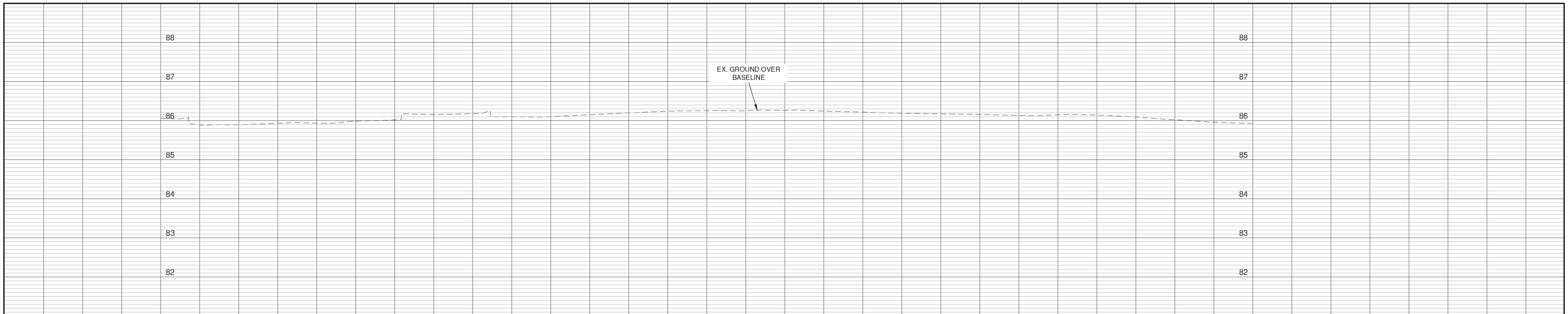
The Corporation of the Township of Langley

ROADWORKS

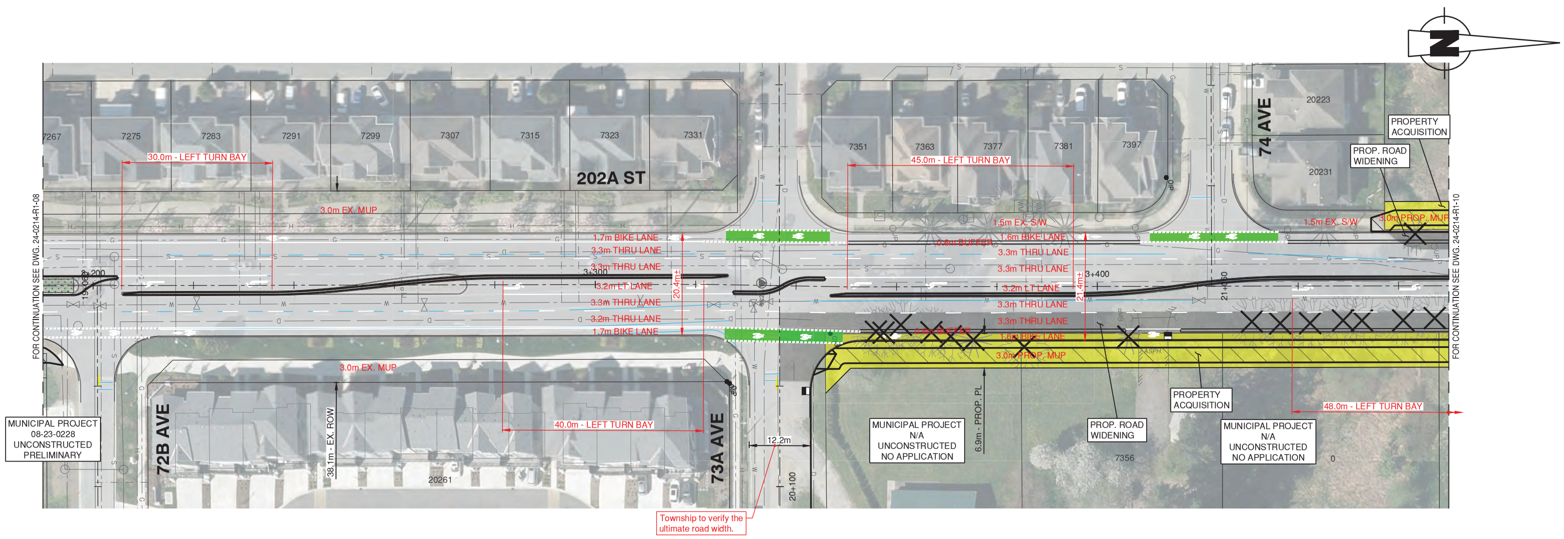
202 STREET/203 STREET (62 AVENUE - 86 AVENUE)

DESIGN FILE No. #### | AS BUILT No. #### | PLAN No. 24-0214-R1-08 | SHEET NO. 8 OF 22 | REV. 2

E.3



STATION	EX. ROAD C/L ELEV.	PROP. GUTTER ELEV.	PROP. GUTTER ELEV.	PROP. GUTTER ELEV.
3+190	86.05			
3+200	85.89			
	85.895			
3+220	85.93			
	85.933			
3+240	85.99			
	86.018			
3+260	86.15			
	86.182			
3+280	86.10			
	86.104			
3+300	86.15			
	86.197			
3+320	86.24			
	86.251			
3+340	86.25			
	86.259			
3+360	86.24			
	86.218			
3+380	86.19			
	86.173			
3+400	86.16			
	86.134			
3+420	86.15			
	86.141			
3+440	86.09			
	86.022			
3+460	85.96			
3+470	85.93			



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MUNICIPAL PROJECT No.

The Corporation of the Township of Langley

E.3

ROADWORKS

202 STREET/203 STREET (62 AVENUE - 86 AVENUE)

PLAN No. 24-0214-R1-09

DESIGN FILE No. ####

AS BUILT No. ####

SHEET No. 9 OF 22 REV. 2

PLAN

DESIGN BY: GZ
DRAWN BY: SV
APPROVED BY: NM
DATE: 2024-10-08
SCALE: H 1:500 20m; V 1:50 2m

No	Date	REVISIONS
2	2024-10-10	ISSUED FOR FUNCTIONAL DESIGN
1	2024.06.26	CONCEPTUAL DESIGN

SEAL

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EXCEPTIONS:

ENGINEER ENGINEER

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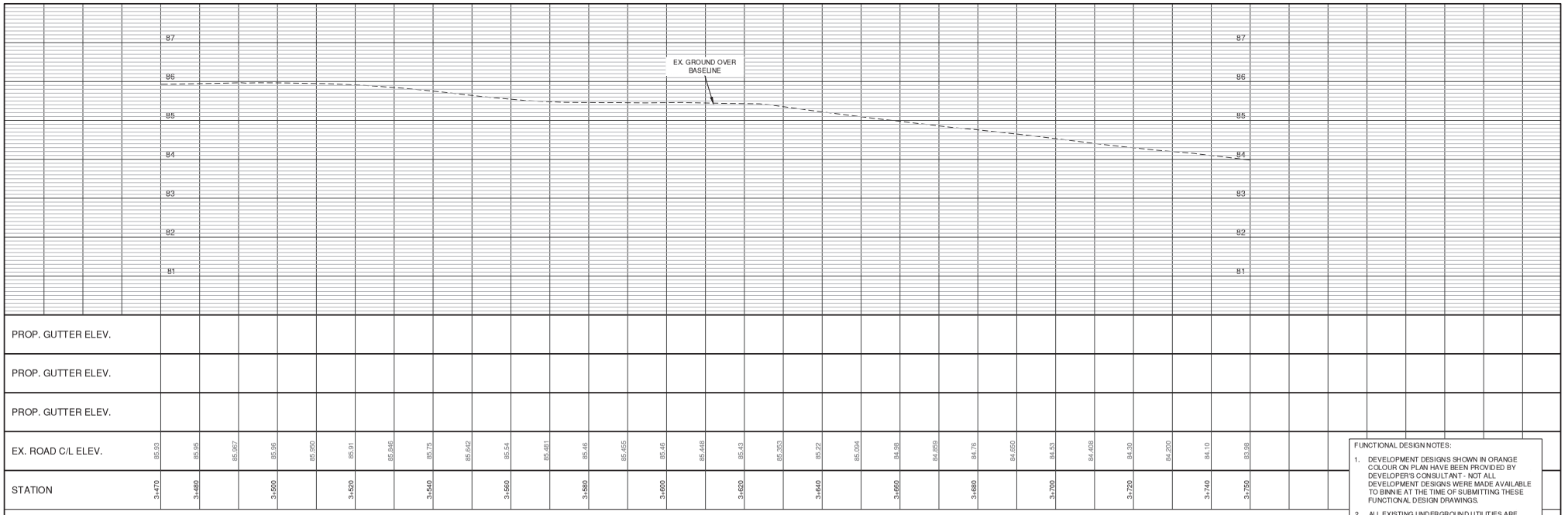
OWNER DEVELOPER

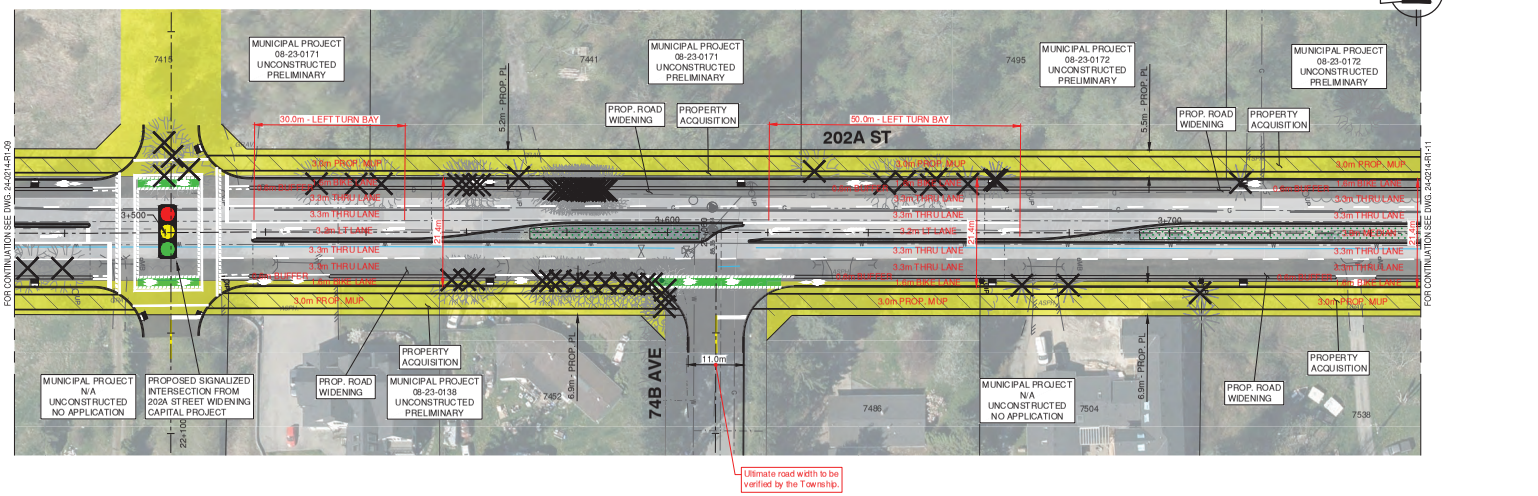
BENCHMARK: MON. 84H9679 (SF: 0.9995978) LOCATED IN INT. OF 80 AVE AND 202A ST. ELEV: 76.185

LEGAL

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NOTES

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BENCHMARK: MON. 84#9679 (SF: 0.9995978) LOCATED IN INT. OF 80 AVE AND 202A ST. ELEV: 76.185

LEGAL:

OWNER DEVELOPER

ENGINEER ENGINEER

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SEAL

I, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS:

No	Date	REVISIONS
2	2024-10-10	ISSUED FOR FUNCTIONAL DESIGN
1	2024.06.26	CONCEPTUAL DESIGN

PLAN

DESIGN BY: GZ
DRAWN BY: SV
APPROVED BY: NM
DATE: 2024-10-08
SCALE: H 1:500 20m; V 1:50 2m

MUNICIPAL PROJECT No.

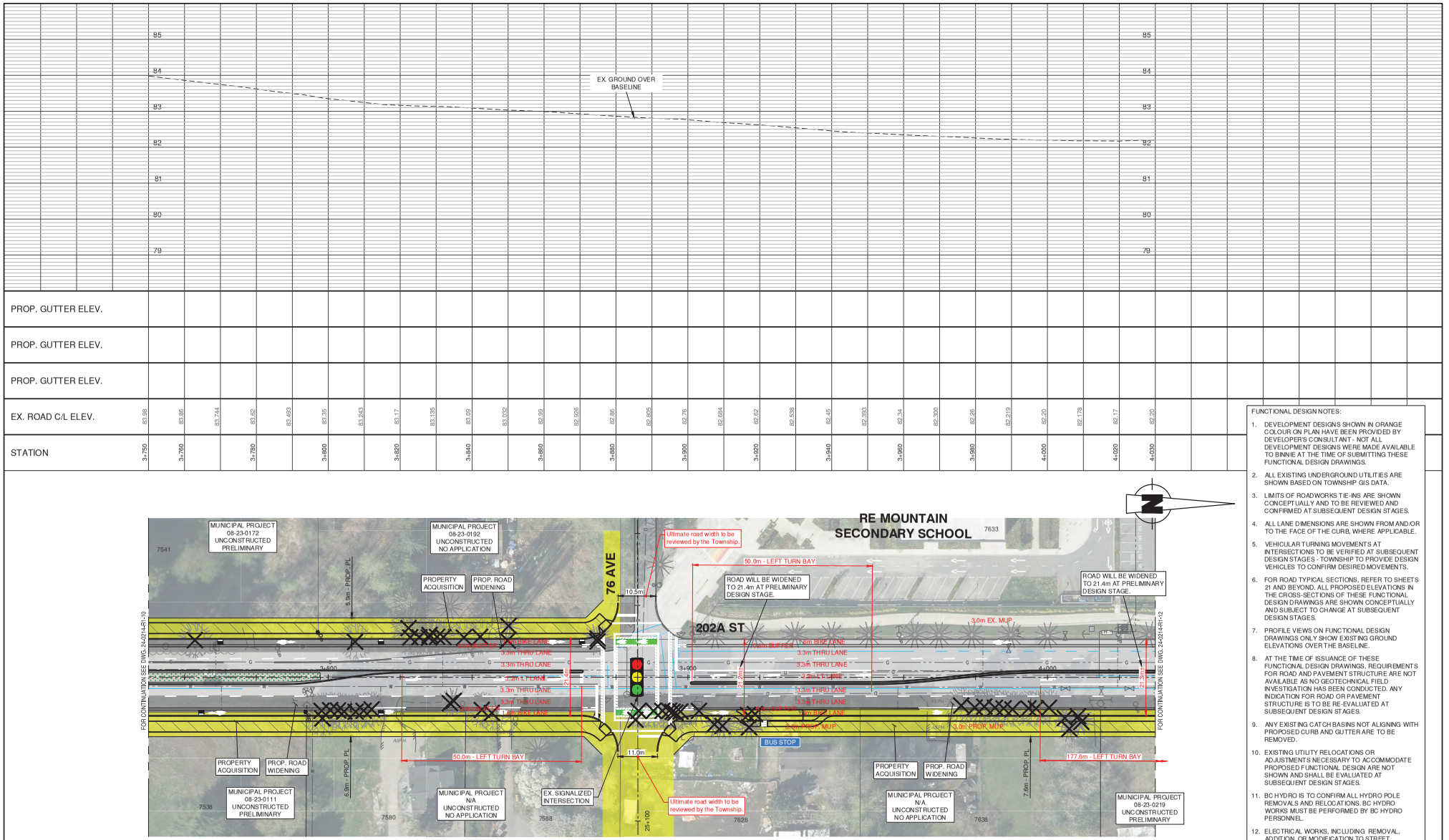
The Corporation of the Township of Langley

Township of Langley

ROADWORKS
202 STREET/203 STREET (62 AVENUE – 86 AVENUE)

DESIGN FILE No. ####
PLAN No. 24-0214-R1-10
AS BUILT No. ####
SHEET NO. 10 OF 22
REV. 2

E.3 - Page 14



FUNCTIONAL DESIGN NOTES:

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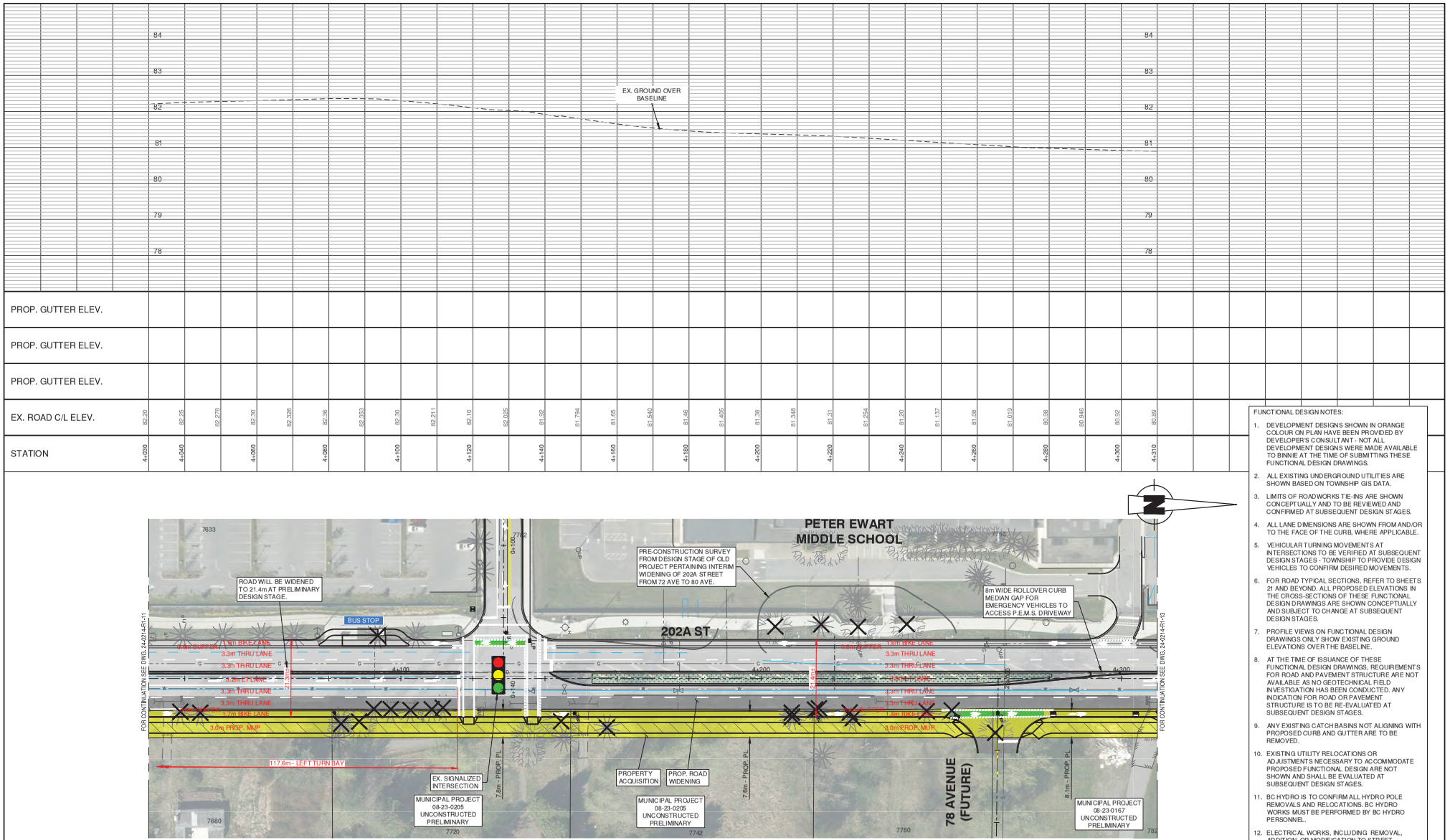
The Corporation of the Township of Langley

Township of Langley

ROADWORKS
202 STREET/203 STREET (62 AVENUE – 86 AVENUE)

DESIGN FILE No. ####
PLAN No. 24-0214-R1-11
AS BUILT No. ####
SHEET NO. 11 OF 22
REV. 2

E.3 - Page 15



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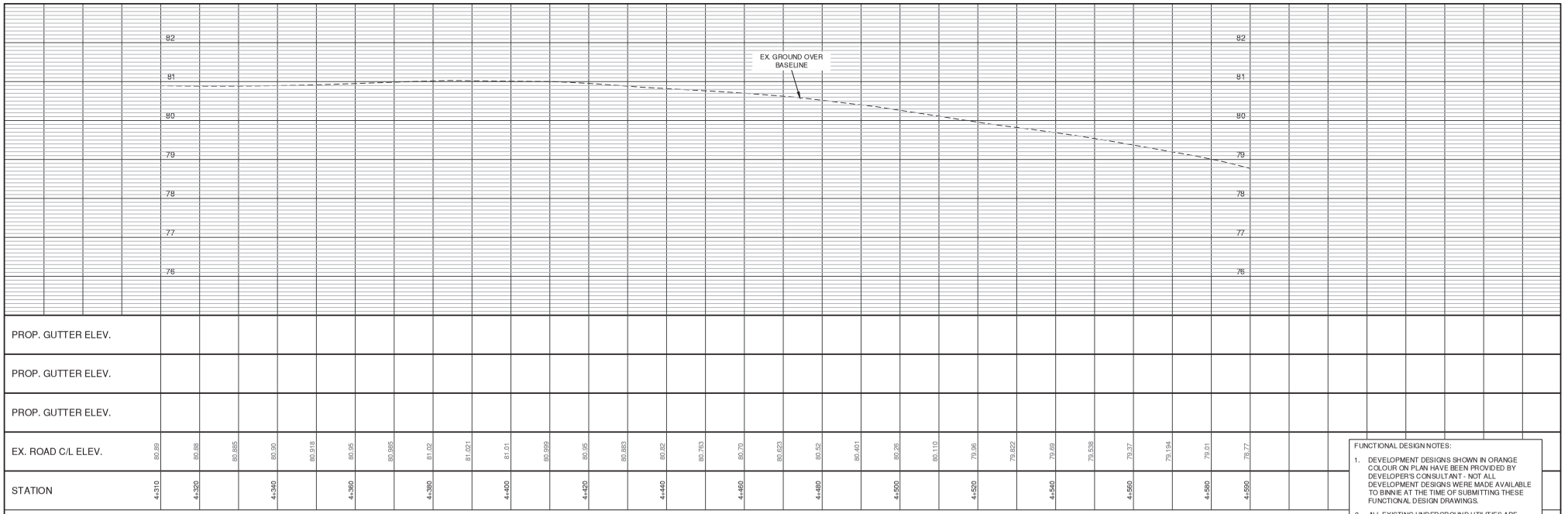
The Corporation of the Township of Langley

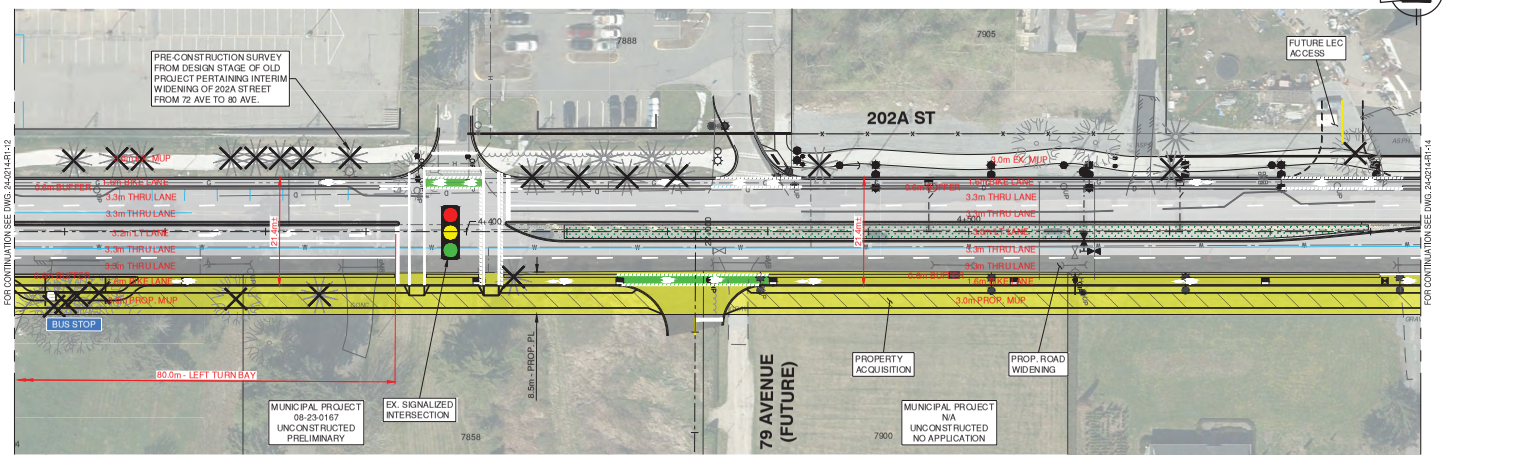
Township of Langley

ROADWORKS
202 STREET/203 STREET (62 AVENUE – 86 AVENUE)

DESIGN FILE No. ####
AS BUILT No. ####
PLAN No. 24-0214-R1-12
SHEET NO. 12 OF 22
REV. 2

E.3
E.3 - Page 16





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BENCHMARK: MON. 84H9679 (SF: 0.9995978) LOCATED IN INT. OF 80 AVE AND 202A ST. ELEV: 76.185

LEGAL:

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1	2024.06.26	CONCEPTUAL DESIGN

PLAN

DESIGN BY: GZ
DRAWN BY: SV
APPROVED BY: NM
DATE: 2024-10-08
SCALE: H 1:500 20m; V 1:50 2m

MUNICIPAL PROJECT No.

The Corporation of the Township of Langley

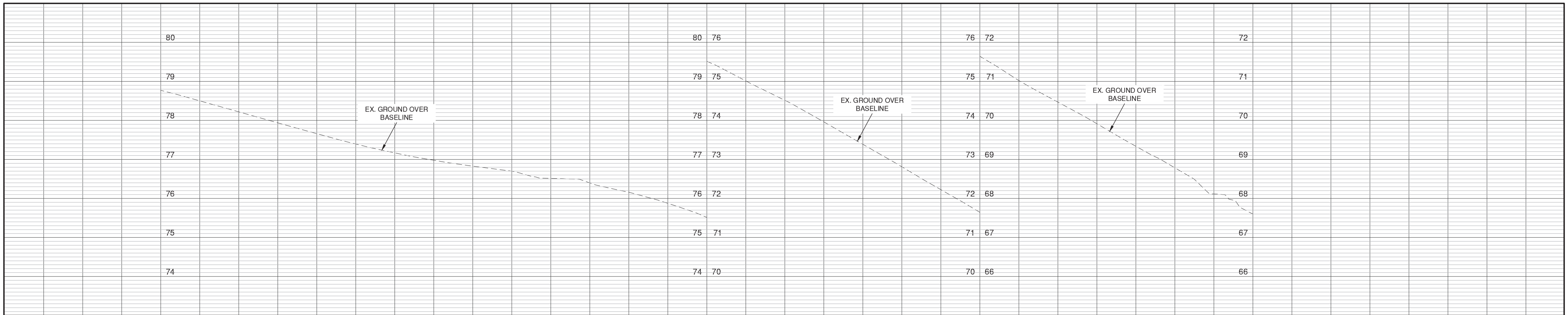
Township of Langley

ROADWORKS

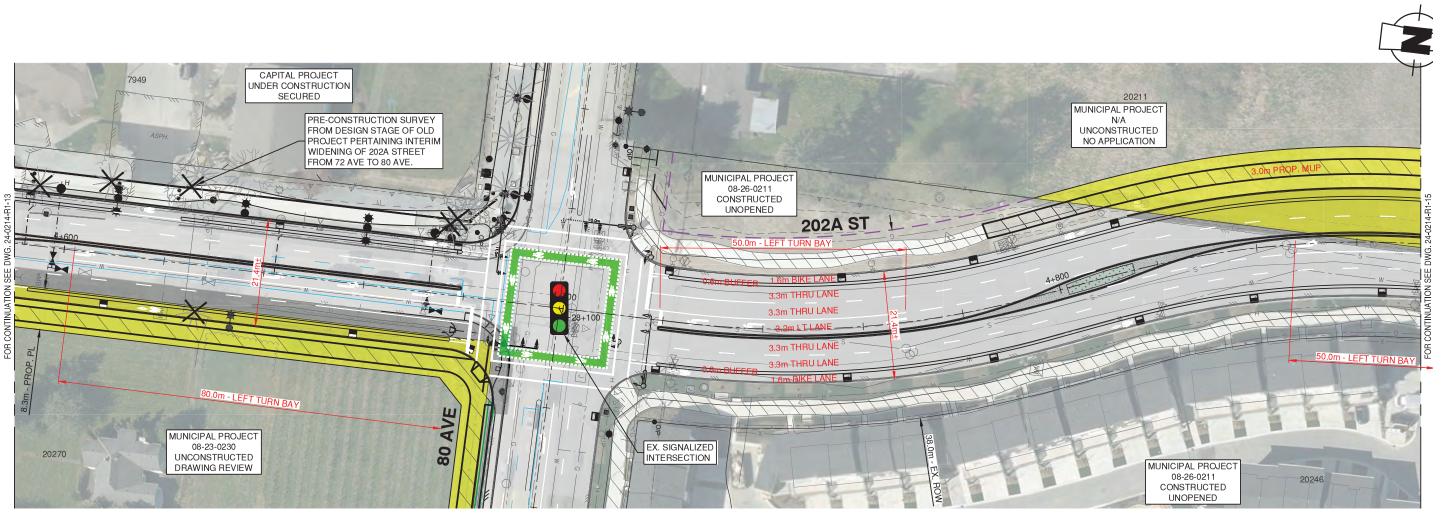
202 STREET/203 STREET (62 AVENUE – 86 AVENUE)

DESIGN FILE No. ####
AS BUILT No. ####
PLAN No. 24-0214-R1-13
SHEET NO. 13 OF 22
REV. 2

E.3 - 3



PROP. GUTTER ELEV.																													
PROP. GUTTER ELEV.																													
PROP. GUTTER ELEV.																													
EX. ROAD C/L ELEV.	78.77	78.50	78.219	77.94	77.660	77.39	77.168	76.98	76.828	76.70	76.514	76.40	76.159	75.87	75.513	75.01	74.515	73.96	73.387	72.81	72.225	71.64	71.022	70.47	69.915	69.34	68.784	68.11	67.60
STATION	4+590	4+600		4+620		4+640		4+660		4+680		4+700		4+720		4+740		4+760		4+780		4+800		4+820		4+840		4+860	4+870



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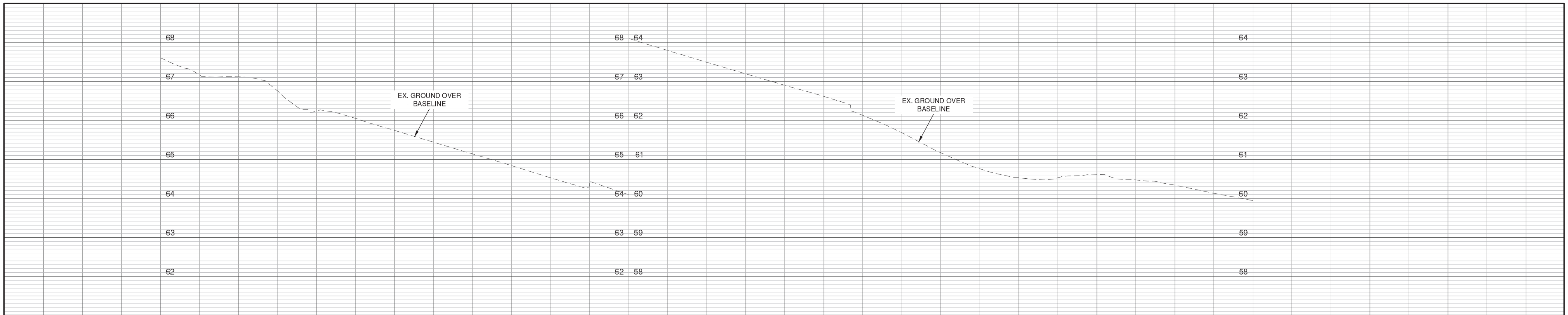
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The Corporation of the Township of Langley

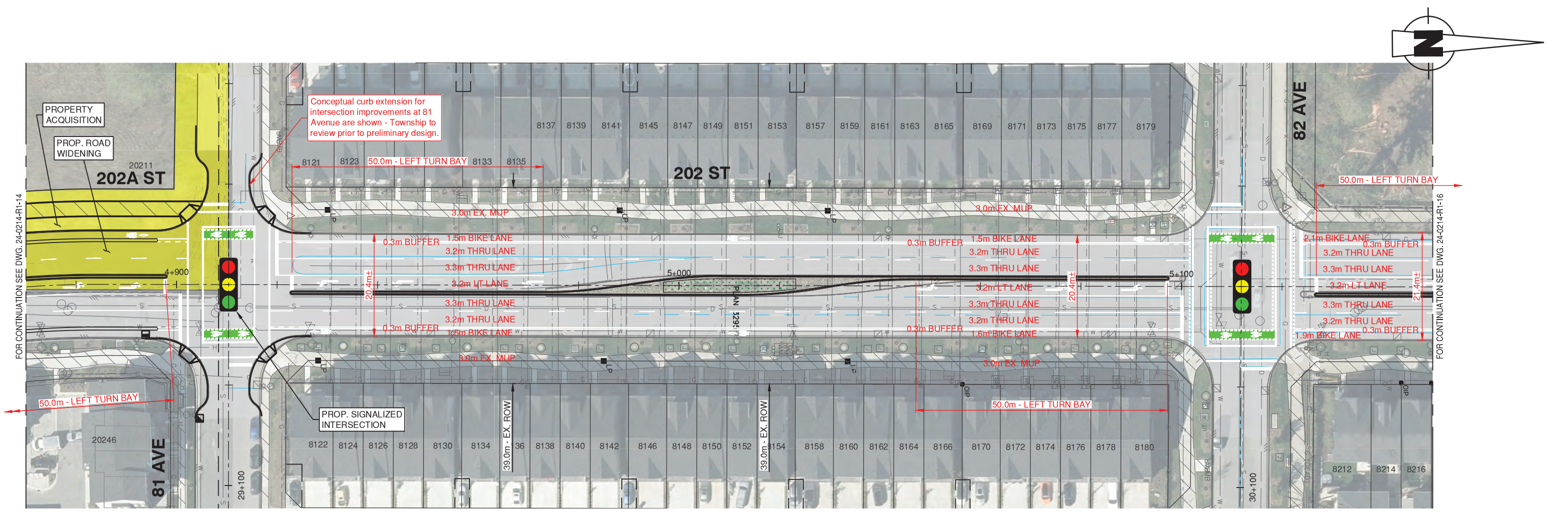
ROADWORKS
202 STREET/203 STREET (62 AVENUE – 86 AVENUE)

DESIGN FILE No. ####
AS BUILT No. ####
PLAN No. 24-0214-R1-14
SHEET NO. 14 OF 22
REV. 2

E.3



STATION	EX. ROAD C/L ELEV.	PROP. GUTTER ELEV.	PROP. GUTTER ELEV.	PROP. GUTTER ELEV.
4+870	67.60			
4+880	67.16			
	67.116			
4+900	66.75			
	66.232			
4+920	66.05			
	65.741			
4+940	65.44			
	65.140			
4+960	64.84			
	64.527			
4+980	64.44			
	64.098			
5+000	63.79			
	63.488			
5+020	63.19			
	62.900			
5+040	62.62			
	62.128			
5+060	61.68			
	61.170			
5+080	60.76			
	60.529			
5+100	60.53			
	60.608			
5+120	60.47			
	60.340			
5+140	60.13			
5+150	59.94			



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DATE: 2024-10-08
SCALE: H 1:500 20m; V 1:50 2m

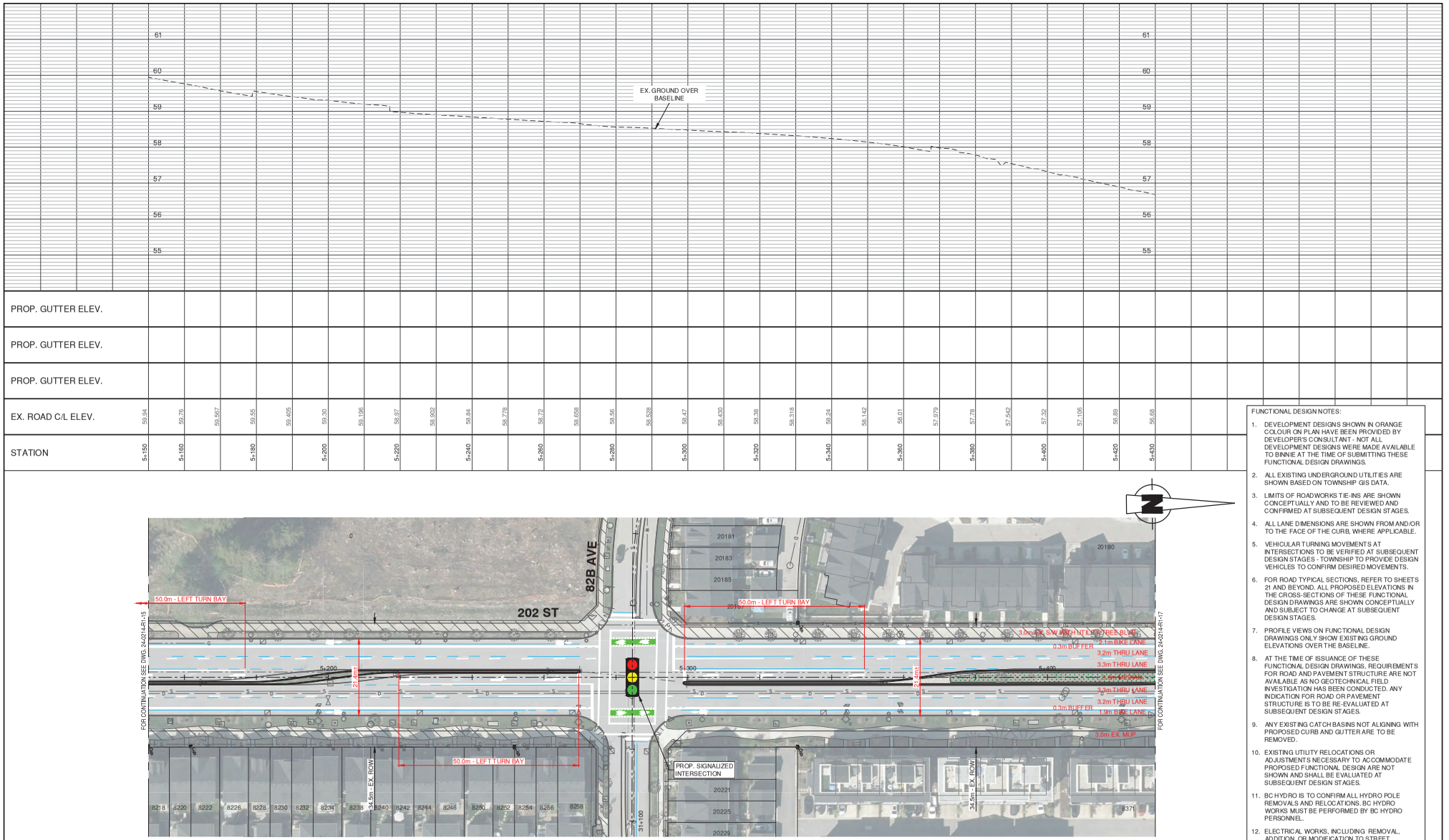
MUNICIPAL PROJECT No.

The Corporation of the Township of Langley

ROADWORKS
202 STREET/203 STREET (62 AVENUE - 86 AVENUE)

DESIGN FILE No ####
AS BUILT No. ####
PLAN No 24-0214-R1-15
SHEET NO. 15 OF 22
REV. 2

E.3



FUNCTIONAL DESIGN NOTES:

1. DEVELOPMENT DESIGNS SHOWN IN ORANGE COLOUR ON PLAN HAVE BEEN PROVIDED BY DEVELOPER'S CONSULTANT - NOT ALL DEVELOPMENT DESIGNS WERE MADE AVAILABLE TO BINNIE AT THE TIME OF SUBMITTING THESE FUNCTIONAL DESIGN DRAWINGS.
2. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON TOWNSHIP GIS DATA.
3. LIMITS OF ROADWORKS TIE-INS ARE SHOWN CONCEPTUALLY AND TO BE REVIEWED AND CONFIRMED AT SUBSEQUENT DESIGN STAGES.
4. ALL LANE DIMENSIONS ARE SHOWN FROM AND/OR TO THE FACE OF THE CURB, WHERE APPLICABLE.
5. VEHICULAR TURNING MOVEMENTS AT INTERSECTIONS TO BE VERIFIED AT SUBSEQUENT DESIGN STAGES - TOWNSHIP TO PROVIDE DESIGN VEHICLES TO CONFIRM DESIRED MOVEMENTS.
6. FOR ROAD TYPICAL SECTIONS, REFER TO SHEETS 21 AND BEYOND. ALL PROPOSED ELEVATIONS IN THE CROSS-SECTIONS OF THESE FUNCTIONAL DESIGN DRAWINGS ARE SHOWN CONCEPTUALLY AND SUBJECT TO CHANGE AT SUBSEQUENT DESIGN STAGES.
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11. BC HYDRO IS TO CONFIRM ALL HYDRO POLE REMOVALS AND RELOCATIONS. BC HYDRO WORKS MUST BE PERFORMED BY BC HYDRO PERSONNEL.
12. ELECTRICAL WORKS, INCLUDING REMOVAL, ADDITION, OR MODIFICATION TO STREET LIGHTING AND TRAFFIC SIGNALS, ARE TO BE REVIEWED AT SUBSEQUENT DESIGN STAGES.
13. PROPOSED TREE REMOVALS ARE MARKED WITH LARGE 'X' SYMBOLS ON PLAN.

NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK: MON. 84H9679 (SF: 0.9995978) LOCATED IN INT. OF 80 AVE AND 202A ST. ELEV: 76.185

LEGAL:

OWNER DEVELOPER

ENGINEER ENGINEER

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SEAL

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EXCEPTIONS:

No	Date	REVISIONS
2	2024-10-10	ISSUED FOR FUNCTIONAL DESIGN
1	2024.06.26	CONCEPTUAL DESIGN

PLAN

DESIGN BY: GZ
DRAWN BY: SV
APPROVED BY: NM
DATE: 2024-10-08
SCALE: H 1:500 (0, 20m); V 1:50 (0, 2m)

MUNICIPAL PROJECT No.

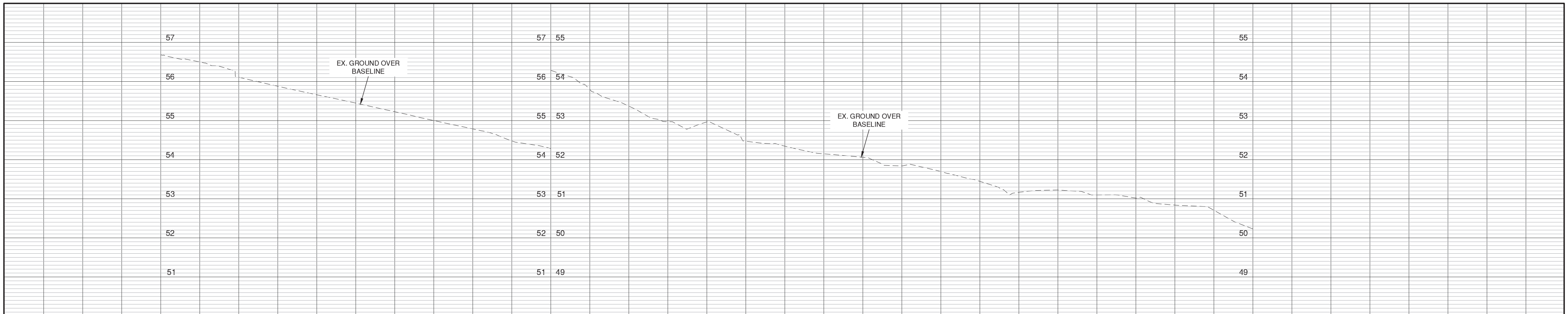
The Corporation of the Township of Langley

Township of Langley

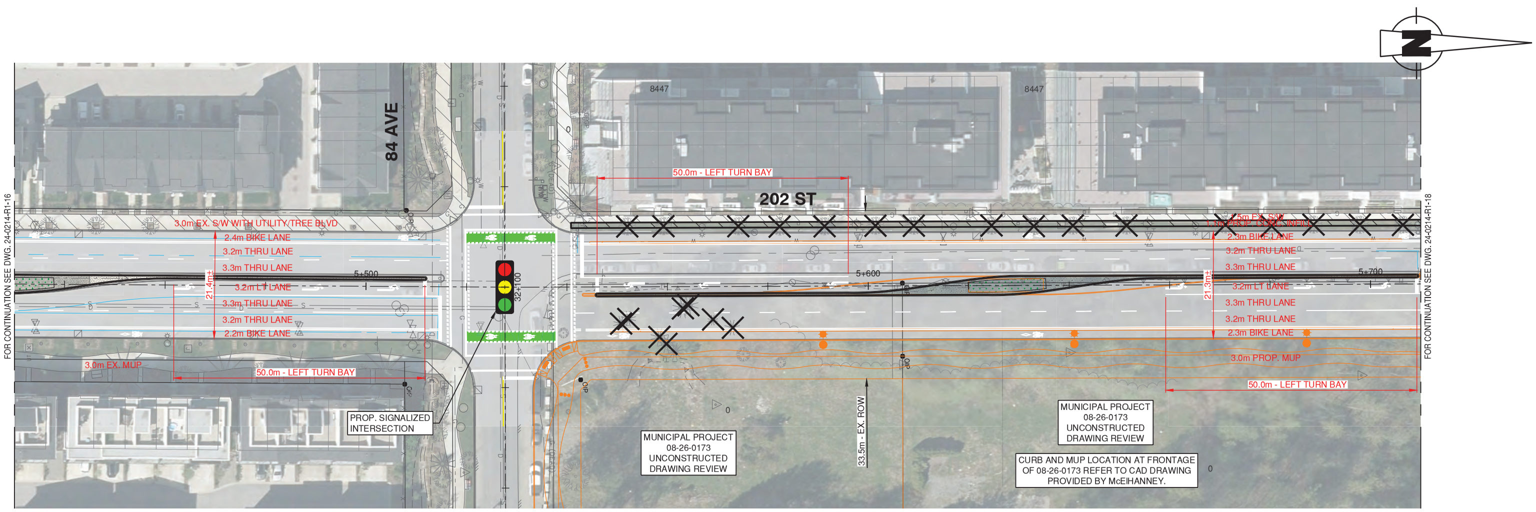
ROADWORKS
202 STREET/203 STREET (62 AVENUE – 86 AVENUE)

DESIGN FILE No. ####
PLAN No. 24-0214-R1-16
AS BUILT No. ####
SHEET NO. 16 OF 22
REV. 2

E.3
3



PROP. GUTTER ELEV.																													
PROP. GUTTER ELEV.																													
PROP. GUTTER ELEV.																													
EX. ROAD C/L ELEV.	56.68	56.50	56.108	55.88	55.661	55.45	55.227	55.00	54.788	54.48	54.285	53.80	53.371	52.97	52.967	52.47	52.346	52.15	52.062	51.84	51.697	51.45	51.166	51.22	51.098	51.02	50.839	50.71	50.23
STATION	5+430	5+440		5+460		5+480		5+500		5+520		5+540		5+560		5+580		5+600		5+620		5+640		5+660		5+680		5+700	5+710



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NOTES

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BENCHMARK: MON. 84H9679 (SF: 0.9995978) LOCATED IN INT. OF 80 AVE AND 202A ST. ELEV: 76.185

LEGAL

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EXCEPTIONS:

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1	2024.06.26	CONCEPTUAL DESIGN

PLAN

DESIGN BY: GZ
DRAWN BY: SV
APPROVED BY: NM
DATE: 2024-10-08
SCALE: H 1:500 20m; V 1:50 2m

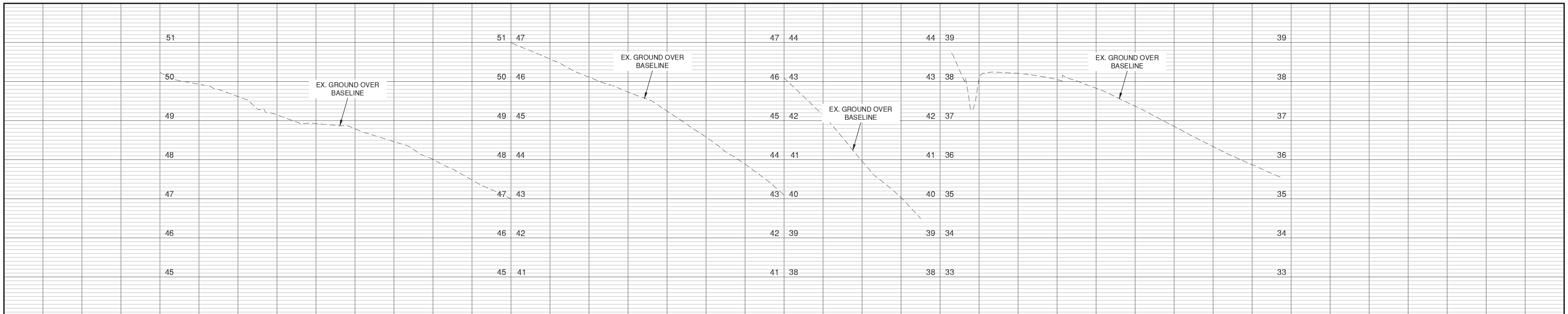
MUNICIPAL PROJECT No.

The Corporation of the Township of Langley

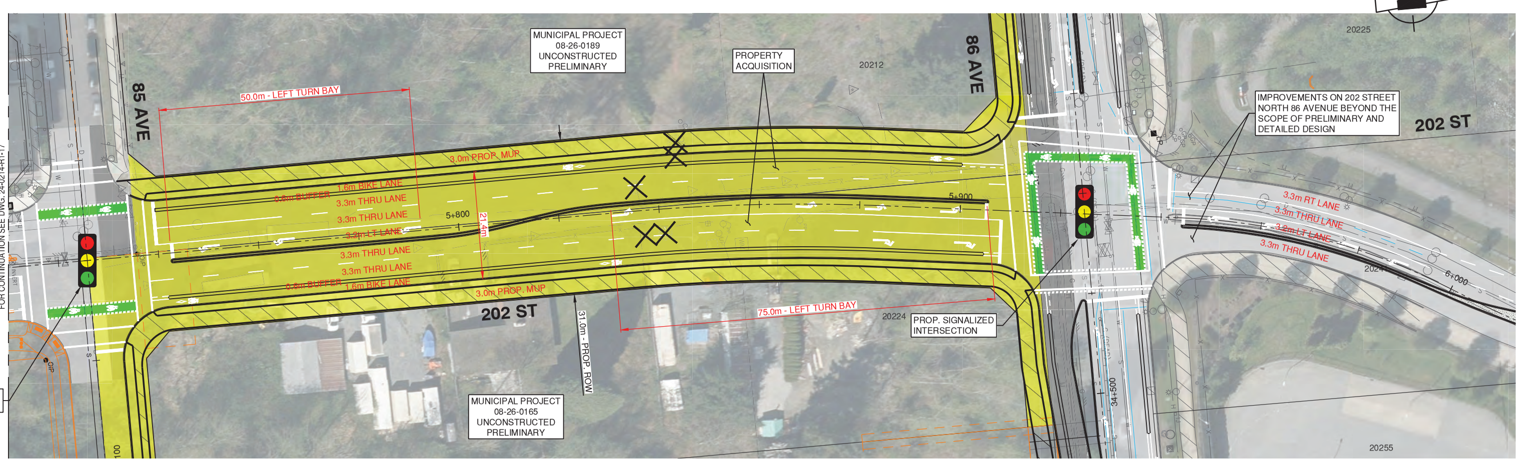
ROADWORKS
202 STREET/203 STREET (62 AVENUE – 86 AVENUE)

DESIGN FILE No ####
AS BUILT No. ####
PLAN No 24-0214-R1-17
SHEET NO. 17 OF 22
REV. 2

E.3



PROP. GUTTER ELEV.																													
PROP. GUTTER ELEV.																													
PROP. GUTTER ELEV.																													
EX. ROAD C/L ELEV.	50.23	49.93	49.617	49.15	48.924	48.79	48.462	48.01	47.481	47.00	46.577	46.11	45.733	45.24	44.581	43.89	43.094	42.14	40.962	40.03		38.08	38.213	38.05	37.829	37.37	36.853	36.33	35.868	
STATION	5+710	5+720		5+740		5+760		5+780		5+800		5+820		5+840		5+860		5+880		5+900		5+920		5+940		5+960		5+980		6+000



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BENCHMARK: MON. 84H9679 (SF: 0.9995978) LOCATED IN INT. OF 80 AVE AND 202A ST. ELEV: 76.185

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1	2024.06.26	CONCEPTUAL DESIGN

PLAN

DESIGN BY: GZ
DRAWN BY: SV
APPROVED BY: NM
DATE: 2024-10-08
SCALE: H 1:500 20m; V 1:50 2m

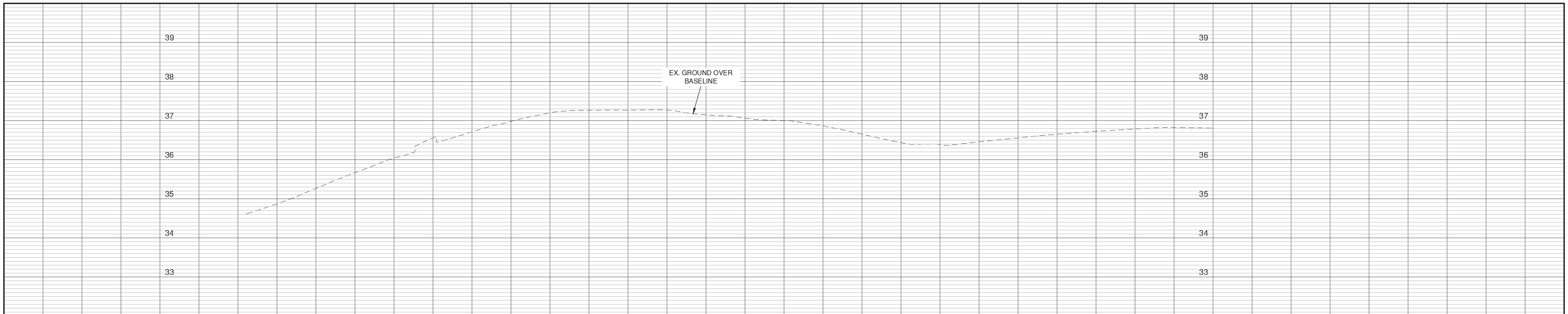
MUNICIPAL PROJECT No.

The Corporation of the Township of Langley

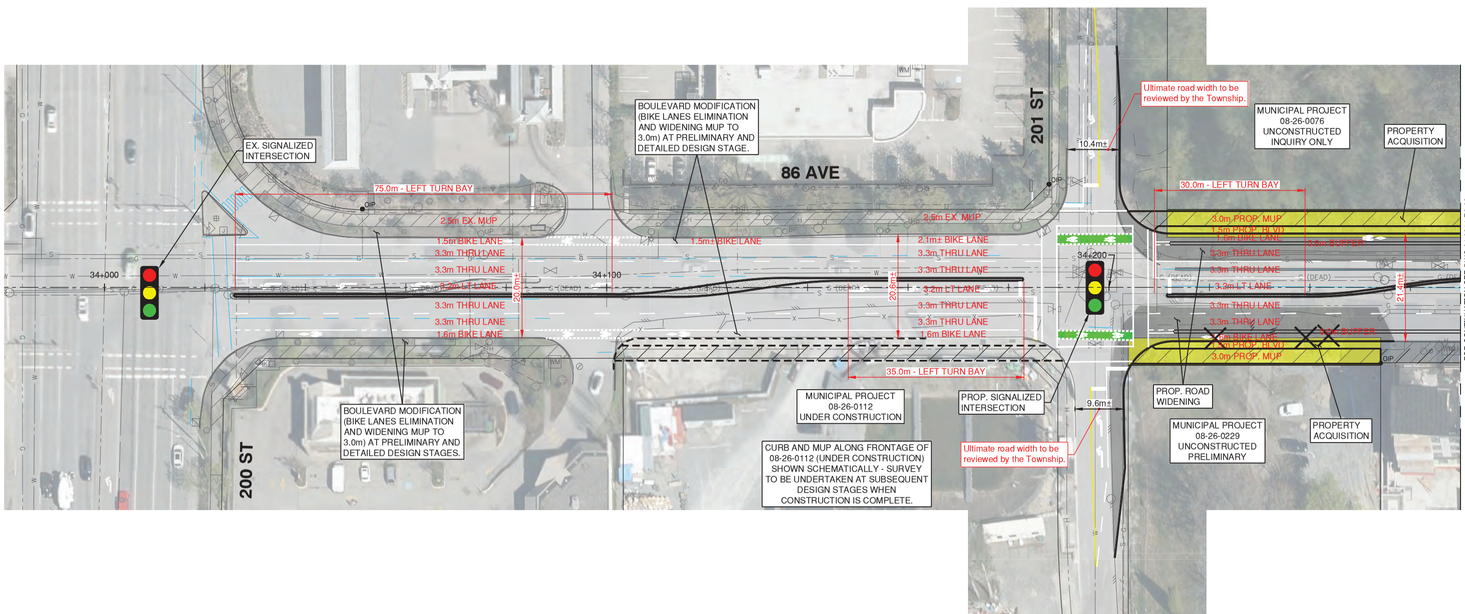
ROADWORKS
202 STREET/203 STREET (62 AVENUE - 86 AVENUE)

DESIGN FILE No ####
AS BUILT No. ####
PLAN No 24-0214-R1-18
SHEET NO. 18 OF 22
REV. 2

E.3



PROP. GUTTER ELEV.																											
PROP. GUTTER ELEV.																											
PROP. GUTTER ELEV.																											
EX. ROAD C/L ELEV.			34.867	35.27	35.667	36.05	36.561	36.71	36.981	37.20	37.264	37.27	37.268	37.15	37.066	37.00	36.865	36.65	36.437	36.39	36.459	36.56	36.652	36.73	36.785	36.82	36.81
STATION	34+000	34+020		34+040		34+060		34+080		34+100		34+120		34+140		34+160		34+180		34+200		34+220		34+240		34+260	34+270



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BENCHMARK: MON. 84H9679 (SF: 0.9995978) LOCATED IN INT. OF 86 AVE AND 202A ST. ELEV: 76.185

LEGAL

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EXCEPTIONS:

No	Date	REVISIONS
2	2024-10-10	ISSUED FOR FUNCTIONAL DESIGN
1	2024.05.09	CONCEPTUAL DESIGN

PLAN

DESIGN BY: GZ
DRAWN BY: SV
APPROVED BY: NM
DATE: 2024-10-08
SCALE: H 1:500 (0–20m), V 1:50 (0–2m)

MUNICIPAL PROJECT No.

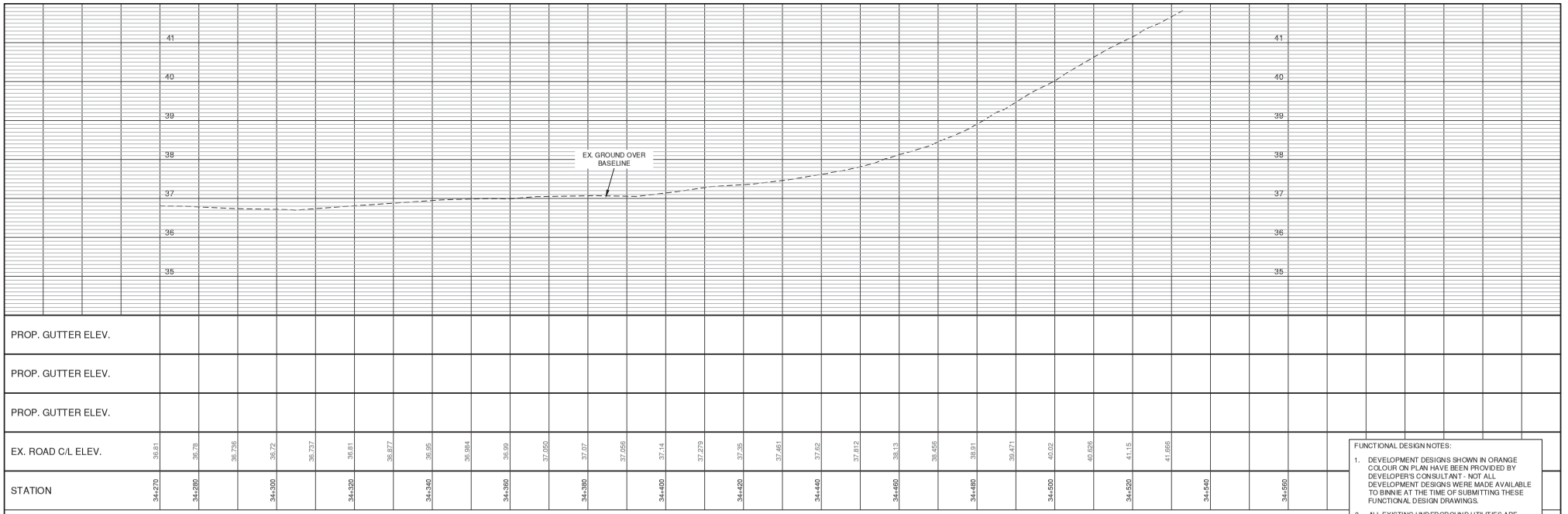
The Corporation of the Township of Langley

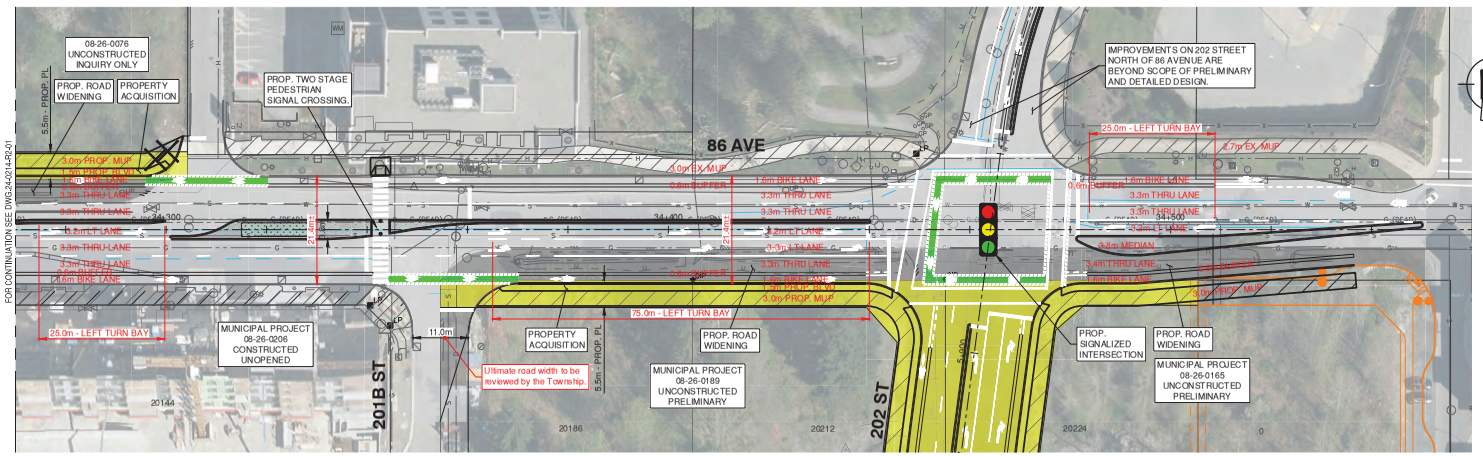
Township of Langley

ROADWORKS
86 AVENUE (200 STREET – 202 STREET)

DESIGN FILE No ####
AS BUILT No. ####
PLAN No 24–0214–R2–01
SHEET NO. 19 OF 22
REV. 2

E.3





FUNCTIONAL DESIGN NOTES:

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PLAN

DESIGN BY: GZ
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MUNICIPAL PROJECT No.

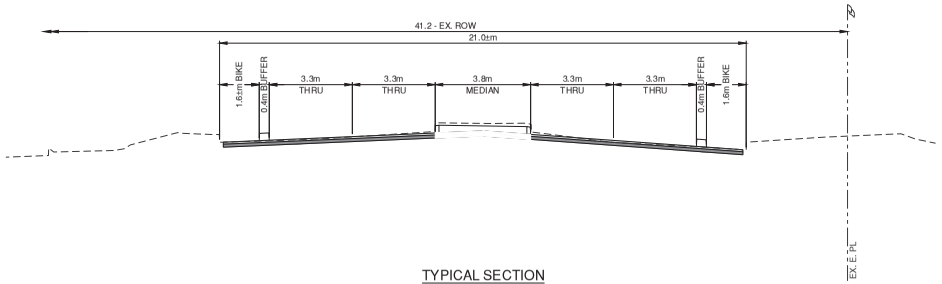
The Corporation of the Township of Langley

Township of Langley

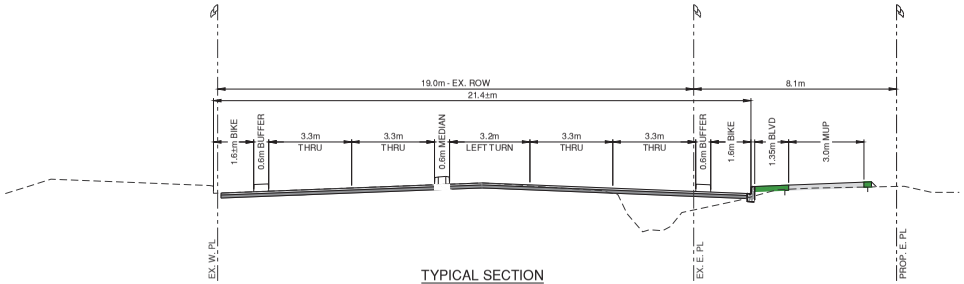
ROADWORKS
86 AVENUE (200 STREET – 202 STREET)

DESIGN FILE No. ####
AS BUILT No. ####
PLAN No. 24-0214-R2-02
SHEET NO. 20 OF 22
REV. 2

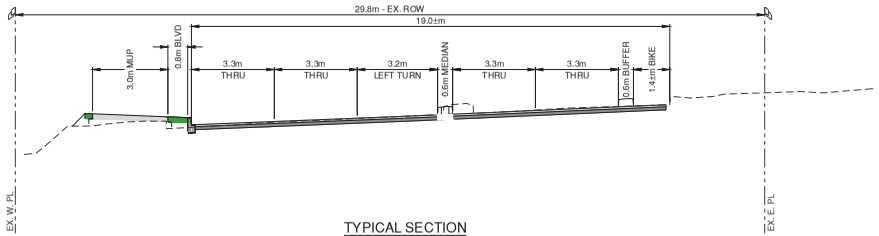
E.3



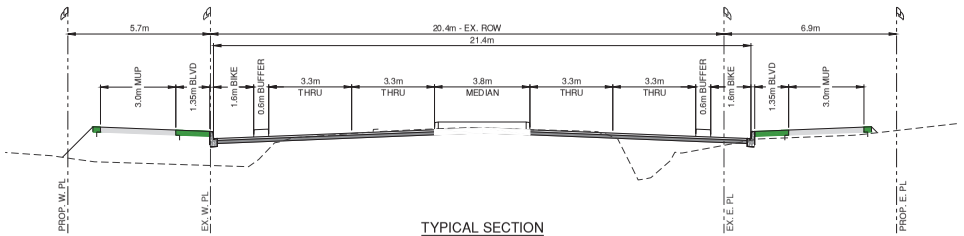
TYPICAL SECTION
202B STREET: 68 AVE - 70A AVE
2+480.000



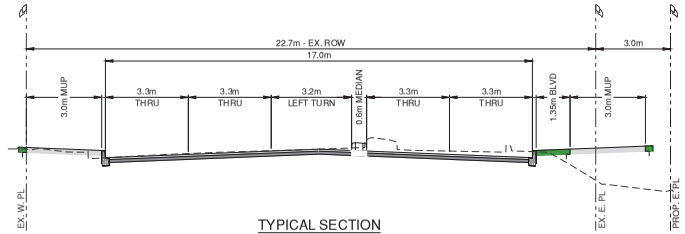
TYPICAL SECTION
202A STREET: 76 AVE - 80 AVE
4+360.000



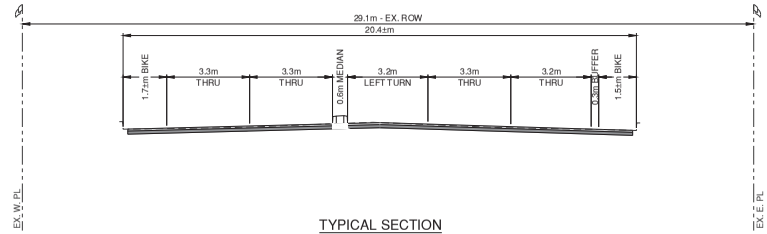
TYPICAL SECTION
203 STREET: 66 AVE - 68 AVE
2+100.000



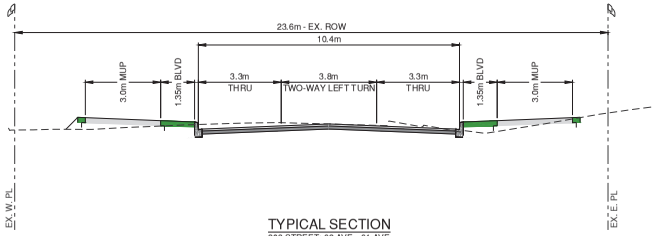
TYPICAL SECTION
202A STREET: 74 AVE - 76 AVE
3+740.000



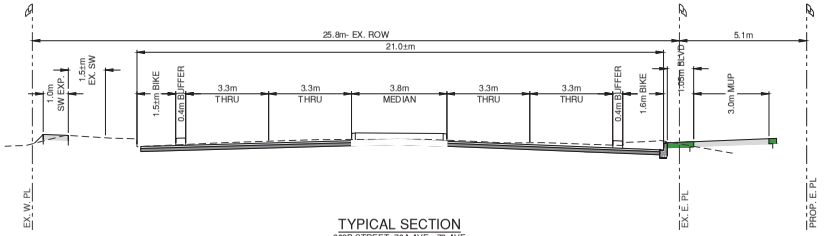
TYPICAL SECTION
203 STREET: 64 AVE - 66 AVE
1+680.000



TYPICAL SECTION
202A STREET: 72 AVE - 74 AVE
3+300.000



TYPICAL SECTION
203 STREET: 62 AVE - 64 AVE
1+280.000



TYPICAL SECTION
202B STREET: 70A AVE - 72 AVE
2+920.000

NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK: MON. 84#9679 (SF : 0.9995978) LOCATED IN INT. OF 80 AVE AND 202A ST. ELEV: 76.185

LEGAL:

OWNER DEVELOPER

ENGINEER ENGINEER

BINNIE
The people behind your infrastructure.
TEL 604 574 3336 BINNIE.com

SEAL

I, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS:

No	Date	REVISIONS
1	2024-10-10	ISSUED FOR FUNCTIONAL DESIGN

PLAN

DESIGN BY: GZ
DRAWN BY: SV
APPROVED BY: NM
DATE: 2024-10-09
SCALE: NOT TO SCALE

MUNICIPAL PROJECT No.

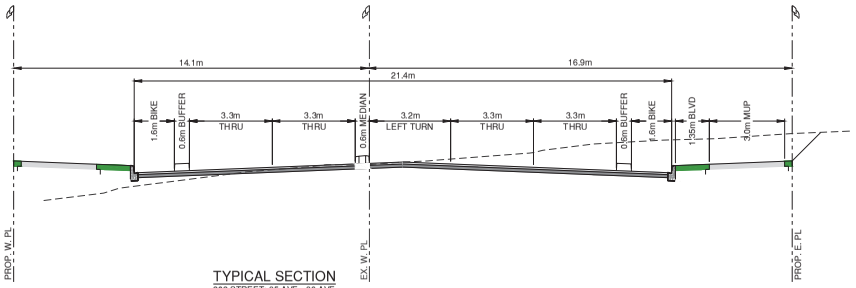
The Corporation of the Township of Langley

Township of Langley

TYPICAL SECTION
202 STREET/203 STREET (62 AVENUE - 86 AVENUE)

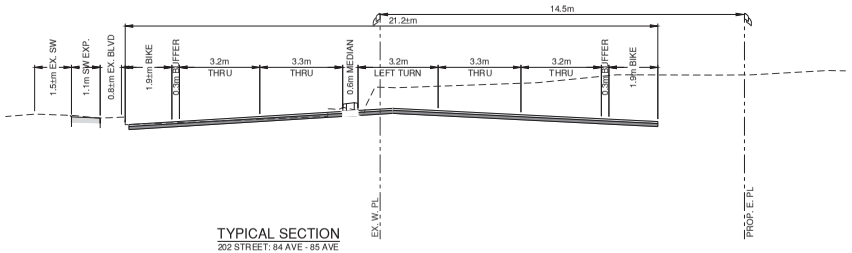
DESIGN FILE No. ####
AS BUILT No. ####
PLAN No. 24-0214-TS1-01
SHEET NO. 21 OF 22
REV. 1

E.3



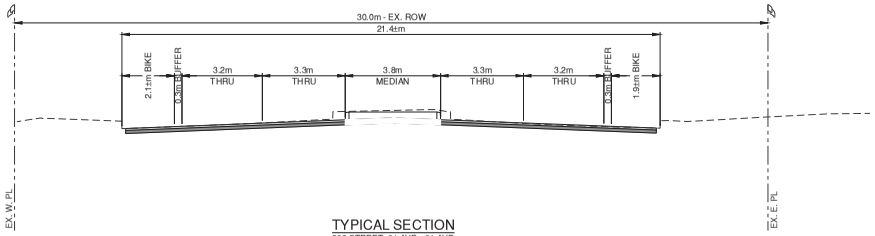
TYPICAL SECTION
202 STREET: 85 AVE - 86 AVE

5+860.000



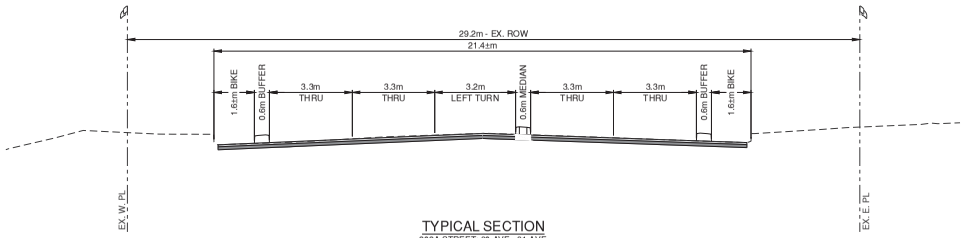
TYPICAL SECTION
202 STREET: 84 AVE - 85 AVE

5+680.000



TYPICAL SECTION
202 STREET: 81 AVE - 84 AVE

5+420.000

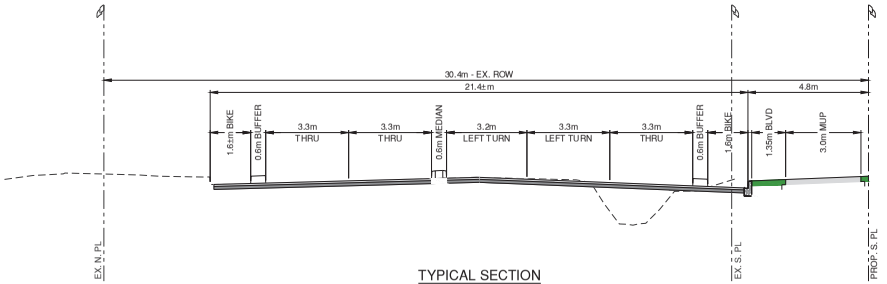


TYPICAL SECTION
202A STREET: 80 AVE - 81 AVE

4+760.000

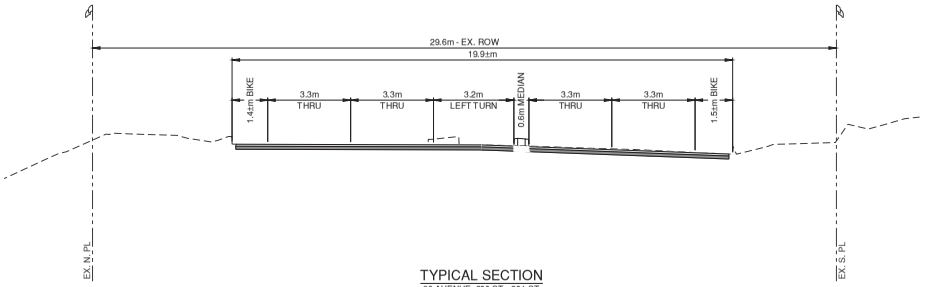
TYPICAL SECTION NOTES:

1. TYPICAL SECTIONS PROVIDED WITH FUNCTIONAL DESIGN ARE TO ILLUSTRATE ROAD LANE AND BOULEVARD CONFIGURATIONS WITH RESPECT TO PROPERTY LINES.
2. OBSERVED SLOPES, GRADES, AND ELEVATIONS OF PROPOSED DESIGN SHOWN ON THE TYPICAL SECTIONS ARE CONCEPTUAL ONLY AND SHALL BE REVIEWED AT SUBSEQUENT DESIGN STAGES.
3. PAVEMENT AND GRANULAR STRUCTURES FOR PROPOSED ROADWORK WILL BE DETERMINED AT SUBSEQUENT DESIGN STAGES UPON COMPLETION OF GEOTECHNICAL INVESTIGATION AND RECOMMENDATIONS.



TYPICAL SECTION
86 AVENUE: 201 ST - 202 ST

34+380.000



TYPICAL SECTION
86 AVENUE: 200 ST - 201 ST

34+080.000

NOTES										
CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.	BENCHMARK	MON. 84H9679 (SF : 0.9995978) LOCATED IN INT. OF 80 AVE AND 202A ST. ELEV: 76.185	OWNER DEVELOPER	ENGINEER ENGINEER	SEAL	I, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. EXCEPTIONS:	No	Date	REVISIONS	PLAN	DESIGN BY: GZ DRAWN BY: SV APPROVED BY: NM DATE: 2024-10-09 SCALE: NOT TO SCALE	MUNICIPAL PROJECT No.
	LEGAL			BINNIE The people behind your infrastructure. TEL 604 574 3336 BINNIE.com			1	2024-10-10	ISSUED FOR FUNCTIONAL DESIGN		The Corporation of the Township of Langley TYPICAL SECTION 202/203 ST (62 – 86 AVE), 86 AVE (200 – 202 ST) DESIGN FILE No. #### AS BUILT No. #### PLAN No. 24-0214-TS1-02 SHEET NO. 22 OF 22 REV. 1

E.3 - Page 26

E.3

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 4, 2024 - REGULAR MEETING	**REPORT:**	24-214
FROM:	LEGISLATIVE SERVICES DIVISION	**FILE:**	3900-25
SUBJECT:	COUNCIL PROCEDURE BYLAW AMENDMENT		

RECOMMENDATION:

That Council give first, second and third reading to Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 6071.

DISCUSSION/ANALYSIS:

To provide flexibility and aid Council in achieving quorum for Regular Council meetings, staff are providing an amending bylaw to the *Council Procedure Bylaw* for Council's consideration. This bylaw expands permitted electronic attendance by Council members for Regular Council meetings by adding electronic attendance due to Federal, Provincial, or Township business or activities.

Respectfully submitted,

Wendy Bauer
TOWNSHIP CLERK
for
LEGISLATIVE SERVICES DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 6071

EXPLANATORY NOTE

Bylaw No. 6071 amends the Council Procedure Bylaw to expand the permitted use of electronic or other communication meeting attendance by Council members.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 6071

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 "*Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 6071*".

2. The "*Council Procedure Bylaw 2016 No. 5199*" as amended is further amended:

   a) Replace the text in Section 5.24 a) with the following:

      "Attendance at Federal, Provincial, or Township business or activity."

PUBLIC NOTICE GIVEN THE 25 OF NOVEMBER, 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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 2, 2024 - REGULAR MEETING	**REPORT:**	24-280
FROM:	FINANCE DIVISION	**FILE:**	1760-20
SUBJECT:	OLD YALE ROAD LOAN AUTHORIZATION BYLAW AND ALTERNATIVE APPROVAL PROCESS		

RECOMMENDATIONS:

That Council give first, second and third reading to Old Yale Road Loan Authorization Bylaw No. 6084 for the purpose of borrowing funds in the amount of $6,959,596 for the reconstruction of the Old Yale Road capital project within the 2025-2029 Capital Program repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Old Yale Road Loan Authorization Bylaw No. 6084 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment “A”.

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, April 3, 2025 (the “Deadline”).

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per Township of Langley Public Notice Bylaw No. 6003.

d) This Alternative Approval Process applies to the entire area of the Township and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

EXECUTIVE SUMMARY:

Council’s approval for the Old Yale Road capital project which requires external debt financing through the Municipal Finance Authority as outlined in the *Community Charter*. The *Community Charter* stipulates that borrowing for greater than five years must be obtained from the Municipal Finance Authority (MFA) and requires a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions.

The Community Charter, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the municipal annual revenue calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report.

Reconstruction of Old Yale Road

The proposed loan authorization bylaw will provide funding for the reconstruction of the Old Yale Road capital project within the 2025-2029 Capital Program repayable from general revenue.

The approved Old Yale Road design includes concrete road reconstruction from five corners to 214A Street with asphalt reconstruction for the remainder of the road corridor, a multi-use path along the northside of the road and sidewalk on the south side, streetlighting, speed humps, street parking on the southside of the road, landscaping, heritage interpretation areas, watermain upgrades and replacement of the existing sanitary lift station and forcemain with a gravity sewermain.

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek approval of the electors prior to incurring debt for this the reconstruction of the Old Yale Road capital project within the 2025-2029 Capital Program repayable from general revenue.

The need to borrow funds for capital may arise because of many factors including rising capital costs in recent years, which has depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure, asset maintenance and protective services in a rapidly growing community.

Projected MFA Debt Servicing Costs

If approved, the Township will borrow $ 6,959,596 repayable over 20 years for this capital project. At current rates of 4.59%, approximate annual loan payments of principal and interest would be as follows:

Service Fund	**Debt Amount**	**Source of Debt Servicing**	**Annual Principal & Interest Payment**
Reconstruction	$ 6,890,000	General Revenue	$560,529
1% Borrowing Costs	$ 69,596		
Total Loan Amount	$ 6,959,596		

PURPOSE:

The purpose of this report is to obtain Council's consideration of three readings of Old Yale Road Loan Authorization Bylaw No. 6084 ($ 6,959,596) and provision of an Alternative Approval Process, prior to it being forwarded to the Inspector of Municipalities.

DISCUSSION/ANALYSIS:

Council's approval for the Old Yale Road capital project requires external debt which requires external debt financing through the Municipal Finance Authority as outlined in the *Community Charter*. The *Community Charter* stipulates that borrowing for greater than five years must be obtained from the Municipal Finance Authority (MFA) and requires a loan authorization bylaw.

Reconstruction of Old Yale Road

The proposed loan authorization bylaw will provide funding for the reconstruction of the Old Yale Road capital project within the 2025-2029 Capital Program repayable from general revenue.

The approved Old Yale Road design includes concrete road reconstruction from five corners to 214A Street with asphalt reconstruction for the remainder of the road corridor, a multi-use path along the northside of the road and sidewalk on the south side, streetlighting, speed humps, street parking on the southside of the road, landscaping, heritage interpretation areas, watermain upgrades and replacement of the existing sanitary lift station and forcemain with a gravity sewermain.

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek approval of the electors prior to incurring debt for this capital project.

The need to borrow funds for capital may arise because of many factors including rising capital costs in recent years, which has depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure, asset maintenance and protective services in a rapidly growing community.

Applicable Policies:

Current financial policies support the utilization of external debt for funding significant capital projects, which benefit the community for a period greater than the loan repayment period. The advantage of debt financing is that significant projects are not unreasonably delayed and future taxpayers, who will benefit from the capital projects, contribute toward their funding.

Legislation:

The *Community Charter* stipulates that borrowings for greater than five years must be obtained from the Municipal Finance Authority (MFA) and require a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions. The Community Charter Regulation, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the Municipal annual revenue calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report. The borrowing process as stipulated in the *Community Charter* and the Local Government Act for this bylaw is as follows:

- Complete three readings of the Loan Authorization Bylaw.
- Submit Bylaws and Liability Servicing Limit Certificate to the applicable Ministry for review and approval.
- Seek elector approval through the Alternative Approval Process. Electorate will have at least 30 days after the public notice to submit original forms to the Corporate Officer.

- Adopt the Loan Authorization Bylaw if less than 10% opposition from the electorate is registered. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.
- The Municipality applies for the final Certificate of Approval for the Loan Authorization Bylaw at least one month (30-day quashing period) after the bylaws are adopted by Council.

Financial Implications

Council's approval for the Old Yale Road capital project requires external borrowing. Debt servicing costs for principal and interest will be included in the 2025-2029 Five-Year Financial Plan.

If approved, the Township will borrow a total of $ 6,959,596 repayable over 20 years for this capital project. At current rates of 4.59%, the annual loan payments of principal and interest would be as follows:

Service Fund	Debt Amount	Source of Debt Servicing	Annual Principal & Interest Payment
Reconstruction	$ 6,890,000	General Revenue	$560,529
1% Borrowing Costs	$ 69,596		
Total Loan Amount	$ 6,959,596		

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek the approval of the electors prior to incurring debt for the Old Yale Road Capital project. The approval process is outlined below:

- Authorize staff to proceed with the Alternative Approval Process.
- Establish the deadline for receiving elector responses. The deadline for receiving elector responses is Thursday, April 3, 2025.
- Authorize the Township Clerk to prepare and publish the Alternative Approval Process Notice. The last day of the public notice will be at least 30 days prior to the deadline of April 3, 2025.
- Establish the form and content of the elector response forms. The response form, Attachment "A", is designed to allow only a single elector response on each form and will be available to the public by mail upon request or from the Township's website from the time of the first publication, until the deadline of April 3, 2025.
- Council must, by resolution, determine the total number of electors used to calculate the 10% minimum threshold. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.
- If 10% of all eligible electors (in the case of at least 9,639 electors) sign the elector response form and submit it, by mail or in person drop off, to the Township's Clerk's office by 4:30 PM on Thursday, April 3, 2025, Council should not proceed with the final reading of the Loan Authorization Bylaw.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
ENGINEERING	Aaron Ruhl
LEGISLATIVE SERVICES (TOWNSHIP CLERK)	Wendy Bauer

ATTACHMENT A - Elector Response Forms and Draft Public Notice

ATTACHMENT A

Township of Langley
Est. 1873

Elector Response Form
Old Yale Road Loan Authorization Bylaw No. 6084

The Township of Langley is seeking elector approval for the borrowing of funds, $6,959,596, to undertake the reconstruction of the Old Yale Road capital project within the 2025-2029 Capital Program repayable from general revenue; and Elector approval is requested using the alternative approval process as described in Section 86 of the *Community Charter*.

The question being put forward to the electors of the Township of Langley is whether they are opposed to the borrowing of funds to undertake the reconstruction of the Old Yale Road capital project within the 2025-2029 Capital Program repayable from general revenue.

The number of electors within the Township of Langley on October 15, 2022, was 96,390. If valid Electoral Response Forms are received from 9,639 electors, Council cannot proceed with the borrowing without receiving the assent of the voters by referendum.

If you are opposed to the borrowing of funds to undertake the reconstruction of the Old Yale Road and are a qualified elector in the Township of Langley, you can sign an Elector Response form.

If you are not opposed to the borrowing of funds to undertake the reconstruction of the Old Yale Road, no action is required.

All Elector Response forms must be received, by mail or in person drop off, by the Township Clerk at the Township of Langley Civic Facility, 20338 – 65 Avenue, Langley on or before 4:30pm (PST) on April 3, 2025. All forms must have an original signature and cannot be copied or scanned versions of the signature.

Further information can be obtained from the Township Clerk at:

Wendy Bauer, Township Clerk
604-533-6101
wbauer@tol.ca

Township of Langley
Est. 1873

Alternative Approval Process
Old Yale Road Loan Authorization Bylaw No. 6084

Elector Response Form

I hereby declare the following:

1. That I am a Canadian citizen.
2. That I am an individual who is age 18 or older.
3. I have been a resident of British Columbia for at least the past 6 months.
4. I have been a Township of Langley resident or owner of property within the Township of Langley for at least the last 30 days.
5. I am not disqualified by the *Local Government Act* or any other enactment from voting in an election or otherwise disqualified by law.

I understand that by signing this form I am declaring the above facts and I am petitioning against the Corporation of Township of Langley borrowing of funds to undertake the reconstruction of the Old Yale Road.

NAME OF ELECTOR: _____
(Please Print Full Name)

RESIDENTAL ADDRESS: _____
(or address of property for which you are eligible to be a non-resident Property elector)

SIGNATURE OF ELECTOR: _____

NOTE: This **originally-signed form** must be received, by mail or in person drop off, by the Township Clerk at the Township of Langley, Township of Langley Civic Facility, 20338 – 65 Avenue, Langley, BC, V2Y 3J1 **no later than 4:30pm on April 3,2025.**

Accurate copies of this elector response form may be made and used for signing. A person must not sign an elector response form more than once and may not withdraw their name from the alternative approval process petition after the April 3, 2025 deadline.

Any personal information collected on this form will be managed in accordance with the *Freedom of Information and Protection of Privacy Act.* Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to:
Supervisor, Information, Privacy and Records Management.
20338 – 65 Avenue, Langley, BC V2Y 3J1 604-532-7396

PUBLIC NOTICE

Notice of Elector Alternative Approval Process
Old Yale Road Loan Authorization Bylaw No. 6084

The Township of Langley is seeking elector approval for the borrowing of $ 6,959,596 to undertake the reconstruction of the Old Yale Road capital project within the 2025-2029 Capital Program repayable from general revenue.

For the above bylaws, the borrowing may occur unless at least 10% of the electors of the Township of Langley sign an Elector Response form confirming their opposition. Council has determined that 10% of eligible electors within the Township of Langley is 9,639 electors.

Copies of Old Yale Road Loan Authorization Bylaw No. 6084 and related documents are available on the Township website at www.tol.ca/aap and by mail from the Legislative Services Department by calling 604-533-6100 Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm or emailing legservicesinfo@tol.ca.

Who can sign an Elector Response form?

Only eligible electors may sign an Elector Response form. Eligible electors must meet the following qualifications:

- a Canadian citizen
- an individual over the age of 18
- a resident of British Columbia for at least the past 6 months
- a Township of Langley resident or property owner for at least the past 30 days
- not disqualified from voting by the Local Government Act or any other enactment

Corporations are not entitled to submit Elector Response forms.

For non-resident electors, individuals owning land within the Township of Langley but not residing in the Township, only one non-resident owner may submit the Elector Response form for the property.

What to do if you are not opposed:

If you agree with the borrowing of funds to undertake the reconstruction of the Old Yale Road, no action on your part is necessary.

What to do if you are opposed:

If you are opposed to the borrowing, Elector Response forms are available upon request by mail by calling 604-533-6100, from Legislative Services at the Township of Langley Civic Facility at 20338 - 65 Avenue, Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm, or at www.tol.ca/aap.

The form must be received by the Township Clerk on or before **4:30pm on Thursday, April 3, 2025**, either by mail, the 24-hour drop box, or customer service at the Township Civic Facility at 20338 – 65 Avenue, Langley, BC, V2Y 3J1

The form must have an original signature. Faxed, imaged, or emailed signed forms cannot be counted.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

OLD YALE ROAD LOAN AUTHORIZATION

BYLAW NO. 6084

EXPLANATORY NOTE

Bylaw No. 6084 authorizes the Township of Langley to borrow $6,959,596 towards the estimated cost of the reconstruction of the Old Yale Road.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

OLD YALE ROAD LOAN AUTHORIZATION

BYLAW NO. 6084

WHEREAS it is deemed desirable and expedient to prepare the reconstruction of the Old Yale Road for servicing the Township of Langley.

AND WHEREAS the *Community Charter*, Section 179 authorizes local governments to borrow money for any purpose of a capital nature.

AND WHEREAS the estimated cost of the reconstruction of the Old Yale Road including incidental thereto is equal to the sum of $6,959,596 (Six million nine hundred fifty-nine thousand five hundred and ninety-six dollars) which is the amount of debt created by this bylaw.

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

1. This Bylaw may be cited for all purposes as “Old Yale Road Loan Authorization Bylaw No. 6084”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the reconstruction of the Old Yale Road generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

    a. To borrow upon the credit of the Municipality a sum not exceeding $6,959,596 (Six million nine hundred fifty-nine thousand five hundred and ninety-six dollars).

    b. To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the reconstruction of the said Old Yale Road.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 2, 2024 - REGULAR MEETING	**REPORT:**	24-281
FROM:	FINANCE DIVISION	**FILE:**	1760-20
SUBJECT:	ALDERGROVE PARKADE LOAN AUTHORIZATION BYLAW AND ALTERNATIVE APPROVAL PROCESS		

RECOMMENDATION:

That Council give first, second and third reading to Aldergrove Parkade Loan Authorization Bylaw No. 6085 for the purpose of borrowing funds in the amount of $8,838,384 for the Aldergrove Parkade capital project within the 2025-2029 Capital Program repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Aldergrove Parkade Loan Authorization Bylaw No. 6085 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment “A”.

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, April 3, 2025 (the “Deadline”).

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per Township of Langley Public Notice Bylaw No. 6003.

d) This Alternative Approval Process applies to the entire area of the Township and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

EXECUTIVE SUMMARY:

Council’s approval for the Aldergrove Parkade capital project requires external debt financing through the Municipal Finance Authority as outlined in the *Community Charter*. The *Community Charter* stipulates that borrowing for greater than five years must be obtained from the Municipal Finance Authority (MFA) and requires a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions.

The Community Charter, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the municipal annual revenue calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report.

Aldergrove Parkade Capital Project

The proposed loan authorization bylaw will provide funding for the Aldergrove Parkade capital project within the 2025-2029 Capital Program repayable from general revenue.

The approved Aldergrove Parkade capital project will provide Township of Langley with a 4-story, 188-stalls parking facility within the Aldergrove core area. This will bring a benefit to all of downtown Aldergrove by providing a central, shared commercial parking, which could reduce the requirement for individual properties to provide as much on-site parking.

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek approval of the electors prior to incurring debt for this the Aldergrove Parkade capital project within the 2025-2029 Capital Program repayable from general revenue.

The need to borrow funds for capital may arise because of many factors including rising capital costs in recent years, which has depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure, asset maintenance and protective services in a rapidly growing community.

Projected MFA Debt Servicing Costs

If approved, the Township will borrow $ 8,838,384 repayable over 10 years for this capital project. At current rates of 4.24%, approximate annual loan payments of principal and interest would be as follows:

Service Fund	**Debt Amount**	**Source of Debt Servicing**	**Annual Principal & Interest Payment**
Project	$ 8,750,000	General Revenue	$ 1,129,886
1% Borrowing Costs	$ 88,384		
Total Loan Amount	$ 8,838,384		

PURPOSE:

The purpose of this report is to obtain Council's consideration of three readings of Aldergrove Parkade Loan Authorization Bylaw No. 6085 ($ 8,838,384) and provision of an Alternative Approval Process, prior to it being forwarded to the Inspector of Municipalities.

DISCUSSION/ANALYSIS:

Council's approval for the Aldergrove Parkade capital project requires external debt which requires external debt financing through the Municipal Finance Authority as outlined in the *Community Charter*. The *Community Charter* stipulates that borrowing for greater than five years must be obtained from the Municipal Finance Authority (MFA) and requires a loan authorization bylaw.

Aldergrove Parkade Capital Project

The proposed loan authorization bylaw will provide funding for the Aldergrove Parkade capital project within the 2025-2029 Capital Program repayable from general revenue.

The approved Aldergrove Parkade capital project will provide Township of Langley with a 4-story, 188-stalls parking facility within the Aldergrove core area. This will bring a benefit to all of downtown Aldergrove by providing a central, shared commercial parking, which could reduce the requirement for individual properties to provide as much on-site parking.

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek approval of the electors prior to incurring debt for this capital project.

The need to borrow funds for capital may arise because of many factors including rising capital costs in recent years, which has depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure, asset maintenance and protective services in a rapidly growing community.

Applicable Policies:

Current financial policies support the utilization of external debt for funding significant capital projects, which benefit the community for a period greater than the loan repayment period. The advantage of debt financing is that significant projects are not unreasonably delayed and future taxpayers, who will benefit from the capital projects, contribute toward their funding.

Legislation:

The *Community Charter* stipulates that borrowings for greater than five years must be obtained from the Municipal Finance Authority (MFA) and require a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions. The Community Charter Regulation, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the Municipal annual revenue calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report. The borrowing process as stipulated in the *Community Charter* and the Local Government Act for this bylaw is as follows:

- Complete three readings of the Loan Authorization Bylaw.
- Submit Bylaws and Liability Servicing Limit Certificate to the applicable Ministry for review and approval.
- Seek elector approval through the Alternative Approval Process. Electorate will have at least 30 days after the public notice to submit original forms to the Corporate Officer.

- Adopt the Loan Authorization Bylaw if less than 10% opposition from the electorate is registered. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.
- The Municipality applies for the final Certificate of Approval for the Loan Authorization Bylaw at least one month (30-day quashing period) after the bylaws are adopted by Council.

Financial Implications

Council's approval for the Aldergrove Parkade capital project requires external borrowing. Debt servicing costs for principal and interest will be included in the 2025-2029 Five-Year Financial Plan.

If approved, the Township will borrow a total of $ 8,838,384 repayable over 10 years for this capital project. At current rates of 4.24%, the annual loan payments of principal and interest would be as follows:

Service Fund	Debt Amount	Source of Debt Servicing	Annual Principal & Interest Payment
Project	$ 8,750,000	General Revenue	$ 1,129,886
1% Borrowing Costs	$ 88,384		
Total Loan Amount	$ 8,838,384		

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek the approval of the electors prior to incurring debt for the Aldergrove Parkade Capital project. The approval process is outlined below:

- Authorize staff to proceed with the Alternative Approval Process.
- Establish the deadline for receiving elector responses. The deadline for receiving elector responses is Thursday, April 3, 2025.
- Authorize the Township Clerk to prepare and publish the Alternative Approval Process Notice. The last day of the public notice will be at least 30 days prior to the deadline of Thursday, April 3, 2025.
- Establish the form and content of the elector response forms. The response form, Attachment "A", is designed to allow only a single elector response on each form and will be available to the public by mail upon request or from the Township's website from the time of the first publication, until the deadline of Thursday, April 3, 2025.
- Council must, by resolution, determine the total number of electors used to calculate the 10% minimum threshold. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.
- If 10% of all eligible electors (in the case of at least 9,639 electors) sign the elector response form and submit it, by mail or in person drop off, to the Township's Clerk's office by 4:30 PM on Thursday, April 3, 2025, Council should not proceed with the final reading of the Loan Authorization Bylaw.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
MUNICIPAL ADMINISTRATION	Chanpreet Kooner
LEGISLATIVE SERVICES (TOWNSHIP CLERK)	Wendy Bauer

ATTACHMENT A - Elector Response Forms and Draft Public Notice

ATTACHMENT A

Township of Langley
Est. 1873

Elector Response Form Aldergrove Parkade Loan Authorization Bylaw No. 6085

The Township of Langley is seeking elector approval for the borrowing of funds, $ 8,838,384, to undertake the Aldergrove Parkade capital project within the 2025-2029 Capital Program repayable from general revenue; and Elector approval is requested using the alternative approval process as described in Section 86 of the *Community Charter*.

The question being put forward to the electors of the Township of Langley is whether they are opposed to the borrowing of funds to undertake the Aldergrove Parkade capital project within the 2025-2029 Capital Program repayable from general revenue.

The number of electors within the Township of Langley on October 15, 2022, was 96,390. If valid Electoral Response Forms are received from 9,639 electors, Council cannot proceed with the borrowing without receiving the assent of the voters by referendum.

If you are opposed to the borrowing of funds to undertake the Aldergrove Parkade and are a qualified elector in the Township of Langley, you can sign an Elector Response form.

If you are not opposed to the borrowing of funds to undertake the Aldergrove Parkade, no action is required.

All Elector Response forms must be received, by mail or in person drop off, by the Township Clerk at the Township of Langley Civic Facility, 20338 – 65 Avenue, Langley on or before 4:30pm (PST) on Thursday, April 3, 2025. All forms must have an original signature and cannot be copied or scanned versions of the signature.

Further information can be obtained from the Township Clerk at:

Wendy Bauer, Township Clerk
604-533-6101
wbauer@tol.ca

Township of Langley
Est. 1873

Alternative Approval Process Aldergrove Parkade Loan Authorization Bylaw No. 6085

Elector Response Form

I hereby declare the following:

1. That I am a Canadian citizen.
2. That I am an individual who is age 18 or older.
3. I have been a resident of British Columbia for at least the past 6 months.
4. I have been a Township of Langley resident or owner of property within the Township of Langley for at least the last 30 days.
5. I am not disqualified by the *Local Government Act* or any other enactment from voting in an election or otherwise disqualified by law.

I understand that by signing this form I am declaring the above facts and I am petitioning against the Corporation of Township of Langley borrowing of funds to undertake the Aldergrove Parkade.

NAME OF ELECTOR: _____
(Please Print Full Name)

RESIDENTAL ADDRESS: _____
(or address of property for which you are eligible to be a non-resident Property elector)

SIGNATURE OF ELECTOR: _____

NOTE: This **originally-signed form** must be received, by mail or in person drop off, by the Township Clerk at the Township of Langley, Township of Langley Civic Facility, 20338 – 65 Avenue, Langley, BC, V2Y 3J1 **no later than 4:30pm on Thursday, April 3, 2025.**

Accurate copies of this elector response form may be made and used for signing. A person must not sign an elector response form more than once and may not withdraw their name from the alternative approval process petition after the Thursday, April 3, 2025 deadline.

Any personal information collected on this form will be managed in accordance with the *Freedom of Information and Protection of Privacy Act.* Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to:
Supervisor, Information, Privacy and Records Management.
20338 – 65 Avenue, Langley, BC V2Y 3J1 604-532-7396

PUBLIC NOTICE

Notice of Elector Alternative Approval Process
Aldergrove Parkade Loan Authorization Bylaw No. 6085

The Township of Langley is seeking elector approval for the borrowing of $ 8,838,384 to undertake the Aldergrove Parkade capital project within the 2025-2029 Capital Program repayable from general revenue.

For the above bylaws, the borrowing may occur unless at least 10% of the electors of the Township of Langley sign an Elector Response form confirming their opposition. Council has determined that 10% of eligible electors within the Township of Langley is 9,639 electors.

Copies of Aldergrove Parkade Loan Authorization Bylaw No. 6085 and related documents are available on the Township website at www.tol.ca/aap and by mail from the Legislative Services Department by calling 604-533-6100 Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm or emailing legservicesinfo@tol.ca.

Who can sign an Elector Response form?

Only eligible electors may sign an Elector Response form. Eligible electors must meet the following qualifications:

- a Canadian citizen
- an individual over the age of 18
- a resident of British Columbia for at least the past 6 months
- a Township of Langley resident or property owner for at least the past 30 days
- not disqualified from voting by the Local Government Act or any other enactment.

Corporations are not entitled to submit Elector Response forms.

For non-resident electors, individuals owning land within the Township of Langley but not residing in the Township, only one non-resident owner may submit the Elector Response form for the property.

What to do if you are not opposed:

If you agree with the borrowing of funds to undertake the Aldergrove Parkade, no action on your part is necessary.

What to do if you are opposed:

If you are opposed to the borrowing, Elector Response forms are available upon request by mail by calling 604-533-6100, from Legislative Services at the Township of Langley Civic Facility at 20338 - 65 Avenue, Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm, or at www.tol.ca/aap.

The form must be received by the Township Clerk on or before **4:30pm on Thursday, April 3, 2025**, either by mail, the 24-hour drop box, or customer service at the Township Civic Facility at 20338 – 65 Avenue, Langley, BC, V2Y 3J1

The form must have an original signature. Faxed, imaged, or emailed signed forms cannot be counted.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ALDERGROVE PARKADE LOAN AUTHORIZATION

BYLAW NO. 6085

EXPLANATORY NOTE

Bylaw No. 6085 authorizes the Township of Langley to borrow $8,838,384 towards the estimated cost of the Aldergrove Parkade capital project.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ALDERGROVE PARKADE LOAN AUTHORIZATION

BYLAW NO. 6085

WHEREAS it is deemed desirable and expedient to the Aldergrove Parkade capital project for servicing the Township of Langley.

AND WHEREAS the *Community Charter*, Section 179 authorizes local governments to borrow money for any purpose of a capital nature.

AND WHEREAS the estimated cost of the Aldergrove Parkade capital project including incidental thereto is equal to the sum of $8,838,384 (Eight million eight hundred thirty-eight thousand three hundred and eighty-four dollars) which is the amount of debt created by this bylaw.

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

1. This Bylaw may be cited for all purposes as “Aldergrove Parkade Loan Authorization Bylaw No. 6085”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the Aldergrove Parkade capital project generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

    a. To borrow upon the credit of the Municipality a sum not exceeding $8,838,384 (Eight million eight hundred thirty-eight thousand three hundred and eighty-four dollars).

    b. To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the said Aldergrove Parkade capital project.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 10 years.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW NO. 6074

EXPLANATORY NOTE

Bylaw No. 6074 repeals and replaces Langley Waterworks Regulation Bylaw 2008 No. 4697, and all amendments thereto.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW NO. 6074

A Bylaw to regulate the waterworks system, water supply, and rates.

The Municipal Council of the Township of Langley, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “Langley Waterworks Regulation Bylaw No. 6074”.

LANGLEY WATERWORKS REGULATION BYLAW No. 6074
TABLE OF CONTENTS

PART 1 - INTERPRETATION

1.1 In this Bylaw:

1) words importing the singular number include the plural and vice versa and words importing the neuter gender include the masculine, feminine and non-binary 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.

1.2 In this Bylaw, and unless the context otherwise requires, words and terms will have the meaning indicated:

"*Agriculture Use***"** shall have the meaning as defined in the *Langley Zoning Bylaw*. The measurement unit for "*Agriculture Use*" is hectares of the total site.

"*Alternative Water Source***"** means any water supplied from a source other than the *Municipal Water System.*

"*Approval***"** or **"***Approved***"** means approval in writing from the *Engineer* for the *Municipality* or their authorized representative or designate.

"*Aesthetic Water Feature*" means a fountain, pond, or other water feature that primarily serves an aesthetic purpose but does not include fountains, ponds, or other water features that contain fish.

"*Authorized Backflow Prevention Device Tester***"** means a person who is currently registered as a Cross Connection Control Tester with the Certification Committee of the American Waterworks Association, B.C. Section, whose testing device has a current validation certification, and who holds (or whose company of employment holds) a current Township of Langley Business License or such other person as may be approved as an *Authorized Backflow Prevention Device Tester* by the *Engineer* or their designate in their sole discretion.

"*Authorized Backflow Prevention Device***"** means a mechanical device that prevents backflow of water and/or undesirable substances into the potable water system, and which is designed to be in-line tested and repaired, and to meet the head loss and flow requirements of the recognized approving authority. The device consists of the backflow prevention unit, two resilient seated shutoff valves, and test cock.

"*British Columbia Building Code***"** means the British Columbia Building Code, as amended from time to time and any successor legislation thereto and all regulations thereunder.

"*Coach House***"** shall have the meaning as defined in the *Langley Zoning Bylaw*.

"*Collector***"** means the Municipal Collector for the *Municipality* and shall include any authorized representative or designate.

"*Commercial Irrigation***"** means the use of Municipally supplied water to irrigate crops grown for commercial purposes.

"*Commercial Unit***"** means one or more rooms occupied or intended to be occupied for commercial use, whether or not such unit is located within a commercial zone under the *Langley Zoning Bylaw*.

"*Community Charter***"** means the Community Charter, S.B.C. 2003 c. 26, as amended from time to time and any successor legislation thereto and all regulations thereunder.

"*Council***"** means the Council of the *Municipality*.

"*Cross Connection***"** means any actual or potential connection or structural arrangement between a potable water system and any other source or system, through which it is possible to introduce into any part of the potable system any used water, fluid, gas, or any substance other than the intended potable water.

"*CSA***"** means the "Canadian Standards Association".

"*Curb Stop***"** means a Municipally owned valve located on a *Water Service* at an *Owner*'s property line.

"*Disconnection***"** or **"***Disconnected***"** means the removal of a *Water Service* including detachment from the *Municipal Water System*.

"*Distinct Premises***"** means each occurrence of a *Commercial Unit*, *Dwelling Unit*, *Industrial Unit*, or *Institutional Unit*.

"*Dwelling Unit***"** means one or more habitable rooms occupied or intended to be occupied as residential accommodation and usually containing or providing cooking, eating, living, sleeping and sanitary facilities.

"*Engineer***"** means the General Manager of Engineering of the *Municipality* or their authorized representative or designate.

"*Fire Service***"** means a *Water Service* or *Private Service* that is intended solely for the purpose of providing a supply of water for fire protection.

"*Fire Service Water Meter***"** means an instrument that measures the volumetric flow rate of water and/or totalizes the accumulated flow of water on a *Fire Service*.

"*Flow Control Valve***"** means a valve that regulates the flow of water.

"*Groundwater Protection Regulation***"** means the Groundwater Protection Regulation, B.C. Reg. 39/2016, as amended from time to time and any successor legislation thereto and all regulations thereunder.

"*GVWD***"** means the Greater Vancouver Water District.

"*Highway***"** shall have the meaning as defined in the *Community Charter*.

"*Inaccessible Meter***"** means a *Water Meter* where access for reading or maintenance, in the opinion of the Engineer in their sole discretion, has become impeded or unsafe.

"*Inappropriate Working Area*" means an area determined by the *Engineer*, in their sole discretion, to be unsafe or inappropriate for the proper use, functioning, or inspection of Municipally owned equipment, including, without limitation, where the location of the equipment creates a situation that could cause harm to persons, *Real Property* or equipment.

"*Industrial Unit***"** means one or more rooms occupied or intended to be occupied for industrial use, whether or not such unit is located within an industrial zone under the *Langley Zoning Bylaw*.

"*Institutional Unit***"** means one or more rooms occupied or intended to be occupied for institutional use, whether or not such unit is located within an institutional zone under the *Langley Zoning Bylaw*.

"*Inspector***"** means the Inspector of the *Municipality* or their authorized representative or designate.

"*Intensive Agriculture Use***"** includes greenhouses, retail nurseries, manufacturing and processing plants for agriculture related products, and facilities used for intensive livestock operations. Produce stands, temporary uses (less than 6 months) and retail less than 100 m^2 shall not be considered an *Intensive Agriculture Use*. The measurement unit for "*Intensive Agriculture Use*" is hectares of developed area.

"*Langley Bylaw Notice Enforcement Bylaw***"** means the "Bylaw Notice Enforcement Bylaw 2008 No. 4703" adopted by *Council*, as amended from time to time and any successor legislation thereto.

"Langley Drinking Water Conservation Bylaw" means the "Drinking Water Conservation Bylaw 2018 No. 5321" adopted by *Council*, as amended from time to time and any successor legislation thereto.

"*Langley Fees And Charges Bylaw***"** means the "Fees and Charges Bylaw 2007 No. 4616" adopted by *Council*, as amended from time to time and any successor legislation thereto.

"*Langley Mobile Home Bylaw"* means the "Mobile Home Park Regulation and Control Bylaw 1975 No. 1505" adopted by *Council*, as amended from time to time and any successor legislation thereto.

"*Langley Sewerworks Regulation Bylaw***"** means the "Langley Sewerworks Regulation Bylaw 2018 No. 5367", adopted by *Council*, as amended from time to time and any successor legislation thereto.

"*Langley Subdivision and Development Servicing Bylaw***"** means the "Subdivision and Development Servicing Bylaw 2019 No. 5382", adopted by *Council*, as amended from time to time and any successor legislation thereto.

"*Langley Zoning Bylaw***"** means the "Township of Langley Zoning Bylaw 1987 No. 2500", adopted by *Council*, as amended from time to time and any successor legislation thereto.

"*Metered Service***"** means a *Water Service* with an attached *Water Meter* or other measuring device for determining the quantity of water used by such *Water Service*.

"Metering Chamber" means the enclosure containing a water meter and/or associated fittings intended to hold a water meter.

"*Mobile Home Park"* shall have the meaning as defined in the *Langley Mobile Home Bylaw*.

"*Municipality***"** means the Corporation of the Township of Langley.

"*Municipal Facilities***"** means facilities, structures and equipment owned or operated by the *Municipality* including, but not limited to, water treatment plants, water reservoirs, water pumping stations, pressure reducing stations, pressure boosting stations, water fill stations, and water well site locations.

"*Municipal Water System***"** means a system operated by the *Municipality* for the provision to the public of water for human consumption through pipes or other constructed conveyances, and includes any production, treatment, storage, and distribution facilities under the control of the operator of such system and used in connection with such system.

"*Normal Use***"** means the use of water for normal residential, institutional, commercial, or industrial purposes, including residential lawn sprinkling as set out under Section 6.2.

"*Once-Through Cooling***"** means water used by cooling, air conditioning, or refrigeration systems in buildings, building systems and equipment, which rely on the temperature of the water for cooling purposes and deliver water to a drain or other discharge facility without having recycled that water.

"*Owner***"** shall have the meaning as defined in the *Community Charter*.

"*Premises***"** means one or more habitable buildings situated on *Real Property*.

"*Private Service***"** means privately owned pipe and fittings intended to distribute water within a privately owned *Real Property*.

"*Real Property"* means land, with or without improvements so affixed to the land as to make them in fact and in law a part of it.

"*Sanitary Sewer System***"** shall have the meaning as defined in the *Langley Sewerworks Regulation Bylaw.*

"*Secondary Suite***"** means a *Dwelling Unit* within a *Premises* that is separate from the principal *Dwelling Unit* in the Premises, and in accordance with the *Langley Zoning Bylaw*.

"*Shut Off***"** means the process where the delivery of water from the *Municipal Water System* is terminated. *Shut Off* is normally executed by closing the *Curb Stop* to cut off the supply of municipal water to the *Real Property*.

"*Special Reading***"** means a *Water Meter* reading which occurs other than on the scheduled reading date, usually at the request of an *Owner*.

"*Strata Property Act***"** means the *Strata Property Act*, S.B.C. 1998, c. 43, as amended from time to time and any successor legislation thereto and all regulations thereunder.

"*Taxation (Rural Area) Act***"** means the *Taxation (Rural Area) Act*, R.S.B.C. 1996, c. 448, as amended from time to time and any successor legislation thereto and all regulations thereunder.

"*Turn On"* or **"***Turned On***"** means the process where the delivery of water from the *Municipal Water System* is activated. A *Turn On* is normally executed by opening the *Curb Stop* to permit the supply of municipal water to the *Real Property*.

"*UL***"** or **"***ULC***"** mean Underwriters' Laboratories and Underwriters' Laboratories of Canada, respectively.

"*USC-FCCHR***"** means the University of Southern California Foundation for Cross Connection Control and Hydraulic Research, which is an agency that tests and approves *Backflow Prevention Device*s to prescribed standards.

"*Water Meter***"** means an instrument that measures the volumetric flow rate of water and/or totalizes the accumulated flow of water.

"*Water Service***"** means the Municipally owned pipe and fittings on a *Highway*, Municipally owned *Real Property* or servicing right of way, intended to carry water from the *Municipal Water System* to the furthest downstream Municipally installed fitting (excluding *Water Meter*s owned by the *Municipality* and located on privately owned *Real Property*) to which a *Private Service* is to be connected, with Municipal ownership extending to the downstream face of the Municipal fitting.

"*Water Sustainability Act***"** means the *Water Sustainability Act*, S.B.C. 2014, c. 15, as amended from time to time and any successor legislation thereto and all regulations thereunder.

PART 2 – MUNICIPAL WATER SYSTEM

2.1 Working On The Municipal Water System

1) No person other than an employee of the *Municipality* or other person*s* as authorized by the *Engineer* is permitted to:

    a) Enter upon *Real Property* owned by the *Municipality* and used to house *Municipal Facilities*, structures and equipment as required for the operation and maintenance of the *Municipal Water System*;

b) Maliciously, willfully or negligently break, damage, destroy, uncover, deface, mar, tamper, climb upon, or interfere with any part of the *Municipal Water System*, or *Municipal Facilities*, or any permanent or temporary device installed in any part of the *Municipal Water System*;

c) Obstruct at any time or in any manner access to any part of the *Municipal Water System*, or *Municipal Facilities*, and must promptly remove any such obstruction upon the written or verbal order of the *Engineer*;

d) Connect to or operate any pipe, valve, *Water Meter*, hydrant or other part of the *Municipal Water System*, and must promptly remove any such connection upon the written or verbal order of the *Engineer*;

e) Construct and connect any *Private Service* to the *Municipal Water System*, and must promptly remove any such connection upon the written or verbal order of the *Engineer*;

f) Install or operate or maintain *Private Service* piping on or under or within a municipal *Highway*, and must promptly remove any such *Private Service* upon the written or verbal order of the *Engineer*;

g) Undertake *Turn Ons* or *Shut Offs*, works on, additions to, deletions from, or alterations to, any portion of the *Municipal Water System*, including any *Water Service* to privately owned *Real Property*, within a municipal *Highway*, municipal right of way, or other municipal jurisdiction; or

h) Undertake works of any type, sort, or manner, on or involving the *Municipal Water System*, or *Municipal Facilities*.

2) Where authorization or *Approval* to take prescribed actions is identified as being given only to a specified individual or individuals, all other persons are prohibited from taking the prescribed action, and any other person who takes such action commits an offense.

3) A person must not obstruct or interfere with the authorized work on the *Municipal Water System* of an employee of the *Municipality*, or contractors employed by the *Municipality*; or other persons as authorized by the *Engineer*.

4) Where an *Owner* fails to comply with the requirements of this section, the *Municipality* may undertake and complete requirements of this section, at the *Owner*'s expense.

2.2 Pressure, Supply, and Quality

1) The *Municipality* does not guarantee, or have any obligation to provide, pressure or continuous supply of water, or accept responsibility at any time for the maintenance of pressure in its water mains or for increases or decreases in pressure. The *Municipality* reserves the right at any and all times, without notice to any person, to change operating water pressure and to perform work on the *Municipal Water System* for the purposes of making repairs, extensions, alterations or improvements, or to increase or reduce pressure, or for any other reason.

2) The *Municipality* does not guarantee that water will be free of sediment, deposit or other foreign material.

3) Should conditions arise that imperil the *Municipal Water System* the *Engineer* may implement all remedial measures as may be necessary to protect the *Municipal Water System*, which may include limiting or stopping the supply of water in any area or areas and, restricting the use of water for any specific purpose, without notice to any person, all in the sole discretion of the *Engineer*.

4) The *Municipality*, its officers, employees or agents will not be liable in any manner for any loss, injury or damage to persons or property by reason of excessive water pressure or the cessation in whole or in part of water pressure or water supply, or changes in operating pressures, or by reason of the water containing sediments, deposits, or other foreign matter from the *Municipal Water System* or otherwise.

5) An *Owner* is responsible for any loss, damage, expense, charge, cost, or other liability arising directly or indirectly by reason of:

    a) The routine presence of water under pressure in the *Municipal Water System*, the *Water Service*, or a *Private Service*;

    b) The routine use of water delivered through the *Municipal Water System*, the *Water Service*, or a *Private Service*;

    c) An Owner's improper or negligent use of the *Municipal Water System*, the *Water Service*, or a *Private Service*; and

    d) The negligent acts or omissions or willful acts of the Owner, or any person using or on the Owner's Real Property whether or not expressly permitted by the Owner.

6) In the event of the failure of the *Municipal Water System* resulting in a full stoppage of water for more than thirty (30) consecutive days, an equitable reduction shall be made on all flat rates for *Premises* affected by the failure.

7) *Owners* may not install, or permit to be installed, any pressure boosting device without the written *Approval* of the *Engineer*, which *Approval* is in the *Engineer's* sole discretion.

8) *Owners* depending on a continuous and uninterrupted supply of water or having processes or equipment that require particularly clear or pure water are responsible to provide the required means to ensure a continuous and adequate supply of water suitable to their requirements. All direct and/or indirect costs associated with such work are the sole responsibility of the *Owner*.

2.3 Interference with the Water System

1) *Owner*s may not install, or permit to be installed, branch supply lines, outlets or fixtures on the upstream side of a Municipality owned *Water Meter*, *Metering Chamber*, a *Backflow Prevention Device*, or a building's primary water shut off valve without the written *Approval* of the *Engineer*, which *Approval* is in the *Engineer's* sole discretion.

2.4 Ownership of Service

1) Every *Water Service* and appurtenant fittings thereof, and every *Water Meter* supplied by the *Municipality* to an *Owner*, will at all times remain the property of the *Municipality*.

2.5 Ownership of Private Services

1) Every *Private Service*, whether on privately owned *Real Property* or on a *Highway*, will remain the property of the *Owner* and the *Owner* is at all times responsible for its installation, repair and maintenance and removal. If, in the installation, repair, maintenance, or removal of any *Private Service*, it is necessary for any person to occupy or excavate in the *Highway* or to remove or reinstall any sidewalk or other *Highway* improvement, or any other land owned or controlled by the *Municipality* that person must do so in a manner satisfactory to the *Engineer* and must obtain any and all permits required and pay the appropriate fees or charges.

PART 3 CONNECTION AND DISCONNECTION OF SERVICE

3.1 To Establish Service

1) To have a new *Water Service* installed, or to have an existing *Water Service* made available for use, the *Owner* must complete an application, as designated by the *Engineer*, and submit it to the *Engineer*. Where an application for a *Water Service* is made as a result of an authorized subdivision, such *Water Service* must be designated as a subdivision connection. *Water Service* connection fees are payable by an *Owner* and are charged as prescribed in the *Langley Fees and Charges Bylaw*.

2) The *Approval* of a new *Water Service* shall be subject to the availability of a sufficient supply of water in terms of both volume and pressure and the *Engineer* may refuse a *Water Service* in any case where existing water supply facilities are not adequate to supply the volume or pressure required by the applicant, or for any other reason. In providing *Approval* for a new *Water Service* the *Engineer* may limit the size of any *Water Service* in their sole discretion.

3) Where a *Water Service* is to be established for an *Owner* currently using a private well supply, the *Owner* must decommission their existing well within thirty (30) days of connection to the *Municipal Water System*, to the satisfaction of the *Engineer* and in accordance with all applicable legislation, including the *Water Sustainability Act* and the *Groundwater Protection Regulation*.

4) An *Owner* may apply to retain their existing private well system for *Agriculture Use*, using the application designated by the *Engineer*. Private well systems must not be interconnected to the *Municipal Water System*. The *Owner* must protect the *Municipal Water System* from actual or potential *Cross Connection*s, including by installing a reduced pressure backflow preventer type of *Authorized Backflow Prevention Device* on the *Water Service* at the property line in an above ground freeze proof enclosure with adequate drainage in accordance with the *CSA* and the requirements of the *Engineer*.

5) Where a *Water Service* is to be established for an *Owner* currently using, or with plans to use an *Alternative Water Source*, the *Alternative Water Source* must not be interconnected to the *Municipal Water System*. The *Owner* must install a reduced pressure backflow assembly type of *Authorized Backflow Prevention Device* on the *Water Service* at a location *Approved* by the *Engineer* in their sole discretion.

6) The *Authorized Backflow Prevention Device* must be installed and maintained in accordance with Section 5.7 and Section 5.8 of this Bylaw. All direct and/or indirect costs associated with the purchase, installation, and maintenance of *Authorized Backflow Prevention Device*(s) and the enclosure are the sole responsibility of the *Owner*.

7) The *Municipality* is not responsible in any manner for the water obtained from a private well supply or any other *Alternative Water Source*.

8) An *Owner* is responsible to ensure there is no interconnection with the *Municipal Water System*. For greater certainty:

    a) all direct and/or indirect costs associated with removal of such interconnections and resulting repair of the *Municipal Water System* are the responsibility of the *Owner*; and

    b) all direct and/or indirect costs associated with any decontamination works resulting from an interconnection with the *Municipal Water System* and the *Owner*'s private well system or other *Alternative Water Source* are the responsibility of the *Owner*.

9) Where a *Water Service* is installed, an *Owner* must install a *Water Meter* setter, complete with spool piece, *Metering Chamber* and any other requirements of the *Engineer* in their sole discretion. All direct and/or indirect costs of the installation, maintenance, repair and/or removal of the *Water Meter* setter are the sole responsibility of the *Owner*.

10) Where the *Owner* has made provision to install the *Water Meter* setter, spool piece, and *Metering Chamber* at their sole expense, and where this installation meets the requirements of this Bylaw, and where the installation design is *Approved* by the *Engineer*, the *Engineer* may permit the *Owner* to perform the installation. Final acceptance of the installation is subject to inspection and *Approval* of the installation by the *Engineer*.

11) Each parcel of *Real Property* will be restricted to one *Water Service* except where, in the opinion of the *Engineer*, in their sole discretion, more than one *Water Service* is required, including to provide adequate fire flow or where it is not practical to supply onsite water requirements from a single *Water Service*.

12) *Real Property* receiving water from the *Municipal Water System* must only utilize the *Water Service* that is connected directly from the Municipal water main to the *Real Property*. A *Water Service* which passes through any other *Real Property* may not be installed or utilized unless a registered right of way has been provided for that specific purpose. No hose, pipe or other device shall be utilized to transfer Municipal water from one parcel of *Real Property* or *Premises* to another without the *Approval* of the *Engineer*.

13) Where *Real Property* does not have *Municipal Water System* frontage, the *Municipality* will not be obligated in any way to provide the *Water Service* unless the *Owner* is prepared to pay all direct and/or indirect costs of extending the Municipal water main in accordance with Section 8.1 and Section 9.5 of this Bylaw.

14) Where the *Municipal Water System* is not adequate to supply the *Water Service* to standards specified in any applicable federal, provincial or municipal legislation, the *Engineer*, in their sole discretion, may require the *Municipal Water System* to be upgraded and the *Owner* is responsible for all direct and/or indirect costs associated with the *Municipal Water System* upgrade in accordance with Section 8.1 and Section 9.5 of this Bylaw.

15) *Water Service* to an *Owner* will be provided only on the provision that the *Engineer* is satisfied, in their sole discretion, there will be no unfavourable impacts to the existing *Municipal Water System* or to the *Real Property* being served by the *Water Service* or any other *Real Property*.

16) *Water Service* to an *Owner* will be provided only on the satisfaction of the *Engineer* that the *Owner* has installed on the *Private Service* an *Authorized Backflow Prevention Device* in accordance with Section 5.7 and Section 5.8 of this Bylaw.

17) *Water Service* to an *Owner* will be provided only on the satisfaction of the *Engineer* that the *Owner* has installed on the *Private Service* a pressure reducing valve.

18) The Municipality will not *Turn On* the water at the *Curb Stop* for occupancy use until the private plumbing system has been inspected, tested and disinfected to the satisfaction of the *Inspector*, and *Approved* by the *Inspector*.

19) An *Owner* may request water from the *Municipal Water System* for use during construction, or for other usage, prior to the water being *Turned On* after the private plumbing system has been inspected, tested and disinfected to the satisfaction of the *Inspector*, and *Approved* by the *Inspector*. Such provision of water from the *Municipal Water System* shall be subject to the *Approval* of the *Engineer* in their sole discretion and only in compliance with the terms as set out in Section 7.2 and Section 3.3 of this Bylaw.

20) In the event that an *Owner* connects to the *Municipal Water System* or installs a *Water Service* in a manner other than as provided for in this Bylaw, the *Engineer* may re-excavate the *Water Service* to confirm installation has been completed in accordance with applicable standards, at the *Owner's* sole expense and, if the *Engineer* deems necessary, in their sole discretion, require the *Owner* to reinstall the work in compliance with this Bylaw, at the *Owner*'s sole expense.

3.2 Use of Existing Service

1) An existing *Water Service* will only be reconnected by the *Municipality* if all relevant rates, fees, charges, and fines have been paid in full by the *Owner* requesting reconnection.

2) An existing *Water Service* will only be reconnected if inspection by the *Engineer* confirms, in their sole discretion, that the size and condition of the existing *Water Service*, valves, *Curb Stop* and other appurtenances make it appropriate and capable of reconnection.

3) An application to use an existing *Water Service* must be made in the manner as set out in Section 3.1 except that the fee will be as set out under the *Langley Fees And Charges Bylaw*.

4) Reconnection of an existing *Water Service* will only be provided where the *Owner* has installed on the *Private Service* an *Authorized Backflow Prevention Device* in accordance with Section 5.7 and Section 5.8 of this Bylaw and an *Approved* Pressure Reducing Valve, and such installation was in a manner and method *Approved* by the *Engineer*.

5) Where an existing *Water Service* is reconnected, a *Water Meter* or *Water Meter* setter complete with spool piece and a *Metering Chamber*, will be installed by the *Municipality* as part of the existing *Water Service* at the *Owner's* expense.

3.3 Reuse of a Water Service

1) Where an *Owner* applies for a building permit with a construction value greater than $250,000, and the work involves alterations to plumbing which require a plumbing permit;

   Or where *Real Property* is connected to the *Municipal Water System* and is the subject of a development application, the *Owner* shall, at the *Owner's* sole expense;

   a) apply to the *Engineer* to decommission the existing *Water Service* and install a new *Water Service* to the satisfaction of the *Engineer*; or

   b) apply to the *Engineer* for reuse of the existing *Water Service*, by completing the form designated by the *Engineer*; or

   c) apply to the *Engineer* for connection to an existing pre-serviced *Water Service*, by completing the form designated by the *Engineer*.

2) The *Engineer* may provide an *Owner* with *Approval* to reuse the *Water Service* in accordance with Section 3.3.1 if the *Water Service* meets all of the following requirements to the satisfaction of the *Engineer* in their sole discretion:

   a) the pipe material and diameter are in compliance with the current standards and specifications of the *Municipality*;

   b) it is constructed in compliance with the current standards and specifications of the *Municipality*;

   c) it is free of structural and operational defects;

   d) it has no record or history of water leakage in respect to *Real Property* served by that *Water Service*; and

   e) any other condition that the *Engineer* reasonably requires.

3) As part of an application under Section 3.3.1 the *Engineer* may require, in their sole discretion, the *Owner* to complete and submit a leak detection inspection and accompanying report performed on the Municipal portion of the *Water Service* by a qualified professional, at the *Owner*'s sole expense, the results of which must indicate that the *Water Service* has no detectable leakage.

4) Where *Approval* to reuse the *Water Service* is not received in accordance with Section 3.3.1, the *Owner* shall decommission the existing *Water Service* in accordance with Section 8.3 and apply to install a new *Water Service* in accordance with Section 3.1.

5) Where an application is made for reuse of a *Water Service* under Section 3.3.1, and the *Real Property* is served by a *Water Service* that is shared with one or more other *Real Properties*, the *Owner* shall modify the *Private Service*, at the *Owner*'s sole expense, such that each *Real Property* has an independent *Private Service* connected to the *Water Service*.

3.4 Water Service for Construction Purposes

1) Where the *Engineer* determines it is impractical to utilize a hydrant to provide water from the *Municipal Water System* to a construction project, the *Owner* may apply for the installation of a *Water Service* for construction purposes at the *Owner's* expense. All aspects of Section 3.1 apply to any *Water Service* for construction purposes, and the *Owner* must pay the associated hydrant use fee as prescribed in the *Langley Fees And Charges Bylaw*, unless otherwise waived by the *Engineer* in their sole discretion.

2) No contractor, or any other person, shall use any water from the *Municipal Water System* for construction purposes of any kind or description, or from any *Private Service*, without the prior *Approval* of the *Engineer*, and not until all provisions made for the proper protection of the *Water Service* have been complied with, including that the *Engineer* must first be satisfied that adequate provision has been made to control a *Cross Connection* to the *Municipal Water System* in compliance with this Bylaw.

3) For construction projects, any water supplied by the *Municipality* in accordance with this section of the Bylaw is limited for use in the construction of the project including but not limited to machine maintenance, surface and material preparation. All such water usage shall at all times conform to the requirements of this Bylaw and comply with the provisions set out in the *Langley Drinking Water Conservation Bylaw.*

4) A *Water Service* for construction purposes will be decommissioned by the *Municipality* on the completion of the construction project unless the *Water Service* for construction purposes is intended to be the permanent *Water Service* for the subject *Real Property*. All direct and/or indirect costs associated with the work to decommission the *Water Service* are the sole responsibility of the *Owner.*

3.5 Existing Fire Service or Future Fire Service

1) A *Fire Service* must have an *Authorized Backflow Prevention Device* installed in accordance with Section 5.7 and Section 5.8 of this Bylaw.

2) If unmetered water is being used from a *Fire Service* for purposes other than firefighting, the *Engineer* may *Shut Off* the *Fire Service* and/or the *Water Service* until a *Fire Service Water Meter* has been installed.

3) All *Fire Service Water Meter*s and *Backflow Prevention Device*s used on *Fire Service*s must have *UL or ULC Approval* and must be of such make and pattern as may be determined by the *Engineer* in their sole discretion from time to time.

4) An *Owner* is responsible for all direct and/or indirect costs associated with the purchase and installation of the *Fire Service Water Meter*s, gate valves, *Backflow Prevention Device*s and installation and maintenance of the same.

5) Upon completion of installation, ownership of and responsibility for the *Fire Service Water Meter* transfers to the *Owner*, and the *Fire Service Water Meter* must be maintained in accordance with Section 4.4.

6) Upon installation of the *Fire Service Water Meter*, the *Fire Service* will be deemed to be a *Metered Service*, and will be required to follow and conform to all rules, regulations, rates, fees and charges contained in this Bylaw that apply to a *Metered Service*.

3.6 Location of Service

1) The *Engineer* shall determine the location for installation of a *Water Service.* The *Engineer's* decision on location of a *Water Service* may be based on good engineering practices, the practicability of connection to the *Municipal Water System*, and any other reasonable considerations of the *Engineer* in their sole discretion.

2) An *Owner* may request that a *Water Service* be installed at a location other than that proposed by the *Engineer*. On such a request, the *Engineer* may provide their *Approval* for such location. The *Owner* is responsible for all direct and/or indirect costs associated with installing the *Water Service* at the *Approved* location.

3) For *Real Properties*, other than a single family *Dwelling Unit*, the *Water Service* and *Water Meter* must not be located within an entrance walk or a vehicular crossing to a *Real Property*, unless otherwise permitted by the *Engineer* in their sole discretion.

4) A *Water Service* for a building or lots subdivided under the *Strata Property Act,* shall be a single *Water Service* with a *Backflow Prevention Device* installed at the external boundary of the strata plan unless otherwise *Approved* by the *Engineer*.

PART 4 BILLING METERS

4.0 Residential Water Metering Program

1. To have a *Water Meter* installed on an existing residential *Water Service,* the *Owner* must complete an application, as designated by the *Engineer,* and submit it to the *Engineer.*
    a. Where application is made for the installation of *a Water Meter* to service a Multi-Family or Residential Strata property, the application must be submitted by the Strata Council, property manager or property management company acting on behalf of the Strata Council.

2. *Water Meter* installations approved under the Residential Water Metering Program and installed in accordance with Section 4.2 of this Bylaw, will be completed by the *Municipality* at no cost to the *Owner.*

3. The collection of fees associated with the Residential Water Metering Program will be in accordance with Part 9 of this Bylaw.

4. Once a *Water Meter* has been installed the *Owner* must keep the *Real Property* under a metered account and the *Real Property* will not be permitted to return to flat rate charges.

4.1 Services Required to be Metered

1) *Water Meter*s, other than *Fire Service Water Meters*, are supplied by the *Municipality*, and remain the property of the *Municipality*, and must be installed by the *Owner*, at the *Owner*'s sole expense, on the following *Water Service*s:
    a) Any *Water Service* larger than 50 mm in diameter except on a *Water Service* to a multifamily *Dwelling Unit*;
    b) Any *Water Service* used for commercial, institutional, industrial, or any other non-residential purposes;
    c) Any *Water Service* to *Real Property* with a *Farm Classification* as designated by B.C. Assessment;
    d) Any Water Service where, in the opinion of the *Engineer*, the volume of water being used is at least 50% greater than the average volume of water typically used by similar *Premises* in the *Municipality*, as calculated by the *Engineer* in their sole discretion; and
    e) Any *Water Service* to a *Mobile Home Park*.
    f) Any *Water Service on Real Property* where an application is made to the *Municipality* to redevelop, change the use or change the density of the *Real Property*.
    g) Any new *Water S*ervice connection, including the upsizing of an existing service connection with a size larger than 50mm in diameter.
    h) Any *Water Service* for new construction where final occupancy is obtained after 31 December 2025.
    i) Any new or replacement *Water Service* installed after 31 December 2025.
2) For the purpose of determining actual water consumption, the *Engineer* may temporarily install a *Water Meter* on any *Water Service* that is not required to be metered under this Bylaw. *Real Property* being temporarily metered for the purpose of determining actual water consumption will not be subject to the *Metered Service* billing structures.
3) For *Real Property* that is zoned single family residential under the *Langley Zoning Bylaw* and where the new *Water Service* is intended for residential usage, and where a new *Water Service* is installed by someone other than the *Municipality*, the *Owner* must, at their sole expense, install a *Water Meter* setter, complete with spool piece or *Water Meter*, and *Metering Chamber*, all to the satisfaction of the *Engineer,* including at a location satisfactory to the *Engineer*.
4) For *Real Property* that is zoned other than single family residential under the *Langley Zoning Bylaw* and where the new *Water Service* is intended for residential usage, the *Owner* must, at their sole expense, install a *Water Meter* setter, complete with spool piece or *Water Meter*, and *Metering Chamber*, all to the satisfaction of the *Engineer,* including at a location satisfactory to the *Engineer*.
5) If, in the opinion of the *Engineer*, a type or classification of *Water Service* that is not currently a *Metered Service* should be metered, the *Engineer* may prepare a report recommending the *Water Service* be metered for the consideration of *Council* and *Council* may order by resolution that the *Water Service* be metered.

4.2 Location of Meters

1) All *Water Meter*s in a *Metering Chamber* must be located as close to property line of the *Real Property* as practicable, in an underground *Metering Chamber* and protected from freezing. Where site conditions dictate, an alternate location may be requested by an *Owner* and *Approved* by the *Engineer* in their sole discretion.

2) A *Water Meter* in a *Premises* must comply with the requirements of the *Langley Subdivision and Development Servicing Bylaw*.

3) Any *Owner* who wishes to have a *Water Meter* in a *Metering Chamber* relocated may request in writing to the *Engineer* that the *Water Meter* and *Metering Chamber* be relocated.

4) If the relocation request is *Approved* by the *Engineer*, in their sole discretion, the relocation will be completed at the *Owner's* sole expense, and the *Owner* shall deposit with the *Municipality,* prior to the relocation work being initiated by the *Owner*, the estimated cost of the relocation work, as determined by the *Engineer* in their sole discretion, which will be subject to a reconciliation based on the actual cost of the work and either a partial refund from the *Municipality* or an additional payment from the *Owner*, depending upon the actual cost once the work has been completed.

5) An Approval of the *Water Meter* and *Metering Chamber* relocation by the *Engineer* shall be subject to:

    a) the availability of a sufficient supply of water in terms of both volume and pressure;

    b) any change in *Water Meter* and *Metering Chamber* location remaining in compliance with the requirements of the *Langley Subdivision and Development Servicing Bylaw*; and

    c) any other reasonable consideration of the *Engineer*.

6) The *Owner* of any *Real Property* on which a *Water Meter* is installed, or is to be installed, must allow reasonable access to the *Municipality* and its employees or agents under Section 5.2 of this Bylaw.

7) The *Engineer*, in their sole discretion and at the Owner's sole expense, may supply and install, or supply and require the *Owner* to install, a remote *Water Meter* register and radio. The *Engineer*, in their sole discretion, may deem a *Water Meter* to be an *Inaccessible Meter* unless and until the register and radio is installed to the *Engineer's* satisfaction.

8) The *Engineer* may, in their sole discretion, deem a Water Meter an Inaccessible Meter where a site inspection by the *Engineer* shows that a *Water Meter* or its accessory is situated in an unsafe or *Inappropriate Working Area*, or where a *Water Meter's* location creates a situation that could cause harm to persons, *Real Property* or equipment including the *Water Meter* reader.

9) Where an *Owner* has in any manner impeded access, or allowed access to be impeded, to a *Water Meter*, the *Engineer* may deem, in their sole discretion, the *Water Meter* to be an *Inaccessible Meter* and fee levied as per the *Langley Fees and Charges Bylaw*.

10) Where an *Owner* fails to respond to a notice requesting to schedule an appointment to provide access to the *Water Meter*, or fails to schedule an appointment within two weeks of receiving their notice or such other reasonable time period as may be determined by the *Engineer* in their sole discretion, or fails to provide full and unrestricted access to the *Water Meter* on the scheduled date or at the scheduled time, the *Engineer* may deem, in their sole discretion, the *Water Meter* to be an *Inaccessible Meter* and a fee levied under the *Langley Fees and Charges Bylaw*.

4.3 Sizing of Meters

1) The *Engineer* shall determine the size of the *Water Meter* to be supplied to a *Real Property* having consideration for the consumption and flow rates required by the *Owner*, based on the information supplied by the *Owner* in their application, the applicable municipal standards and specifications, and any other reasonable consideration of the *Engineer*.

2) An *Owner* may submit an application to the *Engineer* in respect of an existing *Water Service*, for a change in the size of the *Water Meter* servicing the *Real Property*, and the *Engineer* may provide *Approval* for the requested change in size, subject to the considerations and requirements in this section of the Bylaw.

3) The *Engineer* may conduct flow monitoring tests on the *Private Service* or private water system of a *Real Property* and conduct an analysis of water use at the subject *Real Property* and gather such other information relevant to the water use or *Water Meter* as the *Engineer* determines appropriate to determine the appropriate size and type of *Water Meter* to be or that should be installed at the *Real Property*.

4) In the event that the result of any of the *Engineer's* tests or analysis of water use at a *Real Property* indicate that the capacity of the *Water Meter* is not properly sized for the *Real Property*, the *Owner* shall, at the *Owner's* sole expense, change the *Water Meter* and all adjacent piping or other equipment to comply with the standards and specifications as directed by the *Engineer*.

4.4 Care and Maintenance of Meters and Meter Chambers

1) The *Municipality* will maintain and repair all municipally owned *Water Meter*s, including municipally owned *Fire Service Water Meters* and, if a municipally owned *Water Meter* is rendered unserviceable through normal wear and tear, it will be repaired or replaced by the *Municipality*, subject to the availability of Municipal resources for such repair or replacement works.

2) Where a *Water Meter*, including a Municipally owned *Water Meter*, requires replacement for any reason, and the replacement of the *Water Meter* requires retrofitting work to the *Private Service*, the *Owner* is solely responsible for all direct and/or indirect costs associated with the retrofitting work to the *Private Service*.

3) If the *Engineer* determines, in their sole discretion, that the condition of a *Private Service* adjacent to the *Water Meter* prevents the *Water Meter* from being properly, safely, or reasonably tested, calibrated, or repaired in place, or removed for the purpose of testing, calibrating, repairing or replacing, the *Owner* shall retrofit the *Private Service* to enable the testing, calibrating, repairing or replacing of the *Water Meter*. The *Owner* is responsible for all direct and/or indirect costs associated with the retrofitting work to the *Private Service*.

4) The *Owner* of a *Real Property* with a *Metering Chamber* shall be responsible for maintaining, repairing and replacing the *Metering Chamber* and for keeping the *Metering Chamber* in safe condition. Maintenance of the *Metering Chamber* will include, but is not limited to, removing, causing to be removed, and disposal of all solid and liquid debris, waste and other material which is non-essential to the proper functioning of the *Water Meter* from the *Metering Chamber*.

5) No person shall install, or permit to be installed, a temporary spacer piece in place of a *Water Meter*, unless directed to do so by the *Municipality*.

6) The *Engineer* may require, in their sole discretion, a *Water Meter* to be relocated to an alternate location as *Approved* by the *Engineer*, at the *Owner*'s sole expense.

PART 5 RESPONSIBILITIES OF THE OWNER

5.1 Failure to Comply

1) The *Engineer* or *Inspector* may give notice to the *Owner* to effect, within such period as specified in the notice, the necessary repairs or replacements to the *Private Service*, including to stop waste or improper use of water, to correct a fault, or to otherwise comply with the requirements of this Bylaw. If the *Owner* fails to comply with such notice within the time specified, the *Engineer* may:

    a) have the *Water Service Shut Off* until the requirements of the notice have been complied with;

    b) in the case of a *Water Service* that is not currently metered, have a *Water Meter* installed on the *Water Service*;

    c) in the case of an onsite hydrant, have a *Water Meter* installed on the hydrant lead;

    d) have the necessary repair or replacement work done by the *Municipality*, with any cost incurred, plus an administration charge, recovered from the *Owner* as a charge under this Bylaw;

    e) serve a fine or series of fines, in accordance with Section 10.7 of this Bylaw, until the requirements of the notice have been complied with; or

    f) take such other action as the *Engineer* deems appropriate in their sole discretion.

2) Any cost incurred by the *Municipality* under this Bylaw may be recovered from the *Owner* as a charge under this Bylaw.

3) An *Owner* must report in writing to the *Municipality*, immediately, any water connection or water usage related equipment that does not comply with the requirements of this Bylaw.

5.2 Admission of Municipal Employees

1) Employees of the *Municipality* are authorized to enter on an *Owner's Real Property* and/or *Premises* at all reasonable times in order to:

    a) install, inspect, remove, replace or repair any water pipe, *Water Meter* and/or water system appliance or fixture;

    b) inspect for waste and/or improper usage of water;

c) inspect for proper installation, usage and/or maintenance of a *Backflow Prevention Device*;

d) inspect for proper installation, usage and/or maintenance of a *Flow Control Valve*;

e) inspect any part of any building, to expose water piping and to do any water tests on water piping or fixtures belonging to the *Owner* that are required to determine if this Bylaw is being complied with.

f) inspect, install, remove replace or repair any part of a *Water Service* or a *Private Service*.

2) For the purposes of any inspection the *Engineer* may:

a) Require the *Owner* produce documents or other items relevant to the inspection;

b) Inspect or remove documents or other items relevant to the inspection for the purpose of making copies or extracts;

c) Require information from any person concerning a matter related to the inspection;

d) Alone, or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection.

3) No person shall unreasonably fail or refuse to comply with a request by the *Engineer* to produce for inspection any document or other item or information relevant to the inspection.

4) An additional visit fee under the *Langley Fees And Charges Bylaw* shall be charged to an *Owner* where the *Municipality* is required to make an additional visit at *Premises* for any reasons under Section 9 of this Bylaw.

5.3 Interconnected Services

1) Where a *Premises* is supplied by two or more *Water Service*s, and these *Water Service*s are interconnected within the *Premises*, and the required on site *Backflow Prevention Device*s do not prevent the transmission of water through the *Real Property* and/or the possibility of backflow from the *Private Service* to the *Municipal Water System*, the *Owner* must install and maintain a *Backflow Prevention Device* on each *Water Service* in such locations as necessary to prevent backflow from any *Private Service* into the *Municipal Water System*.

5.4 Maintenance of Plumbing and Repair of Leaks

1) Every *Owner* must provide for the maintenance and repair of the plumbing pipes, fittings, *Metering Chamber*s, *Water Meter* supports, valves, fixtures, and all other *Private Service* piping and appurtenances located on their *Real Property*, in proper working order and free from leakage or waste. Every *Owner* is responsible to complete all maintenance and repair in a timely fashion to prevent wastage of water.

2) Every *Owner* is responsible for thawing of *Private Service* piping and appurtenances located on their *Real Property*.

3) Where the *Municipality* suspects or confirms that there is a leak on private property, the *Engineer* will notify the *Owner*. Within such period as specified in the *Engineer's* notice, the *Owner* must investigate and make or cause to be made all necessary repairs or alterations to the satisfaction of the *Engineer*.

5.5 Meter Protection from Frost, Freezing, Hot Water and Other Damage

1) Where *Water Meter*s are located on private property, the *Owner* must protect the *Water Meter* from damage caused by frost, freezing, and hot water, and must also protect the *Water Meter* and any remote registers from damage from any other cause. The *Owner* must notify the *Municipality* immediately whenever a *Water Meter* is not operating or if any part of a *Water Meter*, or *Water Meter* appurtenance, becomes damaged.
2) Where *Water Meter*s are located within a *Metering Chamber* on private *Real Property*, the *Owner* must protect the *Metering Chamber*, water meter setter and *Water Meter*, from all damage, including by vehicular traffic, livestock and any other cause. The *Owner* shall not place shrubs, trees or any other landscaping within 1.50 meters of the outer perimeter of a *Metering Chamber*. The *Owner* shall keep all landscaping on *Real Property* cut back and clear of a *Metering Chamber*.
3) An *Owner* is responsible for all direct and/or indirect costs associated with repairing damage to *Water Meter*s or remote registers or *Metering Chamber*s or *Water Meter* setters or other *Water Meter* appurtenances located on *Real Property*.

5.6 Abatement of Noises and Pressure Surges

1) No apparatus, fitting, fixture or process is permitted to be connected to a *Private Service*, or allowed to remain connected, or is permitted to be operated in a manner which will:
    a) cause or propagate a pressure surge;
    b) cause noise; or
    c) cause any other disturbance which may, in the opinion of the *Engineer*, in their sole discretion, result in a nuisance to surrounding *Owner*s, damage an *Owner*'s water system, or damage the *Municipal Water System*.
2) Where an apparatus, fitting, fixture or process located on a *Private Service* and in the opinion of the *Engineer*, in their sole discretion:
    a) causes or propagates a pressure surge;
    b) causes noise; or
    c) causes any other disturbance,

    the *Owner* must take corrective action to rectify the situation as ordered by the *Engineer* in their sole discretion, which corrective action may include:
    a) mitigating the pressure surge, or the effects of the pressure surge, by usage of an engineered surge protection plan;
    b) mitigating the noise or other disturbance, including by making reasonable repair work; or
    c) any other such action as required by the *Engineer* in their sole discretion to rectify the situation.

3) Such corrective action or mitigation must be completed to the satisfaction of the *Engineer* and on the timeline required by the *Engineer*, in their sole discretion

4) The *Engineer,* in their sole discretion, may direct or order an *Owner* to take any temporary action until the corrective action or mitigation is completed by the *Owner* or may take any of their own temporary actions including, without limitation, a Shut Off to the *Private Service* until the corrective action or mitigation is completed by the Owner to the satisfaction of the *Engineer*.

5) The *Owner* is responsible for all direct and/or indirect costs associated with the corrective action or mitigation work.

5.7 Prevention of Contamination

1) No person is permitted to directly or indirectly connect, cause to be connected, or allow to remain connected, any piping, apparatus, fitting, fixture, container, appliance or process in a manner which under any circumstances may allow backflow of any material or substance into the *Municipal Water System*.

2) *Water Service* to an *Owner* will be provided only on the provision that the *Municipal Water System* must be protected from contamination from *Private Service*s by installation or usage of a *Backflow Prevention Device* installed on the *Private Service*. *Backflow Prevention Device* must be installed on each *Private Service* in a manner which ensures the complete protection of the *Municipal Water System*. The type, number, location, and installation of *Backflow Prevention Device*s will be to the satisfaction of the *Engineer*, in their sole discretion.

3) *Backflow Prevention Device* must be installed in a manner which ensures the complete protection of the *Municipal Water System* and:

    a) On each *Private Service* at or near the property line;

    b) On each point of water usage on the *Premises*; or

    c) Within a mechanical room or designated mechanical area on each primary water pipe and for each type of water usage.

4) An *Owner* is responsible for all direct and/or indirect costs associated with the purchase and installation of a *Backflow Prevention Device*.

5) Where, in the opinion of the *Engineer*, a severe hazard exists, water will only be provided to an *Owner* on the provision that the *Owner* install on their *Water Service* an *Authorized Backflow Prevention Device*. This device will be in addition to any *Authorized Backflow Prevention Device* required to be installed on the *Owner*'s water piping at the source of potential contamination.

5.8 Installation and Maintenance of Backflow Prevention Devices

1) All *Authorized Backflow Prevention Device*s must be installed in accordance with the standards prescribed in the current edition of the *British Columbia Building Code*.

2) The *Owner* of any *Real Property* on which an *Authorized Backflow Prevention Device* is installed, or is to be installed, must allow access to the *Municipality* and its agents for inspecting the *Authorized Backflow Prevention Device*, the *Authorized Backflow Prevention Device* installation, and the appurtenances for the *Authorized Backflow Prevention Device*.

3) The *Owner* of any *Real Property* on which an *Authorized Backflow Prevention Device* is installed must:

   a) maintain the *Authorized Backflow Prevention Device* in proper working order at all times;

   b) have the *Authorized Backflow Prevention Device* tested upon installation and thereafter annually, or more often if required by the *Engineer* in their sole discretion, by an *Authorized Backflow Prevention Device Tester* or by personnel *Approved* by the *Engineer* to demonstrate that the device is in good working condition; and

   c) submit a report to the *Engineer* in a form designated by the *Engineer*, from an *Authorized Backflow Prevention Device Tester* upon installation of the device and thereafter annually within thirty (30) days of the installation anniversary date, or on such annual date as assigned by the *Engineer*.

4) Should a test show that an *Authorized Backflow Prevention Device* is not in good working condition, the *Engineer* may give notice to the *Owner* to make the necessary repairs or replace the device within a specified period, and if the *Owner* fails to comply with the notice the *Engineer* may *Shut Off* the *Water Service* until compliance is achieved.

5) The *Engineer* may, in their sole discretion and in addition to the remediation options set out under Section 5.1 of this Bylaw, have a reduced pressure backflow assembly installed on the *Water Service.* The device will be installed by the *Municipality* and the *Owner* is responsible for all direct and/or indirect costs associated with the installation in accordance with Section 8.1 and Section 9.5 of this Bylaw.

PART 6 ALLOWABLE USAGE OF WATER

6.1 Water Conveyed Beyond Property

1) No water is permitted to be sold, transported, hauled or conveyed beyond the *Real Property* served by the *Municipal Water Service* other than for licensed commercial resale.

6.2 Use of Water Requiring Authorization

1) Proposed water use for other than *Normal Use* or fire protection use as required by any applicable Provincial enactment or Municipal Bylaw requires the written authorization of the *Engineer*. If, in the opinion of the *Engineer*, in their sole discretion, a type or classification of water usage should not be included in the *Normal Use* category, the *Engineer* may prepare a report for the consideration of *Council* and *Council* has the authority to order, by resolution, that the usage to be deemed as other than *Normal Use*.

2) The following uses of water are considered to be other than *Normal Use*, and require the written authorization of the *Engineer*:

   a) *Commercial Irrigation;*

   b) Public or private hydrant and standpipe use for other than fire suppression;

   c) Powering any type of machinery;

   d) Commercial *Agriculture Use;*

e) *Once-Through Cooling;*

f) Construction projects;

g) Non-recirculating liquid ring pumps;

h) Non-recirculating wet-hood scrubbers; and

i) Venturi type flow-through vacuum generators or aspirators in which running water is used solely for the venture effect.

3) Use of municipally supplied water for uses other than *Normal Use* requires written application to the *Engineer*. The *Engineer* may provide *Approval* on such an application in their sole discretion and on any terms and conditions imposed by the *Engineer*.

4) The *Approval* of municipally supplied water for uses other than *Normal Use* will be subject to the installation of a *Water Meter* in accordance with Section 4.2 of this Bylaw.

6.3 Prohibition Against Wasting Water

1) An *Owner* or other person must not waste water, or suffer, permit or allow waste of water, including but not limited to:

a) willfully allowing water to run for no reasonable purpose;

b) allowing the free discharge or flow of water from a *Premises* on or into the *Sanitary Sewer System* or a watercourse, storm drain, street, or adjacent *Premises;*

c) permitting pipes, taps, toilets, appliances, devices, machines, equipment, systems, or other fixtures to leak or run as a result of disrepair;

d) the use of an irrigation system which applies water to an impervious surface;

e) using water delivered to a residential *Premises* for a purpose inconsistent with *Normal Use*; and

f) using water delivered to a non-residential *Premises* for a purpose inconsistent with *Normal Use* for that *Real Property* type.

6.4 Prohibition Against Using Water in Non-Recirculating Applications

1) An *Owner* or other person must not use, or permit, suffer or allow the use of water in the following non-recirculating uses, equipment, or systems:

a) thermal conditioning of building surfaces or roofs, or ancillary use of water to supplement building mechanical systems or equipment, except that this does not apply to emergency fire protection of buildings;

b) running water as a form of freeze protection, through piping, hoses, fixtures, or building equipment or systems, except that this does not apply *Municipal* water quality sampling stations; and

c) use of water for melting or thawing, except that this does not apply to food preparation applications.

6.5 Aesthetic Water Features

1) No *Aesthetic Water Feature* using Municipally supplied water on any *Real Property* may operate, unless the water in that operation is recycled on the subject *Real Property* and does not discharge into the *Sanitary Sewer System*, watercourse, storm drain, street or adjacent *Premises*.

6.6 Commercial Irrigation

1) Municipally supplied water may be used for indoor *Commercial Irrigation* providing such usage complies with the terms set out in Schedule "B" to this Bylaw.

6.7 Sprinkling Restrictions

1) Restrictions on sprinkling will be imposed in accordance with the conditions of the *Langley Drinking Water Conservation Bylaw*. Sprinkling includes the distribution and scattering of water on lawns, gardens, or any other outdoor and natural areas, excluding water used for *Commercial Irrigation*.

PART 7 HYDRANT AND STANDPIPE

7.1 Hydrant Site Line Maintenance

1) If an *Owner* has obstructed or encroached within the required clearances on or around a hydrant, and upon notification by the *Engineer* the *Owner* fails to provide the required clearances on or around a hydrant within such period as specified in the notice, the *Engineer*, in their sole discretion, may remove, or direct the removal, of any and all obstructions or encroachments at the *Owner's* sole expense.

7.2 Conditions of Usage

1) No person, except an employee or agent of the *Municipality* in the course of their employment or agency, is permitted to open, operate, or connect to any Municipally owned hydrant, standpipe or valve or use water there from, except as provided for under this Bylaw.
2) A person may make a written application to the *Engineer* to connect to or use water from Municipally owned hydrant, standpipe or valve in the form designated by the *Engineer*. The *Engineer* may provide such *Approval* in their sole discretion and on any terms and conditions imposed by the *Engineer*.
3) Provision of *Municipally* supplied water through a hydrant must be in accordance with the following:
    a) the water is used onsite during construction or demolition works, and where the usage is limited to the specified site or area or
    b) the water is used onsite for other works or *Approved* usage, and where the usage is limited to the specified site or area; and
    c) the water must be from *Municipal* hydrants designated and *Approved* by the *Engineer* for this purpose.
4) Provision of *Municipally* supplied water through a *Municipally* owned standpipe must be in accordance with the following:
    a) the water is hauled in bulk by private citizens for personal or commercial use,

b) the water is hauled in bulk by commercial *Owners* for personal or commercial use, or

c) the water is hauled in bulk by commercial water haulers for personal or commercial use, and

d) the water must be from *Municipal* standpipes designated by the *Engineer* for this purpose.

5) Every *Owner* who receives permission to use water from a hydrant must deposit with the *Municipality* a copy of their applicable insurance policy, an application fee, and a user fee as prescribed in the *Langley Fees And Charges Bylaw*.

6) Every *Owner* who receives permission to haul Municipally supplied water in bulk for commercial use must have a current Municipal business licence or a current inter-municipal business licence from an inter-municipal business licence program in which the *Municipality* is a participant.

7.3 HYDRANT RELOCATION

1) Any *Owner* may apply to the *Engineer*, in a form designated by the *Engineer*, to have a Municipally owned hydrant relocated may request in writing to the *Engineer* that the hydrant be relocated. The *Engineer* may *Approve* such a relocation in their sole discretion, and the *Owner* making the request shall pay to the *Municipality* the estimated cost of the relocation, as determined by the *Engineer*, in advance of the work being undertaken, subject to a reconciliation based on the actual cost of the work and either a partial refund from the *Municipality* or an additional payment from the *Owner*, depending upon the actual cost once the work has been completed.

2) The *Approval* of the hydrant relocation shall be subject to;

a) the availability of a sufficient supply of water in terms of both volume and pressure;

b) the change in hydrant location remaining in compliance with the requirements of the *Langley Subdivision and Development Servicing Bylaw*; and

c) any other reasonable consideration of the *Engineer.*

7.4 HYDRANT ON PRIVATE PROPERTY

1) Hydrants, fire suppression standpipes, and other fire suppression assemblies on private *Real Property* and external to any building, are to have an *Authorized Backflow Prevention Device* installed on the hydrant, standpipe, or assembly lead. An *Owner* may not install, or permit to be installed, branch supply lines, outlets or fixtures on the downstream side of the *Backflow Prevention Device* other than the hydrant, fire suppression standpipe, or other fire suppression assembly.

2) The *Engineer* may, upon written application by an *Owner*, including the written permission of the *Owner* of the private hydrant, permit the use of a private hydrant as a temporary source of water for purposes other than fighting fires. The private hydrant being used must have backflow protection and a *Water Meter* installed. Rates, fees and charges, deposit, and insurance shall be the same as the rates, fees and charges, deposit, and insurance for water from a municipal hydrant.

3) Every *Owner* who receives *Approval* to use water from a private hydrant must deposit with the *Municipality* a copy of their applicable insurance policy, an application fee, and a user fee as prescribed in the *Langley Fees And Charges Bylaw.*

4) The *Owner* of a private hydrant shall arrange for and ensure servicing of the private hydrant.

7.5 STANDPIPE USAGE

1) Every *Owner* who receives *Approval* to use water from a standpipe must estimate the quantity of water to be obtained over a period of one year and must deposit with the *Municipality* sufficient funds to prepay for the estimated usage as prescribed in the *Langley Fees And Charges Bylaw*, with no interest payable on such advance payments.

2) Where, on an annual basis, the total volume of water consumed from Municipal standpipes significantly exceeds the total estimated consumption volume, the costs and fees associated with the over consumption of water may be apportioned amongst the owners of the *Approved* standpipe.

3) Where a Municipal standpipe and/or the associated fittings, fixtures and appurtenances is found by the *Engineer*, in their sole discretion, to need repair, replacement, or any other such maintenance, the corrective action required will be completed by the *Municipality*.

7.6 Hydrant Backflow Protection

1) Every *Owner* who receives *Approval* to use water from a hydrant must utilize an *Authorized Backflow Prevention Device*. The *Authorized Backflow Prevention Device* will be supplied and installed by the *Municipality*, and the *Owner* must pay the fee as prescribed in the *Langley Fees And Charges Bylaw*, unless otherwise waived by the *Engineer*.

2) Where the *Municipality* is unable, for any reason, to supply an *Authorized Backflow Prevention Device* an *Owner* must supply an *Authorized Backflow Prevention Device* suitable to the degree of health hazard within the *Premises* or commensurate with the use for which the water is intended. The *Authorized Backflow Prevention Device* must be installed by the *Municipality*, and the *Owner* must pay the fee as prescribed in the *Langley Fees And Charges Bylaw*. The *Authorized Backflow Prevention Device* must have been tested by an *Authorized Backflow Prevention Device Tester* least one year prior to the expected end date of usage of the hydrant or standpipe, and the *Owner* must submit to the *Municipality* a completed copy of the *Municipality*'s test report form prior to using the hydrant.

3) Where the *Municipality* is unable, for any reason, to supply a gate valve the *Owner* must supply a gate valve which must be installed by the *Municipality*. The *Owner* must utilize the gate valve to control the rate of flow of the water.

4) The *Owner* is responsible for the *Backflow Prevention Device* and/or the gate valve. On any theft, loss, damage or misplacement of the *Backflow Prevention Device* and/or the gate valve the *Owner* must replace the *Backflow Prevention Device* and/or gate valve with an equivalent *Backflow Prevention Device* as *Approved* and to the satisfaction of the *Engineer*. An *Owner* is responsible for all direct and/or indirect costs associated with the replacement of the *Backflow Prevention Device* and/or the gate valve.

5) Upon return of each Municipally supplied *Backflow Prevention Device* and/or gate valve the *Municipality* may test the devices to ensure they are in proper working order. Where a *Backflow Prevention Device* and/or gate valve is found to need repair, replacement, or any other such maintenance as deemed necessary by the *Engineer*, in their sole discretion, the corrective action required will be completed by the *Municipality*.

The *Owner* is responsible for all direct and/or indirect costs associated with the repair, replacement or maintenance of the *Backflow Prevention Device* and/or the gate valve on return to the *Municipality*.

PART 8 OPERATION AND MAINTENANCE

8.1 Work Done at Cost

1) Where work under this Bylaw is done by the *Municipality* at cost, the cost will include the amount expended by the *Municipality* for all expenditures incurred in doing the work, plus administration charges as per the *Langley Fees And Charges Bylaw*.

2) Where work under this Bylaw has been requested by the *Owner*, the *Municipality* will supply an estimate of the cost and will require an advance payment by the *Owner* prior to commencement of any work. On reconciliation of the actual cost of the work, any additional cost must be paid by the *Owner* to the *Municipality* in accordance with Section 9.5 of this Bylaw and any surplus will be refunded.

3) Where work under this Bylaw has been undertaken due to a failure of the *Owner* to comply with any section of this Bylaw, the work will be completed by the *Municipality* and any cost incurred, plus an administration charge, will be recovered from the *Owner* in accordance with Section 9.5 of this Bylaw.

8.2 Application for Turn On or Shut Off

1) The *Water Service* to any *Premises* may be *Turned On* or *Shut Off* upon application by the *Owner* on the completed form designated by the *Engineer*. An *Owner* may, in an emergency request an immediate *Shut Off*.

2) The *Owner* is responsible to drain the *Private Service* or to otherwise protect the private assets from the water in the *Private Service*, and to monitor the *Private Service* for residual flow of water, following a *Shut Off*.

3) Except in the case of an emergency or maintenance being performed on the *Municipal Water System* by the *Engineer*, an *Owner*, or their agent, shall be present at the *Real Property* when the water is either *Turned On* or *Shut Off*.

8.3 Applications for Disconnection of Service

1) The *Water Service* to any *Premises* may be *Disconnected* upon application by the *Owner* on the completed form prescribed by the *Engineer*. The *Owner* must pay the fees as prescribed in the *Langley Fees And Charges Bylaw*. The *Owner* remains liable for all rates, fees and charges prior to the *Disconnection* of the *Water Service*.

2) No person shall demolish any building connected to the *Municipal Water System*, or move such a building, without first having requested the *Disconnection* of the *Water Service*, paid the fees as prescribed in the *Langley Fees And Charges Bylaw*, and allowed for the completion of the *Disconnection* to the satisfaction of the *Engineer*, in their sole discretion.

3) Where a *Water Service* remains *Shut Off* for a period of five years or more and where no fees have been paid pursuant to this Bylaw, the *Water Service* shall be deemed to be discontinued. On such a discontinuance, the *Engineer* may require, in their sole discretion, the *Water Service* to be *Disconnected*. The *Owner* is responsible for all direct and/or indirect costs associated with the *Disconnection* work.

8.4 Repairs to Service

1) Where it is necessary for the *Municipality* to repair or replace a *Water Service*, or to do works upon a *Water Service* in any manner, the *Municipality* has the authority to enter onto *Real Property*, and to perform such works on the *Real Property* as are required to complete the repair, replacement, or other works. The extent of the *Municipality*'s liability is limited to restoring the *Real Property* to the condition present before the works were undertaken, except where such restoration is substantially precluded by the works.

8.5 Removal, Relocation or Alteration of Facilities

1) Except as provided in Section 8.6, and subject to the *Engineer*'s *Approval*, any person desiring the replacement, removal, relocation, or any other change of Municipally owned water facilities must submit an application in writing to the *Engineer*. The *Owner* is responsible for all direct and/or indirect costs associated with the replacement, removal, relocation, work.

2) Where an existing or *Disconnected Water Service* must be replaced with a larger *Water Service* to accommodate fire sprinklers, the *Owner* is responsible for all direct and/or indirect costs associated with the replacement work.

3) Where an existing *Water Service* has been decommissioned and requires removal, the *Owner* must pay the applicable fees as set out in the *Langley Fees And Charges Bylaw*.

8.6 Replacement of Old Services

1) Where an *Owner* has replaced a *Private Service* and the *Water Service* has, in the opinion of the *Engineer* in their sole discretion, deteriorated to the point of leaking or significantly losing capacity, the *Municipality* may, at the *Owner*'s request, replace at no charge to the *Owner*, an old *Water Service* with a new *Water Service* equal in size to the old *Water Service*, or in the standard size for the capacity and use of the original installation.

8.7 Overloaded Meters

1) Wherever excessive flow or consumption overloads the capacity of a *Water Meter* used to measure the volume of water delivered to any *Real Property*, the *Engineer* may so notify the *Owner*. In such circumstances, a replacement *Water Meter* will be supplied to the *Owner* by the *Municipality* and, upon receipt, installed by the *Owner* within thirty (30) days.

2) The *Owner* is responsible for all direct and/or indirect costs associated with the replacement of overloaded meters in accordance with Section 5.5 of this Bylaw. Any cost incurred by the *Municipality* will be recovered from the *Owner* in accordance with Section 8.1 and Section 9.5 of this Bylaw.

8.8 Areaway/Basement or Structure under Highway

1) When a basement or other structure extends under a *Highway*, the property line will be deemed to be the outside surface of the basement or structure. Upon removal of a basement or other structure that extends under a *Highway*, the *Engineer*, in their sole discretion, may require that pipes, valves, *Curb Stop* or *Water Meter* be placed or relocated to conform to standard installation practices. The *Owner* is responsible for all direct and/or indirect costs associated with such relocation work.

PART 9 BILLING AND COLLECTION

9.1 Collection of Water Rates, Fees and Charges

1) The rates specified in Schedule "A" of this Bylaw, and the fees and applicable charges specified in the *Langley Fees And Charges Bylaw* are hereby imposed and levied for water and water services supplied by the *Municipality*. All such rates, fees, and charges, or any penalties, form a charge on the *Real Property* of the respective registered *Owner* using such water or water services and if unpaid at December 31 in each year may be recovered by the *Municipality* in the same manner and by the same means as ordinary property taxes in arrears.

2) Accounts for flat rate *Water Service* will be rendered annually and are payable by the due date of either thirty (30) days from the billing or mailing date, or if rendered with the annual property tax, by the annual property tax due date. Accounts not paid by the applicable due date will be subject to a penalty of 10% added.

3) Accounts for *Metered Service* are rendered by the *Municipality* on a schedule established by the *Municipality* from time to time in the discretion of the *Municipality* and are payable within thirty (30) days from the billing or mailing date and if not paid by that date will have a penalty of 10% added on the amount unpaid.

9.2 Rate Grace Period for New Development

1) Rates for a new *Water Service* to a *Real Property* associated with a building permit will commence after a grace period, during which the subject rates are not payable:

    a) for construction of *Buildings* or *Structures* that contain only *Single Family*, after a grace period of six (6) months commencing from the date of issuance of the building permit;

    b) for construction of *Buildings* or *Structures* other than that set out in Section 9.3 a grace period of twelve (12) months commencing from the date of issuance of the building permit.

    Any portion of a month is considered to be a full month for the purposes of the issuance date of the building permit.

2) Rates are payable in advance on a pro rata basis from the end of the grace period.

3) When the grace period ends, rates for the remaining months in that calendar year will be charged through the building permit, with no interest payable on any advance payments. Subsequent yearly flat or metered rates will be charged in accordance with Section 3.1 and Schedule "A" of this Bylaw.

9.3 Rate Grace Period for Other Than New Development

1) Rates for a new *Water Service* of an existing *Real Property* to the *Municipal Water System* will commence after a grace period, during which the subject charge is not payable:

    a) for a new *Water Service* from the main to the *Real Property*, after a grace period of two (2) months from the date of the *Water Service* approval;

    b) for a new *Water Service* in association with installation of a main through a Local Area Service, no grace period applies and the date of invoice for installation of the connection will be the commencement date;

c) for an existing *Water Service* at the *Real Property*, no grace period applies and the date of the *Water Service* approval will be the commencement date.

Any portion of a month is considered to be a full month for the purposes of the application date for the *Water Service*

2) Rates are payable in advance on a pro rata basis from the end of the grace period.

3) When the grace period ends, rates for the remaining months in that calendar year will be charged through the A*pproval* of a *Water Service* application, with no interest payable on advance payments. Subsequent yearly flat or metered rates will be charged in accordance with Section 3.1 and Schedule "A" of this Bylaw.

9.4 Current Year Water Installation

1) For a current year water installation to an existing development on *Real Property*, utilities are payable in advance on a pro rata basis from the end of the grace period. If the grace period ends after June 30 in any year the utility rates for the current and following year are payable in advance from the end date of the grace period, with no interest payable on advance payments.

2) For a current year water installation to a *Real Property* under development, utilities are payable in advance on a pro rata basis from the end of the grace period. If the grace period ends, or a strata plan is registered, after June 30 in any year the utility rates for the current and following two (2) years are payable in advance from the end date of the grace period, with no interest payable on advance payments.

3) The basic rate as set out in Schedule "A" of this Bylaw is applicable to this Section. For multifamily development, or other than that as set out in Schedule "A", the advance payment is based on the basic rate under Schedule "A" multiplied by the number of units being developed under the *Approved* building permit.

9.5 Work Done at Cost

1) Accounts for work done at cost under Section 8.1 of this Bylaw, must be paid to the *Municipality* within 30 days of billing, and if not paid within thirty (30) days of billing are subject to interest as prescribed under the *Taxation (Rural Area) Act*.

2) Accounts for work done at cost, and any penalties, form a charge on the *Real Property* of the respective *Owner* and if unpaid at December 31 in each year will be recovered in the same manner and by the same means as ordinary property taxes in arrears.

9.6 Metering of Water

1) In the case of new applications for a *Water Service*, the rate commences as of the date the *Water Service* is *Turned On* but, in any event, not later than fourteen (14) days after installation of the *Water Meter*.

2) Where an *Owner* requests a *Special Reading* to validate a regularly scheduled reading, the *Engineer* may *Approve* a *Special Reading* in their sole discretion. If an error in the regularly scheduled reading is found, no fee will be charged for the *Special Reading*. If an error in the regularly scheduled reading is not found, a fee will be charged as prescribed in the *Langley Fees And Charges Bylaw*.

9.7 Estimating Consumption

1) Where it becomes necessary to estimate water consumption, the *Engineer* will estimate the consumption and render a bill based on the average previous consumption adjusted for seasonal variations, changes in occupancy, or other factors which, in the opinion of the *Engineer* may affect the consumption of water.

9.8 Adjustment for Undetected Leaks

1) Where underground leak, or concealed leak, or a leak that could not be reasonably detected through normal daily operation, is discovered in the *Private Service, and* the leak is repaired by the *Owner* within such period as specified by the Engineer, an *Owner* may apply for an adjustment to their utility bill for *Real Property* by completing and submitting to the *Engineer* a Leak Adjustment Request Form together with proof that the leak has been repaired in such a manner as to effectively prevent future leaks of similar nature.
2) If the *Engineer* is satisfied, in their sole discretion, that the leak has been fully and appropriately repaired by the *Owner* in accordance with this Bylaw, and if, in the opinion of the *Engineer*, in their sole discretion, the *Owner* was not aware or could not reasonably have been expected to have been aware of the leak, the *Engineer* may provide *Approval* for a leak adjustment. If the request for a leak adjustment is *Approved*, the *Municipality* shall provide a credit to the *Owner's* account in an amount determined by the *Engineer*, in their sole discretion, to compensate for the leak.
3) Eligible water leak adjustments under this Bylaw will only be considered where the leak is:
    a) due to malfunctioning internal plumbing piping or fixtures, including but not limited to toilets, taps, hot water tank; or
    b) in a *Private Service* limited to the direct water piping between the connection to the *Water Service* at the property line and the connection to the internal plumbing within the building or mechanical room.
4) *Real Property* located in the *Municipality* and receiving water from the *Municipal Water System*, is eligible for a one-time water leak adjustment provided it meets the criteria set out in this Bylaw.
5) Where there is a change in the ownership of *Real Property* to an arm's length third party after a leak adjustment is processed, the new *Owner* will qualify for a one-time only adjustment regardless of any past adjustment having been provided to a previous *Owner* of the same *Real Property*.

9.9 Adjustment to Fees or Charges Previously Billed

1) In the case of an adjustment to fees or charges resulting from metered billings that have previously been billed, a leak adjustment will be calculated based on the average water usage of the *Real Property* based on all metered billings issued for the *Real Property* during the twelve (12) months preceding the estimated commencement of the leak, or any other available information, at the *Municipality's* discretion.
2) In respect of a leak adjustment, the *Collector*:
    a) may adjust for the current year;
    b) may also adjust for up to two calendar years prior to the current year; and

c) shall not pay interest on any overpayment.

3) In the case of an adjustment to other fees or other charges that have previously been billed, the *Collector*:

a) must adjust for the current year;

b) may also adjust for up to two calendar years prior to the current year; and

c) shall not pay interest on any overpayment.

4) Any refund will be made only to the *Owner* who made the overpayment. Any shortfall will be the responsibility of the current *Owner*.

9.10 Billing For Fees or Charges Not Previously Billed

1) In the case of billing a rate, fee or charge that has not previously been billed, the *Collector* shall:

a) issue a bill to the *Owner* for the rates, fees and charges not previously billed from the date that it was discovered that the rate, fee and charge ought to have been billed, as determined by the *Collector*; and

b) not back bill for a period greater than the current year plus the previous calendar year, except as provided in Section 9.11.

9.11 Adjustment for Tampering

1) If, in the opinion of the *Engineer* or the *Collector*, in their sole discretion, the measured water consumption for a *Real Property* is inaccurate due to tampering, the *Collector* shall estimate water consumption based on:

a) an average of the water consumption for the *Real Property* for the current year and up to two previous years, excluding any period where, in the Engineers sole discretion, tampering may have occurred or where the water consumption is not reasonably representative of average previous consumption for the *Real Property,* or

b) if there is no water consumption history for the *Real Property* or the water consumption history is unreliable due to potential tampering, the median water consumption for one or more similar properties in the *Municipality* that the *Engineer* determines, in their sole discretion to be similar to the *Real Property*, determined for the current year and up to two years; and

2) issue a bill for:

a) estimated water consumption for the entire period of the tampering, as determined by the *Collector* in their sole discretion, and

b) all costs incurred by the *Municipality* in estimating water consumption and repairing the *Municipal Water System* to correct the tampering.

9.12 Metered Water used to Fight Fires

1) Where water from a *Metered Service* is used to fight a fire, the *Engineer*, in their sole discretion, may adjust the charge in accordance with the provisions of Section 9.7 of this Bylaw.

9.13 Tampering With Meters

1) If, in the opinion of the *Engineer*, the water consumption is inaccurate due to tampering, the *Engineer* may adjust the charge in accordance with the provisions of Section 9.11 of this Bylaw.

9.14 Inaccurate or Non Registering Meters

1) If, through no fault of an *Owner*, a *Water Meter* fails to register or to properly indicate the water consumption of water, the *Engineer*, in their sole discretion, may adjust the water consumption charge in accordance with the provisions of Section 9.7 of this Bylaw.

9.15 Testing of Meters

1) The *Municipality* will test a *Water Meter* upon written request by the *Owner*, and upon deposit of a fee as provided for in the *Langley Fees And Charges Bylaw*. If the *Water Meter* is found to mis-register by more than 5%, the test fee will be returned. If the inaccuracy of the *Water Meter* does not exceed 5%, the test fee will be retained by the *Municipality* to offset the cost of the test.

2) The *Municipality* may require, at any time, a *Water Meter* to be either tested on site or removed by a Municipal employee for testing. If the *Water Meter* is found to mis-register by more than 5%, the *Engineer*, in their sole discretion, may adjust the previous rates, fees and charges specified in Schedule “A” of this Bylaw and in the *Langley Fees And Charges Bylaw* in accordance with the provisions of Section 9.7 of this Bylaw.

9.16 Service Fees For Subsequent Site Visits

1) A fee, as set out in the *Langley Fees And Charges Bylaw*, may be charged where a Municipal employee or agent is required to make an additional visit or visits at a *Real Property* or *Premises* for any of the following reasons:

    a) where an *Owner* or occupant refuses access to a *Real Property* or *Premises* for a Municipal employee or agent to install, repair, replace, inspect, test or read a *Water Meter* or any other equipment in relation to the *Water System*; or

    b) where a Municipal employee or agent attends at a *Real Property* or *Premises* for a scheduled appointment, and the *Owner* or occupant is not present at the scheduled time to provide access to the *Real Property* or *Premises.*

    c) a Municipal employee or agent attends a *Real Property* or *Premises* to perform any action or function set out under this Bylaw, and is unable to access the *Premises*, the *Municipal Water System* or a *Private Service* because of any restricted access to the *Real Property* or *Premises* or any dangerous situation at the *Real Property* or *Premises*, including any situation that could cause harm to persons, *Real Property* or equipment.

9.17 Change in use or Occupancy of Property Served

1) An *Owner* must notify the *Engineer* or the *Collector* in writing within thirty (30) days of any change in the use, occupancy, or any matter, which may affect the fees or charges payable under this Bylaw.

2) No person shall demolish a building containing a *Water Meter* until the final *Water Meter* reading is obtained, and the *Water Meter* and *Water Meter* appurtenances are recovered by the *Engineer*, and the water supply is *Shut Off*.

3) Should any change result in an increase or decrease in rates, fees or charges such change will take effect from the date of change in use or occupancy or, if the date is unknown, from receipt of the notice. Any changes or adjustments for a partial month will be considered to be a full month.

PART 10 GENERAL

10.1 Failure to Comply

1) The *Engineer* may give notice to the *Owner* to effect necessary repairs or replacements to a *Private Service,* or to correct a fault, or to comply with the requirements of this Bylaw. If the *Owner* fails to comply with such notice within the time specified by the *Engineer*, the *Engineer* may, until evidence satisfactory to the *Engineer* has been produced that the terms of the notice have been complied with and at the *Owner*'s expense do one or more of the following:

    a) reduce the quantity of water supplied to, or *Shut Off* the *Water Service* of, or undertake a *Water Service Disconnection*;

    b) have the necessary work done, with the cost of such work being the responsibility of the Owner; and/or

    c) take such other action either as the *Engineer* deems necessary in their sole discretion.

2) Should any person take up residence in or continue to occupy *Real Property* after the water has been *Shut Off,* and should any unsanitary condition arise as a result thereof, the person so occupying the *Real Property* shall be deemed solely responsible for the creation of such unsanitary condition.

3) No person, other than an authorized employee or agent of the *Municipality*, shall *Turn On* any *Water Service* which has been *Shut Off* by the *Municipality*. Should any *Water Service* be *Turned On* by any person other than an employee or agent of the *Municipality* the *Water Service* shall be deemed to have been in continuous operation from the date when the *Water Service* was *Shut Off* and the *Owner* shall be liable accordingly.

4) Where an order or notice is issued by the *Engineer*, the *Owner* or person to whom the order is issued, shall be deemed to have received the order or notice:

    a) upon delivery if delivered by hand to the *Owner* or any authorized agent for the *Owner*;

    b) on the date it is posted at the subject *Real Property*;

    c) three calendar days after being mailed by regular mail to the *Owner* at the *Real Property* or at the last known address for the *Owner*;

10.2 Unauthorized Water Meter Bypass Valve Usage

1) Where a seal on a bypass valve is broken, the *Owner*, or person who broke the seal, or notices the seal is broken, must notify the *Engineer* immediately.

2) Any *Owner* who benefits from an open bypass valve on a *Water Meter* or metering installation, except in the case of emergency and whether or not the *Owner* knew of, or directly or indirectly caused the open bypass valve shall pay the Unauthorized Usage Rate set in Schedule "A" of this Bylaw applied to the water use estimated.

10.3 Unauthorized Hydrant and Standpipe Usage

1) Any *Owner* who benefits from an open hydrant or standpipe, except in the case of emergency, and whether or not the *Owner* knew of, or directly or indirectly caused the open hydrant, shall pay the Unauthorized Usage Rate set in Schedule “A” of this Bylaw applied to the water use estimated.

10.4 Unauthorized Service Usage

1) Any *Owner* who benefits from unauthorized water usage from a *Water Service*, except in the case of emergency, and whether or not the *Owner* knew of, or directly or indirectly caused the unauthorized water usage shall pay the Unauthorized Usage Rate set in Schedule “A” of this Bylaw applied to the water use estimated.

10.5 Tampering with a Water Meter

1) Any *Owner* who benefits from willfully impairing or permitting a *Water Meter* to be altered or impaired, except in the case of emergency, is guilty of an offence and shall pay the Unauthorized Usage Rate set in Schedule “A” of this Bylaw applied to the water use estimated. Additionally, the *Owner* shall reimburse the *Municipality* for all costs incurred repairing or replacing *Water Meter*.

10.6 Responsibility to Other Agencies

1) Nothing in this Bylaw relieves any person from complying with any notification or reporting provisions of other government agencies, including under all applicable federal, provincial, or municipal legislation, including any other Bylaw of the *Municipality*.

10.7 Fines and Penalties

1) Any person who violates a provision of this Bylaw commits an offence under this Bylaw and, in addition to being subject to any remedies or penalties available to the *Municipality* under provincial law (including a bylaw offence notice issued pursuant to the *Langley Bylaw Notice Enforcement Bylaw*) is also subject to prosecution and, upon summary conviction, a fine of not more than $25,000 for each and every offence. Where a violation is a continuing one, each day that a violation of this Bylaw occurs, or is allowed to continue, constitutes a separate offence.

10.8 Liability

1) No Person will have any claim, and no action lies and no proceeding may be brought against the *Municipality*, its elected officials, officers or employees for damages, either direct or indirect, arising from any of the above noted actions under Sections 10.2 through 10.5 of this Bylaw, or for any loss or damage to *Real Property*, which may result from such actions.

PART 11 – SEVERABILITY

Each provision of this Bylaw is severable from each other provision. If a Court of competent jurisdiction determines any provision to be void or unenforceable in whole or in part, the invalid provision shall be deemed to be severable. The remaining provisions of this Bylaw are deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause, or phrase.

PART 12 – REPEAL

Langley Waterworks Regulation Bylaw 2008 No. 4697, and all amendments, is hereby repealed.

READ A FIRST TIME the	18	day of	November	, 2024
READ A SECOND TIME the	18	day of	November	, 2024
READ A THIRD TIME the	18	day of	November	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

LANGLEY WATERWORKS REGULATION BYLAW 2008, NO 4697

SCHEDULE "A"

RATES

Fees and charges related to other waterworks services are listed in the Township of *Langley Fees And Charges Bylaw*.

1. BASIC RATES

The annual flat rate for a *Distinct Premises* or a *Coach House* is $705.14.

The annual allowable consumption before metered rates apply is 220 cubic meters.

The metered rate is $1.019 per cubic meter.

An additional fee amount equal to 30% of the annual flat rate will be charged where a *Premises* contains a *Secondary Suite*.

Subject to the following: the annual flat rate for 2024 shall be multiplied by 365/351 and calculated from January 15, 2024.

2. RATES FOR METERED SERVICE

The two (2) metered billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:

- The first 110 cubic meters at a flat rate of $352.57per *Water Service* connection.
- The remainder at $1.019per cubic meter (Metered Rate).
- The minimum charge is $352.57 per *Water Service* connection.

The above is subject to the following: the minimum charge for each six month period for 2020 shall be multiplied by 366/283 and calculated from March 23, 2020.

3. Water Purchased For Resale

The rate for such water use is four (4) times the Metered Rate in Section 1 of this Schedule.

4. Municipal Standpipe Use

Prepayment for an estimate of amount of water to be used over a period of one year is required.

The rate for prepayment for such water use is four (4) times the Metered Rate in Section 1 of this Schedule.

5. Unauthorized Usage

The rate for such water use is four (4) times the Metered Rate in Section 1 of this Schedule.

LANGLEY WATERWORKS REGULATION BYLAW 2008, NO 4697

SCHEDULE "B"

WATER SERVICING STANDARDS FOR AGRICULTURE AND INTENSIVE AGRICULTURE USAGE

TERMS AND CONDITIONS:

1. Water use for open-air crop *Commercial Irrigation* will not be permitted.

2. *Approval* for the granting the provision of water from the *Municipal Water System* will be subject to a hydraulic analysis using the *Municipality's* computerized water model. The *Municipality's* water system must be shown to be capable of meeting the minimum operating and supply requirements.

3. The applicant must submit a determination of the peak flow requirement. Maximum allowable water usage shall be 0.2 l/s per hectare (site area) for *Agriculture Use* and 1.0 l/s per hectare (developed area) for *Intensive Agriculture Use*. These limits do not apply to fire flow requirements.

4. Offsite improvements to the *Municipal* water system may be required as determined in Section 2 of this Schedule. The *Owner* is responsible for all direct and/or indirect costs associated with the work.

5. Municipally supplied water will be by means of a single *Water Service* to the *Real Property*. Separate on site watermains will be required for domestic use, firefighting use, and for *Commercial Irrigation* use.

6. Watermains installed onsite for domestic use must separate from the *Water Service* at the property line and be complete with *Authorized Backflow* prevention. A *Water Meter* will also be required under the conditions of this Bylaw.

7. Watermains installed onsite for firefighting must separate from the domestic line at the property line and be complete with an *Authorized Backflow Prevention Device*.

8. Watermains installed onsite for *Commercial Irrigation* must separate from the *Water Service* at the property line and be complete with *Authorized Backflow Prevention Device*, a *Water Meter*, and a *Flow Control Valve* to the settings determined in Section 3 of this Schedule. The *Flow Control Valve* will be provided by the Township at the cost of the *Owner*.

9. In addition to the requirement in Section 3 of this Schedule, applications for "*Intensive Agriculture Use*s" must be accompanied by a water management plan acceptable to the *Engineer*. It must be developed by a qualified consulting engineer and must specify onsite storage requirements, must include an operational plan to minimize water consumption while maximizing conservation, and must detail the method of disposing of nutrient laden water (if necessary).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

AMENDMENT BYLAW NO. 6075

EXPLANATORY NOTE

Bylaw No. 6075 amends the Langley Sewerworks Regulation Bylaw 2018 No. 5367 to update regulations for voluntary water metering.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 No. 5367

AMENDMENT BYLAW NO. 6075

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

1. This Bylaw may be cited for all purposes as "Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 6075".

2. The Langley Sewerworks Regulation Bylaw 2018 No. 5367 as amended is further amended by:

A. In Part 1 – DEFINITIONS

a. Adding: **"Alternative Water Source** means any water supplied from a source other than the Municipal Water System."
b. Adding: "**Coach House** shall have the meaning as defined in the *Langley Zoning Bylaw*."
c. In **Commercial Unit** adding 'under the *Langley Zoning Bylaw'* after within a commercial zone."
d. In **Drainage System** adding the word 'Real' between municipal property
e. Adding: "**GVS&DD Bylaw No. 365** means the "Greater Vancouver Sewerage and Drainage District Food Sector Grease Interceptor Bylaw No. 365" enacted by the GVS&DD to regulate the discharge of Wastewater from Food Sector Establishments, as amended from time to time and any successor legislation thereto and all regulations thereunder."
f. In **Industrial Unit** adding 'under the *Langley Zoning Bylaw'* after within an industrial zone.
g. In **"Institutional Unit"** adding 'under the *Langley Zoning Bylaw'* after within an institutional zone.
h. In **Langley Subdivision and Development Servicing Bylaw** replacing Bylaw 2011 No. 4861 with Bylaw 2019 No. 5382
i. In **Low Pressure System** replacing Sanitary Waste with 'Wastewater'
j. Replacing the **Premises** with '**Premises** means one or more Buildings containing one or more Distinct Premises. habitable buildings situated on Real Property
k. In **Private Sanitary Sewer** replacing Sanitary Waste with 'Wastewater' and adding 'Real' before property
l. Deleting **Property**
m. Adding: "**Real Property** means land, with or without improvements so affixed to the land as to make them in fact and in law part of it."
n. Adding: "**Recreational Vehicle Waste** shall have meaning assigned in the *GVS&DD Sewer Use Bylaw*."
o. In **Sanitary Connection** replacing Sanitary Waste with 'Wastewater'.
p. Deleting **Sanitary Waste**
q. Replacing **Secondary Suite** with '**Secondary Suite** means a *Dwelling Unit* within a *Premises* that is separate from the principal *Dwelling Unit* in the Premises, and in accordance with the *Langley Zoning Bylaw*.'
r. In **Wastewater** adding '*Real*' before property

s. Adding: ""**Water Meter** means an instrument that measures the volumetric flow rate of water or Wastewater and/or totalizes the accumulated flow of water or Wastewater".

B. In Part 2 – WORKING ON THE SANITARY SEWER SYSTEM
   a. In 2.1.a adding '*Real*' before Property
   b. In 2.1.g adding '*Real*' before Property

C. In Part 3 – CONNECTION AND DISCONNECTION TO THE SANITARY SEWER SYSTEM
   a. In 3.1.a adding *'Real'* before *Property*
   b. In 3.1.a.i adding *'Real'* before *Property*
   c. In 3.1.a.ii *'Real'* before *Property*
   d. Renumbering sections 3.1.a.ii.1 to 3.1.a.ii.3 to 3.1.a.iii to 3.1.a.iv
   e. In the newly renumbered 3.1.a.iii adding *'Real'* before *Property*
   f. In 3.1.c adding *'Real'* before *Property*
   g. In 3.1.d adding *'Real'* before *Property*
   h. In 3.2.d replacing *Property* with 'property'
   i. In 3.2.e adding *'Real'* before *Property*
   j. In 3.2.f adding *'Real'* before *Property*
   k. In 3.2.g adding *'Real'* before all instances of *Property* and replacing easement with 'right of way'
   l. Adding a section 3.3 titled **Metered Sanitary Sewer** as follows and renumbering subsequent sections.

3.3 Metered Sanitary Sewer

a. Where an *Owner* has an *Alternative Water Source* on *Real Property*, a *Water Meter* may be required to be installed as per section 7.3 of this Bylaw.

   m. In the newly renumbered 3.4.b.i adding *'Real'* before *Property*
   n. In the newly renumbered 3.4.b.iii *'Real'* before *Property*
   o. Deleting the newly renumbered 3.5.e and inserting new section 3.6 titled **Location of Connection** as follows and renumbering subsequent sections

3.6 Location of Connection

a. The *Engineer* shall determine the location for installation of a *Sanitary Connection.* The Engineer's decision on location of a *Sanitary Connection* may be based on good engineering practices, the practicability of connection to the *Sanitary Sewer System* and any other reasonable considerations of the *Engineer* in their sole discretion.

b. An *Owner* may request that a *Sanitary Connection* be installed at a location other than that proposed by the *Engineer*. On such a request, the *Engineer* may provide their *Approval* for such location. The *Owner* is responsible for all direct and/or indirect costs associated with installing the *Sanitary Connection* at the *Approved* location.

c. For *Real Properties*, other than a single family *Dwelling Unit*, the *Sanitary Connection* must not be located within an entrance walk or a vehicular crossing to a Real Property, unless otherwise permitted by the *Municipal Engineer* in their sole discretion.

p. In the newly renumbered 3.7.a adding *'Real'* before all instances of *Property* and replacing *Sanitary Waste* with '*Wastewater'*.
q. In the newly renumbered 3.7.b adding *'Real'* before all instances of *Property* and replacing *Sanitary Waste* with '*Wastewater'*.
r. In the newly renumbered 3.8.a replacing $100,000 with '$250,000' and adding '*Real'* before *Property*
s. In the newly renumbered 3.8.a.i adding 'as per section 3.10 of this Bylaw' after *Sanitary Connection*
t. In the newly renumbered 3.8.b.iv. adding *'Real'* before *Property*
u. In the newly renumbered 3.8.e adding *'Real'* before all instances of *Property*
v. In the newly renumbered 3.9.c.ii adding *'Real'* before *Property*
w. In the newly renumbered 3.10.a replacing *Sanitary Waste* with '*Wastewater'* and adding ''*Real'* before *Property*
x. In the newly renumbered 3.10.a.i.1 adding *'Real'* before *Property*
y. In the newly renumbered 3.10.a.i.2 replacing *Property* with 'property'
z. In the newly renumbered 3.10.a.ii.1 adding *'Real'* before *Property*
aa. Replace the newly renumbered 3.10.a.ii.2 with:

2) upon written approval from the *Municipal Engineer*, the *Owner* shall, at the *Owner*'s expense, complete the following:

a) have the inspection chamber removed;
b) at the interface of the main and the *Sanitary Connection*,
   i. grout the *Sanitary Connection*, for a minimum 1.50 meters upstream inside the *Sanitary Connection,* ensuring no grout extends into the main**,** and have the *Sanitary Connection* capped at the former inspection chamber location or at the property line, or
   ii. have the *Sanitary Connection* sealed at the interface of the main and *Sanitary Connection* by installation of a trenchless point repair inside the main. The point repair shall extend a minimum 1.00 meters on each side of the location of the *Sanitary Connection* being abandoned, and

bb. In the newly renumbered 3.10.a.ii.3 replacing The *Owner* with 'the *Owner'*.

D. In PART 4 – GENERAL CONDITIONS
a. In 4.1.b adding '*Real'* before *Property*
b. In 4.2.a replacing as follows:

"Employees of the *Municipality* are authorized to enter *Real Property* and/or Premises at all reasonable times in order to:"

c. In 4.2.a.i deleting 'upon such *Property*'
d. In 4.2.a.iv adding '*Real'* before *Property*
e. In 4.2.a.vi replacing 'water meters and' with 'a *Water Meter* or other'
f. In 4.2.a.vii adding '*Real'* before *Property*
g. In 4.2.a.viii adding '*Real'* before *Property*

h. In 4.2.b replacing onto with '*Real'*
i. In 4.4.b.i adding 'at the *Owner's* expense; after *Private Sanitary Sewer*
j. In 4.6.b replacing *Sanitary Waste* with '*Wastewater'.*

E. In PART 5 – APPURTENANCES AND FACILITIES
   a. In 5.1.b replacing *Property* with 'property'
   b. In 5.2.c replacing *Property* with 'property'
   c. In 5.2.d replacing *Property* with 'property'
   d. In 5.2.e deleting 'to undertake'
   e. In 5.3.a replacing *Property* with 'property'
   f. In 5.3.a.i a replacing as follows:

"Food Sector Establishments including restaurants, canning operations and any other locations as required by the *GVS&DD Bylaw No. 365, 2023*;"

   g. In 5.5.a replacing as follows:

"Where a *Sanitary Dump Station* is connected to the *Sanitary Sewer System*, *Wastewater* accepted for disposal at *Sanitary Dump Stations* shall be restricted to *Recreational Vehicle Waste"*

   h. In 5.5.b replacing as follows:

"Recreational vehicles discharging *Recreational Vehicle Waste* to the *Sanitary Sewer System,* shall discharge their *Recreational Vehicle Waste* into *Sanitary Dump Stations*. Discharging *Recreational Vehicle Waste* to the *Sanitary Sewer System* by other methods, including but not limited to utilizing manholes or inspection chambers, is prohibited."

F. In PART 6 PROHIBITED AND RESTRICTED WASTE
   a. In 6.3.b.ii adding '*Real'* before all instances of *Property*
   b. In 6.4.a replacing as follows:

"install, operate, monitor, and properly maintain at all times an approved *Wastewater* pre-treatment system designed by a professional engineer;"

   c. In 6.4.b adding *'Real'* before *Property*
   d. In. 6.7.a.iii adding *'Real'* before *Property*
   e. In 6.7.c adding *'Real'* before all instances of *Property*
   f. In 6.8.c adding '*Real'* before *Property*

G. In PART 7 – BILLING AND COLLECTION
   a. In 7.1.b replacing as follows:

"All *Sanitary Sewer System* charges as shown in Part 1 of Schedule "A" of this Bylaw shall be billed by the *Municipality* on a schedule established by the *Municipality* and will be subject to the same terms, conditions, and penalties as are applicable to annual property taxes under the *Community Charter."*

   b. In 7.1.c replacing 'semi annually' with 'by the *Municipality* on a schedule established by the *Municipality*
   c. In 7.1.e adding '*Real'* before the first instance of *Property* and replacing subsequence instances of *Property* with 'property'

d. In 7.2.a replacing as follows:

"For *Real Property* required by the *Langley Waterworks Bylaw* to have a *Water Meter*, the *Owner* shall be billed by the *Municipality* on a schedule established by the *Municipality* for the use of the *Sanitary Sewer System* on the basis of the quantity of *Wastewater* discharged into the *Sanitary Sewer System*."

e. In 7.2.b adding *'Real'* before *Property*
f. In 7.2.c adding 'by use of a *Water Meter*,' after *'Owner* has established, adding '*Real'* before all instances of '*Property'* and replacing *Sanitary Waste* with *Wastewater*
g. In 7.2.d replacing as follows:

"Where a *Real Property* is a municipal park or school district *Real Property*, and where a *Sanitary Connection* exists, and where water is used to irrigate the playing fields, the irrigation system shall have a *Water Meter* installed and the volume of water used in the irrigation process will be subtracted from the total volume of water supplied to the *Real Property* and *Wastewater* discharged will be deemed to be eighty percent (80%) of the remainder."

h. In 7.2.e adding *'Real'* before *Property*
i. In 7.3. replacing as follows:

"Measurement of Real Property Not Connected to the Municipal Water System and Discharging to the Sanitary Sewer System

a. Where a *Real Property* is connected to the *Sanitary Sewer System*, and is not connected to the *Municipal Water System* and where the *Real Property*, if it were connected to the *Municipal Water System*, is approved or would be required by the *Langley Waterworks Bylaw* to have a *Water Meter*:

   i. a *Water Meter* or other device capable of measuring and recording the quantity of water utilized on the *Real Property*; or
   ii. a *Water Meter* or other device capable of measuring and recording the quantity of *Wastewater* discharged into the *Sanitary Sewer System*, shall be installed to the satisfaction of the *Municipal Engineer*, at the *Owner's* expense.

b. Where such *Water Meter* or other device measures the water volume the determination of discharge to the *Sanitary Sewer System* shall be in accordance with section 7.2.

c. Where such *Water Meter* or other device measures the *Wastewater* volume, the discharge to the *Sanitary Sewer System* is the volume measured."

j. In 7.4.a replacing 'a *Property'* with '*Real Property*'
k. In 7.5.a adding *'Real'* before *Property*
l. In 7.5.a.i adding *'Real'* before *Property*
m. In 7.5.a.iii adding *'Real'* before *Property*

H. In PART 8 – BYLAW VIOLATION
   a. In 8.1.a.iii adding '*Real*' before *Property*

READ A FIRST TIME the	18	day of	November	, 2024
READ A SECOND TIME the	18	day of	November	, 2024
READ A THIRD TIME the	18	day of	November	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382

AMENDMENT BYLAW NO. 6076

EXPLANATORY NOTE

Bylaw No. 6076 amends the Subdivision and Development Servicing Bylaw 2019 No. 5382 by updating required service standards for water meters, bollards, and stormwater infrastructure design criteria.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382

AMENDMENT BYLAW NO. 6076

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 “Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment Bylaw No. 6076”.

2. The Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended is further amended:

A. In SCHEDULE B DESIGN CRITERIA: SECTION D – DRAINAGE

1. Replacing subsection D3 – DESIGN FREQUENCES AND STORAGE RELATES RATES as follows:

“Minor and major conveyance systems shall be designed using 2100 Climate Change (see Section D5 for information) post development flows for the following storm return frequencies:

- Minor Systems: 1 in 5 year (1 in 10 year for Bertrand Creek Watershed)
- Major Systems: 1 in 100 year

Stormwater storage facilities shall limit 1 in 2 year, 1 in 5 year (1 in 10 year for Bertrand Creek Watershed) and 1 in 100 year post development peak flows to equal the corresponding pre-development peak flows as follows:

- **Environmental Detention** - 2050 Climate Change flow from each post development storm duration must match or be lower than the highest Current Climate pre-development flow (highest of all durations calculated) for:
  - 1 in 2 year
  - 1 in 5 year
- **Peak Flow Control** – 2050 Climate Change flow from each post development storm duration must match or be lower than the highest Current Climate pre-development flow (highest of all durations calculated) for:
  - 1 in 10 year for Bertrand Creek Watershed only
  - 1 in 100 year for all watersheds

The detention facility outlet structure shall be designed such that all of the above detention requirements can be met (or exceeded) with the same outlet design. The outlet design will likely require multiple orifices and/or discharge elevations in order to achieve this.”

2. Updating subsection title for D5.6 to “**Climate Change Rainfall Data”** and replacing as follows:

“The 2100 CLIMATE CHANGE data shall be used to determine rainfall intensity for the post-development condition and for general stormwater design for all conveyance infrastructure and storage volume of on-site detention structures. The 2050 CLIMATE CHANGE data shall be used to determine rainfall intensity for the post-development conditions for design of detention storage volume of community detention ponds.

Critical infrastructure, including bridge and culvert crossings of major arterial roads, may be required to be designed to the 2100 CLIMATE CHANGE rainfall and include an additional factor of safety at a multiplier of 1.2 at the discretion of the Municipal Engineer.”

3. Renumbering Tables as follows:

Existing Table Number	**Revised Table Number**	**Description**
D6	D10	1:2 Yr Zone 2 Design Intensity Current/Pre-Dev
D7	D11	1:5 Yr Zone 2 Design Intensity Current/Pre-Dev
D8	D12	1:10 Yr Zone 2 Design Intensity Current/Pre-Dev
D9	D13	1:100 Yr Zone 2 Design Intensity Current/Pre-Dev
D10	D14	Zone 2 Average Rainfall
D11	D15	1:2 Yr Zone 3 Design Intensity 2100 CLIMATE CHANGE
D12	D16	1:5 Yr Zone 3 Design Intensity 2100 CLIMATE CHANGE
D13	D17	1:10 Yr Zone 3 Design Intensity 2100 CLIMATE CHANGE
D14	D18	1:100 Yr Zone 3 Design Intensity 2100 CLIMATE CHANGE
D15	D23	1:2 Yr Zone 3 Design Intensity Current / Pre-Dev
D16	D24	1:5 Yr Zone 3 Design Intensity Current / Pre-Dev
D17	D25	1:10 Yr Zone 3 Design Intensity Current / Pre-Dev
D18	D26	1:100 Yr Zone 3 Design Intensity Current/Pre-Dev
D19	D27	Zone 3 Average Rainfall
D20	D28	Road Surface Used for Major Flooding

4. Inserting new tables: D6,D7,D8,D9,D19,D20,D21,D22 as follows:

1 HR		2 HR		3 HR		6 HR		12 HR		24 HR	
Time	AES	Time	AES Rain	Time	AES Rain	Time	AES Rain	Time	AES Rain	Time	AES Rain
0:00	1.52	0:00	1.09	0:00	0.92	0:00	2.54	0:00	3.07	0:00	2.00
0:05	4.57	0:05	1.09	0:05	0.92	0:10	2.54	0:10	3.07	0:20	2.00
0:10	9.15	0:10	3.23	0:10	0.92	0:20	2.54	0:20	3.07	0:40	2.00
0:15	15.26	0:15	3.23	0:15	2.80	0:30	3.48	0:30	3.07	1:00	2.00
0:20	22.87	0:20	6.49	0:20	2.80	0:40	3.48	0:40	3.07	1:20	2.00
0:25	32.03	0:25	6.49	0:25	2.80	0:50	3.48	0:50	3.07	1:40	2.00
0:30	24.41	0:30	10.81	0:30	5.59	1:00	5.23	1:00	3.60	2:00	2.33
0:35	18.30	0:35	10.81	0:35	5.59	1:10	5.23	1:10	3.60	2:20	2.33
0:40	12.20	0:40	16.22	0:40	5.59	1:20	5.23	1:20	3.60	2:40	2.33
0:45	7.63	0:45	16.22	0:45	9.31	1:30	6.27	1:30	3.60	3:00	2.33
0:50	3.05	0:50	22.70	0:50	9.31	1:40	6.27	1:40	3.60	3:20	2.33
0:55	1.52	0:55	22.70	0:55	9.31	1:50	6.27	1:50	3.60	3:40	2.33
1:00	0.00	1:00	17.29	1:00	13.98	2:00	8.02	2:00	4.62	4:00	3.00
		1:05	17.29	1:05	13.98	2:10	8.02	2:10	4.62	4:20	3.00
		1:10	12.97	1:10	13.98	2:20	8.02	2:20	4.62	4:40	3.00
		1:15	12.97	1:15	19.58	2:30	11.50	2:30	4.62	5:00	3.00
		1:20	8.64	1:20	19.58	2:40	11.50	2:40	4.62	5:20	3.00
		1:25	8.64	1:25	19.58	2:50	11.50	2:50	4.62	5:40	3.00
		1:30	5.41	1:30	14.91	3:00	8.71	3:00	4.10	6:00	2.66
		1:35	5.41	1:35	14.91	3:10	8.71	3:10	4.10	6:20	2.66
		1:40	2.17	1:40	14.91	3:20	8.71	3:20	4.10	6:40	2.66
		1:45	2.17	1:45	11.19	3:30	7.32	3:30	4.10	7:00	2.66
		1:50	1.09	1:50	11.19	3:40	7.32	3:40	4.10	7:20	2.66
		1:55	1.09	1:55	11.19	3:50	7.32	3:50	4.10	7:40	2.66
		2:00	0.00	2:00	7.46	4:00	5.92	4:00	4.10	8:00	2.66
				2:05	7.46	4:10	5.92	4:10	4.10	8:20	2.66
				2:10	7.46	4:20	5.92	4:20	4.10	8:40	2.66
				2:15	4.67	4:30	4.53	4:30	4.10	9:00	2.66
				2:20	4.67	4:40	4.53	4:40	4.10	9:20	2.66
				2:25	4.67	4:50	4.53	4:50	4.10	9:40	2.66
				2:30	1.87	5:00	3.48	5:00	6.16	10:00	3.99
				2:35	1.87	5:10	3.48	5:10	6.16	10:20	3.99
				2:40	1.87	5:20	3.48	5:20	6.16	10:40	3.99
				2:45	0.92	5:30	2.78	5:30	6.16	11:00	3.99
				2:50	0.92	5:40	2.78	5:40	6.16	11:20	3.99
				2:55	0.92	5:50	2.78	5:50	6.16	11:40	3.99
				3:00	0.00	6:00	0.00	6:00	4.62	12:00	3.00
								6:10	4.62	12:20	3.00
								6:20	4.62	12:40	3.00
								6:30	4.62	13:00	3.00
								6:40	4.62	13:20	3.00
								6:50	4.62	13:40	3.00
								7:00	4.62	14:00	3.00
								7:10	4.62	14:20	3.00
								7:20	4.62	14:40	3.00
								7:30	4.62	15:00	3.00
								7:40	4.62	15:20	3.00
								7:50	4.62	15:40	3.00
								8:00	4.62	16:00	3.00
								8:10	4.62	16:20	3.00
								8:20	4.62	16:40	3.00
								8:30	4.62	17:00	3.00
								8:40	4.62	17:20	3.00
								8:50	4.62	17:40	3.00
								9:00	4.10	18:00	2.66
								9:10	4.10	18:20	2.66
								9:20	4.10	18:40	2.66
								9:30	4.10	19:00	2.66
								9:40	4.10	19:20	2.66
								9:50	4.10	19:40	2.66
								10:00	4.10	20:00	2.66
								10:10	4.10	20:20	2.66
								10:20	4.10	20:40	2.66
								10:30	4.10	21:00	2.66
								10:40	4.10	21:20	2.66
								10:50	4.10	21:40	2.66
								11:00	3.60	22:00	2.33
								11:10	3.60	22:20	2.33
								11:20	3.60	22:40	2.33
								11:30	3.60	23:00	2.33
								11:40	3.60	23:20	2.33
								11:50	3.60	23:40	2.33
Rain (mm)								12:00	0.00	0:00	0.00
	12.7		18.0		23.3		34.9		51.3		66.6

1:2 YR - ZONE 2 - DESIGN STORM INTENSITY (mm/hr) - **2050 CLIMATE CHANGE**
Table D6

1 HR		2 HR		3 HR		6 HR		12 HR		24 HR	
Time	AES	Time	AES Rain	Time	AES Rain	Time	AES Rain	Time	AES Rain	Time	AES Rain
0:00	2.05	0:00	1.41	0:00	1.23	0:00	3.08	0:00	3.94	0:00	2.55
0:05	6.13	0:05	1.41	0:05	1.23	0:10	3.08	0:10	3.94	0:20	2.55
0:10	12.29	0:10	4.21	0:10	1.23	0:20	3.08	0:20	3.94	0:40	2.55
0:15	20.47	0:15	4.21	0:15	3.67	0:30	4.40	0:30	3.94	1:00	2.55
0:20	30.71	0:20	8.42	0:20	3.67	0:40	4.40	0:40	3.94	1:20	2.55
0:25	43.00	0:25	8.42	0:25	3.67	0:50	4.40	0:50	3.94	1:40	2.55
0:30	32.76	0:30	14.02	0:30	7.34	1:00	6.60	1:00	4.58	2:00	2.97
0:35	24.57	0:35	14.02	0:35	7.34	1:10	6.60	1:10	4.58	2:20	2.97
0:40	16.37	0:40	21.04	0:40	7.34	1:20	6.60	1:20	4.58	2:40	2.97
0:45	10.24	0:45	21.04	0:45	12.24	1:30	7.92	1:30	4.58	3:00	2.97
0:50	4.10	0:50	29.46	0:50	12.24	1:40	7.92	1:40	4.58	3:20	2.97
0:55	2.05	0:55	29.46	0:55	12.24	1:50	7.92	1:50	4.58	3:40	2.97
1:00	0.00	1:00	22.44	1:00	18.36	2:00	10.11	2:00	5.91	4:00	3.82
		1:05	22.44	1:05	18.36	2:10	10.11	2:10	5.91	4:20	3.82
		1:10	16.82	1:10	18.36	2:20	10.11	2:20	5.91	4:40	3.82
		1:15	16.82	1:15	25.71	2:30	14.51	2:30	5.91	5:00	3.82
		1:20	11.22	1:20	25.71	2:40	14.51	2:40	5.91	5:20	3.82
		1:25	11.22	1:25	25.71	2:50	14.51	2:50	5.91	5:40	3.82
		1:30	7.02	1:30	19.59	3:00	11.00	3:00	5.25	6:00	3.39
		1:35	7.02	1:35	19.59	3:10	11.00	3:10	5.25	6:20	3.39
		1:40	2.80	1:40	19.59	3:20	11.00	3:20	5.25	6:40	3.39
		1:45	2.80	1:45	14.69	3:30	9.24	3:30	5.25	7:00	3.39
		1:50	1.41	1:50	14.69	3:40	9.24	3:40	5.25	7:20	3.39
		1:55	1.41	1:55	14.69	3:50	9.24	3:50	5.25	7:40	3.39
		2:00	0.00	2:00	9.79	4:00	7.48	4:00	5.25	8:00	3.39
				2:05	9.79	4:10	7.48	4:10	5.25	8:20	3.39
				2:10	9.79	4:20	7.48	4:20	5.25	8:40	3.39
				2:15	6.12	4:30	5.72	4:30	5.25	9:00	3.39
				2:20	6.12	4:40	5.72	4:40	5.25	9:20	3.39
				2:25	6.12	4:50	5.72	4:50	5.25	9:40	3.39
				2:30	2.45	5:00	4.40	5:00	7.86	10:00	5.10
				2:35	2.45	5:10	4.40	5:10	7.86	10:20	5.10
				2:40	2.45	5:20	4.40	5:20	7.86	10:40	5.10
				2:45	1.23	5:30	3.52	5:30	7.86	11:00	5.10
				2:50	1.23	5:40	3.52	5:40	7.86	11:20	5.10
				2:55	1.23	5:50	3.52	5:50	7.86	11:40	5.10
				3:00	0.00	6:00	0.00	6:00	5.91	12:00	3.82
								6:10	5.91	12:20	3.82
								6:20	5.91	12:40	3.82
								6:30	5.91	13:00	3.82
								6:40	5.91	13:20	3.82
								6:50	5.91	13:40	3.82
								7:00	5.91	14:00	3.82
								7:10	5.91	14:20	3.82
								7:20	5.91	14:40	3.82
								7:30	5.91	15:00	3.82
								7:40	5.91	15:20	3.82
								7:50	5.91	15:40	3.82
								8:00	5.91	16:00	3.82
								8:10	5.91	16:20	3.82
								8:20	5.91	16:40	3.82
								8:30	5.91	17:00	3.82
								8:40	5.91	17:20	3.82
								8:50	5.91	17:40	3.82
								9:00	5.25	18:00	3.39
								9:10	5.25	18:20	3.39
								9:20	5.25	18:40	3.39
								9:30	5.25	19:00	3.39
								9:40	5.25	19:20	3.39
								9:50	5.25	19:40	3.39
								10:00	5.25	20:00	3.39
								10:10	5.25	20:20	3.39
								10:20	5.25	20:40	3.39
								10:30	5.25	21:00	3.39
								10:40	5.25	21:20	3.39
								10:50	5.25	21:40	3.39
								11:00	4.58	22:00	2.97
								11:10	4.58	22:20	2.97
								11:20	4.58	22:40	2.97
								11:30	4.58	23:00	2.97
								11:40	4.58	23:20	2.97
								11:50	4.58	23:40	2.97
Rain (mm)								12:00	0.00	0:00	0.00
	17.1		23.4		30.6		44.0		65.6		84.9

1:5 YR - ZONE 2 - DESIGN STORM INTENSITY (mm/hr) - **2050 CLIMATE CHANGE**
Table D7

1 HR		2 HR		3 HR		6 HR		12 HR		24 HR	
Time	AES	Time	AES Rain	Time	AES Rain	Time	AES Rain	Time	AES Rain	Time	AES Rain
0:00	2.53	0:00	1.66	0:00	1.47	0:00	3.60	0:00	4.64	0:00	3.00
0:05	7.59	0:05	1.66	0:05	1.47	0:10	3.60	0:10	4.64	0:20	3.00
0:10	15.18	0:10	5.00	0:10	1.47	0:20	3.60	0:20	4.64	0:40	3.00
0:15	25.30	0:15	5.00	0:15	4.42	0:30	5.15	0:30	4.64	1:00	3.00
0:20	37.95	0:20	10.00	0:20	4.42	0:40	5.15	0:40	4.64	1:20	3.00
0:25	53.13	0:25	10.00	0:25	4.42	0:50	5.15	0:50	4.64	1:40	3.00
0:30	40.48	0:30	16.67	0:30	8.84	1:00	7.72	1:00	5.42	2:00	3.50
0:35	30.36	0:35	16.67	0:35	8.84	1:10	7.72	1:10	5.42	2:20	3.50
0:40	20.24	0:40	25.01	0:40	8.84	1:20	7.72	1:20	5.42	2:40	3.50
0:45	12.65	0:45	25.01	0:45	14.73	1:30	9.27	1:30	5.42	3:00	3.50
0:50	5.06	0:50	35.01	0:50	14.73	1:40	9.27	1:40	5.42	3:20	3.50
0:55	2.53	0:55	35.01	0:55	14.73	1:50	9.27	1:50	5.42	3:40	3.50
1:00	0.00	1:00	26.67	1:00	22.09	2:00	11.83	2:00	6.97	4:00	4.51
		1:05	26.67	1:05	22.09	2:10	11.83	2:10	6.97	4:20	4.51
		1:10	20.01	1:10	22.09	2:20	11.83	2:20	6.97	4:40	4.51
		1:15	20.01	1:15	30.92	2:30	16.98	2:30	6.97	5:00	4.51
		1:20	13.34	1:20	30.92	2:40	16.98	2:40	6.97	5:20	4.51
		1:25	13.34	1:25	30.92	2:50	16.98	2:50	6.97	5:40	4.51
		1:30	8.34	1:30	23.56	3:00	12.87	3:00	6.20	6:00	4.00
		1:35	8.34	1:35	23.56	3:10	12.87	3:10	6.20	6:20	4.00
		1:40	3.34	1:40	23.56	3:20	12.87	3:20	6.20	6:40	4.00
		1:45	3.34	1:45	17.67	3:30	10.81	3:30	6.20	7:00	4.00
		1:50	1.66	1:50	17.67	3:40	10.81	3:40	6.20	7:20	4.00
		1:55	1.66	1:55	17.67	3:50	10.81	3:50	6.20	7:40	4.00
		2:00	0.00	2:00	11.79	4:00	8.75	4:00	6.20	8:00	4.00
				2:05	11.79	4:10	8.75	4:10	6.20	8:20	4.00
				2:10	11.79	4:20	8.75	4:20	6.20	8:40	4.00
				2:15	7.37	4:30	6.69	4:30	6.20	9:00	4.00
				2:20	7.37	4:40	6.69	4:40	6.20	9:20	4.00
				2:25	7.37	4:50	6.69	4:50	6.20	9:40	4.00
				2:30	2.95	5:00	5.15	5:00	9.30	10:00	6.01
				2:35	2.95	5:10	5.15	5:10	9.30	10:20	6.01
				2:40	2.95	5:20	5.15	5:20	9.30	10:40	6.01
				2:45	1.47	5:30	4.12	5:30	9.30	11:00	6.01
				2:50	1.47	5:40	4.12	5:40	9.30	11:20	6.01
				2:55	1.47	5:50	4.12	5:50	9.30	11:40	6.01
				3:00	0.00	6:00	0.00	6:00	6.97	12:00	4.51
								6:10	6.97	12:20	4.51
								6:20	6.97	12:40	4.51
								6:30	6.97	13:00	4.51
								6:40	6.97	13:20	4.51
								6:50	6.97	13:40	4.51
								7:00	6.97	14:00	4.51
								7:10	6.97	14:20	4.51
								7:20	6.97	14:40	4.51
								7:30	6.97	15:00	4.51
								7:40	6.97	15:20	4.51
								7:50	6.97	15:40	4.51
								8:00	6.97	16:00	4.51
								8:10	6.97	16:20	4.51
								8:20	6.97	16:40	4.51
								8:30	6.97	17:00	4.51
								8:40	6.97	17:20	4.51
								8:50	6.97	17:40	4.51
								9:00	6.20	18:00	4.00
								9:10	6.20	18:20	4.00
								9:20	6.20	18:40	4.00
								9:30	6.20	19:00	4.00
								9:40	6.20	19:20	4.00
								9:50	6.20	19:40	4.00
								10:00	6.20	20:00	4.00
								10:10	6.20	20:20	4.00
								10:20	6.20	20:40	4.00
								10:30	6.20	21:00	4.00
								10:40	6.20	21:20	4.00
								10:50	6.20	21:40	4.00
								11:00	5.42	22:00	3.50
								11:10	5.42	22:20	3.50
								11:20	5.42	22:40	3.50
								11:30	5.42	23:00	3.50
								11:40	5.42	23:20	3.50
								11:50	5.42	23:40	3.50
Rain (mm)								12:00	0.00	0:00	0.00
	21.1		27.8		36.8		51.5		77.5		100.1

1:10 YR - ZONE 2 - DESIGN STORM INTENSITY (mm/hr) - **2050 CLIMATE CHANGE**
Table D8

1 HR		2 HR		3 HR		6 HR		12 HR		24 HR	
Time	AES	Time	AES Rain	Time	AES Rain	Time	AES Rain	Time	AES Rain	Time	AES Rain
0:00	4.86	0:00	2.73	0:00	2.49	0:00	5.79	0:00	7.29	0:00	4.82
0:05	14.59	0:05	2.73	0:05	2.49	0:10	5.79	0:10	7.29	0:20	4.82
0:10	29.17	0:10	8.20	0:10	2.49	0:20	5.79	0:20	7.29	0:40	4.82
0:15	48.63	0:15	8.20	0:15	7.48	0:30	8.27	0:30	7.29	1:00	4.82
0:20	72.93	0:20	16.39	0:20	7.48	0:40	8.27	0:40	7.29	1:20	4.82
0:25	102.10	0:25	16.39	0:25	7.48	0:50	8.27	0:50	7.29	1:40	4.82
0:30	77.79	0:30	27.32	0:30	14.96	1:00	12.42	1:00	8.51	2:00	5.63
0:35	58.34	0:35	27.32	0:35	14.96	1:10	12.42	1:10	8.51	2:20	5.63
0:40	38.90	0:40	40.97	0:40	14.96	1:20	12.42	1:20	8.51	2:40	5.63
0:45	24.31	0:45	40.97	0:45	24.95	1:30	14.90	1:30	8.51	3:00	5.63
0:50	9.72	0:50	57.36	0:50	24.95	1:40	14.90	1:40	8.51	3:20	5.63
0:55	4.86	0:55	57.36	0:55	24.95	1:50	14.90	1:50	8.51	3:40	5.63
1:00	0.00	1:00	43.70	1:00	37.41	2:00	19.03	2:00	10.95	4:00	7.23
		1:05	43.70	1:05	37.41	2:10	19.03	2:10	10.95	4:20	7.23
		1:10	32.78	1:10	37.41	2:20	19.03	2:20	10.95	4:40	7.23
		1:15	32.78	1:15	52.37	2:30	27.31	2:30	10.95	5:00	7.23
		1:20	21.86	1:20	52.37	2:40	27.31	2:40	10.95	5:20	7.23
		1:25	21.86	1:25	52.37	2:50	27.31	2:50	10.95	5:40	7.23
		1:30	13.66	1:30	39.90	3:00	20.69	3:00	9.73	6:00	6.43
		1:35	13.66	1:35	39.90	3:10	20.69	3:10	9.73	6:20	6.43
		1:40	5.46	1:40	39.90	3:20	20.69	3:20	9.73	6:40	6.43
		1:45	5.46	1:45	29.93	3:30	17.38	3:30	9.73	7:00	6.43
		1:50	2.73	1:50	29.93	3:40	17.38	3:40	9.73	7:20	6.43
		1:55	2.73	1:55	29.93	3:50	17.38	3:50	9.73	7:40	6.43
		2:00	0.00	2:00	19.95	4:00	14.07	4:00	9.73	8:00	6.43
				2:05	19.95	4:10	14.07	4:10	9.73	8:20	6.43
				2:10	19.95	4:20	14.07	4:20	9.73	8:40	6.43
				2:15	12.47	4:30	10.75	4:30	9.73	9:00	6.43
				2:20	12.47	4:40	10.75	4:40	9.73	9:20	6.43
				2:25	12.47	4:50	10.75	4:50	9.73	9:40	6.43
				2:30	4.99	5:00	8.27	5:00	14.60	10:00	9.64
				2:35	4.99	5:10	8.27	5:10	14.60	10:20	9.64
				2:40	4.99	5:20	8.27	5:20	14.60	10:40	9.64
				2:45	2.49	5:30	6.63	5:30	14.60	11:00	9.64
				2:50	2.49	5:40	6.63	5:40	14.60	11:20	9.64
				2:55	2.49	5:50	6.63	5:50	14.60	11:40	9.64
				3:00	0.00	6:00	0.00	6:00	10.95	12:00	7.23
								6:10	10.95	12:20	7.23
								6:20	10.95	12:40	7.23
								6:30	10.95	13:00	7.23
								6:40	10.95	13:20	7.23
								6:50	10.95	13:40	7.23
								7:00	10.95	14:00	7.23
								7:10	10.95	14:20	7.23
								7:20	10.95	14:40	7.23
								7:30	10.95	15:00	7.23
								7:40	10.95	15:20	7.23
								7:50	10.95	15:40	7.23
								8:00	10.95	16:00	7.23
								8:10	10.95	16:20	7.23
								8:20	10.95	16:40	7.23
								8:30	10.95	17:00	7.23
								8:40	10.95	17:20	7.23
								8:50	10.95	17:40	7.23
								9:00	9.73	18:00	6.43
								9:10	9.73	18:20	6.43
								9:20	9.73	18:40	6.43
								9:30	9.73	19:00	6.43
								9:40	9.73	19:20	6.43
								9:50	9.73	19:40	6.43
								10:00	9.73	20:00	6.43
								10:10	9.73	20:20	6.43
								10:20	9.73	20:40	6.43
								10:30	9.73	21:00	6.43
								10:40	9.73	21:20	6.43
								10:50	9.73	21:40	6.43
								11:00	8.51	22:00	5.63
								11:10	8.51	22:20	5.63
								11:20	8.51	22:40	5.63
								11:30	8.51	23:00	5.63
								11:40	8.51	23:20	5.63
								11:50	8.51	23:40	5.63
Rain (mm)								12:00	0.00	0:00	0.00
	40.5		45.5		62.3		82.8		121.6		160.7

1:100 YR - ZONE 2 - DESIGN STORM INTENSITY (mm/hr) - **2050 CLIMATE CHANGE**
Table D9

1 HR		2 HR		3 HR		6 HR		12 HR		24 HR	
Time	AES	Time	AES Rain	Time	AES Rain	Time	AES Rain	Time	AES Rain	Time	AES Rain
0:00	1.54	0:00	1.12	0:00	0.97	0:00	2.66	0:00	3.11	0:00	2.16
0:05	4.62	0:05	1.12	0:05	0.97	0:10	2.66	0:10	3.11	0:20	2.16
0:10	9.23	0:10	3.34	0:10	0.97	0:20	2.66	0:20	3.11	0:40	2.16
0:15	15.38	0:15	3.34	0:15	2.91	0:30	3.80	0:30	3.11	1:00	2.16
0:20	23.08	0:20	6.69	0:20	2.91	0:40	3.80	0:40	3.11	1:20	2.16
0:25	32.31	0:25	6.69	0:25	2.91	0:50	3.80	0:50	3.11	1:40	2.16
0:30	24.61	0:30	11.14	0:30	5.81	1:00	5.70	1:00	3.63	2:00	2.51
0:35	18.46	0:35	11.14	0:35	5.81	1:10	5.70	1:10	3.63	2:20	2.51
0:40	12.31	0:40	16.71	0:40	5.81	1:20	5.70	1:20	3.63	2:40	2.51
0:45	7.69	0:45	16.71	0:45	9.68	1:30	6.84	1:30	3.63	3:00	2.51
0:50	3.07	0:50	23.40	0:50	9.68	1:40	6.84	1:40	3.63	3:20	2.51
0:55	1.54	0:55	23.40	0:55	9.68	1:50	6.84	1:50	3.63	3:40	2.51
1:00	0.00	1:00	17.83	1:00	14.53	2:00	8.74	2:00	4.66	4:00	3.23
		1:05	17.83	1:05	14.53	2:10	8.74	2:10	4.66	4:20	3.23
		1:10	13.37	1:10	14.53	2:20	8.74	2:20	4.66	4:40	3.23
		1:15	13.37	1:15	20.34	2:30	12.54	2:30	4.66	5:00	3.23
		1:20	8.91	1:20	20.34	2:40	12.54	2:40	4.66	5:20	3.23
		1:25	8.91	1:25	20.34	2:50	12.54	2:50	4.66	5:40	3.23
		1:30	5.57	1:30	15.50	3:00	9.51	3:00	4.14	6:00	2.87
		1:35	5.57	1:35	15.50	3:10	9.51	3:10	4.14	6:20	2.87
		1:40	2.23	1:40	15.50	3:20	9.51	3:20	4.14	6:40	2.87
		1:45	2.23	1:45	11.63	3:30	7.98	3:30	4.14	7:00	2.87
		1:50	1.12	1:50	11.63	3:40	7.98	3:40	4.14	7:20	2.87
		1:55	1.12	1:55	11.63	3:50	7.98	3:50	4.14	7:40	2.87
		2:00	0.00	2:00	7.75	4:00	6.47	4:00	4.14	8:00	2.87
				2:05	7.75	4:10	6.47	4:10	4.14	8:20	2.87
				2:10	7.75	4:20	6.47	4:20	4.14	8:40	2.87
				2:15	4.84	4:30	4.94	4:30	4.14	9:00	2.87
				2:20	4.84	4:40	4.94	4:40	4.14	9:20	2.87
				2:25	4.84	4:50	4.94	4:50	4.14	9:40	2.87
				2:30	1.93	5:00	3.80	5:00	6.22	10:00	4.30
				2:35	1.93	5:10	3.80	5:10	6.22	10:20	4.30
				2:40	1.93	5:20	3.80	5:20	6.22	10:40	4.30
				2:45	0.97	5:30	3.04	5:30	6.22	11:00	4.30
				2:50	0.97	5:40	3.04	5:40	6.22	11:20	4.30
				2:55	0.97	5:50	3.04	5:50	6.22	11:40	4.30
				3:00	0.00	6:00	0.00	6:00	4.66	12:00	3.23
								6:10	4.66	12:20	3.23
								6:20	4.66	12:40	3.23
								6:30	4.66	13:00	3.23
								6:40	4.66	13:20	3.23
								6:50	4.66	13:40	3.23
								7:00	4.66	14:00	3.23
								7:10	4.66	14:20	3.23
								7:20	4.66	14:40	3.23
								7:30	4.66	15:00	3.23
								7:40	4.66	15:20	3.23
								7:50	4.66	15:40	3.23
								8:00	4.66	16:00	3.23
								8:10	4.66	16:20	3.23
								8:20	4.66	16:40	3.23
								8:30	4.66	17:00	3.23
								8:40	4.66	17:20	3.23
								8:50	4.66	17:40	3.23
								9:00	4.14	18:00	2.87
								9:10	4.14	18:20	2.87
								9:20	4.14	18:40	2.87
								9:30	4.14	19:00	2.87
								9:40	4.14	19:20	2.87
								9:50	4.14	19:40	2.87
								10:00	4.14	20:00	2.87
								10:10	4.14	20:20	2.87
								10:20	4.14	20:40	2.87
								10:30	4.14	21:00	2.87
								10:40	4.14	21:20	2.87
								10:50	4.14	21:40	2.87
								11:00	3.63	22:00	2.51
								11:10	3.63	22:20	2.51
								11:20	3.63	22:40	2.51
								11:30	3.63	23:00	2.51
								11:40	3.63	23:20	2.51
								11:50	3.63	23:40	2.51
Rain (mm)								12:00	0.00	0:00	0.00
	12.8		18.6		24.2		38.0		51.8		71.8

1:2 YR - ZONE 3 - DESIGN STORM INTENSITY (mm/hr) - **2050 CLIMATE CHANGE**
Table D19

1 HR		2 HR		3 HR		6 HR		12 HR		24 HR	
Time	AES	Time	AES Rain	Time	AES Rain	Time	AES Rain	Time	AES Rain	Time	AES Rain
0:00	2.04	0:00	1.40	0:00	1.25	0:00	3.30	0:00	3.94	0:00	2.78
0:05	6.10	0:05	1.40	0:05	1.25	0:10	3.30	0:10	3.94	0:20	2.78
0:10	12.21	0:10	4.19	0:10	1.25	0:20	3.30	0:20	3.94	0:40	2.78
0:15	20.34	0:15	4.19	0:15	3.77	0:30	4.71	0:30	3.94	1:00	2.78
0:20	30.51	0:20	8.38	0:20	3.77	0:40	4.71	0:40	3.94	1:20	2.78
0:25	42.72	0:25	8.38	0:25	3.77	0:50	4.71	0:50	3.94	1:40	2.78
0:30	32.55	0:30	13.96	0:30	7.53	1:00	7.07	1:00	4.61	2:00	3.25
0:35	24.41	0:35	13.96	0:35	7.53	1:10	7.07	1:10	4.61	2:20	3.25
0:40	16.27	0:40	20.94	0:40	7.53	1:20	7.07	1:20	4.61	2:40	3.25
0:45	10.17	0:45	20.94	0:45	12.55	1:30	8.38	1:30	4.61	3:00	3.25
0:50	4.07	0:50	29.31	0:50	12.55	1:40	8.38	1:40	4.61	3:20	3.25
0:55	2.04	0:55	29.31	0:55	12.55	1:50	8.38	1:50	4.61	3:40	3.25
1:00	0.00	1:00	22.33	1:00	18.82	2:00	10.83	2:00	5.93	4:00	4.17
		1:05	22.33	1:05	18.82	2:10	10.83	2:10	5.93	4:20	4.17
		1:10	16.75	1:10	18.82	2:20	10.83	2:20	5.93	4:40	4.17
		1:15	16.75	1:15	26.36	2:30	15.54	2:30	5.93	5:00	4.17
		1:20	11.17	1:20	26.36	2:40	15.54	2:40	5.93	5:20	4.17
		1:25	11.17	1:25	26.36	2:50	15.54	2:50	5.93	5:40	4.17
		1:30	6.98	1:30	20.07	3:00	11.78	3:00	5.26	6:00	3.70
		1:35	6.98	1:35	20.07	3:10	11.78	3:10	5.26	6:20	3.70
		1:40	2.79	1:40	20.07	3:20	11.78	3:20	5.26	6:40	3.70
		1:45	2.79	1:45	15.06	3:30	9.89	3:30	5.26	7:00	3.70
		1:50	1.40	1:50	15.06	3:40	9.89	3:40	5.26	7:20	3.70
		1:55	1.40	1:55	15.06	3:50	9.89	3:50	5.26	7:40	3.70
		2:00	0.00	2:00	10.04	4:00	8.01	4:00	5.26	8:00	3.70
				2:05	10.04	4:10	8.01	4:10	5.26	8:20	3.70
				2:10	10.04	4:20	8.01	4:20	5.26	8:40	3.70
				2:15	6.27	4:30	6.13	4:30	5.26	9:00	3.70
				2:20	6.27	4:40	6.13	4:40	5.26	9:20	3.70
				2:25	6.27	4:50	6.13	4:50	5.26	9:40	3.70
				2:30	2.51	5:00	4.71	5:00	7.90	10:00	5.56
				2:35	2.51	5:10	4.71	5:10	7.90	10:20	5.56
				2:40	2.51	5:20	4.71	5:20	7.90	10:40	5.56
				2:45	1.25	5:30	3.77	5:30	7.90	11:00	5.56
				2:50	1.25	5:40	3.77	5:40	7.90	11:20	5.56
				2:55	1.25	5:50	3.77	5:50	7.90	11:40	5.56
				3:00	0.00	6:00	0.00	6:00	5.93	12:00	4.17
								6:10	5.93	12:20	4.17
								6:20	5.93	12:40	4.17
								6:30	5.93	13:00	4.17
								6:40	5.93	13:20	4.17
								6:50	5.93	13:40	4.17
								7:00	5.93	14:00	4.17
								7:10	5.93	14:20	4.17
								7:20	5.93	14:40	4.17
								7:30	5.93	15:00	4.17
								7:40	5.93	15:20	4.17
								7:50	5.93	15:40	4.17
								8:00	5.93	16:00	4.17
								8:10	5.93	16:20	4.17
								8:20	5.93	16:40	4.17
								8:30	5.93	17:00	4.17
								8:40	5.93	17:20	4.17
								8:50	5.93	17:40	4.17
								9:00	5.26	18:00	3.70
								9:10	5.26	18:20	3.70
								9:20	5.26	18:40	3.70
								9:30	5.26	19:00	3.70
								9:40	5.26	19:20	3.70
								9:50	5.26	19:40	3.70
								10:00	5.26	20:00	3.70
								10:10	5.26	20:20	3.70
								10:20	5.26	20:40	3.70
								10:30	5.26	21:00	3.70
								10:40	5.26	21:20	3.70
								10:50	5.26	21:40	3.70
								11:00	4.61	22:00	3.25
								11:10	4.61	22:20	3.25
								11:20	4.61	22:40	3.25
								11:30	4.61	23:00	3.25
								11:40	4.61	23:20	3.25
								11:50	4.61	23:40	3.25
Rain (mm)								12:00	0.00	0:00	0.00
	17.0		23.3		31.4		47.1		65.8		92.6

1:5 YR - ZONE 3 - DESIGN STORM INTENSITY (mm/hr) - **2050 CLIMATE CHANGE**
Table D20

1 HR		2 HR		3 HR		6 HR		12 HR		24 HR	
Time	AES	Time	AES Rain	Time	AES Rain	Time	AES Rain	Time	AES Rain	Time	AES Rain
0:00	2.41	0:00	1.61	0:00	1.48	0:00	3.76	0:00	4.60	0:00	3.29
0:05	7.23	0:05	1.61	0:05	1.48	0:10	3.76	0:10	4.60	0:20	3.29
0:10	14.47	0:10	4.83	0:10	1.48	0:20	3.76	0:20	4.60	0:40	3.29
0:15	24.12	0:15	4.83	0:15	4.44	0:30	5.37	0:30	4.60	1:00	3.29
0:20	36.18	0:20	9.66	0:20	4.44	0:40	5.37	0:40	4.60	1:20	3.29
0:25	50.65	0:25	9.66	0:25	4.44	0:50	5.37	0:50	4.60	1:40	3.29
0:30	38.59	0:30	16.10	0:30	8.86	1:00	8.05	1:00	5.38	2:00	3.84
0:35	28.95	0:35	16.10	0:35	8.86	1:10	8.05	1:10	5.38	2:20	3.84
0:40	19.29	0:40	24.15	0:40	8.86	1:20	8.05	1:20	5.38	2:40	3.84
0:45	12.06	0:45	24.15	0:45	14.77	1:30	9.66	1:30	5.38	3:00	3.84
0:50	4.83	0:50	33.81	0:50	14.77	1:40	9.66	1:40	5.38	3:20	3.84
0:55	2.41	0:55	33.81	0:55	14.77	1:50	9.66	1:50	5.38	3:40	3.84
1:00	0.00	1:00	25.76	1:00	22.14	2:00	12.34	2:00	6.92	4:00	4.93
		1:05	25.76	1:05	22.14	2:10	12.34	2:10	6.92	4:20	4.93
		1:10	19.32	1:10	22.14	2:20	12.34	2:20	6.92	4:40	4.93
		1:15	19.32	1:15	31.00	2:30	17.71	2:30	6.92	5:00	4.93
		1:20	12.88	1:20	31.00	2:40	17.71	2:40	6.92	5:20	4.93
		1:25	12.88	1:25	31.00	2:50	17.71	2:50	6.92	5:40	4.93
		1:30	8.05	1:30	23.62	3:00	13.42	3:00	6.14	6:00	4.38
		1:35	8.05	1:35	23.62	3:10	13.42	3:10	6.14	6:20	4.38
		1:40	3.22	1:40	23.62	3:20	13.42	3:20	6.14	6:40	4.38
		1:45	3.22	1:45	17.72	3:30	11.27	3:30	6.14	7:00	4.38
		1:50	1.61	1:50	17.72	3:40	11.27	3:40	6.14	7:20	4.38
		1:55	1.61	1:55	17.72	3:50	11.27	3:50	6.14	7:40	4.38
		2:00	0.00	2:00	11.81	4:00	9.13	4:00	6.14	8:00	4.38
				2:05	11.81	4:10	9.13	4:10	6.14	8:20	4.38
				2:10	11.81	4:20	9.13	4:20	6.14	8:40	4.38
				2:15	7.39	4:30	6.97	4:30	6.14	9:00	4.38
				2:20	7.39	4:40	6.97	4:40	6.14	9:20	4.38
				2:25	7.39	4:50	6.97	4:50	6.14	9:40	4.38
				2:30	2.95	5:00	5.37	5:00	9.22	10:00	6.58
				2:35	2.95	5:10	5.37	5:10	9.22	10:20	6.58
				2:40	2.95	5:20	5.37	5:20	9.22	10:40	6.58
				2:45	1.48	5:30	4.29	5:30	9.22	11:00	6.58
				2:50	1.48	5:40	4.29	5:40	9.22	11:20	6.58
				2:55	1.48	5:50	4.29	5:50	9.22	11:40	6.58
				3:00	0.00	6:00	0.00	6:00	6.92	12:00	4.93
								6:10	6.92	12:20	4.93
								6:20	6.92	12:40	4.93
								6:30	6.92	13:00	4.93
								6:40	6.92	13:20	4.93
								6:50	6.92	13:40	4.93
								7:00	6.92	14:00	4.93
								7:10	6.92	14:20	4.93
								7:20	6.92	14:40	4.93
								7:30	6.92	15:00	4.93
								7:40	6.92	15:20	4.93
								7:50	6.92	15:40	4.93
								8:00	6.92	16:00	4.93
								8:10	6.92	16:20	4.93
								8:20	6.92	16:40	4.93
								8:30	6.92	17:00	4.93
								8:40	6.92	17:20	4.93
								8:50	6.92	17:40	4.93
								9:00	6.14	18:00	4.38
								9:10	6.14	18:20	4.38
								9:20	6.14	18:40	4.38
								9:30	6.14	19:00	4.38
								9:40	6.14	19:20	4.38
								9:50	6.14	19:40	4.38
								10:00	6.14	20:00	4.38
								10:10	6.14	20:20	4.38
								10:20	6.14	20:40	4.38
								10:30	6.14	21:00	4.38
								10:40	6.14	21:20	4.38
								10:50	6.14	21:40	4.38
								11:00	5.38	22:00	3.84
								11:10	5.38	22:20	3.84
								11:20	5.38	22:40	3.84
								11:30	5.38	23:00	3.84
								11:40	5.38	23:20	3.84
								11:50	5.38	23:40	3.84
Rain (mm)								12:00	0.00	0:00	0.00
	20.1		26.8		36.9		53.7		76.8		109.6

1:10 YR - ZONE 3 - DESIGN STORM INTENSITY (mm/hr) - **2050 CLIMATE CHANGE**
Table D21

1 HR		2 HR		3 HR		6 HR		12 HR		24 HR	
Time	AES	Time	AES Rain	Time	AES Rain	Time	AES Rain	Time	AES Rain	Time	AES Rain
0:00	3.77	0:00	2.33	0:00	2.24	0:00	5.18	0:00	6.91	0:00	5.17
0:05	11.31	0:05	2.33	0:05	2.24	0:10	5.18	0:10	6.91	0:20	5.17
0:10	22.62	0:10	6.99	0:10	2.24	0:20	5.18	0:20	6.91	0:40	5.17
0:15	37.70	0:15	6.99	0:15	6.73	0:30	7.40	0:30	6.91	1:00	5.17
0:20	56.54	0:20	13.98	0:20	6.73	0:40	7.40	0:40	6.91	1:20	5.17
0:25	79.16	0:25	13.98	0:25	6.73	0:50	7.40	0:50	6.91	1:40	5.17
0:30	60.31	0:30	23.29	0:30	13.45	1:00	11.10	1:00	8.06	2:00	6.03
0:35	45.23	0:35	23.29	0:35	13.45	1:10	11.10	1:10	8.06	2:20	6.03
0:40	30.16	0:40	34.93	0:40	13.45	1:20	11.10	1:20	8.06	2:40	6.03
0:45	18.85	0:45	34.93	0:45	22.42	1:30	13.32	1:30	8.06	3:00	6.03
0:50	7.53	0:50	48.91	0:50	22.42	1:40	13.32	1:40	8.06	3:20	6.03
0:55	3.77	0:55	48.91	0:55	22.42	1:50	13.32	1:50	8.06	3:40	6.03
1:00	0.00	1:00	37.26	1:00	33.63	2:00	17.02	2:00	10.36	4:00	7.75
		1:05	37.26	1:05	33.63	2:10	17.02	2:10	10.36	4:20	7.75
		1:10	27.94	1:10	33.63	2:20	17.02	2:20	10.36	4:40	7.75
		1:15	27.94	1:15	47.10	2:30	24.41	2:30	10.36	5:00	7.75
		1:20	18.63	1:20	47.10	2:40	24.41	2:40	10.36	5:20	7.75
		1:25	18.63	1:25	47.10	2:50	24.41	2:50	10.36	5:40	7.75
		1:30	11.64	1:30	35.87	3:00	18.50	3:00	9.21	6:00	6.90
		1:35	11.64	1:35	35.87	3:10	18.50	3:10	9.21	6:20	6.90
		1:40	4.66	1:40	35.87	3:20	18.50	3:20	9.21	6:40	6.90
		1:45	4.66	1:45	26.91	3:30	15.54	3:30	9.21	7:00	6.90
		1:50	2.33	1:50	26.91	3:40	15.54	3:40	9.21	7:20	6.90
		1:55	2.33	1:55	26.91	3:50	15.54	3:50	9.21	7:40	6.90
		2:00	0.00	2:00	17.94	4:00	12.58	4:00	9.21	8:00	6.90
				2:05	17.94	4:10	12.58	4:10	9.21	8:20	6.90
				2:10	17.94	4:20	12.58	4:20	9.21	8:40	6.90
				2:15	11.21	4:30	9.62	4:30	9.21	9:00	6.90
				2:20	11.21	4:40	9.62	4:40	9.21	9:20	6.90
				2:25	11.21	4:50	9.62	4:50	9.21	9:40	6.90
				2:30	4.48	5:00	7.40	5:00	13.81	10:00	10.33
				2:35	4.48	5:10	7.40	5:10	13.81	10:20	10.33
				2:40	4.48	5:20	7.40	5:20	13.81	10:40	10.33
				2:45	2.24	5:30	5.92	5:30	13.81	11:00	10.33
				2:50	2.24	5:40	5.92	5:40	13.81	11:20	10.33
				2:55	2.24	5:50	5.92	5:50	13.81	11:40	10.33
				3:00	0.00	6:00	0.00	6:00	10.36	12:00	7.75
								6:10	10.36	12:20	7.75
								6:20	10.36	12:40	7.75
								6:30	10.36	13:00	7.75
								6:40	10.36	13:20	7.75
								6:50	10.36	13:40	7.75
								7:00	10.36	14:00	7.75
								7:10	10.36	14:20	7.75
								7:20	10.36	14:40	7.75
								7:30	10.36	15:00	7.75
								7:40	10.36	15:20	7.75
								7:50	10.36	15:40	7.75
								8:00	10.36	16:00	7.75
								8:10	10.36	16:20	7.75
								8:20	10.36	16:40	7.75
								8:30	10.36	17:00	7.75
								8:40	10.36	17:20	7.75
								8:50	10.36	17:40	7.75
								9:00	9.21	18:00	6.90
								9:10	9.21	18:20	6.90
								9:20	9.21	18:40	6.90
								9:30	9.21	19:00	6.90
								9:40	9.21	19:20	6.90
								9:50	9.21	19:40	6.90
								10:00	9.21	20:00	6.90
								10:10	9.21	20:20	6.90
								10:20	9.21	20:40	6.90
								10:30	9.21	21:00	6.90
								10:40	9.21	21:20	6.90
								10:50	9.21	21:40	6.90
								11:00	8.06	22:00	6.03
								11:10	8.06	22:20	6.03
								11:20	8.06	22:40	6.03
								11:30	8.06	23:00	6.03
								11:40	8.06	23:20	6.03
								11:50	8.06	23:40	6.03
Rain (mm)								12:00	0.00	0:00	0.00
	31.4		38.8		56.1		74.0		115.1		172.3

1:100 YR - ZONE 3 - DESIGN STORM INTENSITY (mm/hr) - **2050 CLIMATE CHANGE**
Table D22

5. Replacing Subsection D6.2 **Design Storms** as follows:

"Single event design storms with durations 1 hour to 24 hours and various return frequencies are listed in Tables D2 to D13 and Tables D15 to D26 for Zones 2 and 3 respectively. The average rainfall intensities for various duration storms are listed in Tables D14 and D27.

The selection of the tabulated hydrograph shall be based on the Rainfall Boundaries Map (Figure D1). If the study area overlaps both regions, the Owner's Engineer shall make necessary adjustments or interpolations in the analysis.

Chicago distribution or SCS distribution design storms shall be used only for storm pipe sizing. For sizing detention facilities, the AES distribution design storms shall be used.

2100 CLIMATE CHANGE design storms shall be used for the post-development condition and for general stormwater design. Critical infrastructure, including bridge and culverts crossing of major arterial roads, may be required to design to the 2100 Climate Change rainfall with an additional factor of safety of 1.2 applied to the rainfall, in approximation of the 95^{th} percentile climate change prediction, at the discretion of the Municipal Engineer.

CURRENT design storms shall be used for the pre-development condition. Temporary stormwater infrastructure, with a useful life of less than 5 years, may also use the Current rainfall data.

2050 CLIMATE CHANGE design storms shall be used for the post-development conditions for design of community pond detention storage to detain post-development peak flows to pre-development peak flow levels.

When the 2050 CLIMATE CHANGE design storms are used for post-development conditions for design of detention, other means and methods must be designed to convey and manage the 1 in 100 year 2100 CLIMATE CHANGE peak flow, such as spillway capacity, downstream conveyance, and energy dissipation.

For the simulation of large watersheds or complex drainage systems, including those involving multiple detention facilities or infiltration systems, the Municipal Engineer may require the use of extended duration and sequential storms or continuous rainfall data. The Owner's Engineer shall obtain the appropriate rainfall data for the analysis."

6. In Subsection D7.4 inserting "2100 Climate Change" before 100 year runoff.
7. In Subsection D7.12 replacing Table D20 with "Table D28".
8. Replacing Subsection D9.1 **Basis Design** with the following:

"Detention ponds shall temporarily store stormwater resulting from heavy rainfall and empty between storms at release rates specified in Section D3. Ponds shall be designed on-line so that low flows are confined to a channel in the bottom of the pond, but shall not be constructed within a creek set-back area. Ponds designed in series are space inefficient for achieving the desired detention and shall not be used unless alternative layouts are not available.

Storage volumes shall be computed by SWMM or HYMO based programs. The model shall be run for storms of different durations ranging from 30 minutes to 24 hours to select the critical storage requirement. Ponds should be designed as 'dry' ponds that have the ability to fully drain out after rainfall events, as opposed to 'wet' ponds that retain a permanent pool volume. The base of the detention live storage must be designed to be above the seasonal high water table elevation.

Limiting dimensions:

- maximum depth of storage (up to1:100 Year) 2.5 m
- minimum bottom slope 0.5%
- maximum pond side slopes 4(H):1(V)
- length to width ratio between 2:1 and 4:1
- minimum freeboard above maximum water level 0.5 m

The berm shall be constructed of stable impermeable material such as clay, compacted glacial till or provided with an impermeable geo-membrane with permeability coefficient 1 x 10^{-8} m/s. A cut-off trench shall extend at least 1 m below original grade. Anti-seepage collars shall be placed around any pipes crossing through, or under, the berm.

The low flow channel shall follow an irregularly meandering path along one side of the pond with:

- a depth of 0.5 m
- a width of 1 m
- side slopes of 2(H):1(V)

Each pond shall have a sediment forebay immediately downstream of the inlet. The forebay shall consist of a separate cell, formed by an acceptable barrier, upstream of the low flow channel and be designed to remove sediment for up to a 1:2 year event.

The forebay shall:

- have a maximum depth of 1.2 m
- have non-erosive outlet conditions, taking design exit velocities into account
- be provided with direct access for appropriate maintenance equipment
- be landscaped in such a way as to provide adequate shade and
- be designed to provide removal of sediment and contaminants

Where safe to do so, ponds may infiltrate into the subsurface to reduce the required pond volume and provide groundwater recharge and other benefits. Infiltration must be in accordance with the requirements of section D10.3."

9. In Subsection D9.2 insert the following before 'Inlet and outlet structures..':

"Multiple outlets or multi-stage outlets may be required to control the rate of outflow and mimic the pre-development flow of the 1 in 2 year, and 1 in 5 year return period storm events. Alternatives to orifice outlets may be used if needed, for example, vortex flow controls."

10. In Subsection D9.3 inserting "2100 Climate Change" before 1:100.

In Subsection D10.4 replacing ‘Storage volumes may be calculated using the modified rational method’ with “Storage volumes shall be calculated using 2100 CLIMATE CHANGE design storms for the post-development condition and CURRENT design storms for the pre-development condition. Calculations may be done using the modified rational method.”

B. In SCHEDULE B DESIGN CRITERIA: SECTION L – LANDSCAPE WORKS

1. In Subsection L3.9 after ‘a timed control system.’ Adding “Water meters shall be installed as required by the Langley Waterworks Bylaw.”

2. In Subsection L4.4, replace ‘A minimum of two posts shall be provided on each 3 m wide shared use, and the maximum gap between posts shall be 1.2m.’ with “A minimum of one bollard shall be provided on a side shared use trail, with a clearance of 1.4 m from the edge of walkway surface. If a situation warrants, additional bollards may be acceptable with a minimum clear opening between posts of 1.4 m, and the maximum gap shall be 1.6 m.”

C. In SCHEDULE B DESIGN CRITERIA: SECTION W: WATERWORKS

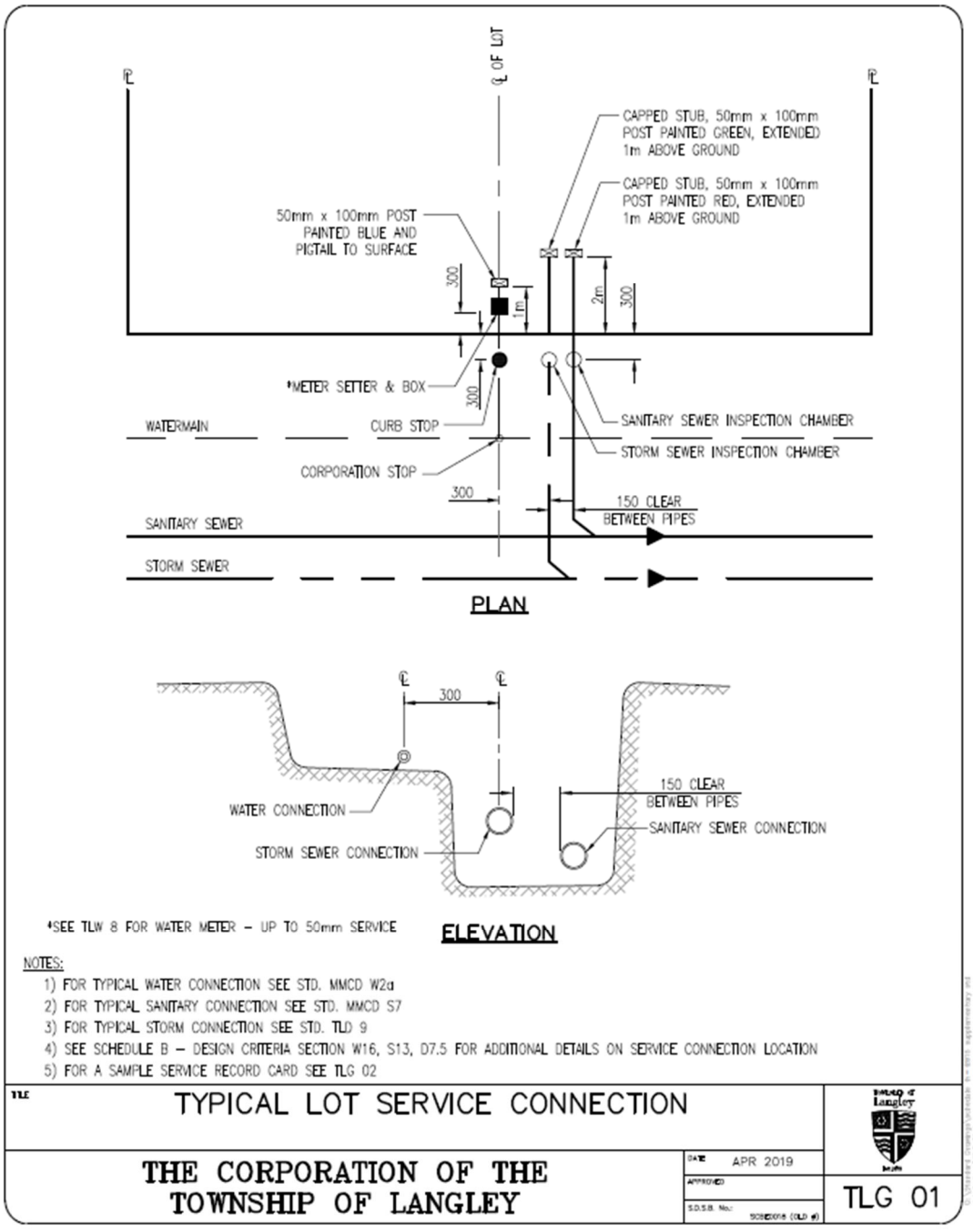
1. Replacing Subsection W3 **FIRE FLOW DEMANDS** with the following:
Fire flows shall be based on the publication "Water Supply for Public Fire Protection - A Guide to Recommended Practice 2020” published by Fire Underwriters Survey except that the minimum acceptable fire flows shall be:

Zone	**Required Fire Flow**
Residential, Suburban Residential, Multiple Family	90 l/s
Compact Lot Residential	90 l/s
Comprehensive Commercial and Institutional	150 l/s
Industrial	225 l/s

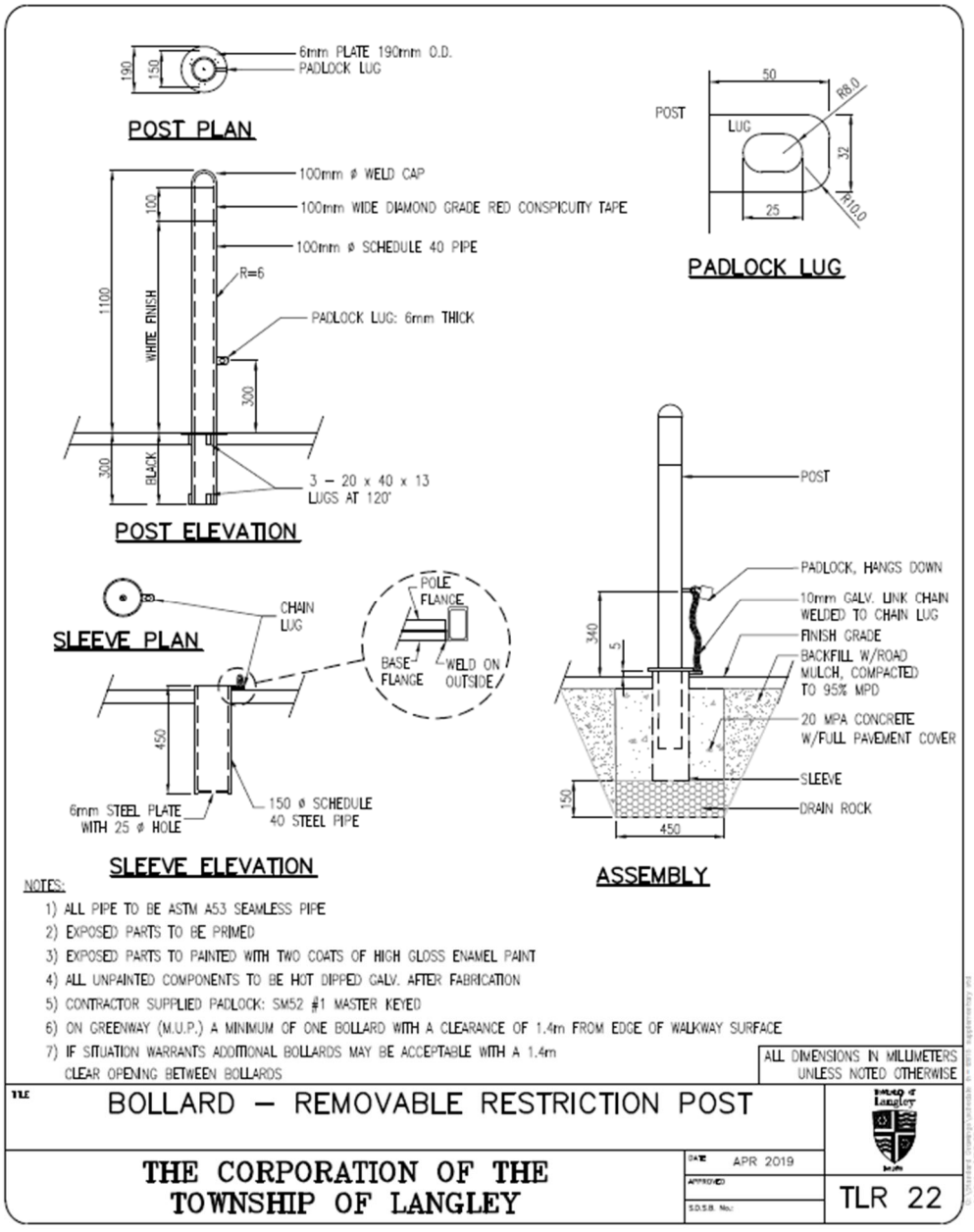
2. In Subsection W9, delete point (a) and renumber all subsequent sections. In the newly renumbered (a) deleting “in industrial areas”.

3. In Subsection W16 after ‘Designs shall conform to National Fire Protection Association Standards adding “All service connections are to be split into separate domestic and fire suppression systems on private property. The domestic system is to be metered as required in the Langley Waterworks Regulation Bylaw”. After ‘A meter setter and box shall be installed 300 mm inside the property and clear of the property line.’ Adding “A water meter shall also be installed in accordance with the Langley Waterworks Regulation Bylaw.”

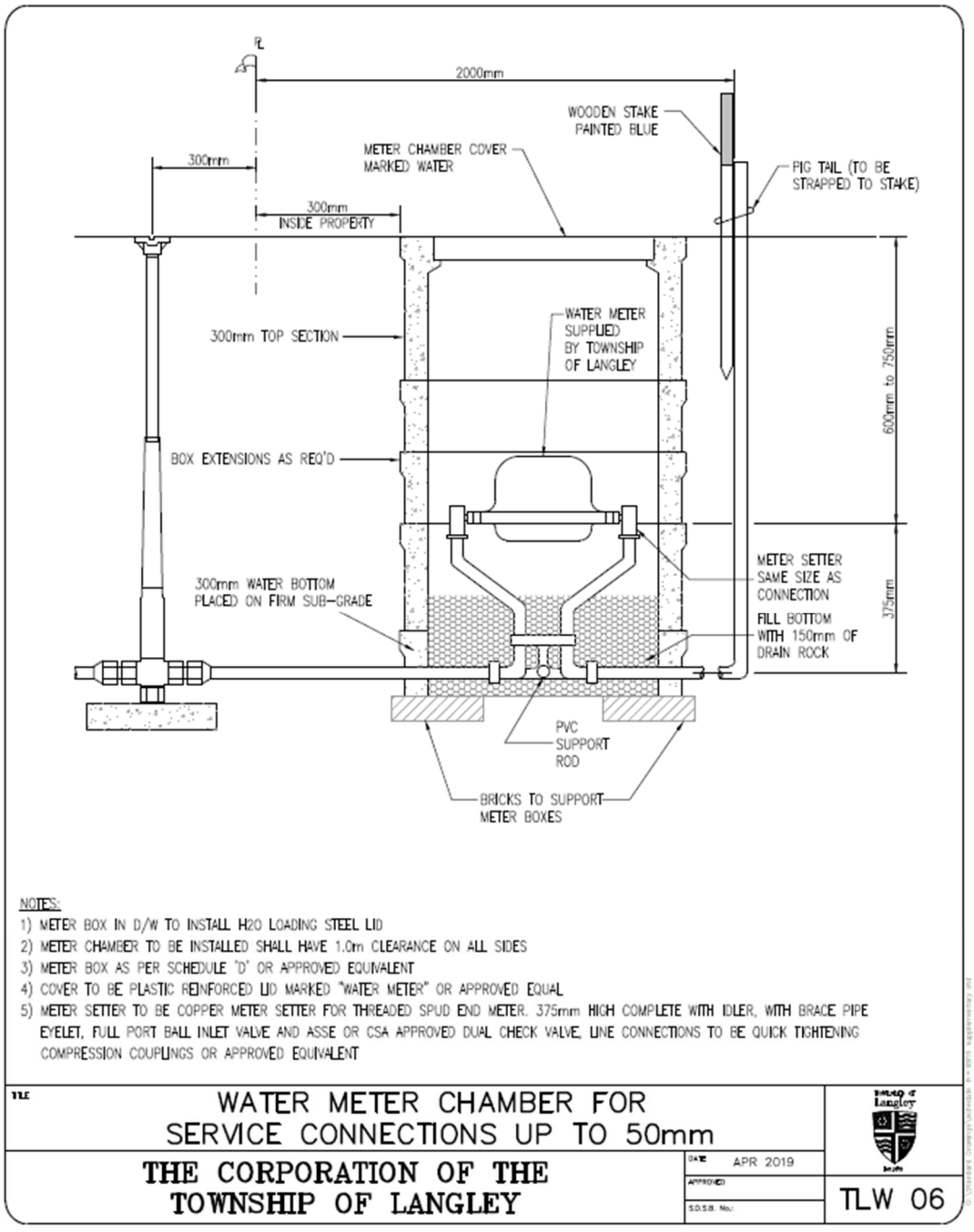
D. In SCHEDULE H – SUPPLEMENTAL DETAIL DRAWINGS
   1. In **GENERAL SUPPLEMENTARY DRAWINGS** Replacing TLG01Typical Lot Service Connection with the following:



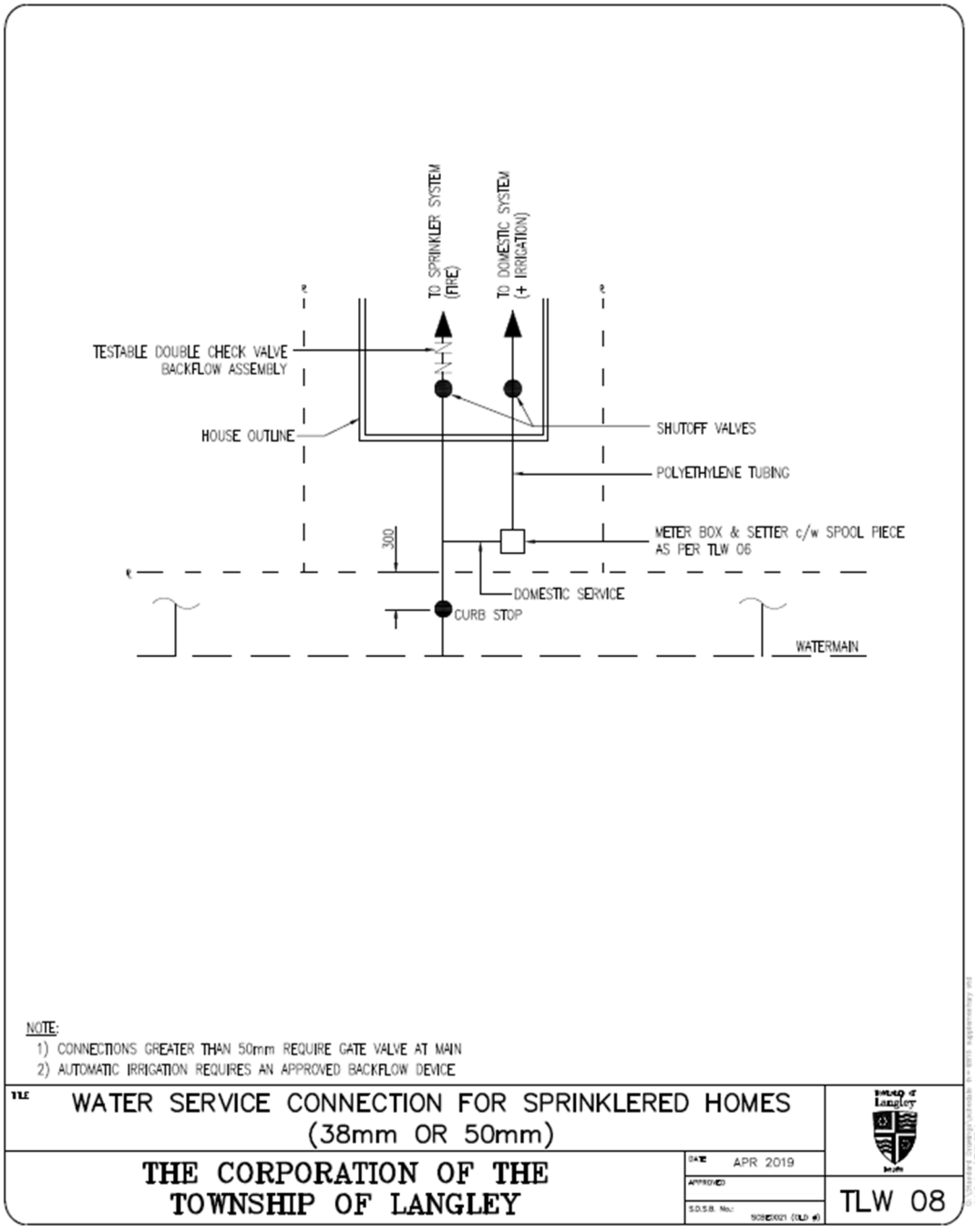
2. In **ROAD SUPPLEMENTARY DRAWINGS:** replace TLR22: BOLLARD – REMOVABLE RESTRICTION POST with the following:



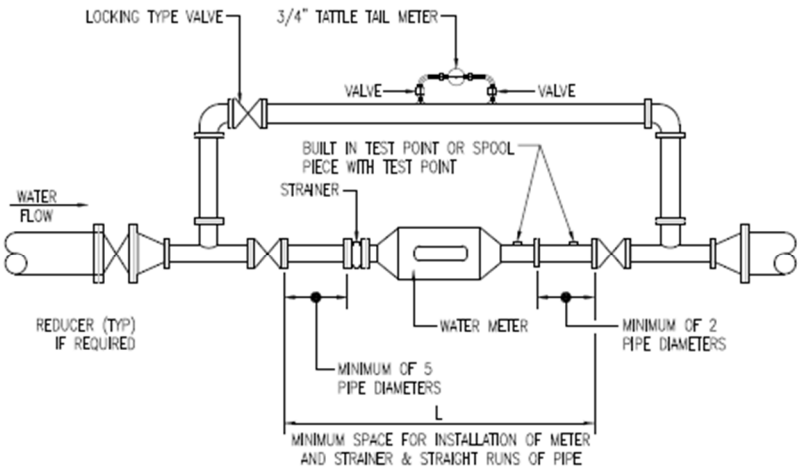
3. In **WATER SUPPLEMENTARY DRAWINGS** Replacing TLW06 Water Meter Chamber for Service Connections Up to 50mm with the following:



4. In WATER SUPPLEMENTARY DRAWINGS Replacing TLW08 Water Service Connection For Sprinkled Homes (38mm or 50mm) with the following:



5. In WATER SUPPLEMENTARY DRAWINGS Replacing TLW10 Piping Detail for 75mm to 250mm Water Meters – Inside Setting with the following:



PLAN

METER SIZE	L	HEIGHT FROM FLOOR TO CENTRE LINE OF PIPE	MINIMUM BY-PASS SIZE
75mm (3")	1.0m	0.50m – 1.00m (20" – 40")	50mm – (2")
100mm (4")	1.3m	0.50m – 1.00m (20" – 40")	75mm – (3")
150mm (6")	1.5m	0.50m – 1.00m (20" – 40")	100mm – (4")
200mm (8")	2.2m	0.50m – 1.00m (20" – 40")	150mm – (6")
250mm (10")	2.8m	0.50m – 1.00m (20" – 40")	200mm – (8")
NOTE: DIMENSIONS AS GIVEN ARE NOT GUARANTEED TO BE CORRECT, CONFIRM DIMENSIONS WITH MATERIAL SUPPLIER BEFORE ORDERING ANY MATERIAL			

NOTES:
WATER METER SUPPLIED BY THE TOWNSHIP OF LANGLEY

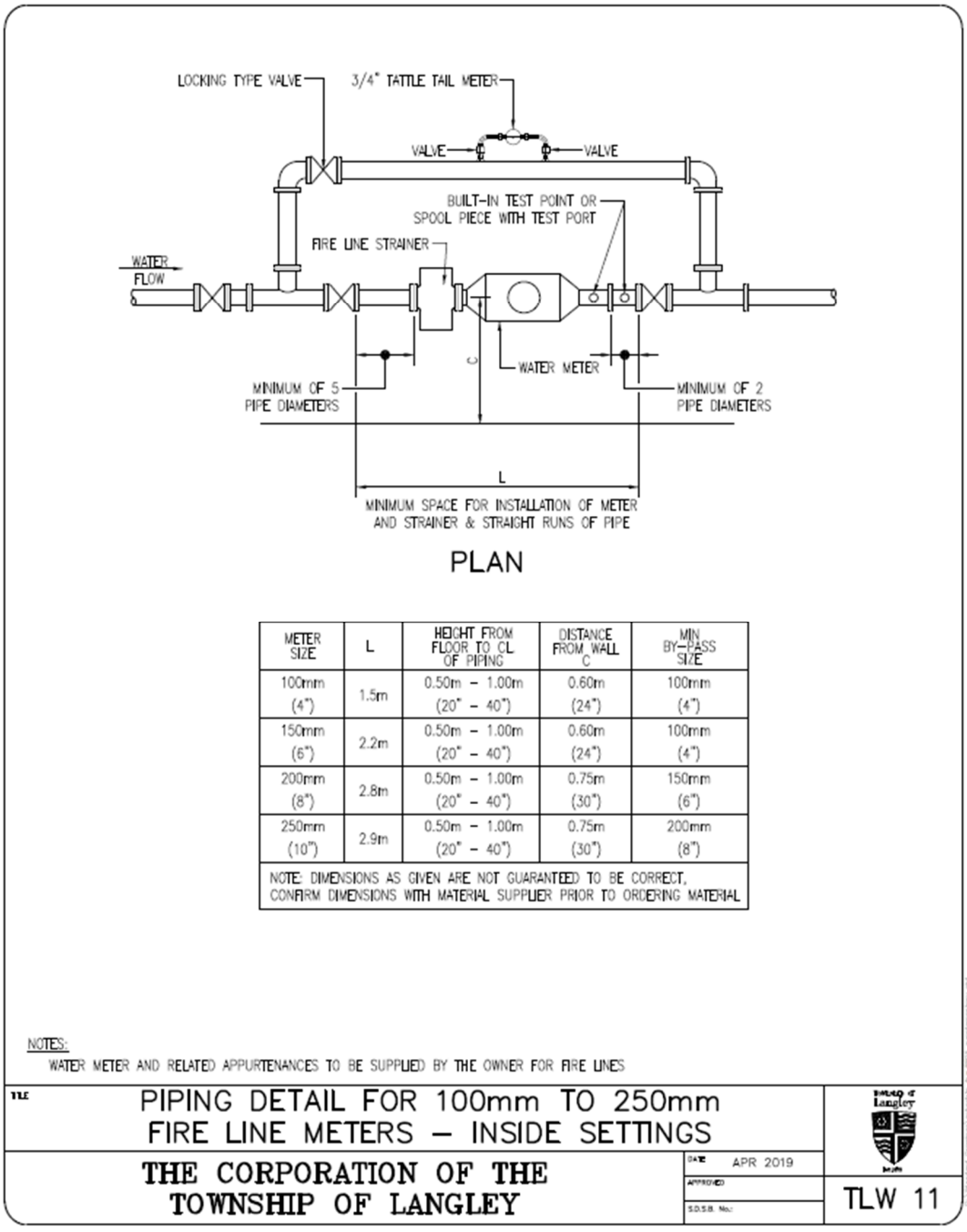
TLE PIPING DETAIL FOR 75mm TO 250mm WATER METERS – INSIDE SETTING

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE APR 2019
APPROVED
S.D.S.B. No.:

TLW 10

6. In WATER SUPPLEMENTARY DRAWINGS Replacing TLW11 Piping Detail for 100mm to 250mm Fire Line Meters – Inside Setting with the following:



METER SIZE	L	HEIGHT FROM FLOOR TO CL OF PIPING	DISTANCE FROM WALL C	MIN. BY-PASS SIZE
100mm (4")	1.5m	0.50m – 1.00m (20" – 40")	0.60m (24")	100mm (4")
150mm (6")	2.2m	0.50m – 1.00m (20" – 40")	0.60m (24")	100mm (4")
200mm (8")	2.8m	0.50m – 1.00m (20" – 40")	0.75m (30")	150mm (6")
250mm (10")	2.9m	0.50m – 1.00m (20" – 40")	0.75m (30")	200mm (8")
NOTE: DIMENSIONS AS GIVEN ARE NOT GUARANTEED TO BE CORRECT, CONFIRM DIMENSIONS WITH MATERIAL SUPPLIER PRIOR TO ORDERING MATERIAL				

NOTES:
WATER METER AND RELATED APPURTENANCES TO BE SUPPLIED BY THE OWNER FOR FIRE LINES

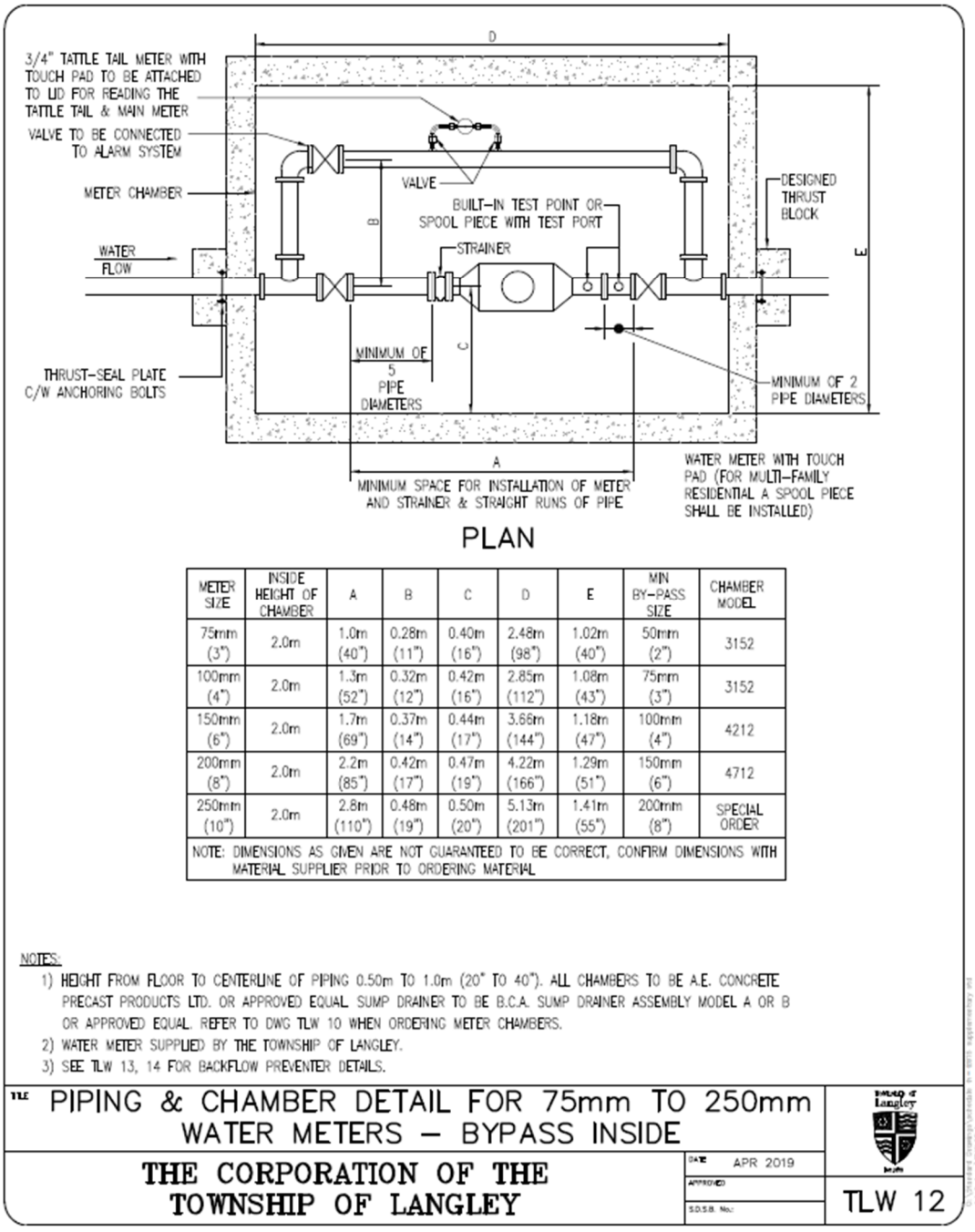
PIPING DETAIL FOR 100mm TO 250mm
FIRE LINE METERS – INSIDE SETTINGS

THE CORPORATION OF THE
TOWNSHIP OF LANGLEY

DATE APR 2019
APPROVED
S.O.S.B. No.:

TLW 11

7. In WATER SUPPLEMENTARY DRAWINGS Replacing TLW12 Piping & Chamber Detail For 75mm to 250mm Water Meters – Bypass Inside with the following:



PLAN

METER SIZE	INSIDE HEIGHT OF CHAMBER	A	B	C	D	E	MIN BY-PASS SIZE	CHAMBER MODEL
75mm (3")	2.0m	1.0m (40")	0.28m (11")	0.40m (16")	2.48m (98")	1.02m (40")	50mm (2")	3152
100mm (4")	2.0m	1.3m (52")	0.32m (12")	0.42m (16")	2.85m (112")	1.08m (43")	75mm (3")	3152
150mm (6")	2.0m	1.7m (69")	0.37m (14")	0.44m (17")	3.66m (144")	1.18m (47")	100mm (4")	4212
200mm (8")	2.0m	2.2m (85")	0.42m (17")	0.47m (19")	4.22m (166")	1.29m (51")	150mm (6")	4712
250mm (10")	2.0m	2.8m (110")	0.48m (19")	0.50m (20")	5.13m (201")	1.41m (55")	200mm (8")	SPECIAL ORDER
NOTE: DIMENSIONS AS GIVEN ARE NOT GUARANTEED TO BE CORRECT, CONFIRM DIMENSIONS WITH MATERIAL SUPPLIER PRIOR TO ORDERING MATERIAL								

NOTES:

1) HEIGHT FROM FLOOR TO CENTERLINE OF PIPING 0.50m TO 1.0m (20" TO 40"). ALL CHAMBERS TO BE A.E. CONCRETE PRECAST PRODUCTS LTD. OR APPROVED EQUAL. SUMP DRAINER TO BE B.C.A. SUMP DRAINER ASSEMBLY MODEL A OR B OR APPROVED EQUAL. REFER TO DWG TLW 10 WHEN ORDERING METER CHAMBERS.
2) WATER METER SUPPLIED BY THE TOWNSHIP OF LANGLEY.
3) SEE TLW 13, 14 FOR BACKFLOW PREVENTER DETAILS.

TLC PIPING & CHAMBER DETAIL FOR 75mm TO 250mm WATER METERS – BYPASS INSIDE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE APR 2019
APPROVED
S.D.S.B. No.:

TLW 12

READ A FIRST TIME the	18	day of	November	, 2024
READ A SECOND TIME the	18	day of	November	, 2024
READ A THIRD TIME the	18	day of	November	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FIRE PREVENTION BYLAW NO. 6061

EXPLANATORY NOTE

Bylaw No. 6061 repeals and replaces Fire Prevention Bylaw 2021 No. 5690 to incorporate changes required by the *Fire Safety Act, R.S.B.C 2024*, and update practices, service levels and operational guidelines of the Fire Department.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FIRE PREVENTION BYLAW NO. 6061

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

PART I INTRODUCTION

1.01.00 Title

1.01.01 This Bylaw may be cited for all purposes as the *Fire Prevention Bylaw No. 6061.*

1.02.00 Interpretation

1.02.01 Except as otherwise defined herein, words and phrases in this Bylaw are to be construed in accordance with their meanings under the *British Columbia Building Code*, the *British Columbia Fire Code*, the *Emergency Health Services Act*, the *Fire Safety Act,* and the *Community Charter,* as the context and circumstances may require. A reference to an Act refers to a statute of British Columbia unless otherwise indicated, and a reference to any statute, regulation, code, bylaw, or other enactment refers to that enactment as it may be amended or replaced from time to time.

1.02.02 In this Bylaw:

"**apparatus**" means any vehicle provided with machinery, equipment or materials for Fire Protection, and any vehicle used to transport personnel or supplies;

"**assistance response**" means any one or combination of the following by an emergency medical assistant.

(a) first response to medical emergencies by the use of an automatic external defibrillator, cardiopulmonary resuscitation, spinal management, other first responder or EMR assistance; or

(b) first response to accidents, whether natural or man-made disasters, escapes of rescue poisonous or noxious materials or other hazardous material incidents, or other circumstances that have caused or may cause harm to persons or property; or

(c) provision of services to an EMR licence level as per Schedules 1 and 2 of the Emergency Medical Assistants Regulation

(d) rescue operations.

"**building**" means any structure used or intended for supporting or sheltering any use or occupancy;

"**Building Code**" means the *British Columbia Building Code 2018,* enacted by Ministerial Order No. BA 2018 1 under the *Building Act*, S.B.C. 2015, c.2 as amended or replaced from time to time;

"**burning permit**" means a permit issued by the Fire Chief under this Bylaw substantially in the form of, or on the terms and conditions of, Schedule 9 (*Outdoor Burning Permit*); Schedule 10 (*Land Clearing Burning Permit)*; or Schedule 11 (*Special Burning Permit*);

"**combustible liquid"** means any liquid having a flash point at or above 37.8 degrees Celsius and below 93.3 degrees Celsius;

"**consumer fireworks**" means manufactured goods intended to be used for pyrotechnic effect that are classified by the *Explosive Regulations*, 2013, SOR 2013 under the *Explosives Act,* as consumer fireworks (Type F.1) for recreation such as showers, fountains, golden rain, lawn lights, pinwheels, volcanoes and sparklers, but does not include Firecrackers;

"**display fireworks**" means manufactured goods intended to be used for pyrotechnic effect that are classified by the *Explosive Regulations*, 2013, SOR 2013 under the *Explosives Act,* as display fireworks (Type F.2) for recreation such as rockets, serpents, shells, bombshells, tourbillions, maroons, large wheels, waterfalls, fountains and illumination, but does not include Firecrackers;

"**emergency access route**" means a private drive, roadway, driveway, lane or portion of a yard which has been provided for access by the Fire Department in accordance with the Building Code and applicable sections of the T*ownship of Langley Subdivision and Development Servicing Bylaw 2019 No. 5382,* as amended or replaced from time to time;

"***Explosives Act***" means the *Explosives Act* (Canada) R.S.C. 1985, c. E-17;

"**false alarm**" means the activation of an alarm system that results in a response from the Fire Department where a situation requiring such a response does not exist and includes a situation where:

(a) the alarm system has malfunctioned,

(b) the alarm system has been activated in error,

(c) the alarm system has been activated during testing,

(d) there is no evidence of fire,

(e) the cause of the alarm cannot be determined;

"***Fees and Charges Bylaw***" means the *Township of Langley Fees and Charges Bylaw 2007 No. 4616;*

"**fire alarm system**" means all equipment forming part of or used in connection with a fire detection system, including without limitation batteries, alarms, gongs, horns, buzzers, switches, wiring, relay apparatus, sensors, or other accessories;

"**Fire Chief**" means the person appointed by the Municipal Council of the Township to be in charge of the Protective Services Division and firefighting personnel of the Township, and includes a Deputy Fire Chief, Assistant Fire Chief and any other person authorized thereby to act on behalf of the Fire Chief;

"**Fire Code**" means the *British Columbia Fire Code 2018,* enacted by Ministerial Order No. FSA 2018 1 under the *Fire Services Act*, R.S.B.C. 1996, c.144 as amended or replaced from time to time;

"**Firecrackers**" means small fireworks with entwined fuses used solely as noisemakers, and not for pyrotechnic effect, including, without limitation, bottle rockets and screechers;

"**Fire Department**" means that section of the Protective Services Division of the Township that is responsible for prevention, suppression, control and extinguishment of fires as well as other responsibilities set out in this Bylaw as well as in the Township's *Fire Department Establishment Bylaw, 1990, No. 2615,* and other related regulations and legislation relating to rescue operations and public safety;

"**Fire Inspector**" means a Member or other individual appointed or designated by the Fire Chief to conduct fire safety inspections for the Township;

"**Fire Investigator**" means a Member or other individual appointed or designated by the Fire Chief to conduct investigations for the Township into the cause, origin and circumstances of a fire that destroyed or damaged property or resulted in injury or death;

"**Fire Protection**" includes fire prevention, firefighting or suppression, pre-fire planning, fire safety inspections, fire investigations, staff development and training, and advising on fire safety matters, as provided through the Fire Department;

"***Fire Safety Act***" means the *Fire Safety Act*, R.S.B.C. 2024, as amended or superseded from time to time, and any regulations made under it;

"**Fireworks**" means consumer fireworks, display fireworks and Firecrackers;

"**Flammable Liquids**" means any liquid having a flash point below 37.8 degrees Celsius and having a vapour pressure not exceeding 275.8 kPa (absolute) at 37.8 degrees Celsius;

"**Fuel Dispensing / Tank Permit**" means a permit issued by the Township for the operation of a fuel dispensing station and/or for installation of any storage tank, pump

or measuring device used or intended to be used for the purposes of dispensing Flammable Liquids or combustible liquids, substantially in the form of Schedule 7;

"**incident**" means an event or situation to which the Fire Department has responded;

"**Life Safety Systems**" includes the fire alarm system, the smoke alarm system, the sprinkler system and other safety systems.

"**Member**" means an individual who is an employee or paid-call firefighter with the Fire Department;

"**Mutual Aid**" means the provision of emergency services to the Province of British Columbia, to another local government, or to a person outside the Township, pursuant to an agreement;

"**NFPA**" means the National Fire Protection Association;

"**occupant"** includes the owner or agent of the owner, lessee, tenant, user, licensee and any other person who has a right of access to, possession and control of a property to which this Bylaw applies;

"**Officer**", for the purposes of this Bylaw, means the Fire Chief, Deputy Fire Chief, Assistant Fire Chief, District Fire Chief, a Captain and any Member designated by the Fire Chief to act in the capacity as an officer, but nothing in this Bylaw makes such a person an officer for the purpose of section 146 of the *Community Charter*;

"**Officer in Charge**" means the senior ranking Member of the Fire Department who is present at an incident or a Member appointed as such by the Fire Chief;

"**order**" means an oral or written authoritative direction of instruction made by the Officer in Charge;

"**owner**" means a person who has ownership or control of real or personal property, and includes without limitation:

(a) the registered owner of an estate in fee simple; or

(b) the tenant for life under a registered life estate; or

(c) the registered holder of the last registered agreement for sale; and

(d) in relation to common property and common facilities in a strata plan, the strata corporation;

"**premises**" or "**property**" includes the whole or any part of a lot of real property and any buildings or structures thereon;

"**Public Services**" means public information, education and prevention programs, as they relate to fire safety, public safety, and emergency preparedness for the Township;

"**smoke alarm**" means a combined smoke detector and audible alarm device designed to sound an alarm within the room or suite in which it is located upon the detection of smoke within that room or suite;

"**sprinkler system**" means an integrated automatic system of sprinklers arranged to discharge water over a designated area and includes:

(a) the applicable water supply facility such as a connection to the Township's waterworks system, water tank or fire pump and reservoir; and

(b) all equipment forming part of or used in connection with such sprinkler system, including, without limitation, all heads, valves, piping, switches, sensors, relay apparatus and other accessories;

"**Township**" means the Township of Langley, a municipality incorporated under the *Local Government Act*;

"**ULC**" means Underwriters Laboratories of Canada, an independent product safety testing, certification and inspection organization accredited by the Standards Council of Canada; and

"**vehicle**" includes all types of motor vehicles, farm tractors, and mobile machinery, or any other self-propelled machinery.

1.02.03 In the event of inconsistency between a provision of this Bylaw and that of an applicable enactment of the Provincial or Federal government, the more restrictive provision shall apply.

1.02.04 In this Bylaw, words in the singular include the plural and words in the plural include the singular. Gender specific terms include any gender and include corporations.

1.02.05 If any section, subsection, paragraph, clause, or wording of this Bylaw is held invalid by a court of competent jurisdiction, the invalid portion shall be severed, and the remainder of the Bylaw shall continue in force and affect as if adopted without the severed portion.

PART II SERVICE AND REGULATIONS

2.01.00 Adoption of the Fire Code

2.01.01 The Fire Code forms part of this Bylaw and applies within the Township.

2.02.00 Establishment

2.02.01 The Fire Department is established and continued within the Township.

2.03.00 Jurisdiction

2.03.01 This Bylaw applies to all property, premises, lands, buildings and other structures and conditions within the Township, and for greater certainty, applies to both existing buildings and buildings under construction.

2.03.02 The geographical limits of the jurisdiction of the Fire Department shall be the area within the boundaries of the Township, and no apparatus of the Fire Department will be used beyond those boundaries except where the Township has:

(a) entered into a Mutual Aid agreement for that purpose; or

(b) obtained the consent of the affected local government; or

(c) agreed to provide assistance in a provincial local emergency within British Columbia or Canada.

2.04.00 Fire Department Services

2.04.01 The Fire Department may provide:

(a) Fire Protection services;

(b) assistance response;

(c) Public Services;

(d) Mutual Aid; and

(e) a program for emergency preparedness.

Limits to Service

2.04.02 Nothing in this Bylaw shall be construed to mean that the Fire Department, the Fire Chief, or an Officer or Member has a duty to perform any of the functions or tasks set out in this Bylaw.

2.04.03 Services provided by the Fire Department are subject to the availability of apparatus and Members who have completed appropriate levels of training. This Bylaw, the Fire Code, and agreements for assistance response or Mutual Aid do not amount to a warranty with respect to the quantity, quality or level of such services or as to the certainty of timely response to incidents. The Fire Department is not required to provide a service if the Fire Chief considers that the service cannot be delivered safely.

2.05.00 Fire Chief

2.05.01 All references in this Bylaw to the Fire Chief include a reference to any person duly authorized by the Fire Chief to exercise any of the Fire Chief's powers or to carry out any of the Fire Chief's duties under this Bylaw including, without limitation, any Officer in Charge acting thereby during the absence of the Fire Chief.

2.06.00 Fire Chief Powers

2.06.01 The Fire Chief, or a Member authorized by the Fire Chief, may exercise one or more of the following powers:

(a) make and enforce rules for the proper and efficient administration and operation of the Fire Department, and change, replace or withdraw such rules as the Fire Chief deems advisable;

(b) enter on property and inspect premises for conditions that may cause a fire, increase the danger of a fire or increase the danger to persons or property from a fire;

(c) take measures to prevent and suppress fires, including the demolition of buildings and other structures to prevent the spreading of fire;

(d) provide for assistance response;

(e) request any person at or near an incident to render assistance to mitigate the incident;

(f) inquire into, investigate and record the causes of fires within or affecting the Township;

(g) collect and disseminate information in regard to fires in the Township;

(h) research best practices in methods of fire prevention;

(i) advise and make recommendations to the Municipal Council of the Township and other officers and employees of the Township, and to the public, in relation to:

i. the provision of adequate water supply and pressure;
ii. the installation and maintenance of Fire Protection equipment;
iii. the enforcement of measures for the prevention and suppression of fire; and
iv. the protection of life and property, life safety and rescue equipment, and fire prevention generally;

(j) establish a regular system of inspection of hotels and public buildings in the Township to determine if the owners of such buildings are in compliance with this Bylaw and other applicable enactments, which may include a compliance monitoring system under Provincial legislation;

(k) issue permits and deliver notices under this Bylaw;

(l) obtain a warrant as may be necessary to enter onto or into premises for a purpose under this Bylaw or other applicable enactment;

(m) require an owner or other occupant of a premises to undertake any actions for the purpose of removing or reducing any thing or condition the Fire Chief considers to be a fire hazard or increases the danger of fire; and

(n) take measures to enforce this Bylaw, including without limitation to issue any order the Fire Chief deems advisable to ensure compliance with this Bylaw, the Fire Code, or other applicable enactment relevant to fire safety.

Tactical Evacuation

2.06.02 If an emergency arising from a fire hazard or risk of explosion causes the Fire Chief, or a Member authorized by the Fire Chief, to perceive an imminent and serious threat to life or property, the Fire Chief or authorized Member may immediately take steps he or she thinks advisable to remove the hazard or risk, including, without limitation, to evacuate a premises or geographic area, and may call on police and other fire prevention authorities to provide assistance.

Preventative Evacuation

2.06.03 If the Fire Chief or a Member authorized by the Fire Chief believes that conditions exist in or near a hotel or public building that, in the event of a fire, would endanger life or property, the Fire Chief or authorized Member may immediately take the action he or she believes advisable to remedy the conditions to eliminate the danger, and without limiting the foregoing, may evacuate and close the hotel or public building, and may call on police and other fire prevention authorities to provide assistance.

Agreements

2.06.04 The Fire Chief may enter an agreement on behalf of the Township:

(a) with the Emergency and Health Services Commission in regard to first response or EMR assistance to medical emergencies; and

(b) with another local government or to a person outside the Township in regard to providing Mutual Aid.

2.07.00 Officer in Charge

2.07.01 An Officer in Charge at an incident may:

(a) establish limited entry areas in the vicinity of an incident;

(b) order the removal of any vehicle, material, chemical or other matter or thing that the Officer in Charge considers likely to worsen an incident or impede the mitigation of an incident;

(c) direct, or cause to be directed, vehicular or pedestrian traffic as necessary for the control of the incident; and

(d) cause the demolition of any building or part of a building that the Officer in Charge considers necessary to prevent the spread of fire or to prevent damage to property or injury to persons or loss of life.

2.08.00 Right to Enter

2.08.01 The Fire Chief or other Officer in Charge at an incident may enter, pass through or over property, and may cause any apparatus to be brought onto any property, as the Fire Chief or Officer in Charge deems necessary in relation to the incident.

2.09.00 Prevention, Control and Rescue

2.09.01 Members of the Fire Department may, in accordance with standards established by the fire commissioner, rules of the Fire Department and direction by the Fire Chief, take all necessary measures for the prevention, suppression, control and extinguishment of fires, for mitigating the effects of incidents, and for the protection of life, property and the environment, including, without limitation, rescue operations and the administration of first aid.

2.10.00 Cooperation with Fire Department

2.10.01 A person must not obstruct, impede or hinder an Officer, Member or other person under the direction of the Officer in Charge while attending at an incident, and, without limitation, must not deny access to premises from which a fire alarm was received; where an incident is reported; where the Member believes an incident has occurred or is imminent; or that is the subject of a fire investigation.

2.10.02 A person at or near a fire, emergency or other incident must comply with the orders and directions of the Officer in Charge and must provide information and assistance as requested by the Officer in Charge.

2.10.03 The occupant of a premises that is the subject of a fire inspection or a fire investigation must provide the Fire Chief or Member conducting the inspection or investigation with complete and accurate information and records relating to the premises and the purposes of the inspection or investigation.

2.10.04 A person must not withhold, misrepresent, or falsify any information requested by an Officer or Member in relation to an incident, a fire inspection or a fire investigation.

2.11.00 General Prohibitions

2.11.01 A person must not:

(a) enter an area established as limited by an Officer in Charge at an incident without first obtaining the express permission of the Officer in Charge;

(b) wear or display any Fire Department clothing, badge, cap, button, insignia or other paraphernalia, or falsely represent to be a Member;

(c) stand, walk on or drive over a charged Fire Department hose, or be within 10 metres of a charged hose line, without first obtaining the express permission of the Officer in Charge;

(d) make or light any fire in any street, lane, road allowance, sidewalk, boulevard or other portion of a highway, or in any park, square or other public place within the Township, except as expressly authorized by the Fire Chief;

(e) discard, throw down or drop any lighted match, cigar, cigarette or other burning substance into combustible material or in close proximity thereto;

(f) ride on any fire truck or other Fire Department vehicle or apparatus at any time except as expressly authorized by the Fire Chief; or

(g) remove, alter, or deface any notice posted by the Fire Chief, an Officer or other Member pursuant to this Bylaw.

2.12.00 Orders Restricting Burning

2.12.01 If the Fire Chief is of the opinion that weather or drought conditions exist that present a risk to the safety of life or property by exposure to fire, and deems it expedient to take steps to reduce the risk, the Fire Chief may, by written order, restrict or prohibit within the Township or any part of the Township:

(a) burning in the open air of any kind;

(b) burning outdoors for cooking or heating using devices other than propane or electric barbecues or similar cooking or heating devices; and

(c) lighting and smoking cigarettes, pipes, cigars or other smoking materials in or near woodland areas, parks or public places,

and the order may include conditions and impose requirements as to times, locations, purposes, materials, fuel, equipment, supervision, monitoring, size and other criteria that the Fire Chief considers relevant and appropriate in the circumstances.

2.13.00 Orders Restricting Entry

2.13.01 If the Fire Chief determines that the safety of life or property or both in any area within the Township is endangered through a fire hazard condition or the spread of a fire burning in any area, the Fire Chief may, by written order, declare that area or any portion thereof as closed, and restrict or prohibit entry by persons into that area.

2.14.00 Notice and Effective Period

2.14.01 An order made under section 2.12 or 2.13 comes into effect:

(a) when the order is delivered to the corporate officer of the Township, and is posted on the notice board or website of the Township; or

(b) when the order is posted in or near entrances to parks, trails, woodland areas, or other public places,

whichever time is earlier and remains in effect until the Fire Chief notifies the corporate officer that the conditions on which the order is based are no longer present or sufficiently hazardous to warrant the restrictions or prohibitions.

2.14.02 On receiving an order by the Fire Chief, the corporate officer may arrange for providing additional notice and related information to the public using any means of communication the corporate officer considers appropriate in the circumstances.

2.15.00 Duty to Comply

2.15.01 Every person must observe the restrictions, prohibitions, conditions, and requirements established by an order under section 2.12 or 2.13.

2.16.00 Inspection of Premises

2.16.01 A person must not obstruct or interfere with any Officer or other Member designated by the Fire Chief while they are carrying out any inspection or investigation pursuant to this Bylaw, the Fire Code, the Building Code, or the *Fire Safety Act*.

2.16.02 Every occupant of a property must provide all information and render any assistance requested by an Officer or Member in connection with an inspection or investigation of the property pursuant to this Bylaw, the Fire Code, the Building Code or the *Fire Safety Act.*

2.16.03 If a Fire Inspector:

(a) has received a request from the occupant of a premises;

(b) has received a complaint about a premises relating to fire safety or hazard conditions;

(c) is required to inspect, pursuant to a program of inspection or monitoring of hotels and public buildings; or

(d) otherwise considers a fire safety inspection is advisable,

then the Fire Inspector may, at any reasonable time, enter the premises for either or both of the following purposes:

(e) to inspect for conditions that may cause a fire, increase the danger of a fire or increase the danger to persons or property from a fire;

(f) to determine whether the requirements of the Fire Code and applicable enactments are being met.

If the premises to be inspected is occupied as a private dwelling and consent to entry by the occupant is refused, the Fire Inspector may seek and execute a warrant to enter for the inspection.

2.16.04 An occupant who has been delivered a notice of a fire safety inspection must attend to provide access to the subject premises by a Fire Inspector at the date and time specified in the notice, or, if the occupant cannot attend at that time and promptly informs the Fire Inspector, at another date and time agreed to by the Fire Inspector.

2.16.05 The occupant of a premises that is subject to a fire safety inspection must pay the applicable fee set out in the *Fees and Charges Bylaw* for that inspection.

2.16.06 If the occupant of a premises to be inspected does not attend at the time and date set out in the notice or as otherwise arranged, the occupant must pay a fee for that inspection attempt, and a re-inspection fee for each additional attempt to inspect, in the amounts established in the *Fees and Charges Bylaw*.

2.17.00 Remedial Orders

2.17.01 If a Fire Inspector observes any contravention of the Fire Code while conducting a fire safety inspection, the Fire Inspector may issue an order to the occupant of the premises requiring the contravention to be corrected or remedied within a specified time period, and may advise of a return date for re-inspection to determine whether the correction or remedy has been completed in compliance with this Bylaw or other enactment.

2.17.02 An occupant to whom an order under subsection 2.17.01 has been delivered must, at his or her own expense, comply with the order within the time specified.

2.17.03 If a contravention has not been corrected or remedied pursuant to an order under subsection 2.17.01, within the time specified:

(a) the occupant must pay the Township a fee for re-inspection, and for each and every re-inspection that the Member deems necessary, in the amounts established in the Fees and Charges Bylaw; and

(b) the Fire Chief may arrange for the requirement to be fulfilled at the expense of the owner, and any cost incurred by the Township in so doing, along with inspection and re-inspection fees, if not paid in full by December 31st, may be collected in the same manner as for property taxes in arrear.

2.18.00 Fire Investigations

2.18.01 The occupant of a premises must immediately report a fire that has occurred at the premises to the Fire Chief or to a police officer in the Township.

2.18.02 A Fire Investigator may at any time enter the land or premises on which a fire has occurred or has been reported, to determine whether a fire has occurred that destroyed or damaged property or resulted in injury or death, and where so determined, to conduct an investigation into the cause, origin and circumstances of the fire and prepare a report to be submitted to the fire commissioner.

2.18.03 The occupant of a premises that is the subject of a fire investigation must allow a Fire Investigator and any persons accompanying the Fire Investigator access to the premises and must not obstruct, hinder or impede a Fire Investigator in conducting the investigation.

2.18.04 The occupant of a premises where a fire has resulted in damage or destruction of a structure to a value of $5,000 or more must pay the fee for a fire investigation in the amount established in the *Fees and Charges Bylaw.*

2.19.00 Designation of Fire Inspectors

2.19.01 Members with the following rank will be designated as Fire Inspectors.

(a) Assistant Chief Prevention & Public Education;
(b) Fire Prevention Officers – Captains & Lieutenants;

(c) Fire Prevention Inspectors
(d) Fire & Life Safety Educators; or
(e) Suppression Officers.

2.19.02 The Fire Chief may designate any Member, regardless of rank, as a Fire Inspector.

2.19.03 The Fire Chief may rescind or suspend the designation of a Member as a Fire Inspector, regardless of the rank of that Member.

2.20.00 Designation of Fire Investigators

2.20.01 Members with the following rank will be designated as Fire Investigators.

(a) Assistant Chief Prevention & Public Education
(b) Fire Prevention Officers – Captains & Lieutenants

2.20.02 The Fire Chief may designate any Member, regardless of rank, as a Fire Investigator.

2.20.03 The Fire Chief may rescind or suspend the designation of a Member as a Fire Investigator, regardless of the rank of that Member.

2.21.00 Fire Safety & Emergency Planning

2.21.01 The owner of any building, site, storage area or other premises must have a fire safety plan prepared for that property as required by the Fire Code and must produce and submit the plan to the Fire Department for review.

2.21.02 Every fire safety plan must be submitted in the form and on the diagram template acceptable to the Fire Chief, including all revisions to the original fire safety plan submitted to the Fire Department.

2.21.03 Every owner of a property where a fire safety plan is required must ensure their fire safety plan is reviewed annually by a qualified person and must submit updated plans to the Fire Department for review.

2.21.04 A fire safety plan for a building shall be kept in an approved fire safety box at a location acceptable to the Fire Chief near the principal entrance to the building.

2.21.05 A fire safety plan box shall be equipped with an approved four digit combination lock, coded to the Fire Department’s specifications.

2.21.06 A fire safety plan will include a Pre-Incident Fire Plan in a format acceptable to the Fire Chief.

2.22.00 Construction Fire Safety Planning

2.22.01 An owner carrying out work pursuant to this Bylaw shall comply with all applicable enactments relating to construction safety.

2.22.02 An owner must, at the time of Building Permit application, submit a Construction Fire Safety Plan in a form and diagram template acceptable to the Fire Chief together with the Construction Fire Safety Plan fee prescribed in the *Fees and Charges Bylaw*.

2.22.03 The owner must ensure that the Construction Fire Safety Plan is kept up to date, including but not limited to:

(a) emergency contact information; and

(b) changing hazards or risks at the construction site.

2.22.04 The owner must ensure that the Construction Fire Safety Plan includes a Fire Code Exposure Report per Fire Code section 5.6.1.2, prepared by a Registered Professional in accordance with the Fire Code, to identify risks to adjacent properties and the mitigation methods that will be used on the construction site.

2.22.05 The Fire Chief may at any time review a Construction Fire Safety Plan and may require that the Construction Fire Safety Plan be updated, changed or amended.

2.23.00 Pre-Incident Fire Plans

2.23.01 The owner of any building required by the Fire Code to have a Fire Safety Plan must, on the request of the Fire Chief, provide building pre-plan information, including floor plans and diagrams showing the type and location of any building service, Fire Protection equipment, Fire Department connection, fire hydrant, Fire Department Access Route and Hazardous Materials storage or processing, in a form prescribed by the Fire Chief, and must pay the submission fee prescribed in the *Fees and Charges Bylaw*.

2.24.00 Electronic format

2.24.01 A fire safety plan, construction fire safety plan and pre-incident plan must be submitted to the Fire Chief in an electronic format acceptable to the Fire Chief.

2.25.00 Occupancy Contact Requirements

2.25.01 The owner of a building that has a fire alarm system or an automatic fire sprinkler system, whether monitored or un-monitored, must provide:

(a) the twenty-four-hour emergency contact name and phone numbers for at least two adult individuals persons who are able to respond to a phone call and attend at the premise immediately; and

(b) additional non-emergency building contact names and phone numbers.

2.25.02 The contact persons required under section 2.25.01 must:

(a) be able to provide full access to the entire building for which they have responsibility;

(b) be available to attend, enter and secure the premises at all times of day and night in the event of an incident;

(c) be able to take responsibility for the building from the Member on completion of an incident;

(d) attend all alarms at the building within forty-five (45) minutes of being requested by the Fire Department;

(e) secure the premises within a reasonable time or when directed to do so by the Fire Chief or member.

2.26.00 Civic Address - Signage

2.26.01 Every owner of real property must ensure that the civic street address assigned to that property by the Township is displayed in accordance with the following requirements:

(a) the address must be legible from a minimum distance of 15 metres, with each address number assigned to each building being not less than the minimum size specified in Table 1 of section 2.27.01.

(b) where the property includes multiple buildings with separate addresses assigned to each building, the building address must be displayed on each building in accordance with sub-paragraph (e);

(c) where a building is set back from the street or roadway fronting the property such that the assigned civic address is not clearly identifiable due to the distance from the street or roadway, or where landscaping or architectural appendages or other objects would obstruct the visibility of the address, the assigned civic addresses must be displayed at the driveway entrance from the street or roadway serving the building, as well as on the building itself;

(d) the address must be displayed on a weather-resistant sign, permanently mounted, and must be clearly visible from all directions of traffic flow;

(e) where the Fire Chief considers it necessary in the circumstances of a particular property, the Fire Chief may require the owner to provide a direction indicator or other means of readily identifying and locating a building;

(f) letters or numbers must be of a colour that contrasts with the background colour of the building;

(g) if an emergency access route is from a street or route other than that to which has been assigned a civic address, a sign must be posted indicating the civic address in a location approved by the Fire Chief; and

(h) the civic address must conform to the prescriptions set out in Table 1 of section 2.21.01.

2.27.00 Table 1 – Sign Type and Size

2.27.01 A civic address must include a sign in accordance with the following Table 1:

Table 1

Building Type	Sign Type and Minimum Size
Residential Rural	Reflective, 5 inches /127 mm
Residential Urban	5 inches / 127 mm
Residential Multi-Tenant	10 inches / 254 mm
Commercial / Institutional, 4 metres or less	10 inches / 254 mm
Commercial / Institutional, over 4 metres	18 inches / 457.2 mm

2.27.02 Other than for a Residential Rural building, the letters and digits of a civic address must be written in horizontal form.

2.28.00 Use of Property – General

2.28.01 The owner and other occupants of a premises must ensure the use and occupancy of the premises are compliant with the Fire Code.

2.29.00 Property Fire Safety

2.29.01 Without limiting the generality of subsection 2.28.01, or other requirements of this Bylaw, the owner and occupants of a building must ensure:

(a) signage required by the Fire Code is maintained in visible, legible condition, including without limitation for no-smoking areas, use of exit stairway, manual fire alarm pull stations, identifying floor levels, and prohibiting parking in access routes;

(b) all fire doors or separation devices are kept in good operating condition and repair;

(c) all exit doors are kept in good operating condition and repair and open freely without any special knowledge or devices;

(d) underground parking exit doors are not altered or fitted with any locking device except as expressly authorized in writing by a Fire Inspector;

(e) all required fire detection and suppression equipment and emergency systems within a building are kept in good operating condition, including all smoke alarms, fire alarms and sprinkler systems;

(f) emergency access routes to the premises are kept clear for access by Fire Department vehicles, and unobstructed by any vehicle, fence or other structure, hedge, tree, or other vegetation or thing;

(g) commercial cooking exhaust systems and chimney stove pipes or flues are maintained on a regular basis so that the exhaust systems, pipes or flues do not catch fire through normal usage; and

(h) portable fire extinguishers required by regulation are provided and maintained in good working order and are available and accessible at all times for emergency use.

(g) parking stalls must be used only for parking a motor vehicle and/or motorcycle, and kept clear from any debris or personal items;

(h) bins used for recycling are to be kept in a designated area. Designated areas for recycling are to be kept clean of debris and lids are to be kept closed at all times.

(i) balconies must not be used to store tires, unused appliances, boxes, rags, or chemicals; and

(j) flammable and combustible products must not be situated so as to obstruct entry or exit from a building.

(k) deficiencies are corrected in allocated time.

2.30.00 Smoke Alarms

2.30.01 The owner and occupant of a premises for which smoke alarms are required by the Fire Code or Building Code must ensure they are installed, inspected, and maintained so that they meet the standards established in those regulations and are in good working condition at all times.

2.31.00 Private Fire Hydrants

2.31.01 The owner of any premises with any private fire hydrants must ensure each hydrant:

(a) is located, installed and maintained in accordance with the Fire Code;

(b) is kept free of obstructions to at least one metre in all directions and 3 metres to a road or Fire Department emergency access route;

(c) is painted in accordance with Township colours for fire hydrants; and

(d) is serviced and maintained annually to ensure it is capable of providing the water flow and pressure it was designed to provide.

2.31.02 The owner or occupant of a premises with any private fire hydrant must:

(a) submit a copy of the annual service record for each hydrant to the Fire Prevention Division of the Fire Department no later than December 31st of each calendar year; and

(b) advise the Fire Department of any construction, servicing or repair to any fire hydrant that may detrimentally affect its functioning so as to reduce water volume or pressure, temporarily disable the hydrant, or otherwise affect fire safety.

2.32.00 Township Fire Hydrants and Connections

2.32.01 A person must not:

(a) other than as an employee of the Township acting within the scope of their duties, open, operate, connect to or use water from a fire hydrant, standpipe or valve that is the property of the Township, except strictly in accordance with a permit from the Township's Engineering Department and the *Langley Waterworks Regulation Bylaw 2008, No. 4697*; or

(b) plant vegetation or place structures or objects so as to obstruct or interfere with a fire hydrant, standpipe or valve that is the property of the Township, or with access by the Fire Department to any source of water designated for firefighting.

2.33.00 Premises Under Construction

2.33.01 The owner of premises that is undergoing construction must ensure compliance with fire safety regulations established in the Fire Code and the Building Code, and without limitation, must ensure:

(a) every required emergency access route is finished to a minimum of good, compacted gravel or other surface materials approved for roadways under the *Township of Langley Subdivision and Development Servicing Bylaw 2019, No. 5382*, and clearly designated as an emergency access route;

(b) the access route is secured with a gate, bollard, chain or other structure or assembly approved in writing by the Fire Chief prior to installation;

(c) water supplies for Fire Protection are installed and accessible by the Fire Department when construction commences or as otherwise approved in writing by the Fire Chief;

(d) before installation, any fire hydrants installed are tested and approved by the Fire Department; and

(e) during construction, servicing or repairs of private fire hydrants and water supply systems, conditions affecting fire safety, such as low water volumes or pressures, or fire hydrants being out of service, are immediately made known to the Fire Department.

2.33.02 The owner of premises that is undergoing construction or demolition must:

(a) comply with the site-specific Construction Fire Safety Plan;

(b) comply with the site-specific Fire Code Section 5.6.1.2 Exposure Report; and

(c) ensure that the water supply to the site for mitigation measures proposed in the Construction Fire Safety Plan and the Fire Code Section 5.6.1.2. Exposure Report is installed at the beginning of construction and is functionally operational before a hazard exists.

2.34.00 Vacant or Unoccupied Premises

2.34.01 An owner of vacant premises or premises that are unoccupied permanently or for an indefinite period must:

(a) remove and prevent any accumulation of combustible material or flammable substances on the premises; and

(b) keep the premises secure against unauthorized entry and occupation by one or more of the following methods:

i. affixing structural barriers to windows, doorways and other points of ingress to a vacant building;

ii. installing security fencing or other perimeter barriers;
iii. installing a security lighting system, so long as such lighting does not impact any neighbouring premises;
iv. employing security or guard patrols.

2.34.02 The owner of a vacant or fire-damaged building must promptly take all steps necessary to secure the building against the entry of unauthorized persons, including, but not limited to, guarding the building and securing all openings to the building to the satisfaction of the Fire Chief.

2.34.03 The Fire Chief or any Member has the authority, at all times, by day or night, to:

(a) provide a post-incident watch for a period of time deemed necessary to secure the property against further incident; or

(b) to engage the services of a security company or security person to maintain a fire watch for the building, to perform site security or to secure a premise at the expense of the owner.

2.35.00 Demolition

2.35.01 The Fire Chief or any Member authorized by the Fire Chief may order the damage, destruction or demolition of any building, part of a building, structure, equipment or other private property as may be necessary to extinguish, suppress or prevent the spread of fire or prevent the potential collapse of a building resulting from an incident.

2.35.02 None of the Township, the Fire Department or any of their elected or appointed officials, officers, employees or members is obligated to restore or pay compensation for property damaged, destroyed or demolished pursuant to subsection 2.35.01.

2.35.03 If the Fire Chief or a Member arranges for damage, destruction or demolition pursuant to subsection 2.35.01 the owner of the property subject to such services must pay to the Township the hourly rate of equipment and staffing costs of each Member for the actual time the Member and equipment attended at the site, plus any other expenses incurred by the Fire Department in relation to the incident.

2.36.00 Order to Secure Property

2.36.01 An Officer who determines that any vacant property, permanently or indefinitely unoccupied property, or a fire-damaged building is not adequately secured may order an owner or other occupant of the property to take measures to secure the property against unauthorized access.

2.36.02 If a person to whom an order is issued under subsection 2.36.01 does not complete all measures required within the time set out in the order, or if not specified, within 24 hours of its being delivered, the Officer may arrange for the order to be carried out by a contractor, at the expense of the owner. If the costs incurred by the Township are not fully paid by December 31st of that year, the amount may be recovered in the same manner as for collection of property taxes in arrears.

2.37.00 Fire Sprinkler and Alarm Systems

2.37.01 The occupant of a premise equipped with an automatic fire sprinkler system or fire alarm system must:

(a) notify the Fire Department prior to any installation, testing, service, repair, maintenance, adjustment or alteration of the system that may result in response by the Fire Department as if to a fire or other emergency;

(b) ensure the system is installed, maintained and tested in accordance with the Fire Code;

(c) retain records of testing, maintenance and service of the system on site;

(d) if the property is to be demolished, maintain the sprinkler system in operation subject to sequential elimination until the demolition work is completed; and

(e) promptly correct any deficiency identified by a Member where the system has been activated without proper cause.

2.37.02 The occupant of a premise equipped with an automatic fire sprinkler system or fire alarm system must pay fees established in the *Fees and Charges Bylaw* for attendance at the premises by the Fire Department, in any circumstances of a false alarm, including:

(a) where the Fire Department was not notified in advance of an automatic fire sprinkler or fire alarm system being activated for installation, testing, service, repair, maintenance, adjustment or alteration;

(b) where an automatic fire sprinkler or fire alarm system was activated due to a malfunction or human error; or

(c) the Members attending at the premises have found no fire or other emergency and the Officer in Charge determines there was no reasonable basis to call for attendance by the Fire Department.

2.37.03 The occupant of a premise equipped with an automatic fire sprinkler system or fire alarm system must submit the names, current addresses, and telephone numbers of the designated contact persons on a form approved by the Fire Chief, which must include the written consent of each designated person. The occupant must notify the Fire Department of any contact person who is not available, whose contact information has changed, or whose designation is no longer effective, and of any person designated to replace or substitute for a listed contact person.

2.38.00 Fire Watch

2.38.01 A fire watch is required:

(a) when any Life Safety System is taken out of service, requires servicing or has been silenced or shut down;

(b) when doing Hot Works or as required in a special Permit or Fire Safety Plan; or

(c) if directed by a Member.

2.38.02 When a fire watch is required, the person assigned to perform the Fire Watch must perform and comply with all of the following:

(a) post written notices at all entrances and exits on each floor stating that a fire watch is in effect, and its expected duration;

(b) conduct a physical inspection of all public areas equipped with a fire alarm detection device;

(c) notation in an entry book at least every hour of the conditions in the building by the person performing the fire watch, which entry book shall be immediately available for inspection by the Fire Chief or Member.

(d) have access to a communication device on site capable of making a 9-1-1 call;

(e) post instructions in the building as to the alternate actions to be taken in the case of an emergency; and

(f) must not have other assigned duties that negate their ability to perform the fire watch as detailed in this section;

2.38.03 A fire watch must be maintained until the Fire Department has been notified that the Life Safety Systems are back in service.

2.38.04 A fire watch shall be well documented including permits, logbooks and photos detailing timelines and work being completed.

2.38.05 Fire watch documentation shall be made available to the Fire Department for review upon request.

2.39.00 Flammable or Combustible Materials Storage

2.39.01 The owner and occupant of a premises must ensure that all dangerous goods, and all flammable or combustible liquids, gases and other products or materials are handled and stored in accordance with the Fire Code and so as to avoid a fire hazard.

2.39.02 Without limiting subsection 2.39.01:

(a) hazardous or Flammable Liquids or gases must be stored only in a locker that has been approved by the Fire Chief or a Fire Inspector for that purpose;

(b) flammable and combustible products must not be stored in underground parkades unless contained in a room specifically designed for such storage;

(c) parking stalls must be used only for parking a motor vehicle or motorcycle, and kept clear from any oil, debris or personal items;

2.39.03 The occupant of any premises within any of the following areas, as shown in Schedule 8 (*Map of Designated Areas for the Purpose of Portable Fuel Tanks in Excess of 25 Litres*):

(a) Regional Parks;

(b) Designated Urban Growth;

(c) Salmon River Uplands; or

(d) Comprehensive Rural Estates,

must not store more than 25 litres of a flammable or combustible liquid in a portable container on the premises.

2.39.04 The occupant of any premises and the operator of any business that involves the production, use, control or storage of combustible materials such as bags, boxes, excelsior, litter, rags, rubbish, sacks, shavings, straw or waste paper must, at the close of each day, cause all such material to be compactly baled or stacked in a safe manner, or stored in closed, non-combustible containers with non-combustible lids.

2.40.00 Combustible Waste Near Buildings

2.40.01 An owner must not allow combustible waste materials or garbage to remain adjacent to a building for longer than forty-eight (48) hours.

2.40.02 The Municipality may cause the removal of combustible materials from in and around buildings and in such event, the Owner of the property must pay the cost of such removal.

2.41.00 Refuse Containers

2.41.01 The owner of a building used for any apartment, commercial, industrial or assembly occupancies must provide the occupants with suitable, non-combustible refuse containers in accordance with the Fire Code.

2.42.00 Storage of Tires

2.42.01 The occupant of premises where tires are stored must ensure the tires are stored in accordance with the Fire Code and without limitation, must:

(a) ensure a clear space between aisles of accumulated tires that is wide enough to facilitate access by firefighters; and

(b) install and maintain a security fence where tires are stored outdoors to prevent unauthorized entry.

2.43.00 Chimneys and Heating Appliances

2.43.01 The owner or occupant of a premises that contains a chimney, smokestack or similar device for conveying smoke or hot gases to the outer air must ensure those items, and any stoves, furnaces, fire boxes and boilers to which they are connected, are installed and maintained in accordance with the Fire Code.

2.44.00 Obligation to Report Hazard

2.44.01 The occupant of a premises, or owner or operator of a motor vehicle, trailer, vessel or container, or any place where dangerous goods or hazardous substances are used or stored must immediately report to the Fire Chief the potential or actual occurrence of an explosion, discharge, emission, escape or spill of the dangerous goods or hazardous substance.

2.45.00 Mobile Food Vendors

2.45.01 Every Mobile Food Vendor operation must:

(a) apply for and obtain an annual inspection by the Fire Chief or a Member;

(b) comply with the commercial cooking equipment requirements; and

(c) situate all cooking appliances on a stable non-combustible base with acceptable clearance from combustibles.

2.45.02 All Mobile Food Vendor tents and awnings must have flame resistance conforming with CAN/ULC S-109 and identified with a factory label. Flame retardant treatments to tents and awnings must be renewed as often as required to meet the match test of NFPA 705.

2.45.03 All Mobile Food Vendors must be equipped with fire extinguishers as follows:

(a) At least one portable multi-purpose extinguisher (minimum 4.54 kg (10-pound) 4A10B:C);

(b) a portable Class K wet chemical extinguisher if equipped with a deep fryer;

2.45.04 If required by the Fire Chief, Mobile Food Vendors may be required to pay an inspection fee as outlined in the *Fees and Charges Bylaw*.

2.46.00 Fireworks

2.46.01 A person must not handle or discharge Fireworks, or possess Fireworks for any such purpose, except as specifically authorized by a Fireworks Event Permit issued by the Fire Chief and in the form set out in Schedule 3.

2.46.02 Without limiting section 2.46.01, a person must not handle, store, discharge or otherwise use any Fireworks in an unsafe manner, and without limitation, must not aim

or direct any Fireworks at any person, animal, structure, vehicle or other object when handling, discharging or otherwise using any Fireworks.

2.47.00 Fireworks Event Permit

2.47.01 A person may apply for a permit to use or discharge Fireworks for a celebratory, ceremonial, religious or commercial purpose by completing a Fireworks Event Application in the form set out in Schedule 2, and submitting it, along with the permit fee established in the *Fees and Charges Bylaw*, to the Fire Chief at least 10 business days before the proposed activity is to occur.

2.47.02 An applicant for a Fireworks Event Permit (Schedule 3) and a holder of such permit must, as a condition of the permit:

(a) meet the insurance requirements set out in Schedule 4;

(b) if required by the Fire Chief, provide a fire safety plan and a site plan;

(c) provide evidence that the applicant or other person who will conduct the proposed activity is currently certified by the Explosives Regulatory Division of Natural Resources Canada to carry out that activity;

(d) provide written agreement of the property owner if the proposed activity is to occur on property other than that owned by the applicant or by the Township, in the form set out in Schedule 5;

(e) if the proposed activity is being organized or sponsored by a person other than the applicant, provide written agreement of the organizer or sponsor in the form set out in Schedule 6;

(f) present the permit to the seller of the Fireworks;

(g) use or discharge only those Fireworks specified in the permit;

(h) use or discharge the Fireworks strictly in accordance with the terms and conditions of the permit and, if required by the Fire Chief, with an approved fire safety plan;

(i) ensure the Fireworks are only used or discharged by or under the direct supervision of a person certified by Natural Resources Canada for that activity; and

(j) ensure that the purchase, possession, use, handling, discharge, and storage of the Fireworks complies in every respect to this Bylaw, the Fire Code, the *Explosives Act* and its regulations, and the current *Display Fireworks Manual* published by Natural Resources Canada.

2.48.00 Film Production Pyrotechnics

2.48.01 A person must not carry out any film production activity that involves the use or discharge of Fireworks or that involves other pyrotechnical effects anywhere in the Township without first applying for and obtaining a Film Production Pyrotechnics Permit from the Fire Chief in a form approved by the Fire Chief.

2.48.02 A person applying for a Film Production Pyrotechnics Permit under subsection 2.48.01 must, at the sole expense of the applicant and in addition to meeting the requirements in this Bylaw for a Fireworks Event Permit (Schedule 3):

(a) provide a description of the proposed use and a fire safety plan;

(b) provide a site plan, drawn to scale, showing the position of ramps, motors, traffic patterns, location of emergency vehicle, and any and all
   i. significant ground features;
   ii. rights of way;
   iii. buildings or other structures;
   iv. overhead obstructions; and
   v. parking areas;

(c) provide any further information requested by the Fire Chief in relation to the proposed use of Fireworks or other pyrotechnical products and methods;

(d) provide for a fire safety inspection of the proposed site by a Fire Inspector, and a Fireworks operator or pyrotechnician currently certified by Natural Resources Canada for carrying out or supervising the proposed activity;

(e) ensure the proposed activity is carried out by a fireworks operator or a pyrotechnician currently certified by Natural Resources Canada for carrying out or supervising the proposed activity;

(f) if required by the Fire Chief, provide for Members to be present on site, with Fire Department apparatus, during the proposed activity;

(g) comply with any further restrictions, conditions and requirements imposed by the Fire Chief in relation to the proposed activity; and

(h) submit, along with a complete application for a Fireworks Event Permit (Schedule 3), permit fees, fees for special effects site inspections, and fees for staff time and apparatus in an amount estimated by the Fire Chief for the proposed activity, based on the rates set out in the *Fees and Charges Bylaw*.

2.49.00 Sale of Fireworks

2.49.01 A person must not sell, offer for sale, give, dispose of or distribute Fireworks unless the person:

(a) holds a current business licence under the Township of Langley *Licencing Bylaw No. 5878;*

(b) is currently certified as a Fireworks Operator or Pyrotechnician by the Explosives Regulatory Division of Natural Resources Canada for the types of Fireworks proposed to be dealt with;

(c) has obtained insurance as required under Schedule 4, and provides the Fire Chief with a copy of the policy;

(d) has applied for and been issued a Fireworks Sales Permit in the form set out in Schedule 1;

(e) has paid the application fees established in the *Fees and Charges Bylaw*; and

(f) deals with the Fireworks strictly in accordance with the terms of the Fireworks Sales Permit (Schedule 1) and any further conditions imposed by the Fire Chief for the protection of persons and property in relation to the proposed activity.

2.50.00 Open Air Fires

2.50.01 Except as provided in subsections 2.50.02 and 2.50.03, a person must not light, ignite, start or burn any fire in the open air, including airborne fire holding devices not under the control of the user (e.g. wish lanterns). This includes portable incinerators, outdoor fireplaces, ovens or other portable appliances or devices in the open air except in accordance with this Bylaw and having first obtained one of the following burning permits, as applicable to the intended open burning, issued by the Fire Chief:

(a) an Outdoor Burning Permit (Schedule 9);

(b) a Land Clearing Burning Permit (Schedule 10);

(c) a Special Burning Permit (Schedule 11).

2.50.02 All exterior solid fuel-fired appliances or devices are prohibited, including pizza ovens and outdoor fireplaces that were built without a municipal Building Permit;

2.50.03 Existing wood-fired pizza ovens and outdoor fireplaces that were constructed and inspected through a municipal Building Permit may be permitted to operate, but must be in compliance with the *Metro Vancouver Air Quality Bylaw*.

2.50.04 The following open fires do not require a burning permit under this Bylaw:

(a) a fire for cooking or aesthetics using a CSA/ULC approved briquette, natural gas or propane fueled appliance, provided such appliances are operated in accordance with its listed use and manufacturer’s instructions.

(b) In the absence of defined operating instructions, the operator must:

i. (maintain a minimum of 1-meter clearance from the nearest structure, property line, overhead tree or other combustible material;
ii. keep the appliance under constant supervision when in use;
iii. provide an adequate extinguishing agent, such as a fire extinguisher or garden hose; and
iv. dispose of used briquettes in a non-combustible container;
v. Smokers that are ULC rated and fueled by electricity, propane, or natural gas where wood/mesquite is supplemental, and the appliance is used in accordance with the manufacturer’s specifications, including clearance to combustibles, are permitted. Smoke generated from such device must be in compliance with *Metro Vancouver Air Quality Bylaw*;

(c) a fire ignited by a Member for the purposes of Fire Department training and practice, fire investigation procedures or eliminating hazards;

(d) a fire conducted for resource management under the *Wildfire Act*.

2.50.05 A person who has been issued a permit or approval by a director authorized under the *Environmental Management Act* for a purpose under the *Open Burning Smoke Control Regulation 152/2019* is not required to obtain a permit for the same purpose under this Bylaw, but must:

(a) provide the Fire Chief with documented evidence of the permit or approval issued by the director; and

(b) notify the Fire Chief:

i. no later than 24 hours in advance of starting the open burning;
ii. of any loss of control or inability to carry out conditions of the permit or approval; and
iii. when all conditions of the permit or approval have been completed and the fire has been extinguished.

2.50.06 A person applying for a burning permit must, as a condition of the permit being issued, provide information and meet other conditions and requirements established in Schedule 9, Schedule 10 or Schedule 11, as applicable to the type of burning permit required for the proposed activity; and pay the applicable fees established under the *Fees and Charges Bylaw*.

2.50.07 The Fire Chief may issue an Outdoor Burning Permit (Schedule 9) for a fire where the material may be piled by hand and does not exceed 5 cubic metres in diameter at any time, if satisfied that the conditions and requirements established in Schedule 9 can and will be met by the applicant.

2.50.08 The Fire Chief may issue a Land Clearing Burning Permit (Schedule 10) for an agricultural purpose or otherwise to clear land if satisfied that the conditions and requirements established in Schedule 10 can and will be met by the applicant.

2.50.09 The Fire Chief may issue a Special Burning Permit (Schedule 11) to an applicant in the following circumstances:

(a) the fire is for an agricultural purpose, to eradicate grass, weeds, pests, or damaged or diseased crops;

(b) the fire is part of a religious or ceremonial event; or

(c) the fire is a campfire not exceeding 0.6 metres in height and 0.49 metres in width at any time, in which only dry wood, branches, twigs and pinecones are burned, set in a campfire pit and maintained solely for the purpose of cooking food, providing warmth and recreational enjoyment in an authorized campground managed by a licensed operator.

2.50.10 A person must not ignite or burn in the open air or in any type of container or enclosure:

(a) construction or demolition materials or waste, unless specifically authorized by a person authorized by Metro Vancouver Regional District to issue a permit for such burning, and as approved in writing by the Fire Chief;

(b) animal carcasses, hides, manure or waste from animal slaughtering;

(c) asphalt or asphalt products; tar papers, rubber, tires, plastics, polystyrene foam; batteries, fiberglass or other fibre-reinforced polymers;

(d) carpets, furniture or appliances;

(e) domestic waste;

(f) electrical wire;

(g) paint, varnish, used oil, fuel or lubricant, or their containers;

(h) dangerous goods or hazardous waste, as defined in the Hazardous Waste Regulation, or any other materials prohibited under the *Environmental Management Act or* its regulations;

(i) railway ties or treated or painted wood products; or

(j) any vegetative matter not grown naturally or cultivated on the site where the burning occurs;

(k) wish lanterns or similar airborne devices,

and must meet any further requirements of the Fire Code, the *Open Burning Smoke Control Regulation 152/2019,* and other enactments that apply in the circumstances.

2.51.00 Fuel Dispensing Stations

2.51.01 A person must not operate a fuel dispensing station or install any storage tank, pump or measuring device used or intended to be used for dispensing flammable or combustible liquids except in compliance with the Fire Code, the Environmental Code of Practice for Aboveground and Underground Storage Tank Systems, this Bylaw, and a Fuel Dispensing / Tank Permit in the form set out in Schedule 7 issued by the Fire Chief.

2.51.02 A person applying for a Fuel Dispensing / Tank Permit (Schedule 7) must pay the applicable fee established in the *Fees and Charges Bylaw* and must provide the following information to the Fire Chief:

(a) the name, address and telephone number of the applicant and the contractor;

(b) the location of the proposed installation; and

(c) three (3) copies of specifications and scaled plans, prepared by a qualified professional engineer, showing:

i. the location of storage tanks in relation to adjacent tanks, buildings, fuel dispensing devices, property lines and fencing;

ii. the location of all major piping, valves, pumps and associated appurtenances;
iii. the location of the fuel dispensing system;
iv. the location of existing and proposed buildings and other structures;
v. the size, capacity and use of the storage tanks to be installed;
vi. the standard to which the storage tanks have been constructed; and
vii. the type and trade names of the pumps and measuring devices to be installed.

2.51.03 A person operating a fuel dispensing station or on whose premises a fuel tank is located must ensure that:

(a) all station attendants have successfully completed a fire safety training program recognized by the fire commissioner prior to dispensing any fuel;

(b) prior to causing any adjustment or relocation of a fuel tank, all fuel within the tank has been removed; and

(c) permission in writing from the Fire Chief or an Officer is obtained before any fuel storage tank, or associated piping or appurtenances are covered.

2.52.00 Propane Dispensing Facilities

2.52.01 A person must not cause, direct or allow the dispensing, fueling, filling, re-fuelling or refilling or propane cylinders, bottles or other containers or any type except at a service station, recreational vehicle centre or industrial location:

(a) that has been inspected and licensed by the BRITISH COLUMBIA Safety Authority; and

(b) where a person licensed by the BRITISH COLUMBIA Safety Authority to dispense propane is in attendance.

2.53.00 General Conditions of Permits

2.53.01 A person who has been issued a permit under this Bylaw:

(a) must carry out the activity strictly in accordance with the permit and with any additional restrictions, requirements and conditions imposed or as directed by the Fire Chief for fire prevention and life safety;

(b) must comply with any further restrictions, requirements and conditions applicable to the activity under other bylaws of the Township, any bylaws of Metro Vancouver Regional District, and any Provincial or Federal enactments;

(c) must not carry out any activity under the permit on property that is owned by another person except with the written permission of the registered owner or their authorized representative;

(d) must not transfer or assign the permit to another person unless expressly and specifically permitted in writing by the Fire Chief;

(e) must keep the permit on site and readily available to produce for inspection by any Member at all times while carrying out activity;

(f) must immediately notify the Fire Chief or an Officer of any change in information provided on the permit, or of any conditions, requirements or restrictions applicable to the activity that cannot be met or continue to be met; and

(g) must promptly comply with a requirement by the Fire Chief or an Officer for a fire safety inspection to ensure applicable requirements of the Fire Code, this Bylaw and the permit are being met, and pay the applicable fees for each inspection as established in the *Fees and Charges Bylaw*.

2.53.02 A person holding a permit under this Bylaw is solely and fully responsible to ensure that the activity under the permit complies with all conditions, restrictions and requirements applicable to the activity under any enactment or at common law. The issuance of a permit under this Bylaw is not a representation or warranty by the Fire Chief or the Township that any or all such conditions, restrictions and requirements have been or are being met.

2.54.00 Refusal, Suspension or Cancellation of Permits

2.54.01 In considering an application for a permit under this Bylaw, the Fire Chief may:

(a) impose such conditions, restrictions and requirements as the Fire Chief deems to be warranted in light of the application and related conditions and circumstances; and
(b) may in writing refuse to issue a permit, or suspend or cancel a permit that has been issued, if the information on the application is inaccurate or misleading, or
(c) the Fire Chief believes the proposed or permitted activity cannot be or is not being carried out safely and in accordance with this Bylaw or other applicable enactments or any or all further conditions, restrictions and requirements imposed by the Fire Chief.

2.54.02 Without limiting the authority of the Fire Chief under subsection 2.54.01, an Officer may suspend or cancel any permit under this Bylaw where the Officer believes there is an unsafe condition or non-compliance with the permit, any provision of this Bylaw, the Fire Code, or other applicable enactment, and may refer the matter to the Fire Chief for review or further direction.

2.54.03 A person who has been ordered to suspend or cease activity under subsection 2.54.01 or 2.54.02 must immediately do so, and in a safe manner carry out all measures and comply with all conditions and restrictions for ceasing or resuming the activity as directed by the Fire Chief.

PART III FEES AND COST RECOVERY

3.01.00 Fees

3.01.01 Services of the Fire Department provided under this Bylaw, including inspections, permit issuance, attendance at properties or events, and pursuant to permitted activities and the use of its apparatus, are subject to fees, charges and rates established in the *Fees and Charges Bylaw*.

3.01.02 In addition to fees and rates charged under other provisions of this Bylaw, services provided by the Fire Department and the use of its apparatus, and any auxiliary equipment, are subject to charges to cover the actual costs to the Township, at rates established in the *Fees and Charges Bylaw*, in any one or more of the following circumstances:

(a) a fire that has been ignited, set or continued in contravention of this Bylaw or another enactment has been attended as an incident by the Fire Department;

(b) a fire that has occurred as a result of or in connection with the commission of an offence under the Criminal Code (Canada), the Controlled Drugs and Substances Act (Canada) or the Cannabis Act (Canada) or of a statute or regulation of British Columbia;

(c) an incident that has caused damage in excess of $5,000 and must be investigated and reported in accordance with a Provincial enactment;

(d) a gathering of people, special event or other activity is held for which the Fire Department provides standby time, apparatus, assistance response or Fire Protection services before, during or after such gathering, special event or activity;

(e) the Fire Department has employed external personnel or used specialized equipment in providing a service, for which employment or use the Township has incurred costs or charges;

(f) damage or contamination has occurred to Fire Department apparatus or auxiliary equipment while Members attend an incident, where the contamination or damage results from the unlawful presence of a dangerous good or hazardous substance;

(g) material is burned without obtaining a required permit or in contravention of any restrictions, conditions or requirements of a permit or this Bylaw, where the Fire Department has attended for Fire Protection or assistance response;

(h) where a permit has been suspended or cancelled, and the occupant or permit holder is required, but has refused or neglected to extinguish the fire or cease activity as directed, resulting in the Fire Department attending to extinguish the fire or address any fire safety concerns;

(i) a fire education lecture, fire extinguisher demonstration, or any other training related to fire and life safety education by a Member or person engaged by the Fire Chief for such purposes.

3.01.03 Fees, charges or rates owed under this Bylaw become a debt owing to the Township, and if unpaid may be recovered by any method authorized by law.

3.01.04 If unpaid by December 31st of the year in which they became due, fees, charges and rates imposed under this Bylaw for inspections, work done or other services provided to a property, or for attendance at false alarms, may be collected from the property owner in the same manner and with the same remedies as for property taxes.

PART IV ENFORCEMENT

4.01.00 Offence and Penalty

4.01.01 A person who:

(a) contravenes, violates or fails to comply with this Bylaw;

(b) causes or allows any act or thing to be done in contravention of this Bylaw; or

(c) fails or neglects to do anything required under this Bylaw,

commits an offence, and where the offence is a continuing one, each day that the offence continues amounts to a separate offence.

4.01.02 A person found guilty of committing an offence under this Bylaw is liable:

(a) if proceedings are brought under the *Offence Act,* to pay a minimum fine of $2,000 and a maximum fine of $50,000, and such other amounts as may be ordered by the court for the costs of investigation and prosecution, and to compensate the Township or another person for damages or loss sustained resulting from the commission of the offence; or

(b) if a bylaw notice is issued under the *Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703*, to pay a penalty in an amount established in the *Local Government Bylaw Notice Enforcement Act*.

PART V SCHEDULES AND REPEAL

5.01.01 Schedules 1 through 11 are attached to and form part of this Bylaw.

5.01.02 The Township of Langley *Fire Prevention Bylaw 2021 No. 5690* is hereby repealed.

READ A FIRST TIME the	18	day of	November	, 2024
READ A SECOND TIME the	18	day of	November	, 2024
READ A THIRD TIME the	18	day of	November	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

Schedule 1

Township of Langley
Est. 1873

Firework Sales Permit

1 Applicant Information

Applicant's name			
Mailing address			
City	Postal code	Home phone	Alternate phone
Contact name (if any)		Business license number	

The applicant hereby applies to sell, offer for sale, or otherwise dispose of fireworks at the following location(s):

2 Terms and Conditions

As per Fire Prevention Bylaw 2021 No. 5690, Section 2.41.00 (Sale of Fireworks)

The Applicant certifies that the Applicant understands and will be governed by the provisions of the Township's Fire Prevention Bylaw and all applicable provincial and federal laws and regulations in force from time to time and any conditions or restrictions imposed in this permit by the Fire Chief.

In consideration of the Township issuing a Fireworks Sales Permit, the Applicant covenants and agrees that the Applicant will save harmless, release and indemnify the Township and its elected officials, employees, officers, agents, and contractors from and against any and all manner of actions or causes of action, damages, costs, losses and expenses of whatever kind expenses of whatever kind (including, without limitation, legal fees) which the Township or its elected officials, employees, officers, agents, or contractors may sustain, incur, or be put to by reason of or arising out of:

1. the issuance of this permit;
2. the sale, offering for sale or any other disposal, distribution, or giving of fireworks to any person by or on behalf of the Applicant; or
3. any act or omission of the Applicant or any person for whom the Applicant is at law, responsible, including, without limitation, the non-observance or non-performance of any obligation imposed by federal or provincial law.

3 Signatures

Applicant's signature	Print name	Date (mm/dd/yyyy)
Fire Chief's signature	Print name	Date (mm/dd/yyyy)

Office use only

- ☐ Hold valid business licence
- ☐ Certified by Natural Resources Canada
- ☐ Insurance Form (Schedule 4)

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SCHEDULE 2

Township of Langley

Est. 1873

Fireworks Event Application

1 Applicant Information

Applicant name	
Address	
City	Postal code
Home phone	Alternate phone
Fireworks supervisor name	Fireworks Operator Certificate number

☐ Copy of Operator's Certificate (front and back) attached

2 Event Details

The applicant hereby applies to fire, set off, or explode fireworks on property within the Township of Langley as follows:

Location		
Date (mm/dd/yyyy)	Start time	End time
Description of event		
Estimated number of spectators		

see next

Type of Fireworks	Quantity of Fireworks
Indicate safety precautions you will use	
Event organizer/sponsor contact name	Phone
Property owner name	Phone

3 Signature

Applicant's signature

Print name

Date (mm/dd/yyyy)

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SCHEDULE 3

Township of Langley

Est. 1873

Fireworks Event Permit

1 Contact Information

Applicant's name	
Applicant's address	
City	Postal code
Home phone	Alternate phone
Fireworks supervisor name	Fireworks Operator Certificate number

2 Registered Property Owner

If the applicant is not the registered owner of the property where the fireworks event will occur, please complete:

Registered owner's name	
Registered owner's address	
City	Postal code
Home phone	Alternate phone

3 Event Details

Fireworks event location	Event date (mm/dd/yyyy)
Type of Fireworks	**Quantity of Fireworks**

☐ Detailed list attached. List indicates type and quantity of fireworks to be used at event.

see next

Indicate safety precautions you will use

4 Terms and Conditions

Permission is granted to the applicant to fire, set off, or explode fireworks in the quantity, type, and location as set out in the Fireworks Event Application.

No later than ten (10 days) prior to the fireworks event, the Applicant promises to obtain Comprehensive General Liability insurance policy with an inclusive limit of not less than $5,000,000 per occurrence for bodily injury and property damage and provide evidence of the same to the Fire Chief .

The applicant certifies that the applicant understands and will be governed by the provisions of the Township's fire prevention bylaw, in force from time to time, and all applicable provincial and federal laws and regulations in force from time to time, and any conditions or restrictions imposed in this permit by the local assistant of the Fire Commissioner.

The applicant further certifies that the applicant is authorized by Natural Resources Canada to possess and fire, set off, or explode fireworks.

In consideration of the Township issuing a Fireworks Event Permit, the applicant covenants and agrees to indemnify and save harmless the Township and its elected officials, employees, officers, agents, and contractors from and against any and all manner of actions or causes of action, damages, costs, loss, or expenses of whatever kind (including, without limitation, legal fees) which the Township or its elected officials, employees, officers, agents, or contractors may sustain, incur, or be put to by reason of or arising out of:

(1) the issuance of this permit;

(2) the fireworks event, including, without limitation, the handling storage, firing, setting off, exploding or other use of fireworks in connection therewith;

(3) the applicant's use or occupation of the location upon which the fireworks event is to occur; or

(4) any act or omission of the applicant or any person for whom the Applicant is at law, responsible, including, without limitation, the non-observance or non-performance of any obligation imposed by federal or provincial law.

Applicant's signature	Fire Chief's signature
Applicant's printed name	Fire Chief's printed name
Date (mm/dd/yyyy)	Date (mm/dd/yyyy)

This permit is not transferable. Only the applicant is authorized under this permit to fire, set off, or explode fireworks.

Office use only		
Received	N/A	
☐	☐	Agreement of Property Owner for Public Fireworks Event (schedule 5)
☐	☐	Agreement of Organizer or Sponsor of Fireworks Event (schedule 6)
☐	☐	Fireworks Operators Certificate issued by Natural Resources Canada
☐	☐	Insurance Form (schedule 4)

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SCHEDULE 4

Township of Langley

Est. 1873

Insurance Requirements for Fireworks Event

1 Event Information

Location of Fireworks Event
Event date (mm/dd/yyyy)

2 Terms and Conditions

1. A display permit holder shall, at his or her own expense, for the duration of the fireworks event, secure and maintain a Comprehensive General Liability insurance policy with an inclusive limit of not less than $5,000,000 per occurrence for bodily injury and property damage.
2. The Comprehensive General Liability insurance policy shall:
   a. include pyrotechnic operations
   b. include "Broad Form" Property Damage coverage on an occurrence basis including loss of use of property
   c. include, but not necessarily be limited to, the following coverages:
      i Contingent Employers Liability
      ii Owners and Contractors Protective Liability
      iii Contractual Liability assumed with respect to the event
      iv Non-Owned and Hired Auto
      v Personal Injury Liability
   d. include the Township, its elected officials, officers, agents and employees, and contractors acting on behalf of the Township, as additional insureds
   e. be primary and non-contributing with respect to any insurance carried by the Township
   f. not include a deductible greater than $5,000 per occurrence (unless the Township advises in writing that it has determined that a greater deductible is acceptable)
   g. include a Cross Liability clause
   h. preclude subrogation claims by the insurer against any of the insureds
   i. include a provision requiring the insurer to give the Township 30 days prior written notice before making any material change to the insurance coverage, or the termination or cancellation thereof
   j. provide that the Township, its elected officials, officers, agents and employees, and contractors acting on behalf of the Township are protected notwithstanding any act, neglect or misrepresentation of the display permit holder which might otherwise result in the avoidance of a claim and that such policy is not affected or invalidated by any act, omission or negligence of any third party which is not within the knowledge or control of the insureds
   k. be underwritten by a responsible insurance company or companies licensed to do business in the Province of British Columbia and that meet with the reasonable approval of the Township
3. Seven days prior to the fireworks event and upon the Township's written requirements from time to time, the display permit holder shall furnish the Township with a certificate or certificates of insurance as evidence that the required insurance is in force.
4. Maintenance of the insurance required herein and the performance by the display permit holder of his or her obligations under this clause shall not relieve the display permit holder from liability under any covenant to indemnity the Township.
5. It shall be the sole responsibility of the display permit holder to determine his or her own additional insurance coverages, if any, including workers' compensation, that are necessary and advisable for his or her own protection or to fulfil his or her obligations with respect to the fireworks event. Any such additional insurance shall be secured and maintained by the display permit holder at his or her own expense.
6. The foregoing insurance provisions shall not limit the insurance the display permit holder is required to secure and maintain by provincial or federal law.
7. If the display permit holder fails to secure or maintain insurance as required herein, then the Township shall have the right, but not the duty or obligation, to secure and maintain such insurance and give evidence thereof to the display permit holder. The display permit holder shall pay the cost thereof to the Township on demand or the Township may deduct such cost from any amount that is due or may become due to the display permit holder from the Township.

see next

4 Signature

I hereby agree to all of the terms and conditions of the Township of Langley Fire Prevention Bylaw 2013 No. 4956 (as on page 1 of this form) and agree to have the above insurance requirements.

Applicant's signature

Applicant's printed name

Date (mm/dd/yyyy)

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FD14-287

SCHEDULE 5

Township of Langley

Est. 1873

Agreement of Property Owner for Fireworks Event

1 Event Information

Applicant's name	
Fireworks event organizer/sponsor name	
Address of fireworks event	
City	Postal code
Event date	
Event start date	Event end time

2 Property Owner Information

Registered owner's name	
Registered owner's address	
City	Postal code
Home phone	Alternate phone
Contact name (if any)	

see next

Township of Langley Fire Department | 22170 – 50 Avenue, Langley, BC V2Y 2V4 | 604.532.7500 | tol.ca

3 Terms and Conditions

The property owner has agreed and consented to the organizer/sponsor holding and the applicant performing a public fireworks event on the date and at the location and time described above. The applicant has completed and submitted to the Township of Langley a "Fireworks Event Application" for a permit to perform such a public fireworks event.

In consideration of $1 and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged by the property owner), the property owner hereby remises, releases, and forever discharges the Township of Langley and its elected officials, employees, officers, agents, and contractors from and against any and all manner of actions, damages, causes of action, suits, debts, claims, demands, and damages of any nature or kind whatsoever which the property owner may at any time have against the Township of Langley or its elected officials, employees, officers, agents, or contractors arising out of any cause, matter, or thing in respect of or arising out of:

(1) the issuance of the permit to the applicant

(2) the fireworks event, including, without limitation, the handling, storage, firing, setting off, exploding, or other use of fireworks in connection therewith

(3) the use or occupation of the location upon which the fireworks event is to occur

(4) any act or omission of the applicant or organizer/sponsor or any person for whom either is, at law, responsible, including, without limitation, the non-observance or non-performance of any obligation imposed by federal or provincial law

The property owner acknowledges that he or she had the opportunity to seek independent legal advice as to the contents of this agreement and that he or she is not under any legal disability.

4 Signatures

Applicant's signature	Property owner's signature
Applicant's printed name	Property owner's printed name
Date (mm/dd/yyyy)	Date (mm/dd/yyyy)

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SCHEDULE 6

Township of Langley

Est. 1873

Agreement of Organizer or Sponsor for Fireworks Event

1 Event Information

Applicant's name	
Address of fireworks event	
City	Postal code
Event date	Event time

2 Organizer/Sponsor Information

Fireworks event organizer/sponsor's name	
Organizer/sponsor's address	
City	Postal code
Home phone	Alternate phone
Contact name (if any)	

see next

Township of Langley Fire Department | 22170 – 50 Avenue, Langley, BC V2Y 2V4 | 604.532.7500 | tol.ca

3 Terms and Conditions

The organizer/sponsor has engaged the applicant to perform a public fireworks event on the date and at the location and time described above. The applicant has completed and submitted to the Township of Langley a "Fireworks Event Application" for a permit to perform such public fireworks event.

In consideration of $1 and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged by the organizer/sponsor), the organizer/sponsor hereby covenants to indemnify and save harmless the Township of Langley and its elected officials, employees, officers, agents, and contractors from and against any and all manner of actions or causes of action, damages, costs, loss, or expenses of whatever kind (including, without limitation, legal fees) which the Township or its elected officials, employees, officers, agents, or contractors may sustain, incur, or be put to by reason of or arising out of:

(1) the issuance of the permit to the applicant

(2) the fireworks event, Including, without limitation, the handling, storage, firing, setting off, exploding or other use of fireworks in connection therewith

(3) the use or occupation of the location upon which the fireworks event is to occur

(4) any act or omission of the applicant or organizer/sponsor or any person for whom either is, at law, responsible, including, without limitation, the non-observance or non-performance of any obligation imposed by federal or provincial law

The organizer/sponsor acknowledges that he or she had the opportunity to seek independent legal advice as to the contents of this agreement and that he or she is not under any legal disability.

4 Signatures

Applicant's signature	Organizer/sponsor's signature
Applicant's printed name	Organizer/sponsor's printed name
Date (mm/dd/yyyy)	Date (mm/dd/yyyy)

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SCHEDULE 7

Township of Langley
Est. 1873

Fuel Dispensing/Tank Permit page 1

Date (mm/dd/yyyy)	Permit number	Expiry (mm/dd/yyyy)

Permit Conditions
Removal and installation of fuel tanks must be carried out as per:
- Ministry of Environment's recommendations on tank removal
- Remediation as per MOE Guidelines Part 9 of Environmental Code of Practice for Aboveground and Underground Storage Tank Systems
- BC Fire Code

1 Applicant Information

Address of work to be conducted		
Applicant's name		
Applicant's address		
City	Province	Postal code
Home phone	Alternate phone	

If the applicant is not the registered owner of the property where the work will occur, please complete:

Registered owner's name	
Home phone	Alternate phone

2 Work to be Completed

☐ New tank installation ☐ Gas station being decommissioned

☐ Other; description of work

see next

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Township of Langley Fire Department | 22170 – 50 Avenue, Langley, BC V2Y 2V4 | 604.532.7500 | tol.ca

Fuel Dispensing/Tank Permit page 2

3 Tank and Fuel Type

❑ Underground	❑ Gasoline	❑ Oil	❑ Diesel	❑ Jet fuel
❑ Above Ground	❑ Gasoline	❑ Oil	❑ Diesel	❑ Jet fuel
❑ Interior Tanks	❑ Gasoline	❑ Oil	❑ Diesel	❑ Jet fuel
❑ Other (provide description)				

4 Contractor Information

Contractor name		
Address		
City	Province	Postal code
Email	Phone	Fax
Business Licence number	Expiry date	
Registered professional/Professional engineer's name overseeing the project		Phone

5 Signatures

Applicant's signature

Issuer's signature

Applicant's printed name

Issuer's printed name

Date

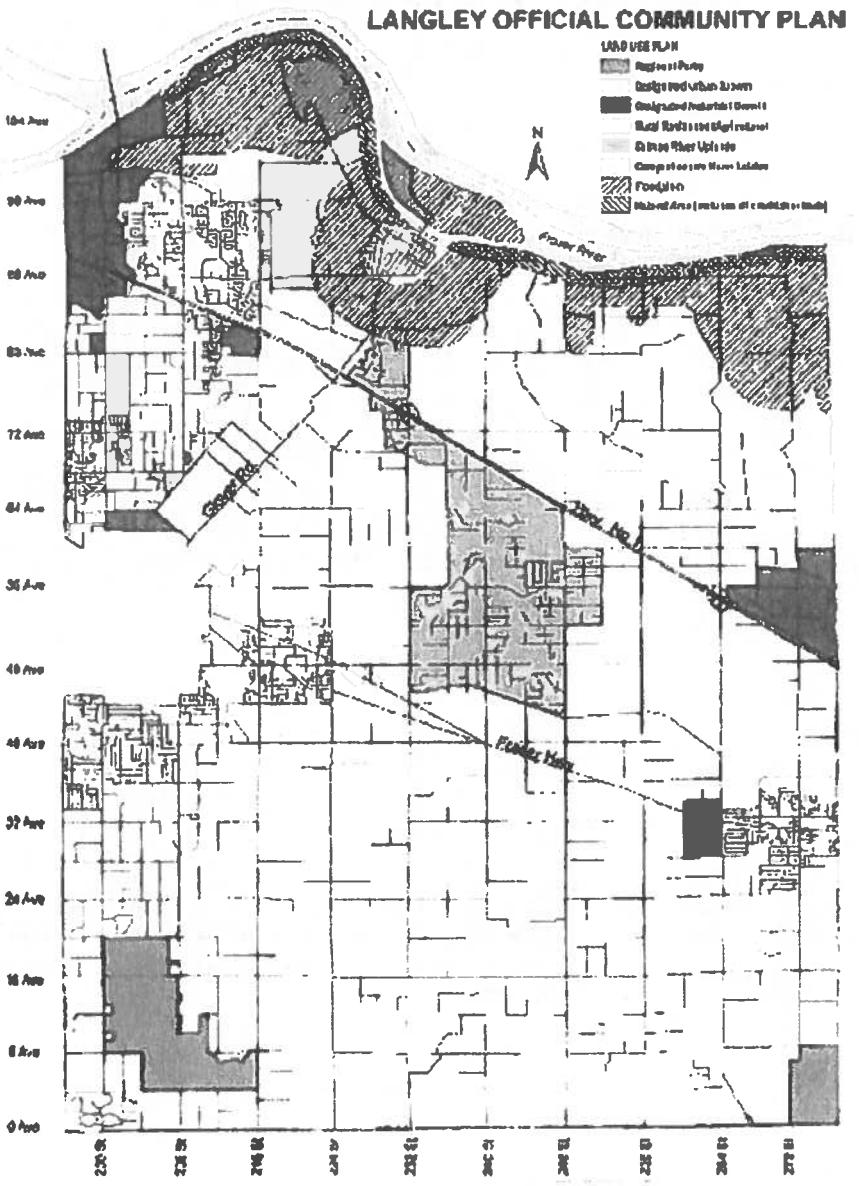
Date

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Office use only	
❑ Site plan c/w all buildings, structures, covenants, and easements	❑ Review by P.L.I.
❑ Site safety plan	❑ Review by Engineering
❑ Schedule B from structural engineer	❑ Review by Transportation
❑ Soil investigation (required)	❑ Remediation report forwarded to Development and Planning

White Copy - Fire **Yellow Copy** - Customer **Pink Copy** - Batch

SCHEDULE 8
MAP OF DESIGNATED AREAS FOR THE PURPOSE OF PORTABLE FUEL TANKS IN EXCESS OF 25 LITRES.



Schedule 9

Required information:

a. Address of fire location;
b. Applicant's name;
c. Applicant's address;
d. Phone number;
e. Owner's name.

The following conditions apply to outdoor burning under this Permit:

1. the applicant owns the property on which the fire is to occur, or produces written consent by the owner to light, ignite, start and burn a fire on the property as proposed;
2. the property on which the burning will occur is a minimum .2 hectare (.5 acres) in size;
3. a minimum clearance of 15 metres (50 feet) will be provided between the fire and all structures and property lines;
4. the material to be burned is indigenous to the property, comprised of piled brush, slash, grass or other organic or agricultural material originating from that property, and excluding material prohibited under subsection 2.50.10 of the Township's Fire Prevention Bylaw;
5. material to be burned is piled by hand and does not exceed 5 cubic metres (2m x 2m x 1.2m, or 6 feet x 6 feet x 3 feet) at any time during the burn;
6. only one (1) burning pile at a time is permitted on a property;
7. the applicant agrees to be fully responsible for the fire, to remain in constant supervision, care and control of the burn, to take measures and observe every precaution to prevent the fire from spreading, to avoid ashes or smoke presenting a nuisance;
8. a hose connected to a pressurized water supply and of sufficient length to reach the fire is readily available to extinguish or restrict the fire size; and
9. the fire is required to be extinguished by dusk.

Failure to follow conditions of this permit is subject to municipal ticketing and/or cost recovery. Permits are non-refundable. THIS PERMIT IS NOT VALID FOR BURNING LAND CLEARING DEBRIS.

SCHEDULE 10

Township of Langley
Est. 1873

Land Clearing Burning Permit

1 Contact Information

Address of fire location	
Applicant's name	
Applicant's address	
Home phone	Alternate phone
Contractor's name	Contractor's phone

If the applicant is not the registered owner of the property where the fire will occur, please complete:

Registered owner's name		
Registered owner's address		
City	Province	Postal code
Home phone	Alternate phone	

I have read, understand, and agree to comply with the terms and conditions in the Fire Prevention Bylaw and those set out on the reverse of this permit. I accept full responsibility for any fire started under this permit including all fines, costs, damages, and claims arising from this permit.

Note: This permit must be kept on site and accessible to Fire Department personnel while burning is taking place. Permits are non-refundable.
THIS PERMIT IS ONLY VALID FOR INDIGENOUS MATERIAL.

Applicant's signature	Applicant's printed name	Application date

☐ 72 hour burn only ☐ Metro Vancouver air quality approval required ☐ Machine required on site (as per Fire department) ☐ Fans required on site **You must call the Fire Department prior to lighting the fire.** **Monday to Friday, 8:30am - 4:30pm: 604.532.7500** **After hours: 604.534.3496**	**Inspection Notes:** Issuer's signature Issue date

Land Clearing Burning Permit in effect from _____ **, 20** _____ **to** _____ **, 20** _____

White Copy - Fire **Yellow Copy** - Customer **Pink Copy** - Batch

see next

Schedule 10

2 Terms and Conditions

As per the Township of Langley Fire Prevention Bylaw 2021 No. 5690.

The following terms and conditions apply to outdoor burning for land clearance under this permit:

1. the applicant owns the property on which the fire is to occur, or produces written consent by the property owner to light, ignite, start and burn a fire on the property as proposed;
2. the property on which the burning will occur is at least 1.7 hectares (4.2 acres) in size or consolidated properties greater than 1.7 hectares (4.2 acres);
3. the material to be burned is indigenous to the property, comprised of piled brush, slash, grass or other organic or agricultural material originating from that property, and does not include material prohibited under subsection 2.42.08 of the fire prevention bylaw;
4. a forced combustion air supply may be required, of not less than 4,700 cubic metres (18,000 cubic feet) per minute, to accelerate the burn and minimize the impact of smoke or ashes on neighbouring properties;
5. a fire watch is maintained on site during the burn until it is completely extinguished, with a qualified machine operator engaged as a watch and sufficient personnel, appliances and equipment to prevent the fire from becoming dangerous to life or property;
6. the burning must be restricted to at least 30 metres from any on-site structures and:
   a. 500 metres from all neighbouring buildings that are residences or that contain businesses; and
   b. 1000 metres from the nearest property line of all schools, hospitals and community care facilities,

   except that if all conditions set out in section 13 (2) of the Open Burning Smoke Control Regulation 152/2019 are met, the setback of subparagraph a) may be reduced to 100 metres, and the setback of subparagraph b) may be reduced to 500 metres, as long as all other conditions of the Fire Prevention Bylaw are also met;
7. the burn pile must not exceed the size determined by the Fire Chief for reducing the impact of the burning on neighbours;
8. the burn must be carried out in accordance with a required permit or approval under Metro Vancouver Regional District's Air Quality Management Bylaw 1082, 2008;
9. the burn must not be carried out when, due to atmospheric conditions or other hazards, it would be unsafe to do so;
10. if applicable, a fifteen (15) day break must occur between and each 72 hour burning period; and
11. other conditions and requirements that the Fire Chief considers advisable to protect life and property in light of the location and size of the property, the amount of material to be burned, the time of year, atmospheric conditions, local events or activity, directives from a government body, a fire ban or otherwise.

I have read the above information and accept full responsibility for all terms and conditions of this permit.

NOTE: This burning permit must be kept on site and accessible to Fire Department personnel while burning is taking place.

Applicant's signature	Print name	Date (mm/dd/yyyy)

Any personal information collected on this form will be managed in accordance with the Freedom of Information and Protection of Privacy Act. Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to: Supervisor, Information, Privacy, and Records Management, Township of Langley, 20338 – 65 Avenue, Langley, BC V2Y 3J1 foi@tol.ca 604.532.7396

2 **White Copy** - Fire **Yellow Copy** - Customer **Pink Copy** - Batch

SCHEDULE 11

Township of Langley
Est. 1873

Special Burning Permit

1 Contact Information

Address of fire location	
Applicant's name	
Home phone	Alternate phone

If the applicant is not the registered owner of the property where the fire will occur, please complete:

Registered owner's name	
Address	
City	Postal code
Home phone	Alternate phone
What is the nature of your special event?	

I have read, understand, and agree to comply with the terms and conditions in the Fire Prevention Bylaw and those set out on the reverse of this permit. I accept full responsibility for any fire started under this permit including all fines, costs, damages, and claims arising from this permit.

Note: This permit must be kept on site and accessible to Fire Department personnel while burning is taking place. Permits are non-refundable. **THIS PERMIT IS NOT VALID FOR BURNING LAND CLEARING DEBRIS.**

Applicant's signature

Issuer's signature

Applicant's printed name

Issue date

Special Burning Permit in effect from _____ **,20** _____ **to** _____ **,20** _____

White Copy - Fire **Yellow Copy** - Customer **Pink Copy** - Batch

see next

Schedule 11

2 Terms and Conditions

As per the Township's Fire Prevention Bylaw 2021 No.5690, this Special Burning Permit is issued only in the following circumstances and is subject to the following terms and conditions:

1. The fire is:
    a. for an agricultural purpose, to eradicate grass, weeds, pests, or damaged or diseased crops;
    b. part of a religious or ceremonial event; or
    c. a campfire, and is conducted only under the following conditions:
        i. the campfire is in an authorized campground managed by a licensed operator;
        ii. the size of the pile to be burned does not exceed 0.6 metres in height and 0.49 metres in width at any time;
        iii. the material to be burned may only be dry wood, branches, twigs and pine cones;
        iv. the fire is set and contained in a campfire pit suitable for the size and capable of preventing the spread of fire; and
        v. the campfire is maintained solely for the purpose of cooking food, providing warmth and recreational enjoyment.
2. The fire must be supervised at all times by a responsible adult and fully extinguished before the site is vacated.

I have read the above information and accept full responsibility for all terms and conditions of this permit.

Applicant's signature | Print name | Date (mm/dd/yyyy)

Any personal information collected on this form will be managed in accordance with the Freedom of Information and Protection of Privacy Act. Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to: Supervisor, Information, Privacy, and Records Management, Township of Langley, 20338 - 65 Avenue, Langley, BC V2Y 3J1 foi@tol.ca 604.532.7396

2 **White Copy** - Fire **Yellow Copy** - Customer **Pink Copy** - Batch

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6073

EXPLANATORY NOTE

Bylaw No. 6073 updates Bylaw Notice Enforcement Bylaw 2008 No. 4703 to update the offences descriptions and bylaw section cross references to the new Fire Prevention Bylaw No. 6061 which replaced Fire Prevention Bylaw 2021 No. 5690.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6073

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. 6073”.

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

    1. Replacing in its entirety the current Designated Bylaw Contraventions and Penalties under Schedule A with a reference to Township of Langley Prevention Bylaw 2021 No. 5960, with the contraventions and penalties for Township of Langley Fire Prevention Bylaw No. 6061 as set out in Schedule A to this Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6073.

READ A FIRST TIME the	18	day of	November	, 2024
READ A SECOND TIME the	18	day of	November	, 2024
READ A THIRD TIME the	18	day of	November	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE A

Township of Langley Fire Prevention Bylaw No. 6061

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Failure to comply with orders or direction	2.10.02	$200.00
• Failure to provide information with Inspection	2.10.03	$200.00
• Hinder or impede a member	2.10.01	$200.00
• Obstruct, interfere, withhold or falsify information	2.10.04	$200.00
• Falsely represent as member	2.11.01(b)	$200.00
• Enter a limited area	2.11.01(a)	$200.00
• Be within 10 metres of, or stand, walk on or drive over hose line	2.11.01(c)	$200.00
• Make or light a fire in any street, road, highway, park or other public place	2.11.01(d)	$200.00
• Discard, drop, or throw a burning substance	2.11.01(e)	$200.00
• Ride on fire truck, vehicle or apparatus	2.11.01(f)	$100.00
• Remove, alter, deface notices	2.11.01(g)	$200.00
• Obstruct or interfere with inspection	2.16.01	$250.00
• Failure to provide information with Inspection	2.16.02	$200.00
• Failure to submit Fire Safety Plan	2.21.01	$100.00
• Failure to update Fire Safety Plan	2.21.03	$100.00
• Failure to submit Construction Fire Safety Plan	2.22.02	$100.00

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Failure to update Construction Fire Safety Plan	2.22.03	$100.00
• Failure to submit Pre-Incident Fire Plan	2.23.00	$100.00
• Illegible street address	2.26.01	$100.00
• Failure to post signage required by the Fire Code	2.29.01(a)	$100.00
• Exit doors obstructed, broken or not maintained	2.29.01(c)	$100.00
• Obstructing Emergency Access Route	2.29.01(f)	$100.00
• Failure to comply with Construction Fire Safety Plan	2.33.02(a)	$100.00
• Failure to comply with 5.6.1.2 exposure report	2.33.02(b)	$500.00
• Failure to maintain fire alarm/sprinkler system	2.37.01(b)	$200.00
• Failure to provide service records	2.10.03	$100.00
• Failure to correct deficiencies in allocated time	2.29.01(k)	$200.00
• Failure to submit contact person information	2.25.01	$100.00
• Failure to update contact person	2.25.01	$100.00
• Failure to install/maintain smoke alarms/detectors	2.30.01	$200.00
• Failure to provide/maintain fire extinguishers	2.29.01(h)	$100.00
• Failure to maintain FD connection	2.32.01(b)	$100.00
• Failure to maintain private hydrant	2.31.01(d)	$100.00
• Failure to provide and maintain fire watch	2.38.01	$500.00

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Failure to remove hazard	2.06.01(m) 2.06.02 2.06.03	$200.00
• Failure to report hazardous substance	2.44.01	$200.00
• Contravene Firework Permit(s)	2.47.02	$200.00
• Fireworks use in an unsafe manner	2.46.02	$500.00
• Improper Storage of flammable and combustible materials	2.39.01 2.40.00 2.41.00 2.42.00	$200.00
• Failure to maintain chimneys and heating appliances	2.43.01	$200.00
• Burning without Permit – Outdoor	2.50.01(a) 2.50.06 2.50.07	$200.00
• Burning without Permit – Land Clearing	2.50.01(b) 2.50.06 2.50.08	$200.00
• Burning without Permit – Special	2.50.01(c) 2.50.06 2.50.09	$200.00
• Burning permit - Outdoor - contravention of conditions	2.50.06 2.50.07 2.50.10 2.53.00	$100.00

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Burning permit – Land Clearing- contravention of conditions	2.50.06 2.50.08 2.50.10 2.53.00	$500.00
• Burning permit – Special- contravention of conditions	2.50.06 2.50.09 2.50.10 2.53.00	$100.00
• Burning prohibited materials	2.50.10	$250.00
• Burning while suspended or revoked	2.54.00	$500.00

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ASTRIA) BYLAW NO. 6032

EXPLANATORY NOTE

Bylaw No. 6032 rezones a 0.97 ha (2.4 ac) site located at 8131 – 198A Street to Comprehensive Development Zone CD-157 to facilitate development of a commercial and industrial building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ASTRIA) BYLAW NO. 6032

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 (Astria) Bylaw No. 6032".

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

   a. Adding to the Table of Contents and to Section 104.1 – Zones the words "Comprehensive Development Zone CD- 157" after the words "Comprehensive Development Zone CD-156".
   b. Adding to Section 110 after the words "CD-156" the words "CD-157 – 9,000 m^2".
   c. By adding after Section 1056 "Comprehensive Zone CD-156" the following as Section 1057 "Comprehensive Development Zone CD-157".

1057 **COMPREHENSIVE DEVELOPMENT ZONE CD-157**

Uses Permitted

1057.1 In the CD-157 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) accessory *buildings* and *uses*
2) accessory *residential uses* subject to Section 1057.2
3) business, professional and government offices and research and development laboratories including high tech uses, subject to Section 1057.3
4) business service *uses* (mail order, mailbox, photocopying, personnel support services) subject to business services *uses* not exceeding 450 m^2 in *gross floor area*
5) computer and computer accessory sales, service, rental and repair *uses* not exceeding 450 m^2 in *gross floor area*
6) conference centres and facilities
7) educational *uses* involving a post-secondary or technical curriculum
8) financial institutions
9) fitness centres
10) *group children's day care*
11) light manufacture, assembly, finishing and packaging of products where more than 50% of the *gross floor area* is used for business and professional office purposes, research and development laboratories or high tech *uses*. Excludes transportation and trucking terminals and compounds, *vehicle servicing, vehicle repair, vehicle* towing and *vehicle* storage compounds, and outside storage *uses*, subject to Section 1057.3
12) *restaurants* subject to Section 1057.4

13) warehouse and wholesale distribution where more than 50% of the *gross floor area* is used for business and professional office purposes, research and development laboratories or high tech *uses*. Excludes transportation and trucking terminals and compounds, *vehicle servicing, vehicle repair, vehicle* towing and *vehicle* storage compounds, and outside storage *uses*, subject to Section 1057.3

Accessory Residential Uses

1057.2 Accessory *residential uses* shall be limited to one *single family dwelling unit* per *lot* for occupancy of the owner, manager, or caretaker and immediate *family*, provided that the *dwelling unit*:

a) does not constitute a singular *use* on a site;
b) is contained within a *building* containing a principal permitted *use*; and
c) has a maximum floor area the lesser of:
   i) 140 m^2, or
   ii) 33% of the total area of the *building* within which the *dwelling unit* is contained.

Outside Uses

1057.3 All *uses* permitted in a CD-157 zone shall be conducted within a completely enclosed *building* except for parking of non-*commercial vehicles* (where permitted in compliance with Section 1057.1), loading, display, eating areas and seasonal *uses*, *group children's day care* outdoor play areas, where accessory to a permitted *use*.

Restaurants

1057.4 *Restaurant uses* are only permitted where incorporated into a *building* containing a principal *use* listed in Section(s) 1057.1 3), 4), 6), 7), 9), 11), 13) and are limited to a maximum of one (1) per *building*. Drive-thru *restaurants* are not permitted.

Lot Coverage

1057.5 *Buildings* shall not cover more than 50% of the *lot area*.

Height of Buildings and Structures

1057.6 The maximum *height* shall be the lesser of 22 m or 4 *storeys.*

Siting of Buildings and Structures

1057.7 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Parking and Loading

1057.8 Parking and loading shall be provided in accordance with Section 107 except that where more than 50 parking spaces are required for any *building* or *structure*, a minimum of 50% of the total required parking spaces shall be provided underground or wholly enclosed within the said *building*.

Subdivision Requirements

1057.9 All lots created by *subdivision* shall comply with Section 110 of this bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1057.10 Landscape areas, landscape screens and fencing shall be provided in accordance with the provisions of the Development Permit.

3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

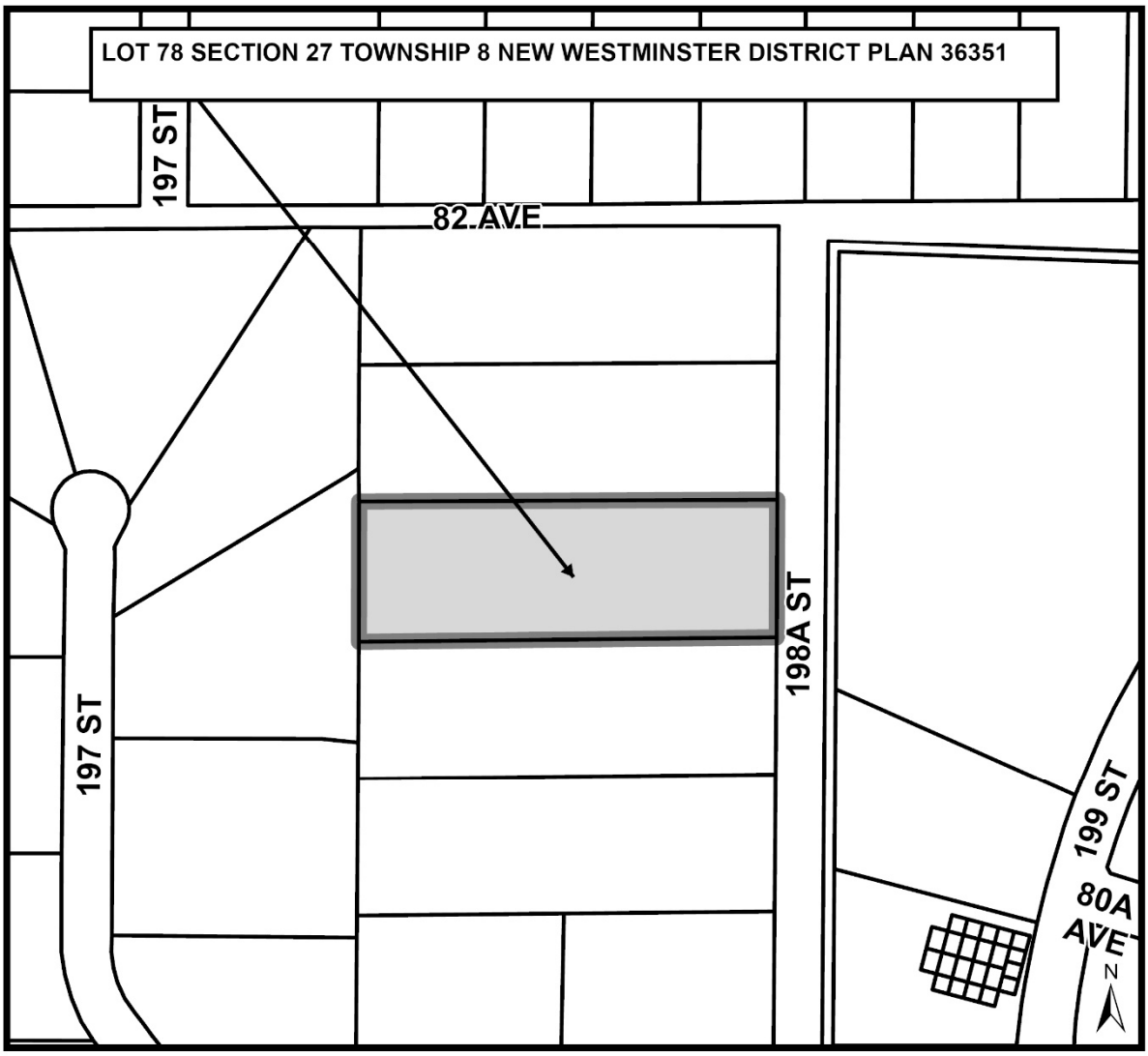
Lot 78 Section 27 Township 8 New Westminster District Plan 36351

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-157.

NOTICE WAS GIVEN the	8	day of	July	, 2024
READ A FIRST TIME the	15	day of	July	, 2024
READ A SECOND TIME the	15	day of	July	, 2024
READ A THIRD TIME the	15	day of	July	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6032



ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101441

This Permit is issued this _____day of _____, 2024 to:

1. Name: Astria Langley HQ Nominee Ltd.

   Address: 19923 – 80A Avenue
   Langley, BC V2Y 02E

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 78 Section 27 Township 8 New Westminster District Plan 36351

   CIVIC ADDRESS: 8131 – 198A Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
   a. Building plans being in substantial compliance with Schedule “A”.
   b. Landscape plans being in substantial compliance with Schedule “B” and with the Township’s Street Tree and Boulevard Planting Policy.
   c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
   d. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
   e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments.
   f. 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. Onsite landscaping being secured by a letter of credit at the building permit stage.
   b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
   c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy.
   d. Preparation of a Crime Prevention Through Environmental Design (CPTED) report and incorporation of its recommendations into the final development design.
   e. Payment of supplemental Development Permit application fees.
   f. Payment of applicable Development Cost Charges and Building Permit Administration fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.
   This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2024

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

PROPOSED BUILDING FOR:

O/A
HEADQUARTERS

8131 198A STREET, LANGLEY BC



1 A-0.0 NORTH EAST VIEW



2 A-0.0 CONTEXT PLAN

ARCHITECTURAL DRAWING LIST:

COVER SHEET	A-0.0
RENDERINGS	A-0.1
OVERALL SITE PLAN	A-0.2
SITE PLAN	A-1.0
OVERALL PARKADE FLOOR PLAN	A-2.0
FLOOR PLANS UG PARKADE	A-2.1
FLOOR PLANS UG PARKADE	A-2.2
GROUND FLOOR PLAN (L1)	A-2.3
2ND FLOOR PLAN (L2)	A-2.4
3RD FLOOR PLAN (L3)	A-2.5
COLOURED ELEVATIONS	A-4.0c
COLOURED ELEVATIONS	A-4.1c
SECTIONS	A-6.0

SCHEDULE A

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 209 - 1459 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604.385.3500 | RUCHI@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D.FORCE DESIGN INC.
2929A ALLING STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 807-4885, EMAIL DAMIEN@DFORCE.CA

THESE DRAWINGS AND THE DESIGNS ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE EXPRESS WRITTEN CONSENT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATA ON THE JOB SITE AND REPORT ANY DISCREPANCIES PRIOR TO CONSTRUCTION. IF ANY CHANGES ARE MADE WITHOUT THE ARCHITECTS WRITTEN CONSENT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN

DEVELOPER:
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

NO.	DATE	DESCRIPTION
25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14	NOV.01.24	RE-ISSUED FOR DP
13	SEP.27.24	PROGRESS SET
12	AUG.13.24	PROGRESS SET
11	AUG.02.24	CONSULTANT COORDINATION
10	JUL.17.24	ISSUED FOR PROGRESS REVIEW
9	JUL.27.24	ISSUED FOR CONSULTANT USE
8	JUN.20.24	RE-ISSUED FOR DP
7	JUN.07.24	RE-ISSUED FOR DP
6	MAY.08.24	RE-ISSUED FOR DP
5	MAY.06.24	CLIENT REVIEWING
4	MAY.15.24	ISSUED FOR CLIENT REVIEW
3	MAR.01.24	RE-ISSUED FOR DP
2	FEB.09.24	ISSUED FOR DP
1	FEB.02.24	REVIEW

PROJECT: PROPOSED
O/A HEADQUARTERS
ADDRESS: 8131 198A STREET, LANGLEY BC

DRAWING
COVER SHEET I.3

SEAL

JOB NO.	23-021
DESIGNED	
CHECKED	R.D.
PLOT DATE	NOV.01.24

PROJECT - DRAWING NUMBER: A-0.0
REV.: 14

PROPOSED BUILDING FOR:

O/A
HEADQUARTERS
8131 198A STREET, LANGLEY BC



1 / A-0.1 **SOUTH EAST VIEW**



2 / A-0.1 **EAST VIEW**



3 / A-0.1 **ENTRANCE VIEW**



4 / A-0.1 **WEST VIEW**



5 / A-0.1 **DECK VIEW**

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 209 - 3459 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604.385.3500 | RUCHI@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D.FORCE DESIGN INC.
2989A ALDERS STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 807-0885 EMAIL: DAVID.FORCE@SHAW.CA

THESE DRAWINGS AND THE DESIGNS ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT OUR AUTHORITY. AND IN ANY CASE THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATA ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE ARCHITECT'S WRITTEN CONSENT HAVE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS, CHECK ALL DIMENSIONS

DEVELOPER:
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

NO.	DATE	DESCRIPTION
25		
24		
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22		
21		
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18		
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14		
13	NOV.01.24	RE-ISSUED FOR DP
12	SEP.27.24	PROGRESS SET
11	AUG.13.24	PROGRESS SET
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9	JUL.17.24	ISSUED FOR PROGRESS REVIEW
8	JUL.27.24	ISSUED FOR CONSULTANT USE
7	JUN.20.24	RE-ISSUED FOR DP
6	JUN.07.24	RE-ISSUED FOR DP
5	MAY.13.24	RE-ISSUED FOR DP
4	MAY.06.24	CLIENT REVISIONS
3	MAR.15.24	ISSUED FOR CLIENT REVIEW
2	MAR.01.24	RE-ISSUED FOR DP
1	FEB.09.24	ISSUED FOR DP

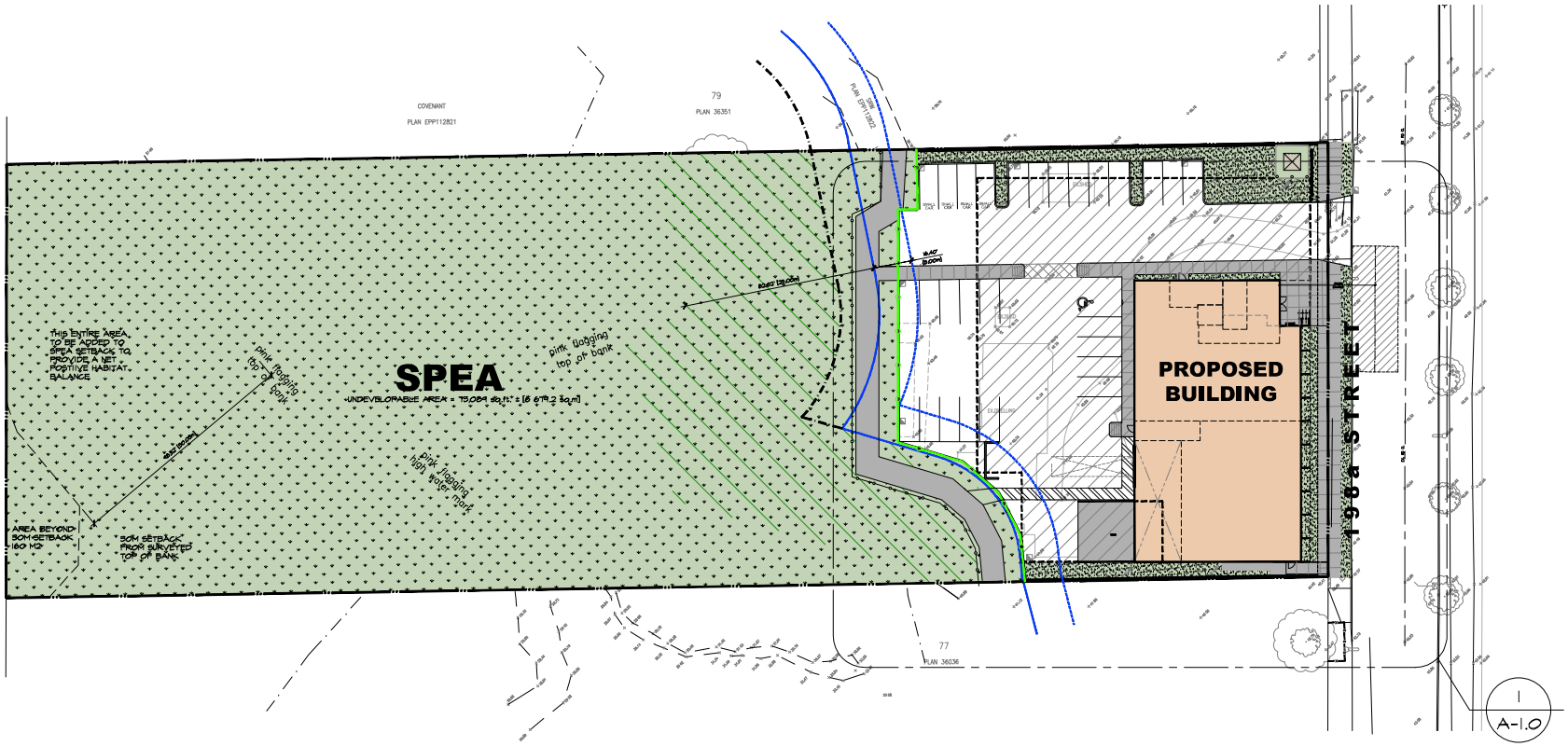
PROJECT: PROPOSED
O/A
HEADQUARTERS
ADDRESS: 8131 198A STREET, LANGLEY BC

DRAWING
RENDERINGS 1.3

SEAL

JOB NO.	23-021
DESIGNED	
CHECKED	R.D.
PLOT DATE	NOV.01.24

PROJECT - DRAWING NUMBER: A-0.1
REV.: 13



1 OVERALL SITE PLAN
A-0.2 SCALE 1"=30'-0"

SCALE
0 10' 20' 40'

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 206 - 1401 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604 385 3601 | RUCH@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D. FORCE DESIGN INC.
2826 ALDER STREET, ABBOTSFORD, B.C., V2S 3J4
TEL (604) 807-8885 CHAD@DFORCE.CA

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DEVELOPER:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

NO.	DATE	DESCRIPTION
25		
24		
23		
22		
21		
20		
19	NOV.21.24	RE-ISSUED FOR DP
18	OCT.31.24	CONSULTANT COORDINATION
17	OCT.24.24	CONSULTANT COORDINATION
16	SEP.27.24	PROGRESS SET
15	AUG.15.24	PROGRESS SET
14	AUG.01.24	CONSULTANT COORDINATION
13	JUL.17.24	ISSUED FOR PROGRESS REVIEW
12	JUL.09.24	ISSUED FOR CONSULTANT USE
11	JUN.26.24	RE-ISSUED FOR DP
10	JUN.19.24	RE-ISSUED FOR DP
9	JUN.07.24	RE-ISSUED FOR DP
8	MAY.15.24	RE-ISSUED FOR DP
7	MAY.09.24	CLIENT REVIEWS
6	MAY.03.24	CLIENT REVIEWS
5	MAR.21.24	RE-ISSUED FOR DP
4	FEB.16.24	ISSUED FOR CONSULTANT USE
3	FEB.13.24	ISSUED FOR CONSULTANT USE
2	FEB.12.24	RE-ISSUED FOR DP
1	FEB.09.24	ISSUED FOR DP

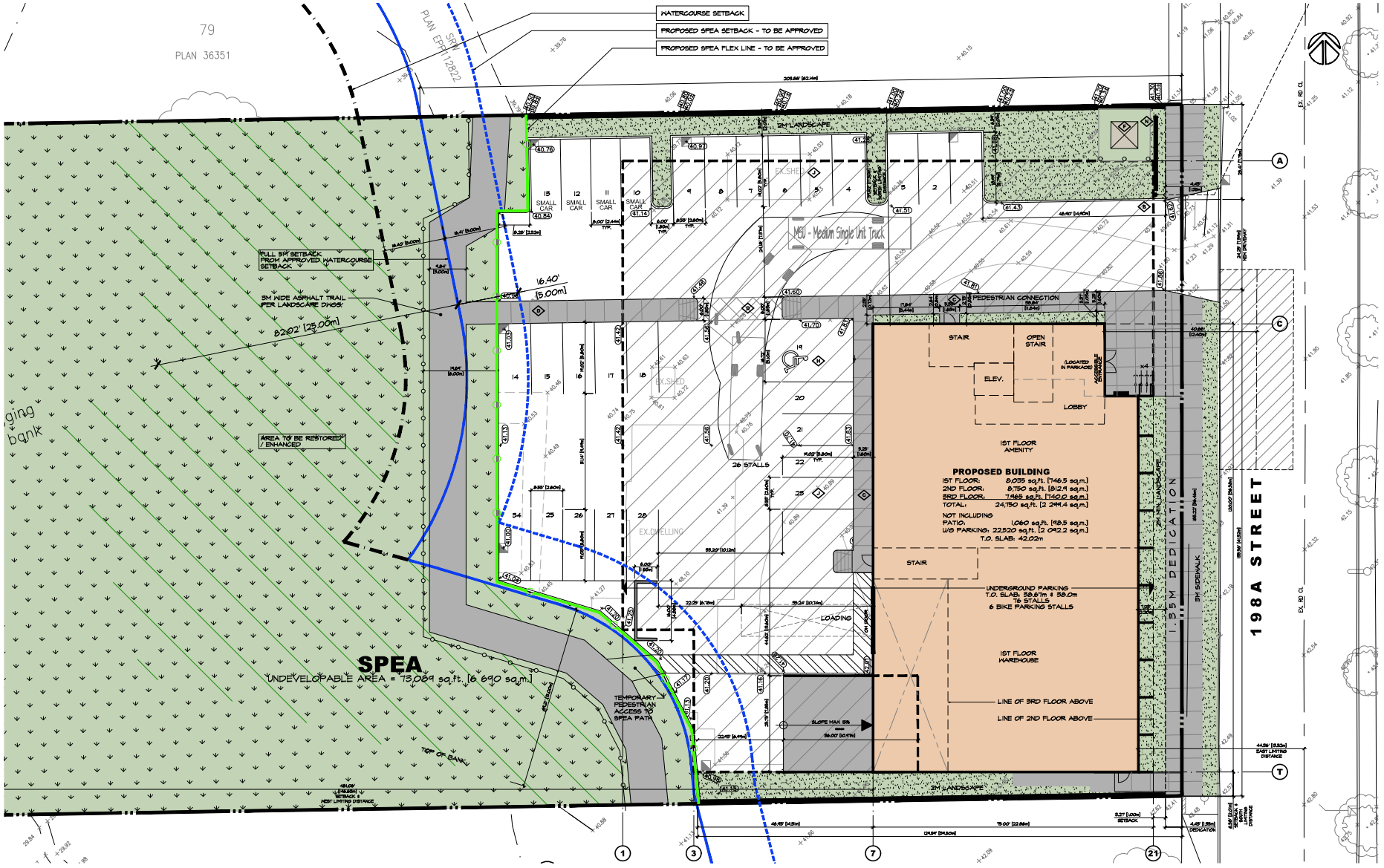
PROJECT:
PROPOSED
O/A HEADQUARTERS
ADDRESS: 8131 198A STREET, LANGLEY BC

DRAWING:
OVERALL SITE PLAN

SEAL

JOB NO.	23-021
DESIGNED	
CHECKED	R.D.
PLOT DATE	NOV.21.24

PROJECT - DRAWING NUMBER: A-0.2
REV.: 19



SITE DATA

CIVIC ADDRESS:	9151 198A ST, TOWNSHIP OF LANGLEY, B.C.
LEGAL DESCRIPTION:	LOT 78, SECTION 27, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 59080
ZONING:	CURRENT: SR-2 PROPOSED: CD-ST
BUILDING AREA ("FOOTPRINT"):	4,000 sq.ft. [808.1 m2]
SITE AREA (GROSS):	104,527 sq.ft. [9 712 m2] - 2.21 acres
ROAD DEDICATION (1.35M):	820 sq.ft. [76 m2] - .018 acres
SITE AREA (NET):	103,707 sq.ft. [9 636 m2] - 2.37 acres
UNDEVELOPABLE AREA (SPEA):	73,089 sq.ft. [6 690 sq.m.] 1.67 acres
TOTAL DEVELOPABLE AREA:	30,618 sq.ft. [2 856 m2] .64 acres
SITE COVERAGE - GROSS (50% MAX):	858.1 m2 / 9 712 m2 = 8.8 %
F.A.R. - GROSS	2 299.4 m2 / 9 712 m2 = 23.7 %
REQUIRED SETBACK:	(REQUIRED) (PROPOSED)
FRONT (EAST):	N/A 5.27 [1.00 m]
REAR (WEST):	N/A 48.45' [14.8 m]
INTERIOR SIDE (SOUTH):	N/A 4.56' [1.39 m]
INTERIOR SIDE (NORTH):	N/A 57.45' [17.50 m]
HEIGHT:	4 STOREYS OR 54.05' [16m] MAX. 52' [15.8 m]
PARKING REQUIRED:	
1ST FLR. WAREHOUSE:	1 STALL PER 186 m2 587 / 186 = 3.0
1ST FLR OFFICE/AMENITY:	1 STALL PER 93 m2 574.6 / 93 = 10.5
2ND FLR. OFFICE:	1 STALL PER 93 m2 812.9 / 93 = 29.2
3RD FLR. OFFICE:	1 STALL PER 93 m2 740.0 / 93 = 21.1
TOTAL REQUIRED:	97 (81.1)
PARKING PROVIDED:	78
SMALL CAR STALLS ALLOWED:	30% OR 19 STALLS
SMALL CAR PARKING PROVIDED:	7
OFFICE:	
BICYCLE PARKING REQUIRED:	
0.09 STALLS PER 100 m2 PLUS 6	1 +[2299 / 100 = 22.9 X 0.09 = 2.1 + 6 = 7.2
BICYCLE PARKING PROVIDED:	10 (6 IN UNDERGROUND PARKADE)

GENERAL NOTES

- NO FENCING OR GATES PROPOSED EXCEPT AS NOTED
- ALL GARBAGE STORED INSIDE

KEYED NOTE LEGEND

A = ASPHALT AREA w/ SEATING
B = BIKE PARKING
C = RAISED SIDEWALK
D = DECORATIVE BANGUT CONCRETE
E = 6' BLACK VINYL CHAIN LINK GATE
F = 6' BLAC VINYL SCREEN FROM STREET
G = ACCESSIBLE PARKING
H = ACCESSIBLE PARKING
I = REGULAR PARKING (2.6m x 5.5m TYP)
J = LOADING
K = GRADE LOADING
L = ALL GARBAGE STORED INSIDE
M = MONUMENT SIGN

ARCHITECTURE PANEL INC.
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UNIT 206 - 1965 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
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D. FORCE DESIGN INC.
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DEVELOPER:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

NO.	DATE	DESCRIPTION
25		
24		
23	NOV.01.24	RE-ISSUED FOR DP
22	OCT.24.24	CLIENT REVIEW
21	OCT.23.24	CLIENT REVIEW
20	OCT.15.24	CLIENT REVIEW
19	OCT.03.24	CONSULTANT COORDINATION
18	OCT.01.24	CONSULTANT COORDINATION
17	SEP.27.24	PROGRESS SET
16	AUG.15.24	GARBAGE ENCLOSURE
15	AUG.13.24	PROGRESS SET
14	AUG.01.24	CONSULTANT COORDINATION
13	JUL.17.24	ISSUED FOR PROGRESS REVIEW
12	JUL.09.24	ISSUED FOR CONSULTANT USE
11	JUN.26.24	RE-ISSUED FOR DP
10	JUN.07.24	RE-ISSUED FOR DP
9	JUN.05.24	RE-ISSUED FOR DP
8	MAY.15.24	RE-ISSUED FOR DP
7	MAY.09.24	CLIENT REVIEWS
6	MAY.03.24	CLIENT REVIEWS
5	MAR.01.24	RE-ISSUED FOR DP
4	FEB.16.24	ISSUED FOR CONSULTANT USE
3	FEB.15.24	ISSUED FOR CONSULTANT USE
2	FEB.12.24	RE-ISSUED FOR DP
1	FEB.09.24	ISSUED FOR DP

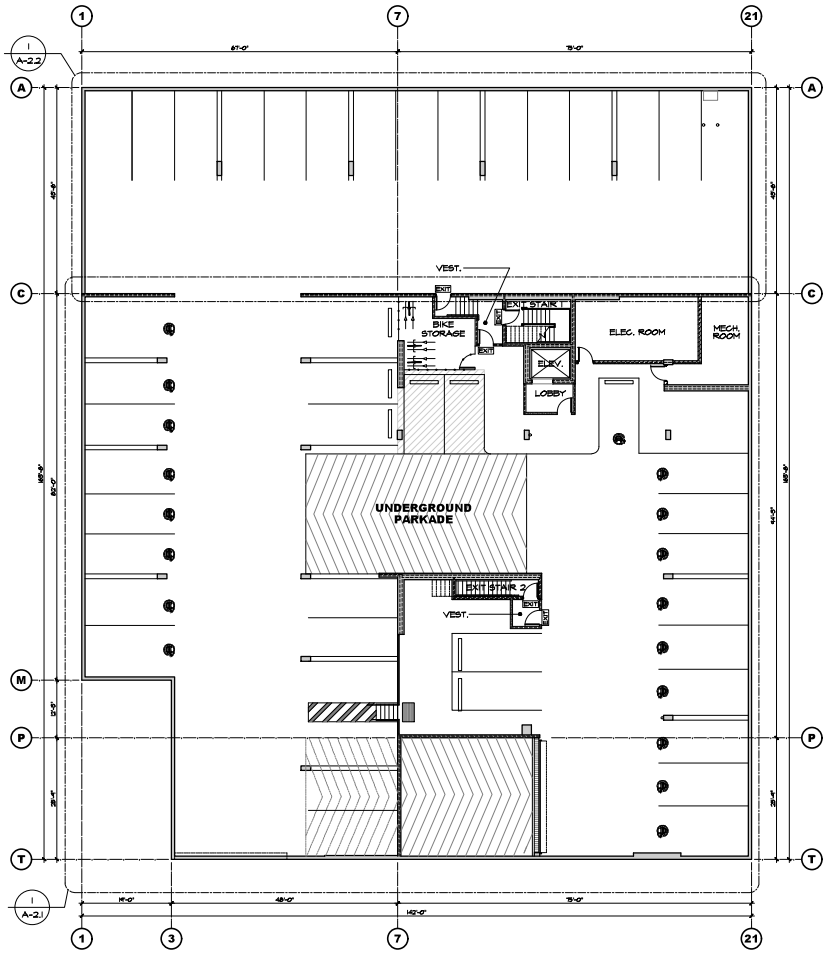
PROJECT: PROPOSED
O/A HEADQUARTERS
ADDRESS: 9151 198A STREET, LANGLEY BC

DRAWING:
SITE PLAN

SEAL

JOB NO. 23-021
DESIGNED
CHECKED R.D.
PLOT DATE NOV.01.24

PROJECT - DRAWING NUMBER A-1.0
REV. 23



OVERALL PARKADE FLOOR PLAN
SCALE: 1/32"=1'-0"

ARCHITECTURE PANEL INC.
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IN ASSOCIATION WITH

D.FORCE DESIGN INC.
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DEVELOPER:
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ORION CONSTRUCTION
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LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

NO.	DATE	DESCRIPTION
25		
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7	NOV.01.24	RE-ISSUED FOR DP
6	OCT.25.24	CLIENT REVIEW
5	OCT.22.24	CONSULTANT COORDINATION
4	OCT.18.24	REVIEW
3	OCT.04.24	CONSULTANT COORDINATION
2	SEP.27.24	PROGRESS SET
1	SEPT.17.24	REVIEW

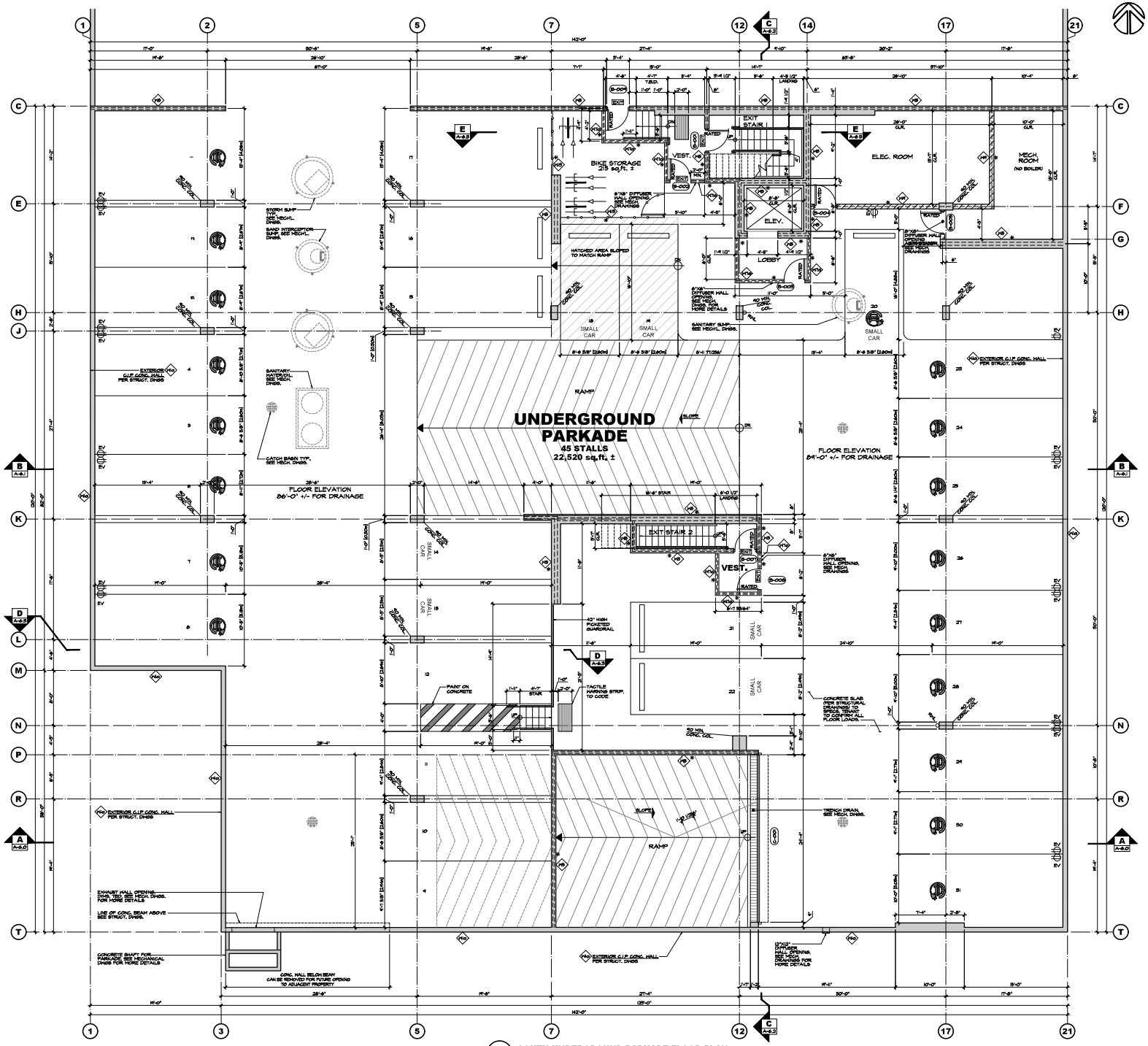
PROJECT:
PROPOSED
O/A
HEADQUARTERS
ADDRESS: 8151 198A STREET, LANGLEY BC

DRAWING:
OVERALL PARKADE FLOOR PLAN

SEAL

JOB NO. 23-021
DESIGNED
CHECKED R.D.
PLOT DATE NOV.01.24

PROJECT + DRAWING NUMBER: A-2.0
REV.: 7



1 / A-2.1 SOUTH UNDERGROUND PARKADE FLOOR PLAN
SCALE: 3/16"=1'-0"

ARCHITECTURE PANEL INC.
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UNIT 206 - 1963 FOSTER STREET, WHITE ROCK, BC, V4B 0G4
604 385 3601 | RUCH@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

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3826 ALLISON STREET, ABBOTSFORD, B.C., V3G 3J6
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DEVELOPER:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

NO.	DATE	DESCRIPTION
25		
24	NOV.15.24	BP REVIEW & COORDINATION
23	NOV.01.24	RE-ISSUED FOR DP
22	OCT.25.24	CLIENT REVIEW
21	OCT.22.24	REVIEW
20	OCT.16.24	REVIEW
19	OCT.04.24	CONSULTANT COORDINATION
18	SEP.27.24	PROGRESS SET
17	AUG.12.24	PROGRESS SET
16	AUG.07.24	REVIEW OF REVISIONS
15	AUG.02.24	CONSULTANT COORDINATION
14	JUL.17.24	ISSUED FOR PROGRESS REVIEW
13	JUL.07.24	ISSUED FOR CONSULTANT USE
12	JUL.04.24	ISSUED FOR CONSULTANT USE
11	JUN.25.24	RE-ISSUED FOR DP
10	JUN.07.24	RE-ISSUED FOR DP
9	MAY.13.24	RE-ISSUED FOR DP
8	MAY.09.24	CLIENT REVISIONS
7	MAY.03.24	CLIENT REVISIONS
6	APR.27.24	CLIENT REVISIONS
5	MAR.19.24	CLIENT REVISIONS
4	MAR.01.24	RE-ISSUED FOR DP
3	FEB.13.24	RE-ISSUED FOR DP
2	FEB.09.24	ISSUED FOR DP
1	FEB.02.24	REVIEW

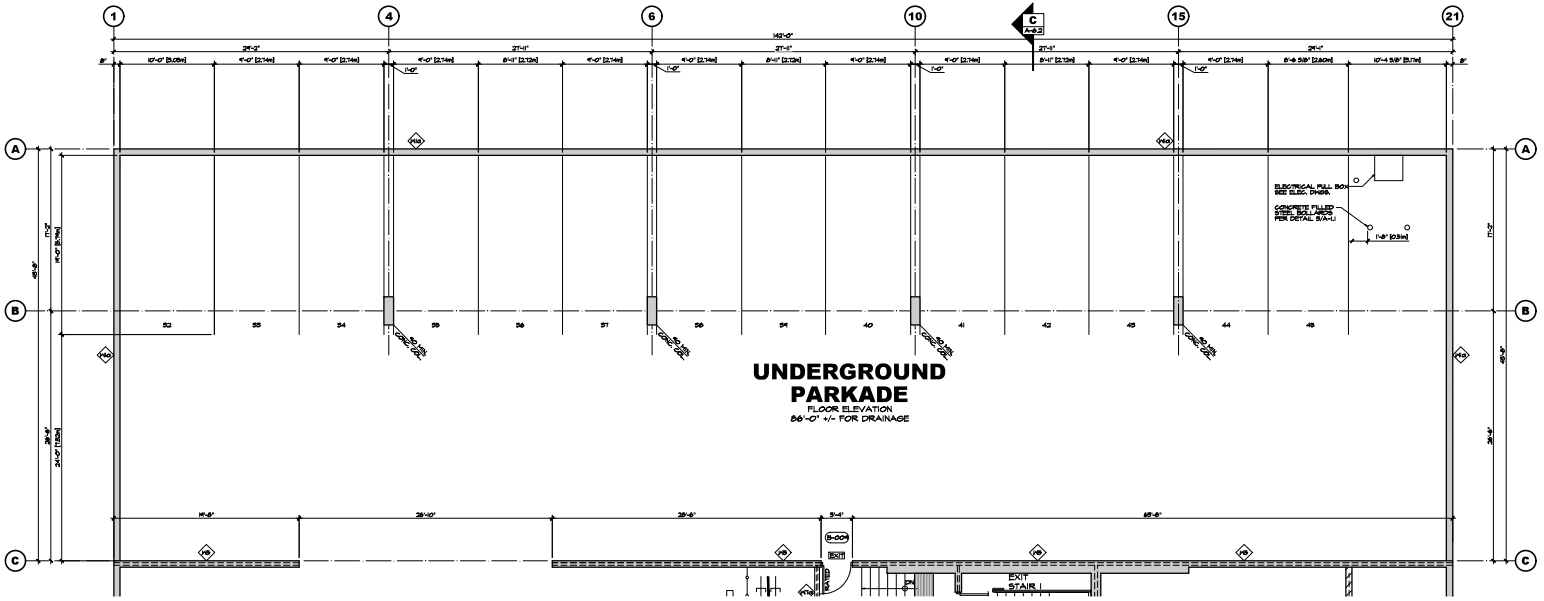
PROJECT: PROPOSED
O/A HEADQUARTERS
ADDRESS: 9131 199A STREET, LANGLEY BC

DRAWING:
SOUTH UG PARKADE FLOOR PLAN

SEAL

JOB NO.	23-021
DESIGNED	
CHECKED	R.D.
PLOT DATE	NOV.22.24

PROJECT - DRAWING NUMBER: A-2.1
REV.: 24



1 A-2.2 NORTH UG PARKADE FLOOR PLAN
SCALE: 1/8"=1'-0"

ARCHITECTURE PANEL INC.
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DEVELOPER:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

NO.	DATE	DESCRIPTION
25		
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8	NOV.19.24	BP REVIEW & COORDINATION
7	NOV.01.24	RE-ISSUED FOR DP
6	OCT.25.24	CLIENT REVIEW
5	OCT.22.24	CONSULTANT COORDINATION
4	OCT.16.24	REVIEW
3	OCT.04.24	CONSULTANT COORDINATION
2	SEP.27.24	PROGRESS SET
1	SEPT.17.24	REVIEW

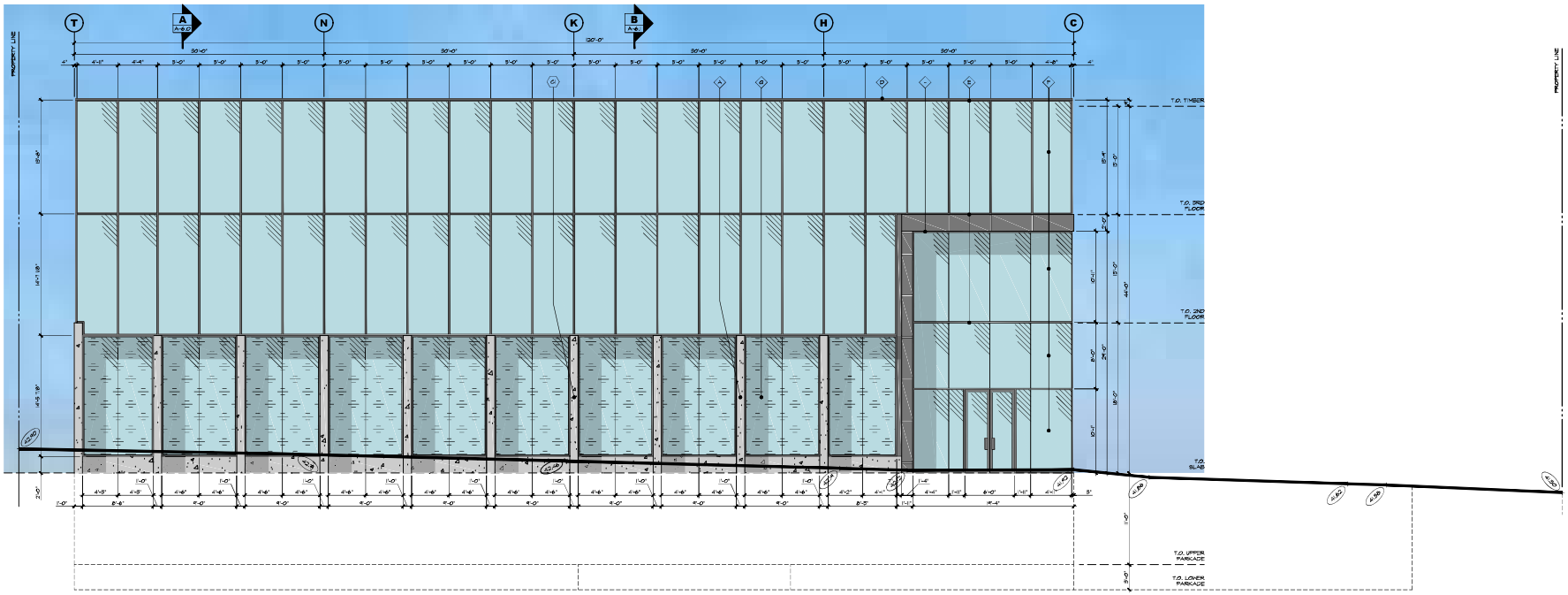
PROJECT:
PROPOSED
O/A
HEADQUARTERS
ADDRESS: 9131 198A STREET, LANGLEY BC

DRAWING:
NORTH UG PARKADE
FLOOR PLAN

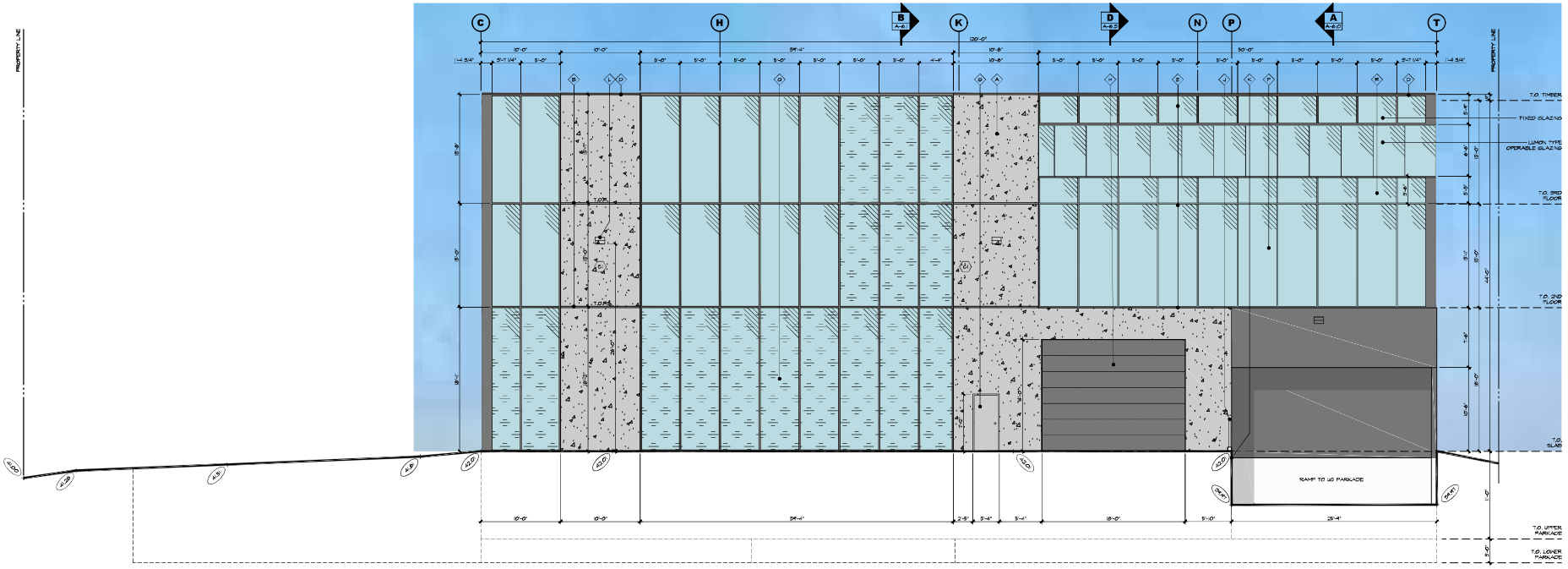
SEAL

JOB NO. 23-021
DESIGNED
CHECKED R.D.
PLOT DATE NOV.22.24

PROJECT - DRAWING NUMBER: A-2.2
REV.: 8



1 A-4.0 **EAST ELEVATION**
SCALE: 3/16"=1'-0"



2 A-4.0 **WEST ELEVATION**
SCALE: 3/16"=1'-0"

ARCHITECTURE PANEL INC.
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DEVELOPER:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

NO.	DATE	DESCRIPTION
25		
24		
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22		
21		
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19		
18		
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16		
15	NOV. 01, 24	RE-ISSUED FOR DP
14	SEP. 27, 24	PROGRESS SET
13	AUG. 13, 24	PROGRESS SET
12	AUG. 02, 24	CONSULTANT COORDINATION
11	JUL. 17, 24	ISSUED FOR PROGRESS REVIEW
10	JUN. 28, 24	ISSUED FOR CONSULTANT USE
9	JUN. 20, 24	RE-ISSUED FOR DP
8	JUN. 07, 24	RE-ISSUED FOR DP
7	MAY. 13, 24	RE-ISSUED FOR DP
6	MAY. 08, 24	CLIENT REVISIONS
5	MAR. 15, 24	ISSUED FOR CLIENT REVIEW
4	MAR. 08, 24	ISSUED FOR CLIENT REVIEW
3	MAR. 01, 24	RE-ISSUED FOR DP
2	FEB. 09, 24	ISSUED FOR DP
1	FEB. 02, 24	REVIEW

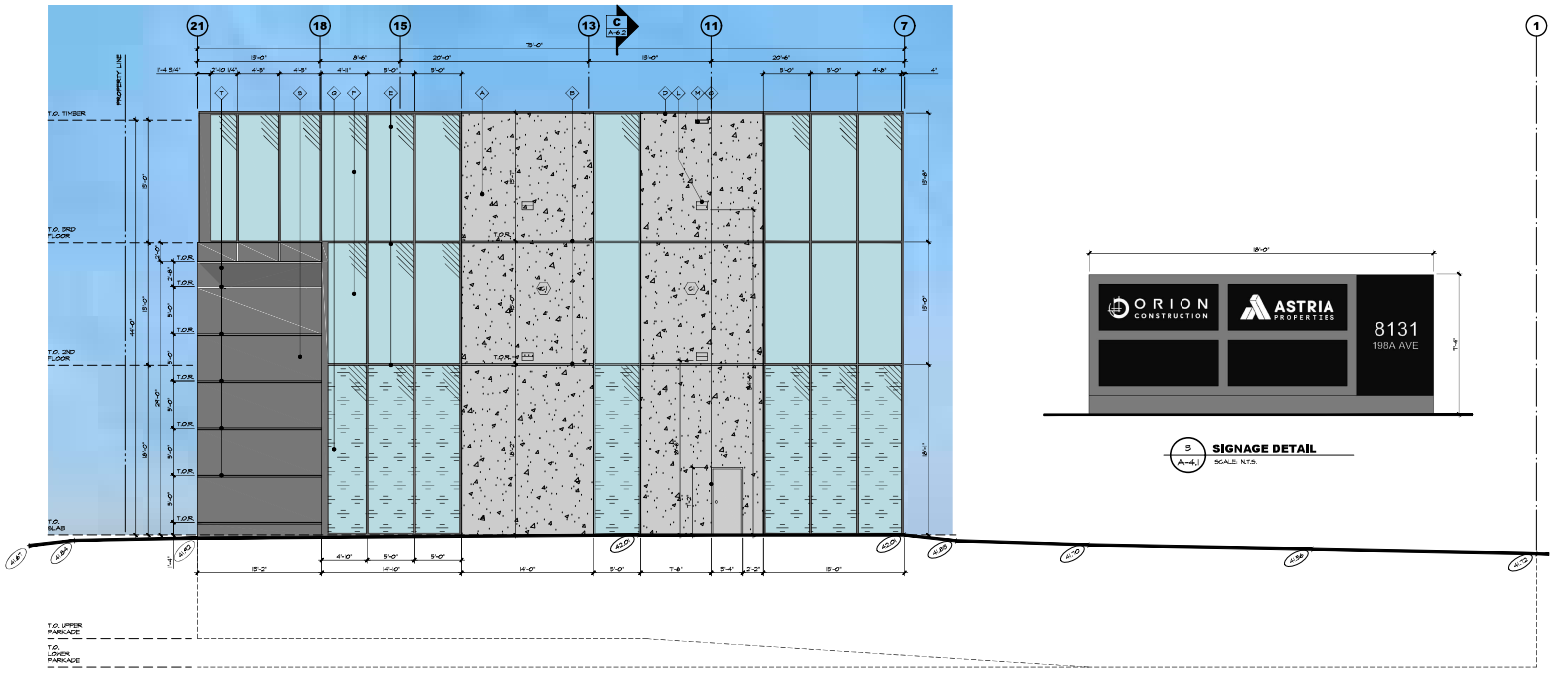
PROJECT: PROPOSED
O/A HEADQUARTERS
ADDRESS: 8131 198A STREET, LANGLEY BC

DRAWING
COLOURED ELEVATIONS
I.3

SEAL

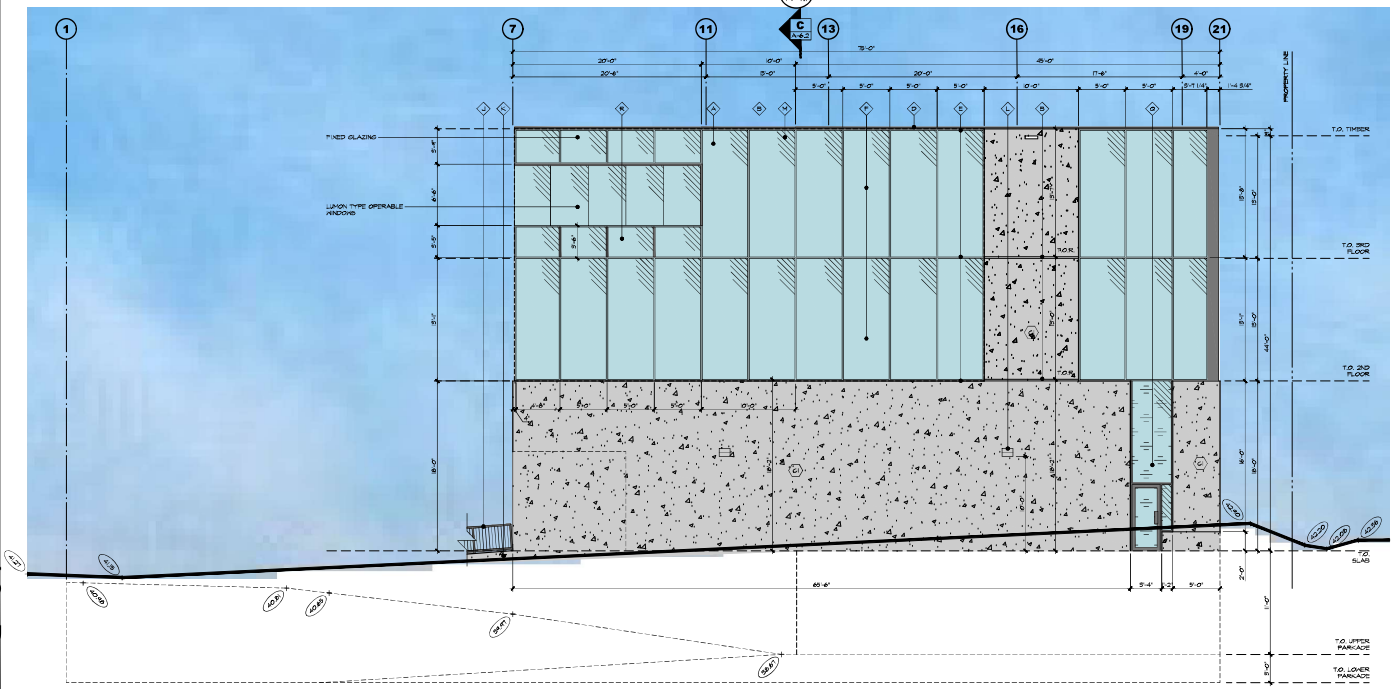
JOB NO.	23-021
DESIGNED	RP
CHECKED	RJD.
PLOT DATE	NOV. 01, 24

PROJECT - DRAWING NUMBER: A-4.0c
REV.: 15



1 A-4.1 **NORTH ELEVATION**
SCALE: 3/16"=1'-0"

3 A-4.1 **SIGNAGE DETAIL**
SCALE: N.T.S.



2 A-4.1 **SOUTH ELEVATION**
SCALE: 3/16"=1'-0"

MATERIALS



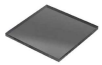
(c1) MAIN FIELD: CAST-IN-PLACE CONCRETE



(c2) ACCENT FIELD: APOLIC 'EFFECTS' BKS BLACK SILVER



STOREFRONT GLAZING FRAMES: BLACK ALUMINUM



(g1) TYPICAL GLASS: DARK TINTED



(g2) MAIN FLOOR WAREHOUSE GLASS: OBSCURED CUSTOM BLUE TINT WITH PATTERN

BOLLARDS: SAFETY YELLOW EXTERIOR GUARDRAILS: POWDER COAT BLACK VELVET

ARCHITECTURE PANEL INC.
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IN ASSOCIATION WITH
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2989A ALDWIN STREET, ABBOTSFORD, B.C., V2S 3J9
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DEVELOPER:
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

NO.	DATE	DESCRIPTION
15	NOV.01.24	RE-ISSUED FOR DP
14	SEP.27.24	PROGRESS SET
13	AUG.13.24	PROGRESS SET
12	AUG.02.24	CONSULTANT COORDINATION
11	JUL.17.24	ISSUED FOR PROGRESS REVIEW
10	JUN.28.24	ISSUED FOR CONSULTANT USE
9	JUN.20.24	RE-ISSUED FOR DP
8	JUN.07.24	RE-ISSUED FOR DP
7	MAY.13.24	RE-ISSUED FOR DP
6	MAY.08.24	CLIENT REVISIONS
5	MAR.15.24	ISSUED FOR CLIENT REVIEW
4	MAR.08.24	ISSUED FOR CLIENT REVIEW
3	MAR.01.24	RE-ISSUED FOR DP
2	FEB.09.24	ISSUED FOR DP
1	FEB.02.24	REVIEW

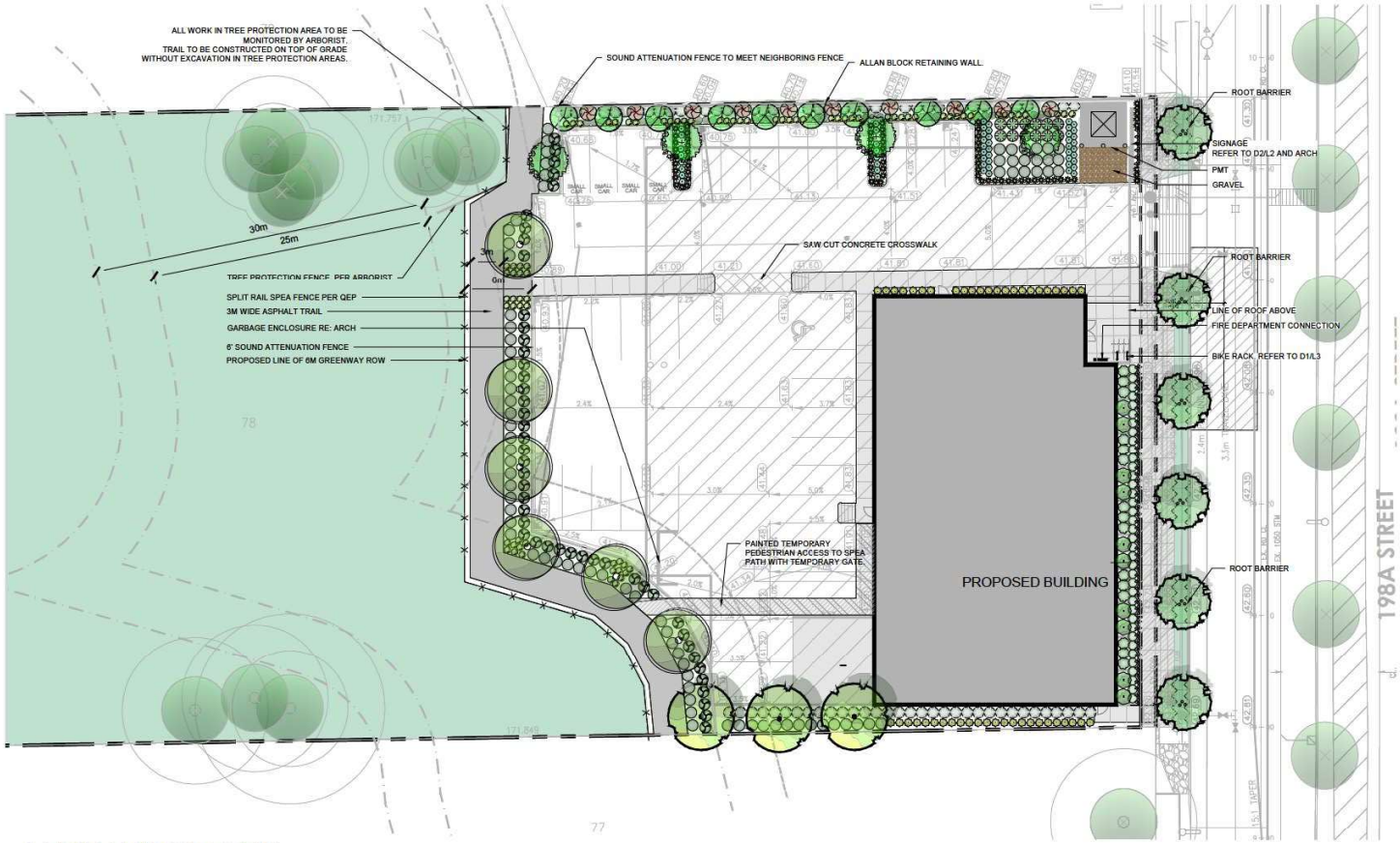
PROJECT: PROPOSED
O/A HEADQUARTERS
ADDRESS: 8131 198A STREET, LANGLEY BC

DRAWING
COLOURED ELEVATIONS 1.3

SEAL

JOB NO.	23-021
DRAWN	RP
DESIGNED	
CHECKED	R.D.
PLOT DATE	NOV.06.24

PROJECT - DRAWING NUMBER: A-4.1c
REV.: 15



OVERALL LANDSCAPE PLAN

NOTES

GENERAL NOTES

1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCT
5. ION WORKS.
6. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
7. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
8. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE, DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEPT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

PLANTING NOTES

1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
4. TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
6. SOIL DEPTH IN ALL PLANTING AREAS TO BE A MINIMUM OF 450mm AND A MINIMUM OF 600mm IN PLANTING BEDS WITH TREES.
7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
9. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
10. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
11. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
12. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    - 12.1. Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
    - 12.2. Maintenance and additional installation of mulch
    - 12.3. Weed removal
    - 12.4. Disease control

MINIMUM TREE PLANTING CLEARANCES

1. TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:
    - 1.1. STREET LIGHT POLES - 6.0m
    - 1.2. UTILITY POLES - 3.0m
    - 1.3. EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY - 2.0m
    - 1.4. SEWER AND DRAINAGE SERVICE CONNECTION/FIRE HYDRANTS - 1.5m
    - 1.5. MANHOLES, VALVE BOXES, WATER SERVICES - 1.2m
    - 1.6. BCH LPT/PMT/VISTA SWITCH VAULTS - 2.25m
2. WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF THE CURB AND FRONT OF THE SIDEWALK, TREES SHALL BE PLANTED A MINIMUM OF 1.0m FROM BACK OF CURB AND 1.0m FROM BACK OF SIDEWALK
3. IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0m FROM THE BACK OF THE SIDEWALK AND 2.5m FROM BACK OF CURB

IRRIGATION NOTES

1. IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
5. USE POP-UP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ONTO TREE TRUNKS.

0 5 10 15 20 m

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LANDSCAPE ARCHITECTURE
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VANCOUVER OFFICE:
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T: 604.294.5662 F: 604.294.5665 www.kcivil.com

LEGEND
- CONCRETE SIDEWALK
- ASPHALT PATH PAVING
- BIKE RACK (SINGLE)
- STREAMSIDE FENCE
- SOUND ATTENUATION FENCE
- ROOT BARRIER
- EXISTING TREE TO BE PROTECTED

NO:	DATE: (y-m-d)	DESCRIPTION:
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7	24/10/25	ISSUED FOR RE-DP
6	24/10/22	ISSUED FOR COORDINATION
5	24/08/16	ISSUED FOR RE-DP
4	24/05/19	ISSUED FOR DEVELOPMENT PERMIT
3	24/05/10	ISSUED FOR DEVELOPMENT PERMIT
2	24/05/04	RE-ISSUED FOR REVIEW
1	24/03/01	ISSUED FOR REVIEW

ISSUES & REVISIONS:

SEAL:

NORTH ARROW: NORTH

PROJECT NAME: CONSTELLATION CAMPUS

PROJECT ADDRESS: 8131 198A STREET LANGLEY, BC

DRAWING TITLE: LANDSCAPE PLAN

SCALE:	1:200
DRAWN:	JT
CHECKED:	JT
PROJECT NO:	24D112

DRAWING NO: L1

SCHEDULE B I.3

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TREE MANAGEMENT PLAN

TREE NOTES:
ALL TREES HAVE 10m³ OF SOIL

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LEGEND

- CONCRETE SIDEWALK
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ISSUES & REVISIONS:

SEAL:

NORTH ARROW:

PROJECT NAME:

CONSTELLATION CAMPUS

PROJECT ADDRESS:

8131 198A STREET
LANGLEY, BC

DRAWING TITLE:

TREE MANAGEMENT PLAN

SCALE:	1:200
DRAWN:	JT
CHECKED:	JT
PROJECT NO:	24D112-L

DRAWING NO: L1.1

0 5 10 15 20 m

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PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
DECIDUOUS TREES					
	4	Acer griseum	Paperbark Maple	6cm Cal.	W.B.
	10	Carpinus betulus 'Fastigiata'	Columnar European Hornbeam	6cm Cal.	W.B.
	6	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	6cm Cal.	W.B.
	3	Ginkgo biloba 'Saugon' Gold Spire	Gold Spire Ginkgo	6cm Cal.	W.B.
CONIFEROUS TREES					
	10	Chamaecyparis Nootkatensis 'Green Arrow'	Weeping Yellow Cedar	3m ht.	
SHRUBS					
	52	Azalea x 'Canzonetta'	Canzonetta Azalea	#2 Pot	
	80	Cornus sericea kelseyii	Dwarf Red Osier Dogwood	#2 Pot	
	41	Hydrangea paniculata 'Strawberry Shake'	Strawberry Shake Hydrangea	#2 Pot	
	34	Lonicera pileata 'Baggesens Gold'	Gold Box Leaf Honeysuckle	#2 Pot	
	8	Juniperus 'skymoket'	Skyrocket Juniper	#5 Pot	
	15	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	#3 Pot	
	53	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	#2 Pot	
	10	Rubus 'Dallas'	Double Pink Old-fashioned Ruber	#3 Pot	
	50	Symphoricarpos albus	Snowberry	#3 Pot	
	77	Taxus x media 'Hicksii'	Hicks Yew	#5 Pot	
PERENNIALS, GROUND COVERS, AND GRASSES					
	80	Echinacea purpurea 'Ruby Star'	Ruby Star Coneflower	#1 Pot	
	60	Hemerocallis 'Stella de Oro'	Stella De Oro Daylily	#1 Pot	
	72	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	#1 Pot	

TREE PLANTING MEDIUM ANALYSIS

ALL PROPOSED TREES HAVE ACCESS TO MINIMUM 10m³ OF PLANTING MEDIUM

0 1 2 3 4 5 (m)

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LEGEND

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8131 198A STREET
LANGLEY, BC

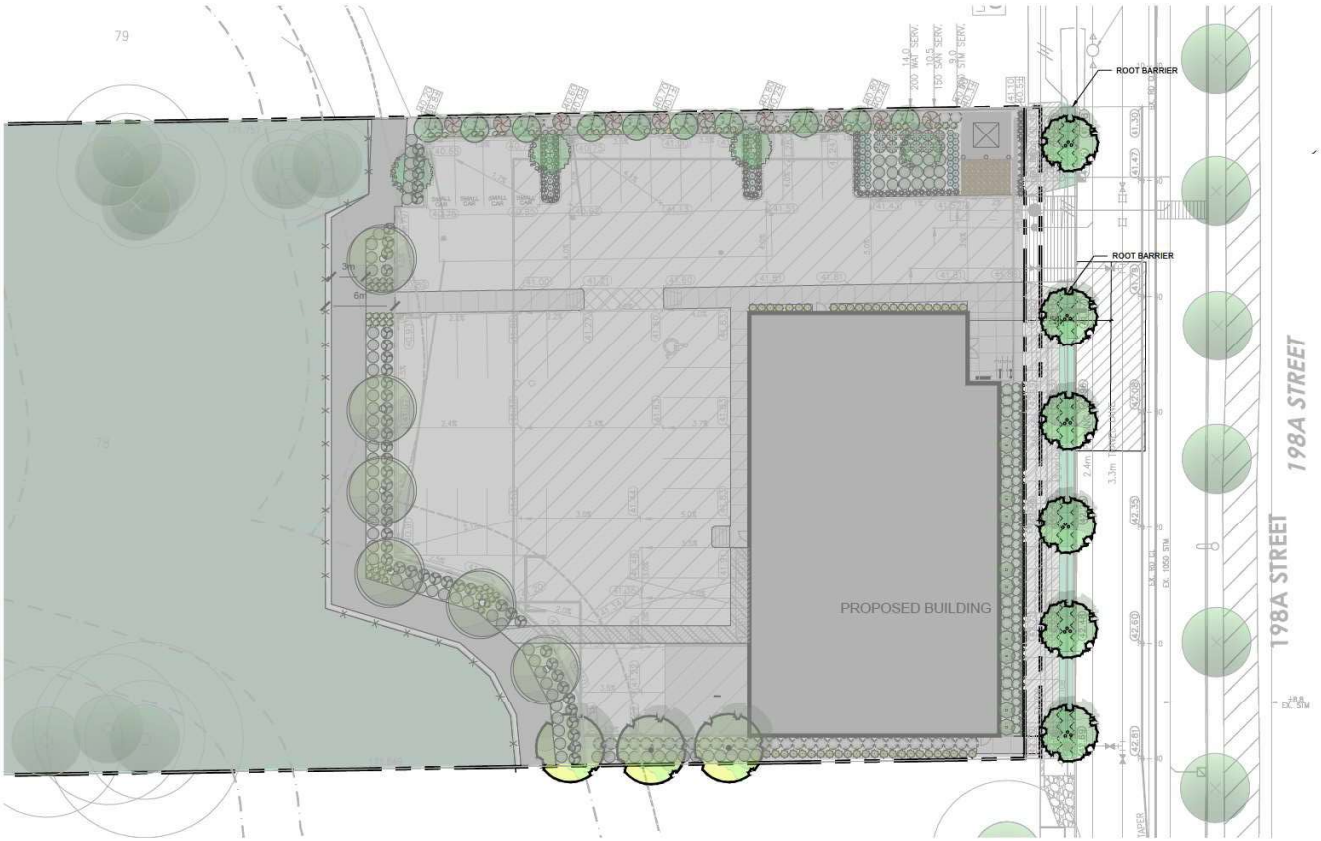
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PLANTING PLAN

SCALE:	1:100
DRAWN:	JT
CHECKED:	JT
PROJECT NO:	24D112-L

DRAWING NO: L1.2

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PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
DECIDUOUS TREES					
	6	Carpinus japonica	Japanese Hornbeam	6cm Cal.	W.B.

LEGEND

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- EXISTING TREE TO BE PROTECTED

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SEAL:

NORTH ARROW:

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PROJECT ADDRESS:

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DRAWING TITLE:

OFFSITE PLANTING PLAN

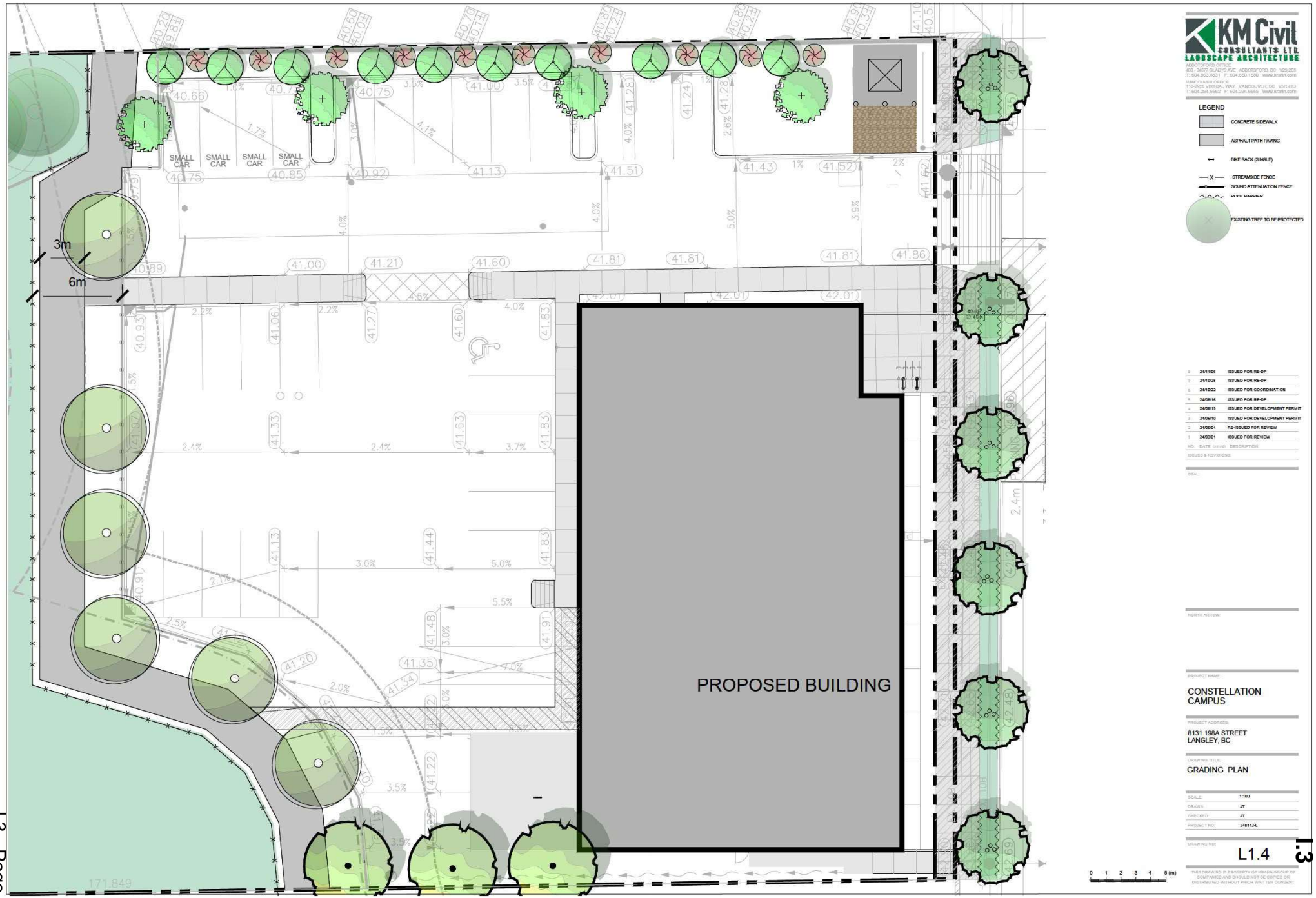
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PROJECT NO:	24D112-L

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L1.3

0 1 2 3 4 5 (m)

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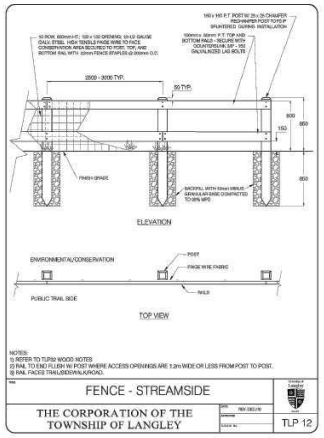
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GRADING PLAN

SCALE:	1:100
DRAWN:	JT
CHECKED:	JT
PROJECT NO:	24012-L

DRAWING NO:
L1.4

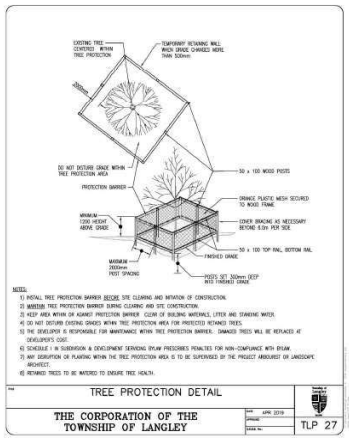
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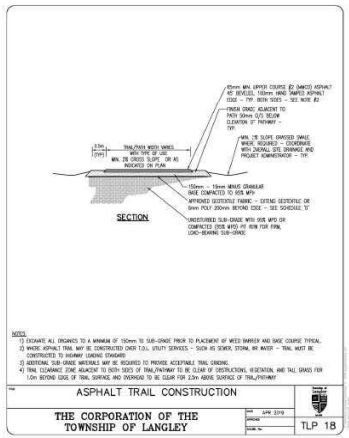
FENCE - STREAMSIDE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 12



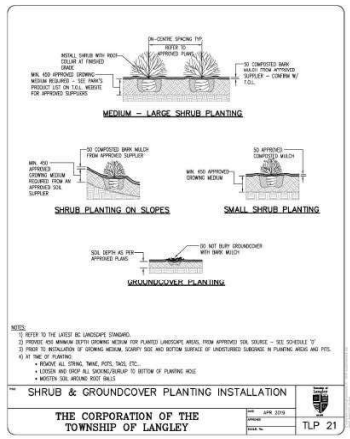
TREE PROTECTION DETAIL

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 27



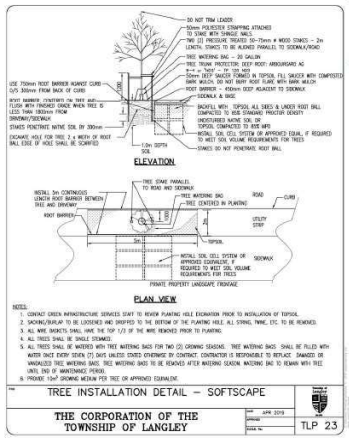
ASPHALT TRAIL CONSTRUCTION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 18



SHRUB & GROUNDCOVER PLANTING INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 21



TREE INSTALLATION DETAIL – SOFTSCAPE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 23

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MANUFACTURER: ULINE
MODEL NUMBER: H-6572
COLOUR: ORION BLUE

QUANTITY: 3

D1 BIKE RACK N.T.S.



D2 SIGN - REFER TO ARCH ALSO N.T.S.

NO:	DATE: (y.m.d)	DESCRIPTION:
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ISSUES & REVISIONS:

SEAL:

NORTH ARROW:

PROJECT NAME:
CONSTELLATION CAMPUS

PROJECT ADDRESS:
8131 198A STREET
LANGLEY, BC

DRAWING TITLE:
DETAILS

SCALE:	AS NOTED
DRAWN:	JT
CHECKED:	JT
PROJECT NO:	24D112-L

DRAWING NO: L2

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NOTES

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7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
9. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
10. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
11. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
12. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    12.1. Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
    12.2. Maintenance and additional installation of mulch
    12.3. Weed removal
    12.4. Disease control

MINIMUM TREE PLANTING CLEARANCES

1. TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:
    1.1. STREET LIGHT POLES - 6.0m
    1.2. UTILITY POLES - 3.0m
    1.3. EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY - 2.0m
    1.4. SEWER AND DRAINAGE SERVICE CONNECTION/FIRE HYDRANTS - 1.5m
    1.5. MANHOLES, VALVE BOXES, WATER SERVICES - 1.2m
    1.6. BCH LPT/PMT/VISTA SWITCH VAULTS - 2.25m
2. WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF THE CURB AND FRONT OF THE SIDEWALK, TREES SHALL BE PLANTED A MINIMUM OF 1.0m FROM BACK OF CURB AND 1.0m FROM BACK OF SIDEWALK
3. IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0m FROM THE BACK OF THE SIDEWALK AND 2.5m FROM BACK OF CURB

SODDING NOTES

1. SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
    40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
    40% CREEPING RED FESCUE
    20% PERENNIAL RYEGRASS
    USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
2. AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
3. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWS. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
4. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
5. DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
6. LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
7. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

IRRIGATION NOTES

1. IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
5. USE POP-UP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ONTO TREE TRUNKS.

SEEDING NOTES

1. AREAS DESIGNATED FOR SEED WILL FOLLOW THESE GUIDELINES.
2. REMOVE ALL DEBRIS INCLUDING BUT NOT LIMITED TO ALL GRANULAR STONE, CONCRETE, WOOD AND METAL. SCARIFY ALL DISTURBED AREAS TO ELIMINATE COMPACTION OF TOPSOIL.
3. TO PREPARE AREAS FOR SEEDING, SPREAD, LOOSEN AND FINE GRADE TOPSOIL. GRADE FOR POSITIVE DRAINAGE. DEPTH OF TOPSOIL TO BE MIN. 150MM.
4. TO ENSURE ACCEPTANCE OF THE COMPLETED WORK, THE CONTRACTOR SHALL NOT COMMENCE SEEDING UNTIL THE PROJECT MANAGER HAS APPROVED FINE GRADES.
5. SEEDING OPERATIONS SHALL BE COMPLETED BETWEEN SPRING THAW AND JUNE 15TH FOR SPRING WORK, OR BETWEEN AUGUST 15TH AND OCTOBER 15TH FOR FALL WORK.
6. SEED APPLICATION METHOD: HYDROSEEDING BY APPROVED CONTRACTOR.
7. CONTRACTOR TO ENSURE ADEQUATE SEED MIX CATCH. SEEDED AREAS WILL BE ACCEPTED PROVIDED THAT A SUFFICIENT AMOUNT OF THE SEED HAS GERMINATED AND BECOME ESTABLISHED IN THE OPINION OF THE PROJECT MANAGER.
8. MAINTENANCE FOR SEEDED AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE PROJECT MANAGER.

SEED MIX TO BE AS FOLLOWS:
PREMIER PACIFIC SEEDS COASTAL REVEGETATION MIX AT A SEEDING RATE OF 100 KG/HECTARE OR APPROVED EQUAL AT SEEDING RATE OF 100KG/HECTARE.

BIOSWALE SOIL SPECIFICATION

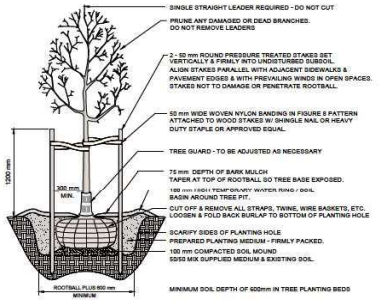
COARSE GRAVEL:	0-1%
ALL GRAVEL:	0-5%
SAND:	70-80%
Larger than 0.005mm Smaller than 2mm	
SILT:	5-15%
Larger than 0.002mm Smaller than 0.05mm	
CLAY:	10-20%
Smaller than 0.002mm	
CLAY AND SILT COMBINED:	MAX 25%
ORGANIC CONTENT (by weight):	15%
Organics not to be derived from food waste	
ACIDITY(pH):	6.0-6.5

BOULDER NOTES

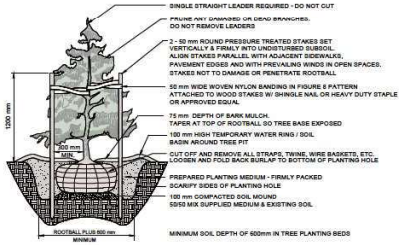
BOULDERS bury average of 0.15-0.25m below surface, size at minimum:

00 L = LARGE AT 1m l. x 1m w. x 1m ht., 0.75m showing above surface, 2 tonne each
00 M = MEDIUM AT 0.75m l. x 0.75m w. x 0.75m ht., 0.6m showing above surface, 1.2 tonne each
00 S = SMALL AT 0.6m l. x 0.6m w. x 0.6m ht., 0.40-0.45m above surface, 0.6 tonne each

CONTRACTOR TO PROVIDE SAMPLE FOR CLIENT/PROJECT MANAGER APPROVAL BEFORE PURCHASING AND INSTALLING



DECIDUOUS TREE N.T.S.



CONIFEROUS TREE N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.

KM Civil CONSULTANTS LTD.
LANDSCAPE ARCHITECTURE
ABBOTSFORD OFFICE:
#201 - 30777 GLADYS AVE ABBOTSFORD, BC V2S 2E8
T: 604.853.0601 F: 604.850.1500 www.kmlnm.com
VANCOUVER OFFICE
110-2920 VIRTUAL WAY VANCOUVER, BC V5R 4Y3
T: 604.294.5662 F: 604.294.5665 www.kcnm.com

NO:	DATE: (y-m-d)	DESCRIPTION:
9	24/11/06	ISSUED FOR RE-DP
7	24/10/25	ISSUED FOR RE-DP
6	24/10/22	ISSUED FOR COORDINATION
5	24/08/16	ISSUED FOR RE-DP
4	24/05/19	ISSUED FOR DEVELOPMENT PERMIT
3	24/05/10	ISSUED FOR DEVELOPMENT PERMIT
2	24/05/04	RE-ISSUED FOR REVIEW
1	24/03/01	ISSUED FOR REVIEW

ISSUES & REVISIONS:

SEAL:

NORTH ARROW:

PROJECT NAME:
CONSTELLATION CAMPUS

PROJECT ADDRESS:
8131 198A STREET
LANGLEY, BC

DRAWING TITLE:
NOTES AND DETAILS

SCALE:	AS NOTED
DRAWN:	JT
CHECKED:	JT
PROJECT NO:	24D112-L

DRAWING NO: L3

I.3

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

CONSOLIDATED FOR CONVENIENCE ONLY

EXPLANATORY NOTE

Bylaw No. 5897 repeals the Langley Development Cost Charges Bylaw No. 5555 and amendments thereto and establishes a new Development Cost Charges Bylaw.

Amending Bylaw 6024 – adopted September 9, 2024
Bylaw No. 6024 amends the Langley Development Cost Charges Bylaw No. 5897 by removing the Highway 1 at 232 Street Interchange Project from the Roads Development Cost Charges (DCC) and amending the Roads DCC rates accordingly.

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

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

1. This Bylaw may be cited for all purposes as “Langley Development Cost Charges Bylaw No. 5897”. As a short title, it may be known as “DCC Bylaw No. 5897”.

Definitions

2. For the purposes of this Bylaw:

Area of Development	means that portion of the parcel of land encompassing or covered by buildings and structures, including, but not limited to, zoning setbacks, storage yards and parking areas, driveways, easements, and areas encumbered by rights-of-way, landscaping areas, detention and siltation ponds, ancillary structures and other areas used for a facility or structure to support the development or use of the property. Environmental reserve areas are not included in the Area of Development, provided such areas are protected by a restrictive covenant registered in favor of the Township of Langley, to the satisfaction of the Director of Engineering for the Township of Langley, or their designate.
Commercial 1	means all developments zoned for commercial uses under the Zoning Bylaw, and all developments having commercial uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than commercial: and where the first storey Gross Floor Area is 3,700 square metres or less. This includes, but is not limited to, all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.
Commercial 2	means all developments zoned for commercial uses under the Zoning Bylaw, and all developments having commercial uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than commercial; and where the first storey Gross Floor Area is more than 3,700 square metres. This includes, but is not limited to all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.

Commercial 3	means all developments zoned for commercial uses under the Zoning Bylaw; and all developments having commercial uses undertaken in buildings or on land, where the zoning designation under the Zoning Bylaw is other than commercial; and where such commercial uses are located only on the second and higher floor levels. This includes, but is not limited to all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.
Development Cost Charges	means the charges payable pursuant to the provisions of this Bylaw and in the amounts as calculated in the schedules hereto. The term Development Cost Charges may also be referred to as “DCCs” or “DCC” in this Bylaw.
Gross Floor Area	means the sum of all floor areas used or intended to be used for the undertaking of permitted uses, measured to the extreme outer limits of the building or structure, excluding areas for parking and unenclosed balconies.
Industrial	means all developments zoned for industrial uses under the Zoning Bylaw, and all developments having industrial uses undertaken in buildings or on land, where the zoning designation under the Zoning Bylaw is other than industrial.
Institutional	means: (a) all developments zoned for institutional use under the Zoning Bylaw; or (b) institutional uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than institutional, including, but not limited to, schools and other educational facilities, congregate care facilities and other live/care accommodation, hospitals and other medical facilities, government buildings, public recreational facilities, fire halls, police stations, airport facilities, communications and energy facilities, waste disposal and other similar public and Utility uses.
Residential 1	means residential developments having a density of 15 or less dwelling units (du) per hectare.
Residential 2	means residential developments having a density greater than 15 up to 44 dwelling units per hectare.
Residential 3	means residential developments having a density greater than 44 up to 74 dwelling units per hectare.

Residential 4	means residential developments having a density greater than 74 dwelling units per hectare.
Utility	means a use providing for public utility structures and facilities for road, water, sewer, drainage, electrical, telephone, cablevision, gas, and similar services, where such use is approved in writing by the Township of Langley, by another government body with jurisdiction, or by a company regulated by a government commission, including broadcast transmission facilities.
Zoning Bylaw	means the Township of Langley Zoning Bylaw No. 2500, as amended, or replaced.

Schedules and Notes

3. Schedules “A”, “B” and “C” are attached hereto and form a part of this Bylaw.

4. The notes found at the bottom of Schedules “A”, “B” and “C” form a part of this Bylaw.

Development Cost Charges

5. In accordance with Section 559(1) of the *Local Government Act*, every person who obtains:

    a. approval of a subdivision, or

    b. a building permit authorizing the construction, alteration or extension of a building or a structure, other than a permit authorizing the construction, alteration or extension of a building or structure or part of a building or structure where:

        the value of the work authorized by the permit does not exceed $50,000;

    must pay to the Township of Langley the applicable Development Cost Charges set out in Schedules “A”, “B”, and “C” of this Bylaw.

    c. For certainty, this bylaw imposes charges in respect of a building permit or structure that will, after the construction, contain fewer than four dwelling units and for which the dwelling unit in the building or structure will be put to no other than residential use.

6. For a type of development not identified under Schedules “A”, “B”, or “C” of this Bylaw, the imposition of a Development Cost Charge will be at the sole discretion of the General Manager of Engineering for the Township of Langley, or their designate, with the amount payable based on the most comparable type of development, as determined by the General Manager of Engineering for the Township of Langley, or his or her designate, acting reasonably.

7. Subject to the *Development Cost Charge (Instalments) Regulation*, B.C. Reg. 166/84, as amended or replaced from time to time, Development Cost Charges imposed pursuant to

this Bylaw must be paid at the time of the approval of the subdivision or the issue of the building permit.

8. A development cost charge is not payable if the development does not impose new capital cost burdens on the Township of Langley. A new capital cost burden will be imposed where there is a new demand created for designated services. A determination of whether a development imposes a new capital cost burden on the Township of Langley will be in the sole discretion of the Director of Engineering for the Township of Langley. A determination of whether a new demand for services is created on a subdivision will be based on, among other things, the number of pre-existing fee simple lots (but excluding pre-existing stratified lots) prior to the subdivision. For greater certainty, and without limiting in any way what else may constitute a new capital cost burden, the creation of new fee simple lots will be deemed to have imposed a new capital cost burden on the Township of Langley for which development cost charges may be imposed.

9. For Development Cost Charges imposed pursuant to this Bylaw on single family residential subdivisions, a credit will be granted for each existing fee simple lot, but excluding an existing stratified lot, forming part of the subdivision at the time of the subdivision, or building permit application. For multiple family residential developments, a credit will be granted for each existing dwelling unit forming part of the development at time of the subdivision or building permit application. For non-residential developments, Development Cost Charges are assessed based on the additional Gross Floor Area or additional Area of Development, as applicable.

10. Where a developer is required to provide, or pay to provide, a specific service or part of a service, pursuant to a Development Works Agreement under section 570 of the *Local Government Act*, and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the particular service, as set out in the schedules hereto, the amount of which shall be calculated as the cost of the work less the amount to be paid by the Township of Langley to the developer under the Development Works Agreement, other than any amount paid as interest.

11. Where a developer is required to provide, or pay to provide, a specific service or part of a service, outside the boundaries of land being subdivided or developed, not pursuant to a Development Works Agreement under section 570 of the *Local Government Act*, and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the service, as set out in the schedules hereto, the amount of which shall not exceed the lower of the following amounts:

    a) the amount of Development Cost Charges identified as “DCC Recoverable” in the DCC review report prepared as part of the Township of Langley’s DCC program, as amended, or replaced;

    b) the amount of Development Cost Charges calculated for the subdivision or building project pursuant to the provisions of this Bylaw for the class of service; or

c) the estimated amount for providing the service, as determined by the developer's qualified professional, acting reasonably.

Expenditures from DCC Reserves to Developers

12. Where the Township of Langley has entered into an agreement with a developer to complete works, including a Development Works Agreement under section 570 of the *Local Government Act*, and those works are included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, the Township of Langley may expend monies from the applicable Development Cost Charge reserve to repay the developer some or all of the capital costs the developer incurred in completing a project.

General Provisions

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

14. Langley Development Cost Charge Bylaw No. 5555 and amendments thereto are hereby repealed.

READ A FIRST TIME the	24	day of	July	, 2023
READ A SECOND TIME the	24	day of	July	, 2023
READ A THIRD TIME the	24	day of	July	, 2023
RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES the	19	day of	January	, 2024
ADOPTED the	29	day of	January	, 2024

"ERIC WOODWARD" Mayor "SUZANNE LITTLE" Deputy Township Clerk

#6024
09/09/24

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

Schedule "A"

RESIDENTIAL
DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Drainage	Sewage	Water	Parkland Acquisition and Development	Total
Residential 1	du	$29,997	$11,067	$1,870	$3,152	$40,701	$86,787
Residential 2	du	$21,270	$4,459	$1,320	$2,225	$28,730	$58,004
Residential 3	du	$18,543	$3,059	$1,265	$2,132	$27,533	$52,532
Residential 4	du	$16,362	$1,948	$825	$1,391	$17,956	$38,482

NOTE:

- Residential DCCs are imposed on each dwelling unit (du).
- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.

#6024
09/09/24

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

Schedule "B"

COMMERCIAL AND INSTITUTIONAL DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Sewage	Water	TOTALS	
					Road, Sewage and Water (based on Gross Floor Area)	Drainage (based on Area of Development)
Commercial 1	m^2	$109.08	$6.27	$10.57	$125.92	$27.12
Commercial 2	m^2	$85.08	$6.27	$10.57	$101.92	$27.12
Commercial 3	m^2	$39.27	$4.68	$7.88	$51.83	$0.00
Institutional	m^2	$52.36	$6.27	$10.57	$69.20	$24.13

NOTE:

- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.
- Commercial and institutional DCCs, with the exception of the drainage component, are imposed based on Gross Floor Area (gfa).
- The drainage component is imposed based on Area of Development.
- Commercial developments having a building or buildings with total Gross Floor Area greater than 3,700 m^2, shall have the road component of the Commercial 1 rate applied to the first 3,700 m^2 and the road component of the Commercial 2 rates applied to all areas of the buildings exceeding 3,700 m^2.

#6024
09/09/24

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

Schedule "C"

INDUSTRIAL DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Drainage	Sewage	Water	TOTALS
Industrial	m^2	$16.92	$25.66	$2.48	$4.17	$49.23

NOTE:

- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.
- Industrial DCCs are imposed based on Area of Development.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	DECEMBER 2, 2024
FROM:	ENGINEERING DIVISION	**FILE NO:**	5400-11
SUBJECT:	WINTER MAINTENANCE PREPAREDNESS – 2024/25 SEASON		

The purpose of this memorandum is to inform Mayor and Council of preparations currently underway pursuant to Township of Langley annual operating procedures relating to winter maintenance for the coming 2024/25 winter season.

Staff have been preparing for winter maintenance concerning personnel, equipment, and materials including planning and implementing trial runs on priority routes to familiarize drivers with the routes and to test equipment. As part of the annual training process, which took place in early November, staff reviewed the loading of brine and salt, plowing techniques, safe driving in winter conditions, and reviewing routes and priorities.

2024/25 Winter Outlook:

Each winter season presents unique challenges, with snow and ice accumulations varying based on geography, temperatures, and fluctuating wind directions across the Township. This variability necessitates a nimble response program that can adapt to changing conditions. Indicators suggest that climate change continues to dramatically influence weather patterns.

Various sources are used to project winter weather forecasts. The current 2024/25 winter season forecasts predict La Niña conditions with colder than average temperatures likely to be experienced, and above average precipitation levels in the form of rainfall and snow.

Policy:

The Township's response to winter events is based on Council adopted bylaws and policies. Adherence to the policies ensures a prescribed level of service for various areas with transparency and consistency. The policies utilize a hierarchical prioritized approach in responding to the conditions, as described below:

Snow and Ice Control – Roadways and Sidewalks Policy No. 05-102:

Policy No. 05-102 defines parameters under which snow and ice are cleared based on road classifications:

- First priority routes which include arterials, major collectors, bus routes, and school zones are attended to before second priority routes.
- Second priority routes include commercial and industrial areas and secondary through roads in residential areas.
- Third priority routes include remaining residential areas and are cleared only in specific circumstances and only after first and second priority routes have been cleared.

Resources are redirected back to first priority routes if poor road conditions persist or deteriorate. Overtime is approved as needed for crews to achieve desirable conditions on first priority routes. Overtime is generally not authorized for second priority routes and third priority routes are only completed during regular working hours.

Policy No. 05-102 defines parameters under which snow and ice are cleared based on high volume pedestrian routes that are outside of industrial, commercial and institutional areas, and lacking residential property frontage:

- First priority routes which are high pedestrian traffic sidewalks that are main thorough fares to schools, bus stops, hilly areas or known icy locations.
- Second Priority routes which are high pedestrian traffic sidewalks that are not a main thoroughfare to a school or bus stop location.
- Third Priority routes are all remaining designated Township sidewalk areas.

Staff overtime hours are approved for first priority routes when conditions warrant. Minimal overtime is authorized for second priority routes. Third priority routes are only completed during regular working hours and only after first and second priorities are complete. Resources are redirected back to first priority routes if winter conditions deteriorate.

Snow and Ice Control – Parks and Trails No. 05-118:

Policy No. 05-118 was adopted by Council in 2019 and defines parameters under which snow and ice conditions are responded to on trails, park walkways, and parks and cemetery parking lots. Resources are committed to first priority routes until they are clear which include high pedestrian thoroughfares to schools or bus stops, hilly areas, and known icy locations in addition to paved parking lots utilized by businesses, organizations, special events, and schools.

Second priority routes which include all other high pedestrian traffic trails, pathways, and paved parking lots are cleared after. Third priority routes include remaining parks walkways and gravel parking lots, attended to after first and second priority routes are under control.

Staff overtime hours are approved for first priority routes when conditions warrant. Overtime is generally not authorized for second priority routes. Third priority routes are only completed during regular working hours. Resources are redirected back to first priority routes if winter conditions deteriorate.

Both policies are applied utilizing routing and location maps which are reviewed annually considering newly constructed roads, parks, and trails added through development and capital projects as well as public feedback. Revisions are incorporated as warranted. Minor route changes for the upcoming season will mostly include areas in Willoughby, as well as new traffic calmed areas.

Resources:

Staff resources are deployed based on winter shifts to allow an appropriate level of support. This means that for any given shift, there are fewer staff resources available to undertake other work. During prolonged snow events, staff transition to 12-hour shifts to facilitate 24-hour coverage, as necessitated by Council policy.

The Township has over 50 vehicles and pieces of equipment utilized for snow and ice control. This includes 13 tandem axle trucks, 22 two-ton trucks, 8 tractors for sidewalks, and 2 utility vehicles for trails, all of which can be outfitted with plows and either salt/sand spreaders or brine tanks. Additionally, backhoes, graders, tractors, and small snow-blowing equipment are also utilized.

Progressively, the Township has increased salt brine making, storing, and dispensing capabilities, allowing staff to pretreat more routes before snow and ice events. Currently, there is storage capacity for 7,400 tonnes of rock salt across three storage sites throughout the Township. During the 2023/24 winter season, approximately 1,800 tonnes of salt was used: 420 tonnes of brine salt to produce 1,600,000 liters of brine solution and 1,400 tonnes for direct surface application.

The current program is based upon experiences gained during previous winter seasons and utilizing staff, equipment, and material resources effectively and efficiently to ensure consistent levels of service established pursuant to the Council adopted policies.

Sidewalk Clearing:

The Traffic and Highways Bylaw identifies the responsibility of property owners, as stated below:

Snow Removal

509 Owner or occupiers of real property:

(1) zoned as urban residential, multiple family residential or residential mobile home park, fronting designated pedestrian routes shall remove snow and ice from the sidewalks and walkways fronting on the real property owned or occupied by them within twenty-four (24) hours of first accumulation of such snow and ice; or

(2) zoned as commercial, industrial or institutional, shall remove snow and ice from the sidewalk and walkways fronting or abutting on real property owned or occupied by them by 10:00 in the forenoon.

To facilitate compliance, Public Works, in collaboration with Bylaw Enforcement and Communications, will engage in educational efforts and enforce the bylaw as necessary. Additionally, Public Works has acquired the necessary equipment and currently has 10 of the 14 staff members needed to effectively manage snow removal on high-volume pedestrian routes under the Township's responsibility, pursuant to Council policy.

Summary:

- Staff are prepared and sufficient resources are available to respond to winter events this season.
- Weather forecasts predict a La Niña winter with colder than average temperatures and significant levels of precipitation in the form of either rain or snow.
- Staff follow Council Policies to guide snow and ice control priorities.
- Increased use of salt brine assists in preventative measures on roads, parks, parking lots, trails, and sidewalks.
- As the Township’s inventory of roads, sidewalks, parks, and trails infrastructure increases, more resources and funding will be necessary to meet operational levels of service pursuant to current Council policies.

Township of Langley
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M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	DECEMBER 2, 2024
FROM:	PUBLIC WORKS DIVISION	**FILE NO:**	5230-25
SUBJECT:	UPDATE 40 AVENUE CULVERT CROSSING FAILURE		

The purpose of this memorandum serves as an update to Mayor and Council regarding the Murray Creek culvert crossing on 40 Avenue, following a previous memorandum dated November 4, 2024.

As previously noted, on October 19, 2024, staff closed 40 Avenue between 212 Street and 216 Street due to a culvert failure during an atmospheric river event. The culvert, consisting of two metal corrugated pipes (3,000 mm and 3,300 mm in diameter), was installed in 1978 and has suffered significant deformation, leading to sinkholes and settlement issues.

Current Status:

- **Site Inspections:** Daily inspections are ongoing, and the recommendation to keep this section closed to all traffic remains in effect until the culvert can be replaced.

- **Temporary Bridge Option:** Staff reviewed the installation of a temporary rental single-lane bridge. This option would cost approximately $600,000 and could be operational in January 2025. However, it would take approximately one month to remove the bridge after its use, which means it would only be in use for one month (two at the most) as it would need to be removed prior to construction. After careful consideration, staff do not recommend pursuing the bridge option due to the complexities and costs involved.

- **Replacement Culverts:** The replacement will consist of twin 4.5m x 4.5m concrete box culverts, estimated to cost $1.25 million for material supply (the total construction cost is estimated at $4.75 million). To ensure these boxes are available for construction in the spring, it is essential to issue a purchase order by the end of the year.

- **Trunk Watermain Considerations:** The 450mm trunk watermain crossing the culvert is at significant risk of failure due to the ongoing instability caused by the culvert's condition. If the road collapses, it could disrupt the water supply and lead to potential contamination, impacting local water users. To mitigate these risks, staff are prioritizing a bypass for the watermain, which will ensure that water quality is maintained during the culvert replacement process.

The new culvert crossing will significantly reduce the risk of road collapse, directly protecting the trunk watermain from potential damage. This stability ensures that the water supply remains uninterrupted and maintains its quality, preventing contamination that could arise from a compromised system. Without the culvert, the watermain would require rerouting, which could complicate supply continuity and increase costs. Ultimately, replacing the culvert is essential for safeguarding both the water supply and the community's infrastructure.

- **Replacement Timeline:** The culvert replacement is anticipated to begin in April 2025, once creek flows are manageable. The project is expected to take approximately four to five months, meaning 40 Avenue may remain closed until summer 2025. This timeline is contingent on funding, culvert supply, and environmental approvals.

Funding Update:

- This crossing was originally damaged in the November 2021 atmospheric river event. Investigations showed that the culvert required replacement, and staff made an application to the province’s Disaster Financial Assistance (DFA) under their recovery program. However, in Spring 2023, the province denied all funding under DFA for the culvert replacement.

- In June 2023, an appeal was submitted, but it is still pending. If successful, 90% of replacement costs would be recoverable by DFA. The replacement is estimated to cost $4.75M.

- Additionally, the Township has applied for grant funding through the BC Disaster Resilience & Innovation Program, with an expected response in early 2025. The likelihood of success under this program remains uncertain.

Council should consider providing pre-approved funding for the 2025 budget to allow for the procurement process of the concrete box culverts immediately to ensure timely progress on this critical infrastructure project.

Staff will continue to monitor the situation closely and provide further updates to Mayor and Council, as necessary.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	DECEMBER 2, 2024
FROM:	ENGINEERING DIVISION	**FILE NO:**	5320-20-WTR23
SUBJECT:	WATER LOCAL AREA SERVICE ALONG 24 AVENUE, 16 AVENUE, 264 STREET, AND 272 STREET		

The purpose of this memorandum is to provide Mayor and Council with an update on the Water Local Area Service along 24 Avenue, 16 Avenue, 264 Street, and 272 Street.

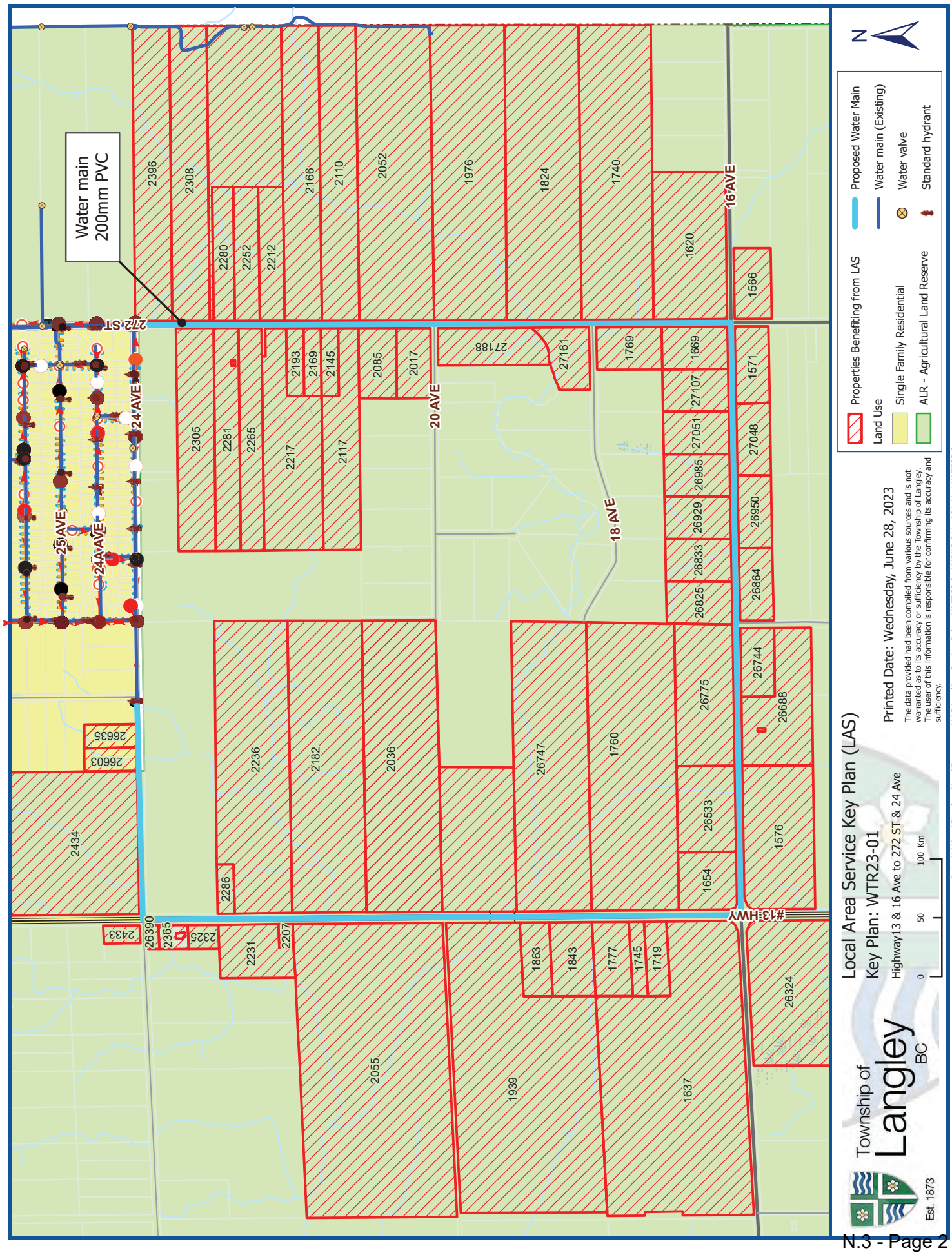
The Official Petition ballot for the Water Local Area Service was circulated to properties within the benefiting area on August 2, 2024. The petition closed after a 60-day period on October 1, 2024, and did not receive sufficient support for the project to proceed.

Of the 70 parcels in the local service area, seven (7) signed in favor, representing 10% of the properties within the benefiting area. This is below the minimum threshold for the petition, which must be signed by owners of at least 50% of the parcels whose property values add up to at least 50% of the total assessed value that would be subject to the local service tax, as per the Community Charter.

Staff will proceed with sending out cancellation letters for the Water Local Area Service to all properties within the benefiting area.

ATTACHMENT A WTR23-01 Key Plan

ATTACHMENT A



Township of Langley
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M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	DECEMBER 2, 2024
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE NO:**	LSP00027
SUBJECT:	WILLOUGHBY SCHOOL SITE PROJECTIONS FOR 2040		

The purpose of this memorandum is to inform Mayor and Council of preliminary school site projections in Willoughby with a planning horizon to 2040, in response to a request from Council at the March 25, 2024 Regular Meeting.

The Township collaborates with the Langley Board of Education (SD35) on planning, acquiring and developing joint elementary school and neighbourhood park sites (joint sites) in Willoughby, dating back to the late 1990s. The security of joint sites is a prerequisite for opening neighbourhoods, pursuant to the Official Community Plan policies to "locate schools and neighbourhood parks adjacent to each other to make efficient use of sports field space and parking facilities" (Policy 2.4.10) and to "plan school sites in conjunction with parks" (Policy 2.5.13). These policies are incorporated into most neighbourhood plans (except for Carvolth and Routley) and have been implemented jointly by the Township and SD35.

On June 18, 2024, SD35 adopted the Long-Range Facilities Plan Update 2024 – 2033 (LRFP). The LRFP provides a strategic framework and direction for annual review of SD35's Five-Year Capital Plans and its proposed capital projects. It characterizes Willoughby as a critical catchment, as the area is anticipated to experience the most population and enrolment growth amongst all catchment areas in both the City of Langley and the Township. It identifies five new elementary schools, one new middle school and one joint middle-secondary campus in Willoughby. The following table summarizes the SD35 major capital projects in Willoughby:

Type	Neighbourhood	Comment
Elementary	Latimer SW (LRFP Site #1)	Land adjacent to a neighbourhood park site has been identified for SD35 to acquire.
Elementary	Latimer NE (LRFP Site #2)	The joint site is under construction and is scheduled to open in September 2025.
Elementary	Smith (LRFP Site #3)	No land has been identified to meet the prerequisite for a joint site.
Elementary	Williams (LRFP Site #4)	Land has been designated for a joint site in the revised Williams Neighbourhood Plan (Bylaw No. 5799 at second reading). Property acquisition is required.
Elementary	NE Gordon Estate	A joint site has been secured.
Middle	Willoughby	Location is to be determined and property acquisition required.
Middle & Secondary (joint)	NE Gordon Estate	A site has been secured in "Tara North" in NE Gordon Estate but is referenced as the Smith site in LRFP.

In addition to the above new schools, the LRFP identifies prefabricated classroom additions at Donna Gabriel Robins Elementary, Lynn Fripps Elementary, Willoughby Elementary and RE Mountain Secondary.

The LRFP was prepared based on existing policies in the Willoughby Community Plan (and 10 neighbourhood plans), as amended. Potential population growth impacts of new and/or proposed policies have not been incorporated into the LRFP such as:

a) family-friendly apartment units
b) small-scale multi-unit housing (SSMUH) as a result of changes to the Local Government Act under Bill 44-2023
c) the recently endorsed 200 Street 2040 vision for a transit-supportive corridor endorsed by Council on November 18, 2024.

Preliminary analysis suggests that if these changes were considered, Willoughby would accommodate approximately 62,000 additional residents by 2040 and would require four additional elementary schools, one additional middle school and one additional secondary school, beyond those identified in the LRFP. Further analysis will be conducted as part of the Willoughby Community Plan update which will be informed by 200 Street 2040.

The preliminary analysis was based on the Ministry of Education Area Standards for medium capacity schools, as follows:

- Elementary (grade K-5) 350 students
- Middle (grade 6-8) 700 students
- Secondary (grade 9-12) 1,200 students

Township and SD35 staff have had early and exploratory discussions about ways to accommodate new schools, with consideration of urban format schools, potentially including but not limited to, a component of a podium in a high-rise development.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	DECEMBER 2, 2024
FROM:	RECREATION, ARTS AND CULTURE DIVISION	**FILE NO:**	0810-30
SUBJECT:	SALISHAN PLACE BY THE RIVER UPDATE		

This report provides an update on the continued progress of the salishan Place by the River (salishan Place) construction project, including the next phases of anticipated opening timelines.

As of November 22, 2024, the contractor has provided final completion of the building for the Township and staff have received access to implement the next phases of opening. Minor deficiencies of tuning the facility systems and touch-ups will continue until completed and are covered under warranty.

As relayed previously, moving into the building will occur in phases, with some components proceeding sequentially while others can be executed simultaneously.

1. **Hand Over and TOL Systems Setup:** The next phase of opening will take place over the next 4-8 weeks beginning with securing, keying, and tuning the building operating systems. Included in this will be the initial moving and setup of furniture, fixtures, and equipment. Coordinated delivery of remaining equipment and fixtures that was waiting to be ordered without needing to be stored can now proceed.

2. **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. The Fort Langley Library will now have access to begin the move of their equipment, book stacks, and final installation of various pieces of equipment. With the library having its own exterior entrance, priority is to facilitate its relocation and opening in early 2025.

3. **Soft Grand Opening**: Staff are preparing information and recommendations to bring forward to Council for a soft grand opening of the facility early in 2025. This would coincide with the opening of the library and allow the public at the grand opening to get a glimpse of the spaces in the museum that will open, in phases, in subsequent months.

4. **Museum Exhibits Systems Validation:** As previously mentioned, 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.

5. **Phase-by-Phase Opening:** The next stages include the setup of remaining staff areas, opening of the reception area and phased opening of other portions of the building, such as the reception hall, presentation theatre, multi-purpose rooms, and outdoor event areas. Finalizing annual and seasonal schedules for Township and partner programs will ensure the community programming needs are met which is important to establish prior to committing to third-party bookings. In this initial season, bookings will be made available for each section of the building as it is ready.

6. **Collection Move and Final Setup:** Additional phases include the significant and final setup of 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.

The process of becoming fully operational for all spaces remains at approximately 7 to 8 months and the full scope of procedures and processes will take a full year cycle to understand the facility operations more fully. The soft openings in each area will be coordinated with Mayor and Council and other invaluable stakeholders.

Township of Langley
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M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	DECEMBER 2, 2024
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE NO:**	08-36-0219
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100256 AND DEVELOPMENT PERMIT APPLICATION NO. 101402 (1308728 BC LTD. / 21588 – 96 AVENUE)		

At the November 18, 2024 Meeting, Council granted first and second reading to Official Community Plan Amendment and Rezoning Bylaws No. 6069 and 6070. This memorandum provides information regarding intersection improvements at 216 Street and 96 Avenue in relation to the proposed development project (Attachment A).

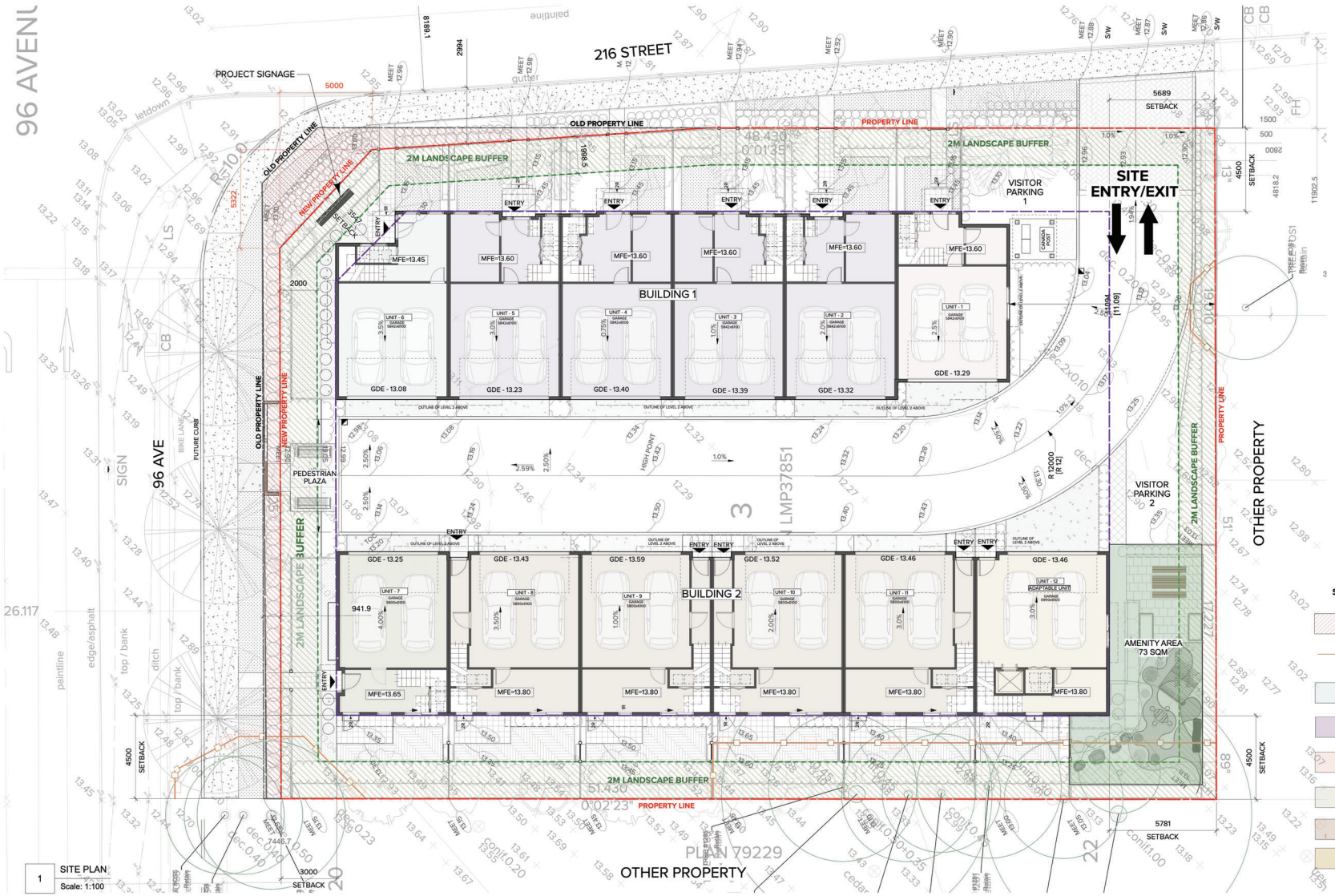
On July 15, 2024, Council received report 24-157 – 216 Street Complete Street Project Update (Attachment B) regarding design for potential road improvements to 216 Street including the intersection of 216 Street and 96 Avenue.

As part of the development review for the subject application, road dedication requirements for the 216 Street project have been incorporated into the design including required road dedications on 96 Avenue, 216 Street and southwest corner intersection truncation, to accommodate ultimate works. Staff note that the following development prerequisite must be satisfied prior to final reading:

"Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Walnut Grove Community Plan."

Staff also note that access to the development site is restricted to 216 Street with right-in right-out movements only.

ATTACHMENT A Site Plan
ATTACHMENT B Council Report 24-157 (excluding Attachments D and E)



1 SITE PLAN
Scale: 1:100

ATTACHMENT A

N.6

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 | ruchir@architecturepanel.com

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Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

Sheet Title
SITE PLAN

Total Sheets **12**	Sheet No. **A1.00**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale
0 2 5

ATTACHMENT B

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 15, 2024 - REGULAR MEETING	**REPORT:**	24-157
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-162
SUBJECT:	216 STREET COMPLETE STREET PROJECT UPDATE		

RECOMMENDATIONS:

That Council endorse modifying the preliminary design to incorporate the optional design elements illustrated in Attachment B, to optimize the on-street parking supply on 216 Street.

That Council direct staff to include the 216 Street Complete Street project in the 2025 Capital Budget for Council's consideration.

EXECUTIVE SUMMARY:

At its September 25, 2023 Regular Meeting, Council authorized staff to proceed with the detailed design and public consultation for the ultimate road dieting project on 216 Street between 88 Avenue and 96 Avenue, including intersection improvements at 91 Avenue and 96 Avenue.

In Q1 2024, a qualified engineering consulting firm, was engaged by the Township of Langley (Township) to undertake the detailed design work, parking study, and public consultation. The design embraces a 'Complete Streets' approach, which considers people of all ages and abilities traveling by various modes. As such, the following key design features have been incorporated into the preliminary design (Attachment A) to enhance corridor safety and community livability:

- Unidirectional protected bike lanes on both sides of the street.
- Raised center median with left turn bays.
- Realignment of the north leg of 216 Street to create a four-legged signalized intersection.
- Conversion of the existing pedestrian signal at 91 Avenue to a full traffic signal.
- New crosswalk with overhead warning flashers at 92 Avenue.
- Removal of the southbound channelized right turn at 88 Avenue.

In May of 2024, public engagement was initiated as part of the project to provide an opportunity for the public to comment on the preliminary design. Public engagement included an online survey, a public open house, and a stakeholder meeting, supported by various marketing and promotional materials to raise awareness, and provide opportunities for public participation. The proposed design received strong support from both the community and stakeholders.

However, public concerns about street parking along certain segments of 216 Street were raised and corroborated by the findings of the parking study conducted in April of 2024. In response, the project team thoroughly examined the public feedback and explored viable options to optimize the on-street parking arrangements to support community needs and project

goals. As a result, parking focused optional design elements (Attachment B) were developed for three (3) segments of the 216 Street corridor to retain additional street parking spaces.

At present, there are approximately 258 signed temporary street parking spaces along 216 Street between 88 Avenue and 96 Avenue. Upon completion of this project with the modified design illustrated in Attachment B, approximately 127 street parking spaces will be retained as permanent.

The preliminary (Class D) construction cost estimate for the preliminary design of the 216 Street Complete Street Project is $9,386,000.

Subject to endorsement of the preliminary design and optional design elements, the project team will continue to improve and refine the design, collaborating with relevant authorities to secure necessary approvals. The final design, along with a detailed cost estimate, will be presented to the Council in the fall of 2024 along with a funding request to begin construction in 2025.

PURPOSE:

To provide Council with updated information on the design of 216 Street from 88 Avenue to 96 Avenue, present the results of the public consultation, and seek endorsement of incorporating the optional design elements into the final design.

BACKGROUND/HISTORY:

216 Street between 88 Avenue and 96 Avenue is part of TransLink's Regional Major Road Network and Major Bikeway Network. It is designated as a Major Arterial Road in the Township's 2009 Master Transportation Plan (MTP) and a Truck Route in the Township Highway and Traffic Bylaw. The route provides regional connections, facilitate the movement of goods and people, and provide intra-community connectivity, particularly in relation to recreational, commercial, and educational needs.

On May 13, 2019, the Council directed staff to proceed with a study to determine potential improvements to 216 Street, between Telegraph Trail and 96 Avenue, with a two-phased approach. Phase 1 of the 216 Street Corridor Study (Study) reviewed the conditions prior to the opening of the 216 Street interchange and developed potential improvement options and strategies to meet the future needs of the corridor while addressing public concerns. Phase 2, completed after the interchange opened, examined the post-interchange conditions of the corridor.

Both phases of the Study confirmed that four (4) vehicle travel lanes are not needed on this section of 216 Street. The key improvement strategy identified for the corridor was road dieting, allowing for the implementation of active transportation infrastructure, and other safety improvements to reconfigure the road into a "complete street" that accommodates multiple modes.

To minimize the impact on existing sidewalks and mature landscaping, options were developed to reallocate the road space within the curb-to-curb width. Three (3) road dieting options were presented to the public in 2020. From these three (3) design options, a community-preferred conceptual design (Attachment C) was selected based on technical analysis and input received through the consultation process.

In early 2024, a qualified professional was engaged to advance the community's preferred conceptual design into detailed design. Their scope also includes conducting a parking study and public engagement.

DISCUSSION/ANALYSIS:

<u>216 Street Complete Street Design</u>

The 216 Street Complete Street Design builds upon the community-preferred conceptual design (Attachment C) from the 2021 Study. The previous design was revisited with a 'Complete Streets' approach, considering the needs of people of all ages and abilities using various modes of transportation. The primary objective of the 216 Street Complete Street Project is to enhance community livability and safety, and increase comfort levels for pedestrians and cyclists, while maintaining road capacity and service levels for passenger vehicles and trucks.

The key design features included in the preliminary design (Attachment A) of the 216 Street Complete Street Project and their associated benefits are summarized in the following table:

Feature	Description	Benefits
All Ages and Abilities Unidirectional Protected Bike Lanes	Bike lanes on both sides of the street, separated from vehicle traffic by physical barriers.	- Enhances cyclist safety, encourages cycling by reducing interaction with vehicular traffic.
Raised Center Median with Left-Turn Bays	A raised median that includes designated lane for vehicles to wait while making left turns.	- Channelizes vehicle movements, reduce the likelihood of head-on collisions, and naturally slow traffic speeds. - Provides landscaping opportunity to enhance the aesthetics of the roadway.
Realignment of North Leg of 216 Street	Converting two offset T-intersections to a four-legged signalized intersection by realigning the north leg of 216 Street.	- Improves intersection operations and safety and supports safe crossings for pedestrians and cyclists.
Full Traffic Signal Upgrade at 91 Avenue	Upgrade of existing pedestrian signal to full traffic signal with protected northbound left turn phase.	- Provides for the orderly movement of traffic by assigning right-of-way to conflicting movements of traffic. - Improves the overall safety and operation of the intersection.
Special Crosswalk at 92 Avenue	Installation of a crosswalk with overhead warning flashers.	- Aids pedestrians in crossing the road by warning motorists of the presence of pedestrians waiting to cross.
Removal of Channelized Right Turn at 88 Avenue	Elimination of the southbound channelized right-turn.	- Reduces right turning speed. - Improves pedestrians and cyclists' safety.

Parking Study

The design prioritizes minimizing the impact on existing infrastructure, preserving mature landscaping, and retaining as much on-street parking as possible. However, due to insufficient curb-to-curb width in some segments of the corridor, some of the current signed temporary on-street parking will be removed to facilitate the previous community-preferred design concept.

To assess the parking impacts on residents along 216 Street and the surrounding area two (2) parking surveys were conducted in April of 2024; one at 10:00pm on a weekday and another at 1:00pm on a weekend. This study estimated the current and future parking supply for both the 216 Street corridor and the connecting local streets, as well as the existing and future street parking utilization. At a more localized level, three (3) segments have been identified that may experience high on-street parking utilization due to the reduction in on-street parking availability:

- East side of 216 Street from 88 Avenue to 125m north of 88B Avenue.
- West side of 216 Street from 88 Avenue to 100m north of 88B Avenue.
- West side of 216 Street from 91 Avenue to 180m south of 93A Avenue.

While the project corridor and adjacent public side streets, along with neighboring private communities, are expected to accommodate the parking demand under the proposed scenario, the project team explored opportunities to increase the number of permanent on-street parking spaces along 216 Street to address current and future parking needs.

The detailed results of the parking study are summarized in the 216 Street (88 Avenue to 96 Avenue) Parking Survey (Attachment D).

Public Engagement

Public engagement efforts were undertaken to gauge community support for the proposed preliminary design and assist the project team in refining the design. Launched in May of 2024, these efforts included various marketing and promotional materials aimed at raising awareness and encouraging public participation. Key engagement activities included:

- Social media marketing and newspaper advertisements.
- Notification postcards sent to over 1,000 addresses in the project area.
- An online survey with over 640 participants.
- A virtual stakeholder meeting with representatives from nine stakeholder groups.
- A public open house attended by over 150 individuals.

In the online survey, most respondents agreed that the design meets the objectives of improving community livability and safety, enhancing comfort for walking, and cycling, and addressing local and regional travel needs. At the public open house, 57 attendees expressed that they were very or somewhat supportive of the proposed design improvements, while 43 indicated they were very or somewhat unsupportive.

Despite the strong support for the proposed preliminary design from the community and stakeholders, concerns about street parking along certain segments of 216 Street were prominent. These concerns were among the most common feedback received through online surveys, public open house, and other channels.

Details on these public engagement activities and the feedback received are summarized in the “What We Learned Report” (Attachment E).

Optional Design Elements

During the public engagement process, parking emerged as a major concern among residents along 216 Street, consistent with the findings of the parking study for some segments of the corridor. In response, staff thoroughly examined public feedback and explored viable options to optimize street parking arrangements, balancing community needs and project goals. Four (4) segments of 216 Street were closely analyzed:

1. 216 Street between 88 Avenue and 88B Avenue:
    - Options Considered: Converting the southbound curb lane into a parking lane.
    - Conclusion: Due to the numerous existing driveways and potential disruptions to traffic operations at the 88 Avenue intersection, this change was deemed unfeasible.
2. 216 Street between 88B Avenue and 90 Avenue:
    - Option Considered: Narrowing the planned center median to 0.8 meters, shifting the northbound travel lane west and creating a parking lane on the east side of 216 Street.

- Outcome: This adjustment would retain approximately seven (7) parking spaces on the east side of 216 Street.

3. 216 Street between 91 Avenue and 92 Avenue:

    - Option Considered: Narrowing the planned center median to 0.8 meters, shifting the southbound travel lane to the east, and creating a parking lane on the west side of 216 Street.
    - Outcome: This adjustment would retain approximately eleven (11) parking spaces on the west side of 216 Street.

4. 216 Street between 95A Avenue and 96 Avenue:

    - Option Considered: Switching parking from the west side to the east side of 216 Street.
    - Outcome: This adjustment would increase street parking by seven (7) spaces and mitigate potential conflicts with the driveway planned for the development project at the southwest corner of the 96 Avenue intersection.

Modified, parking-focused designs (Attachment B) were developed for segments 2, 3, and 4 to increase the on-street parking supply by an additional 25 spaces while maintaining the corridor's functionality. In addition, shifting the travel lanes east and west also provides an improved traffic calming design. In contrast, the original preliminary design presented to the public prioritized landscaping opportunities and geometric layout.

At present, there are approximately 258 signed temporary street parking spaces along 216 Street between 88 Avenue and 96 Avenue. Upon completion of this project with the modified design illustrated in Attachment B, approximately 127 street parking spaces will be retained as permanent.

Staff recommend modifying the current preliminary design to include the optional design for segments 2, 3, and 4 on 216 Street. This will address the community's parking concerns while ensuring the project's overall goals and functionality are maintained.

Estimated Cost

A preliminary (Class D) cost estimate has been prepared and the completion of works for 216 Street Complete Street Project is estimated to cost $9,386,000. The details of the cost estimates are summarized in the following table:

	Civil Works & Traffic Signals	Corridor Resurfacing*	Property Acquisition	Construction Services	Total
216 Street Corridor Improvements	$4,328,000	$1,109,000	$1,260,000	$272,000	**$6,969,000**
96 Avenue Intersection Realignment	$2,154,000	-	$173,000	$90,000	**$2,417,000**

*Note: Not included within the DCC Program

Given the conceptual nature of the design, the civil works and traffic signal installations cost estimate includes a 30% contingency for the corridor improvements and a 40% contingency for the intersection realignment. Additionally, the cost estimate for corridor resurfacing includes a 25% contingency.

Following completion of the design work, staff will provide a more detailed cost estimate including potential funding sources for Council's consideration.

Next Steps

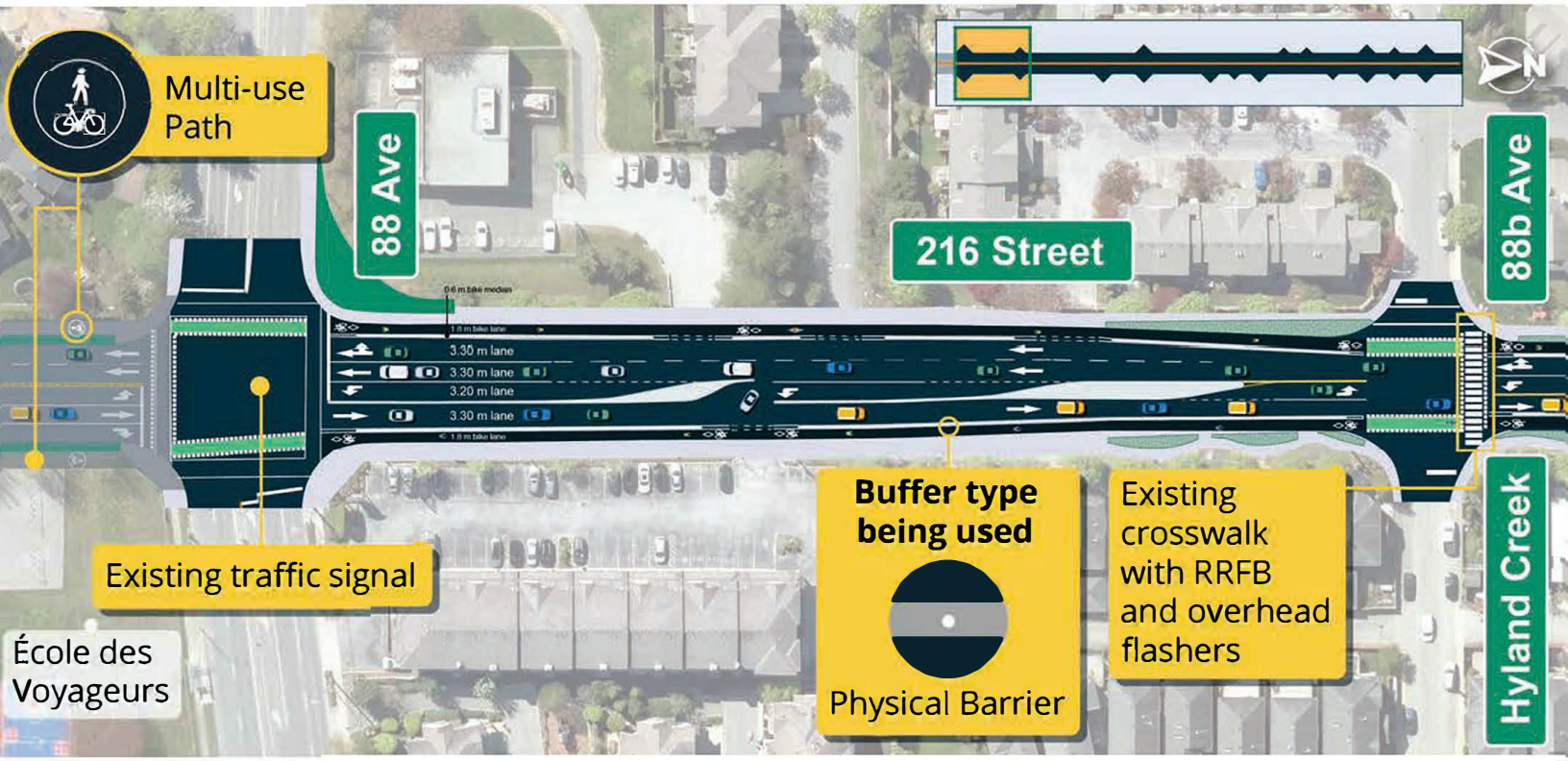
Subject to Council endorsement of the preliminary design with the optional design elements, the project team will continue to improve and refine the design, collaborating with relevant authorities to secure necessary approvals. The final design, along with a detailed cost estimate, will be presented to the Council in the budget process for consideration.

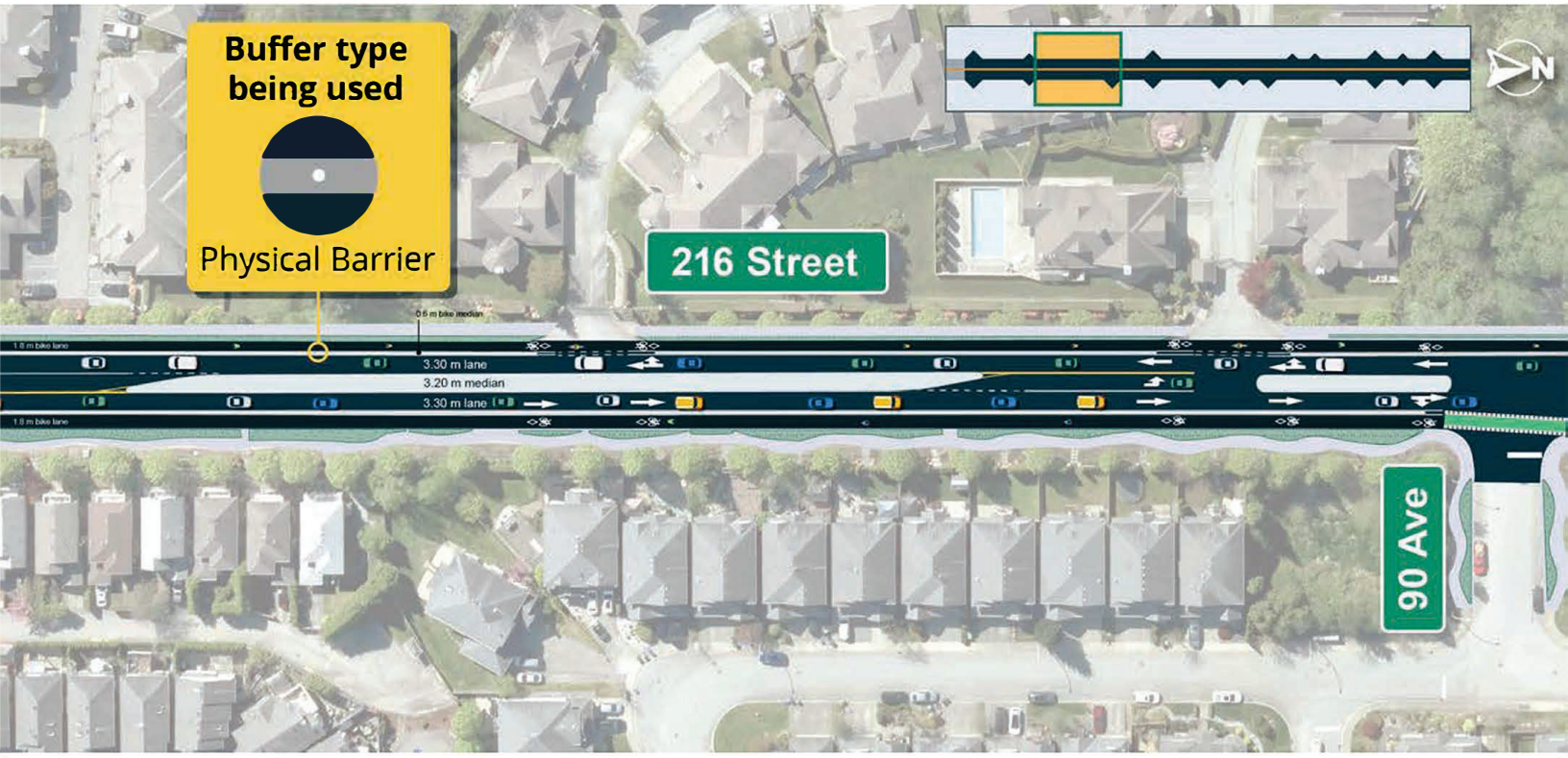
Respectfully submitted,

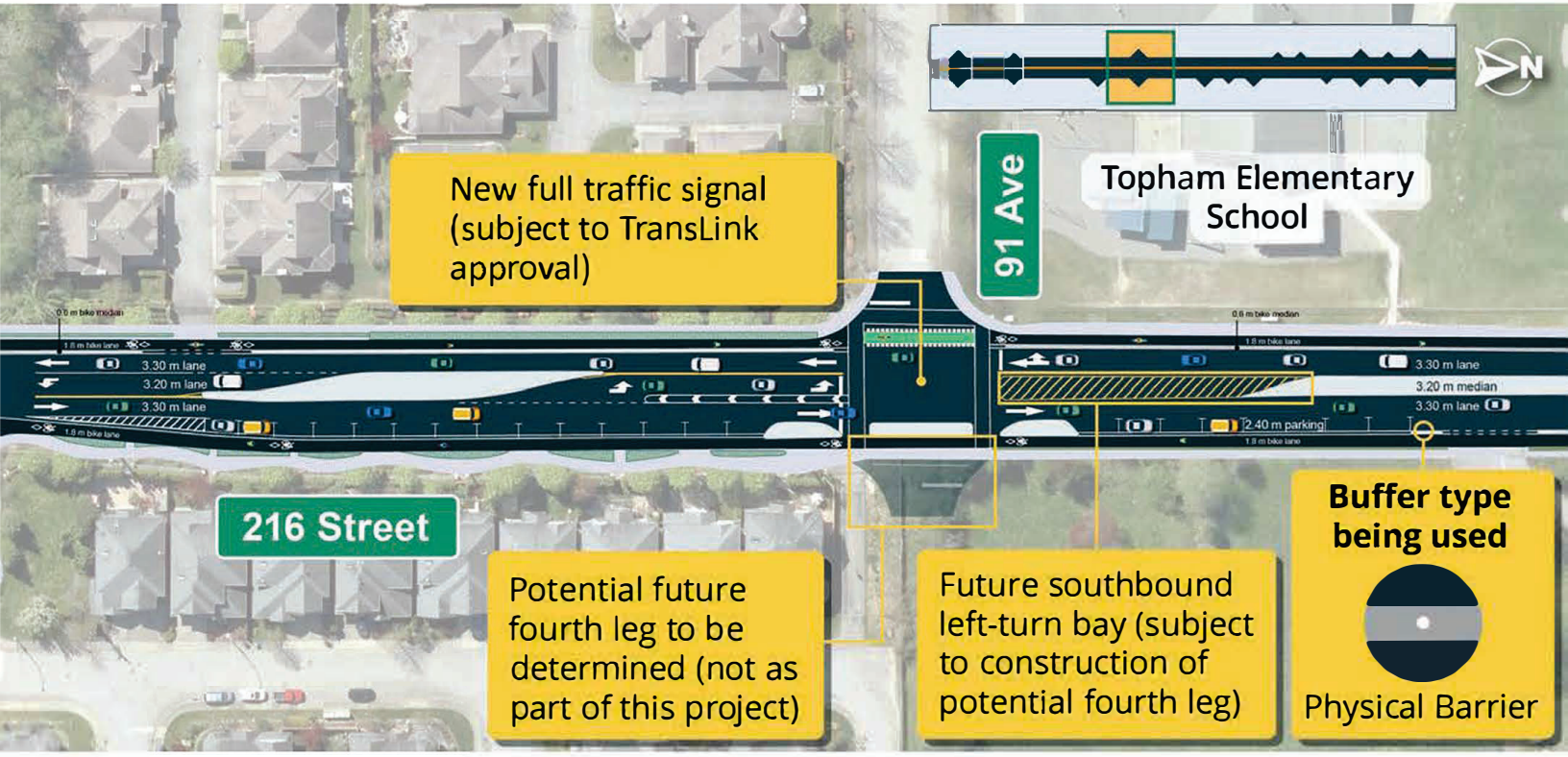
Paul Cordeiro
MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

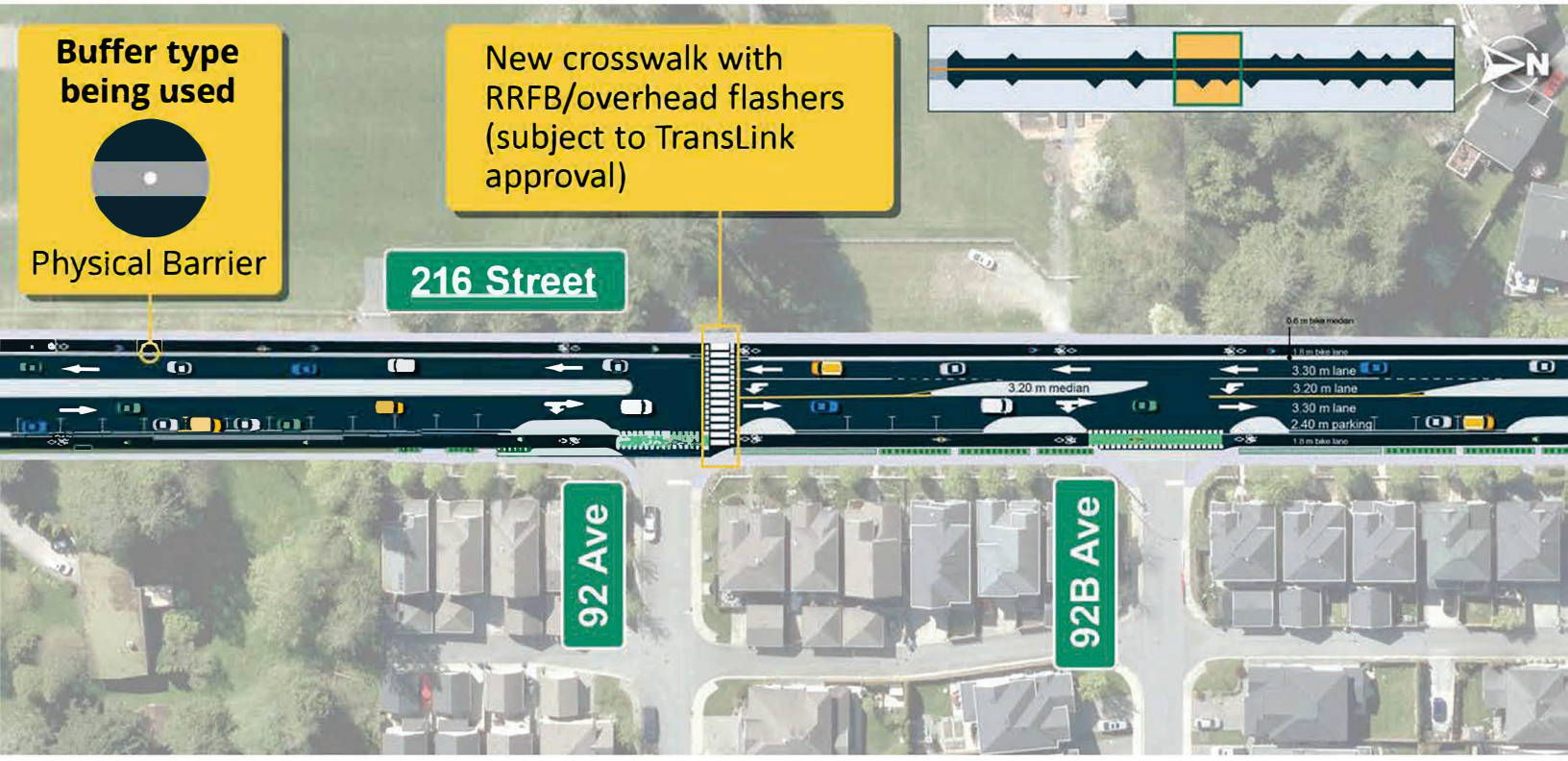
ATTACHMENT A	216 Street Complete Street Preliminary Design
ATTACHMENT B	216 Street Optional Design Elements
ATTACHMENT C	216 Street Corridor Study Preferred Design
ATTACHMENT D	216 Street (88 Avenue to 96 Avenue) Parking Survey
ATTACHMENT E	What We Learned Report

~~ATTACHMENT A~~



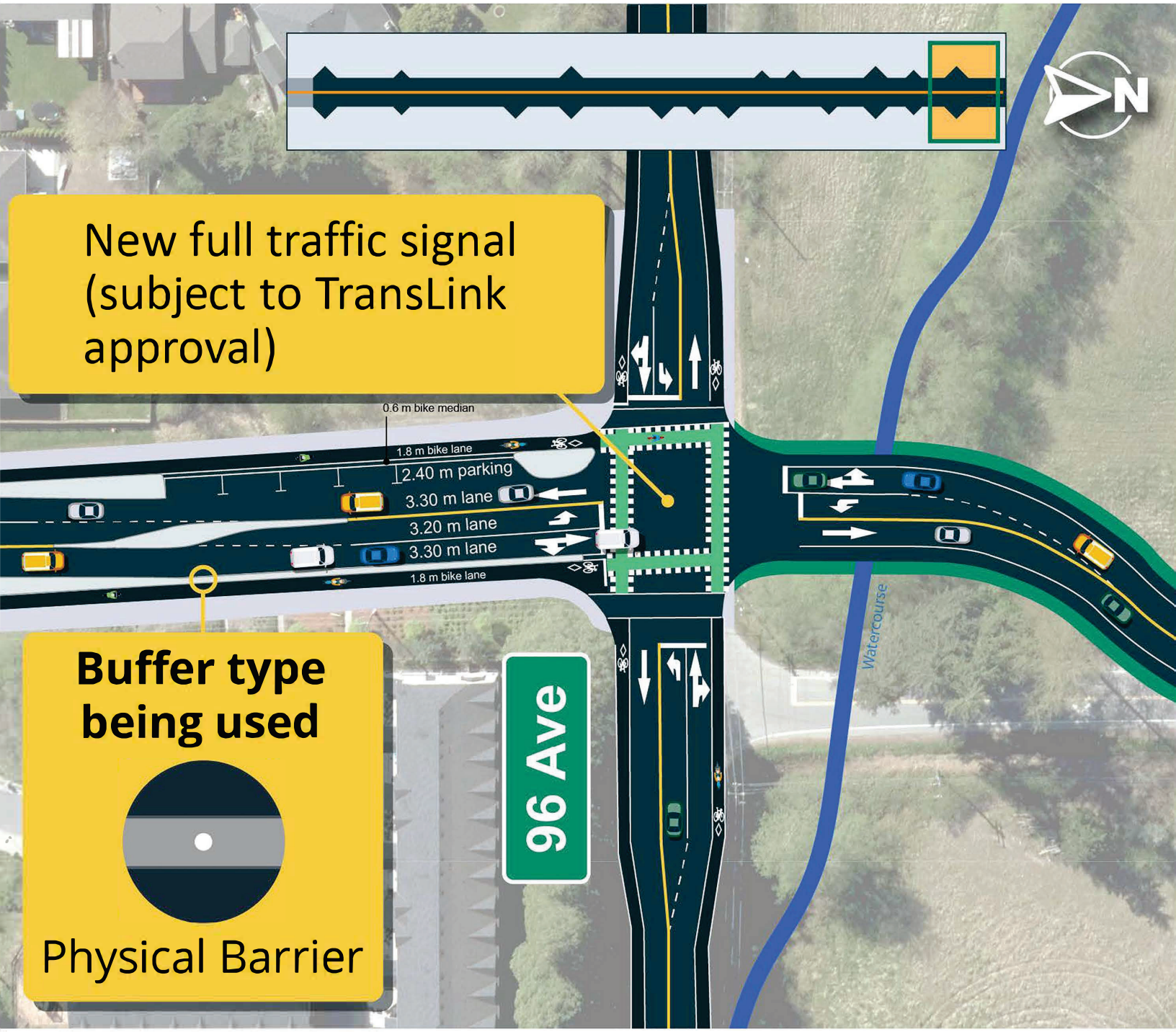

Buffer type being used
Physical Barrier
216 Street
90 Ave
1.8 m bike lane
0.6 m bike median
3.30 m lane
3.20 m median
3.30 m lane
1.8 m bike lane
N

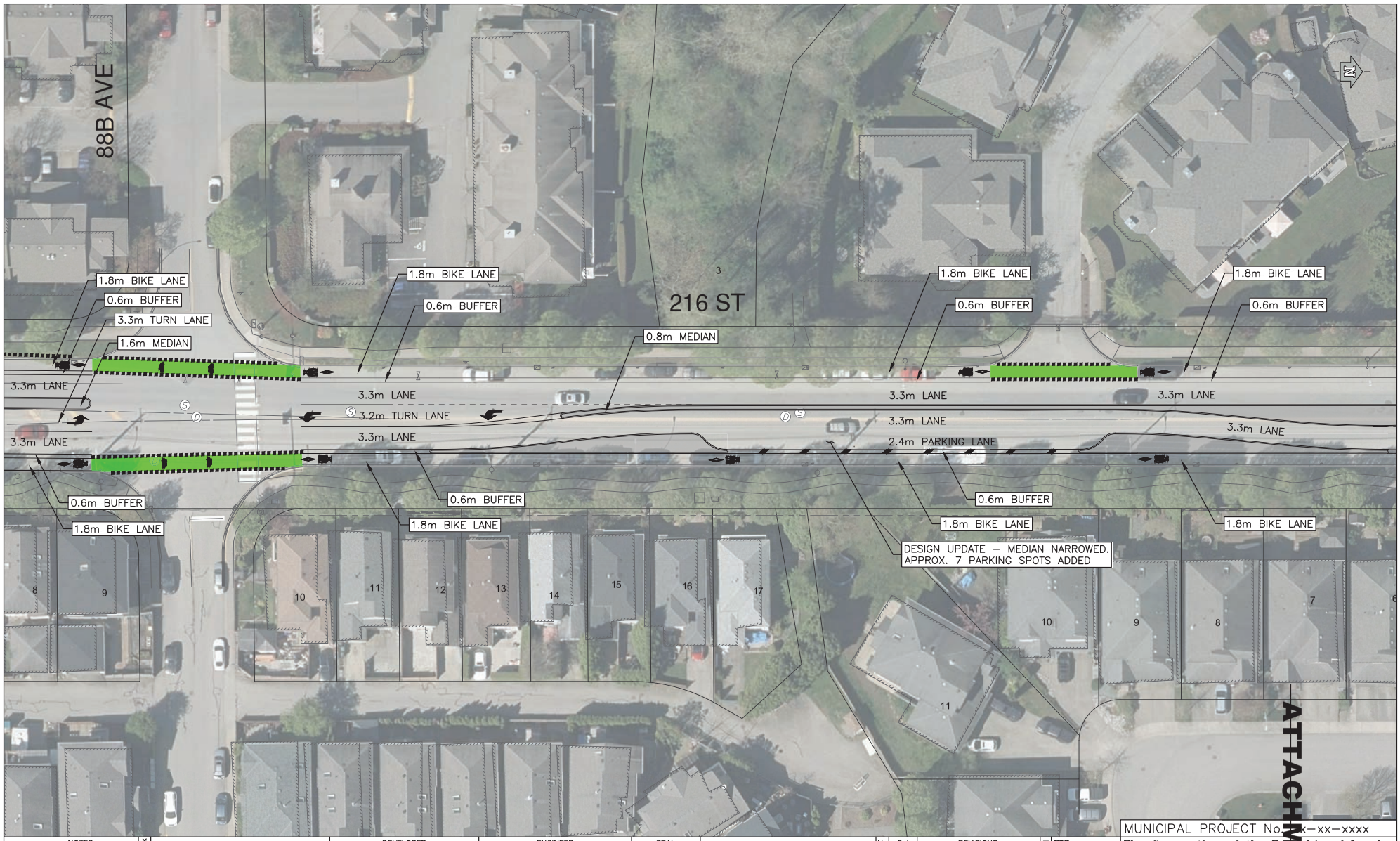

New full traffic signal (subject to TransLink approval)
91 Ave
Topham Elementary School
N
216 Street
3.30 m lane
3.20 m lane
3.30 m lane
3.30 m lane
3.20 m median
3.30 m lane
2.40 m parking
Potential future fourth leg to be determined (not as part of this project)
Future southbound left-turn bay (subject to construction of potential fourth leg)
Buffer type being used
Physical Barrier


Buffer type being used
Physical Barrier
New crosswalk with RRFB/overhead flashers (subject to TransLink approval)
216 Street
3.30 m lane
3.20 m lane
3.20 m median
3.30 m lane
2.40 m parking
92 Ave
92B Ave
N


Buffer type being used
Physical Barrier
93A Ave
93B Ave
93 Ave
216 Street
3.30 m lane
3.20 m lane
3.30 m lane
2.40 m parking
3.20 m median
N


Pedestrian crossing connecting Langley Lane Greenway with RRFBs
216 Street
95A Ave
94A Ave
95 Ave
Langley Lane Greenway
216 Street
0.6 m bike median
1.8 m bike lane
3.30 m lane
3.20 m lane
3.30 m lane
2.40 m parking
N


New full traffic signal (subject to TransLink approval)
0.6 m bike median
1.8 m bike lane
2.40 m parking
3.30 m lane
3.20 m lane
3.30 m lane
1.8 m bike lane
Buffer type being used
Physical Barrier
96 Ave
Watercourse
N



NOTES		DEVELOPER	ENGINEER	SEAL		No	Date	REVISIONS	PLAN
ALL DRAWINGS ARE CONCEPTS AND REQUIRE FURTHER REFINEMENT AND EVALUATION	BENCHMARK LEGAL		ISSUED FOR DISCUSSION 2024-04-26 urbansystems.ca		I, _____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. EXCEPTIONS: _____				DESIGN BY: M. KELDER DRAWN BY: P. TAM APPROVED BY: R. LEW DATE: 2024-04-26 SCALE: 1:200 0 5 10m

MUNICIPAL PROJECT No. xxx-xx-xxxx

The Corporation of the Township of Langley

Township of Langley

216 STREET SAFETY IMPROVEMENTS
88b AVENUE TO 90 AVENUE – OPTION 2

DESIGN FILE No | PLAN No. 1 OF 5
AS BUILT No. | SHEET No. 5 | REV. 1

ATTACHMENT B

N.6



NOTES	BENCHMARK	DEVELOPER	ENGINEER	SEAL	I _____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. EXCEPTIONS: _____	No	Date	REVISIONS	PLAN
ALL DRAWINGS ARE CONCEPTS AND REQUIRE FURTHER REFINEMENT AND EVALUATION	LEGAL		ISSUED FOR DISCUSSION 2024-04-26 urbansystems.ca					

DESIGNED BY: M. KELDER
DRAWN BY: P. TAM
APPROVED BY: R. LEW
DATE: 2024-04-26
SCALE: 1:250 0 5m 10m

MUNICIPAL PROJECT No. xx–xx–xxxx

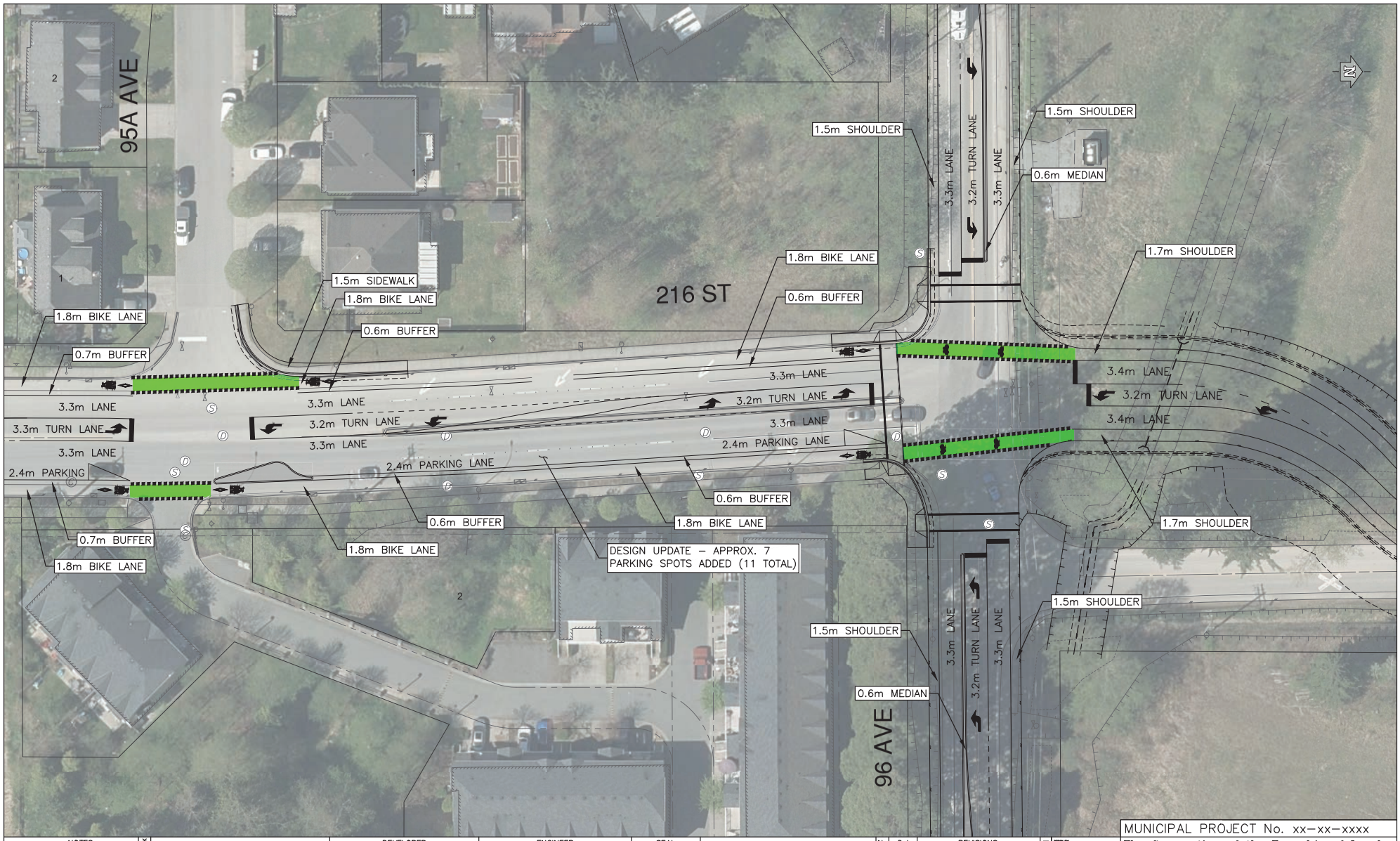
The Corporation of the Township of Langley

Township of Langley

216 STREET SAFETY IMPROVEMNETS
91 AVENUE TO 92 AVENUE – OPTION 2

DESIGN FILE No	PLAN No 5 OF 5	
AS BUILT No.	SHEET NO. 5	REV. 1

N.6



NOTES		DEVELOPER	ENGINEER	SEAL		No	Date	REVISIONS	PLAN
ALL DRAWINGS ARE CONCEPTS AND REQUIRE FURTHER REFINEMENT AND EVALUATION	BENCHMARK LEGAL		ISSUED FOR DISCUSSION 2024-04-26 urbansystems.ca		I, _____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. EXCEPTIONS: _____				DESIGN BY: M. KELDER DRAWN BY: P. TAM APPROVED BY: R. LEW DATE: 2024-04-26 SCALE: 1:2000

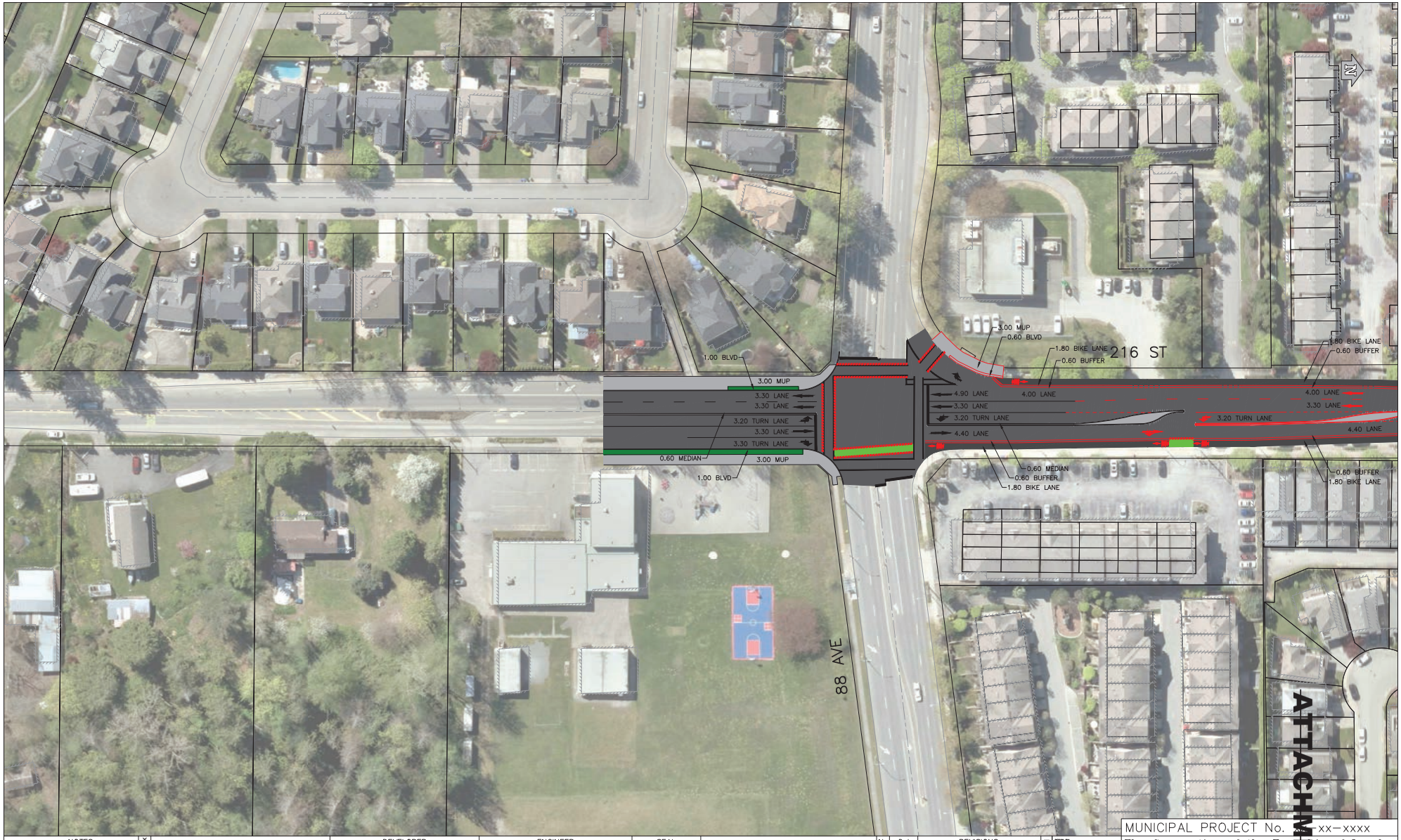
MUNICIPAL PROJECT No. xx–xx–xxxx

The Corporation of the Township of Langley

216 STREET SAFETY IMPROVEMENTS
95a AVENUE TO 96 AVENUE – OPTION 2

DESIGN FILE No | PLAN No 5 OF 5
AS BUILT No. | SHEET NO. 5 | REV. 1

N.6



ATTACHMENT C

NOTES	BENCHMARK	DEVELOPER	ENGINEER	SEAL	No	Date	REVISIONS	PLAN
ALL DRAWINGS ARE CONCEPTS AND REQUIRE FURTHER REFINEMENT AND EVALUATION	LEGAL		ISSUED FOR DISCUSSION 2020-10-13 urbansystems.ca	I _____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. EXCEPTIONS: _____					

DESIGN BY: M.KELDER
DRAWN BY: M.KELDER
APPROVED BY: N.SUNUWAR
DATE: 2020-09-18
SCALE: HORIZ. 1:500 VERT. 1:50

MUNICIPAL PROJECT No. xx-xxxx

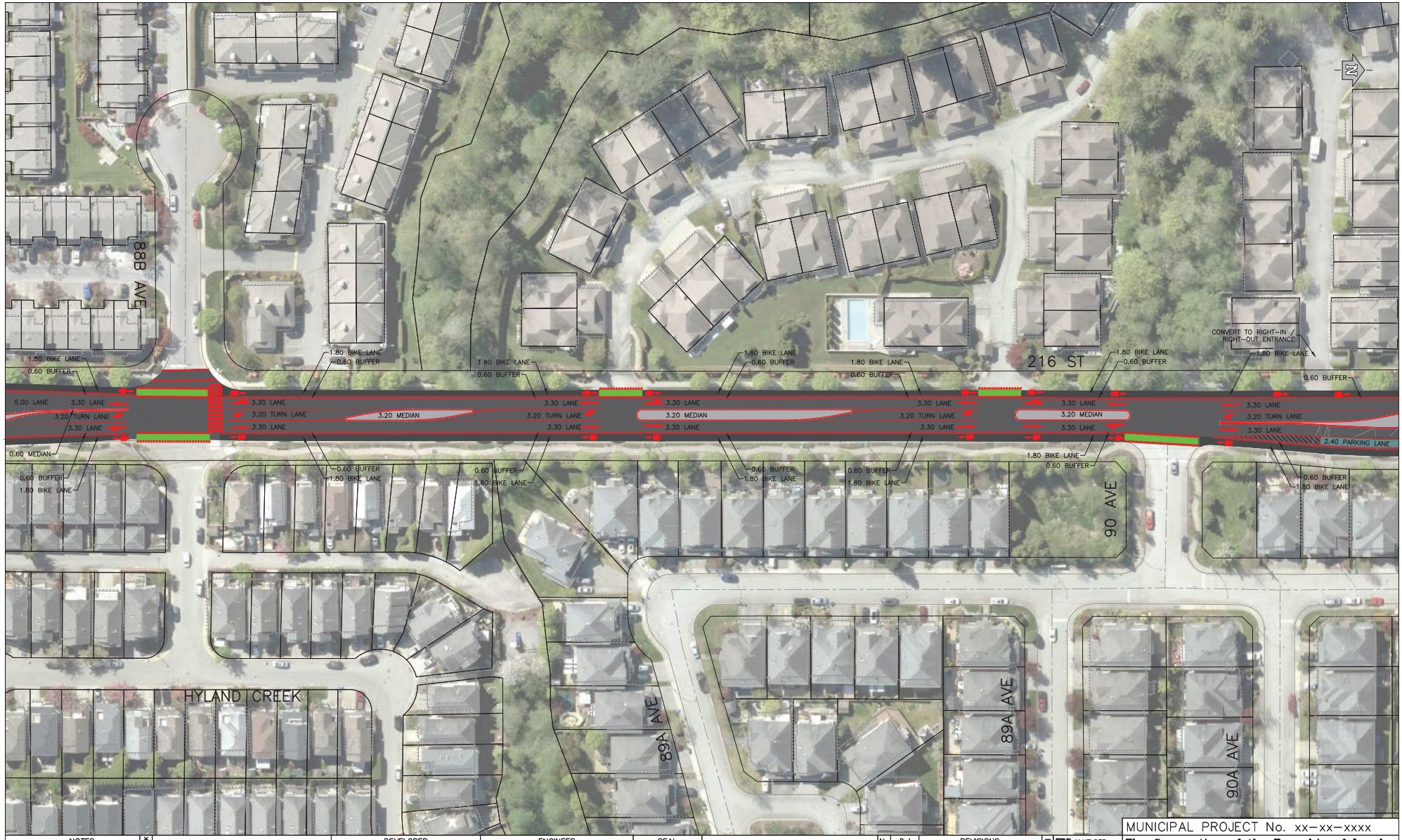
The Corporation of the Township of Langley

Township of Langley

216 STREET IMPROVEMENTS CONCEPT
2 LANE – OPTION 5

DESIGN FILE No | PLAN No 5
AS BUILT No. | SHEET NO. | REV. A

N.6



NOTES	BENCHMARK	DEVELOPER	ENGINEER	SEAL	No	Date	REVISIONS	PLAN
ALL DRAWINGS ARE CONCEPTS AND REQUIRE FURTHER REFINEMENT AND EVALUATION	LEGAL		ISSUED FOR DISCUSSION 2020-10-13	I, _____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. EXCEPTIONS: _____					DESIGN BY M.KELDER; DRAWN BY M.KELDER; APPROVED BY N.SUNUWAR; DATE 2020-09-18; SCALE HORIZ. 1:500 VERT. 1:50

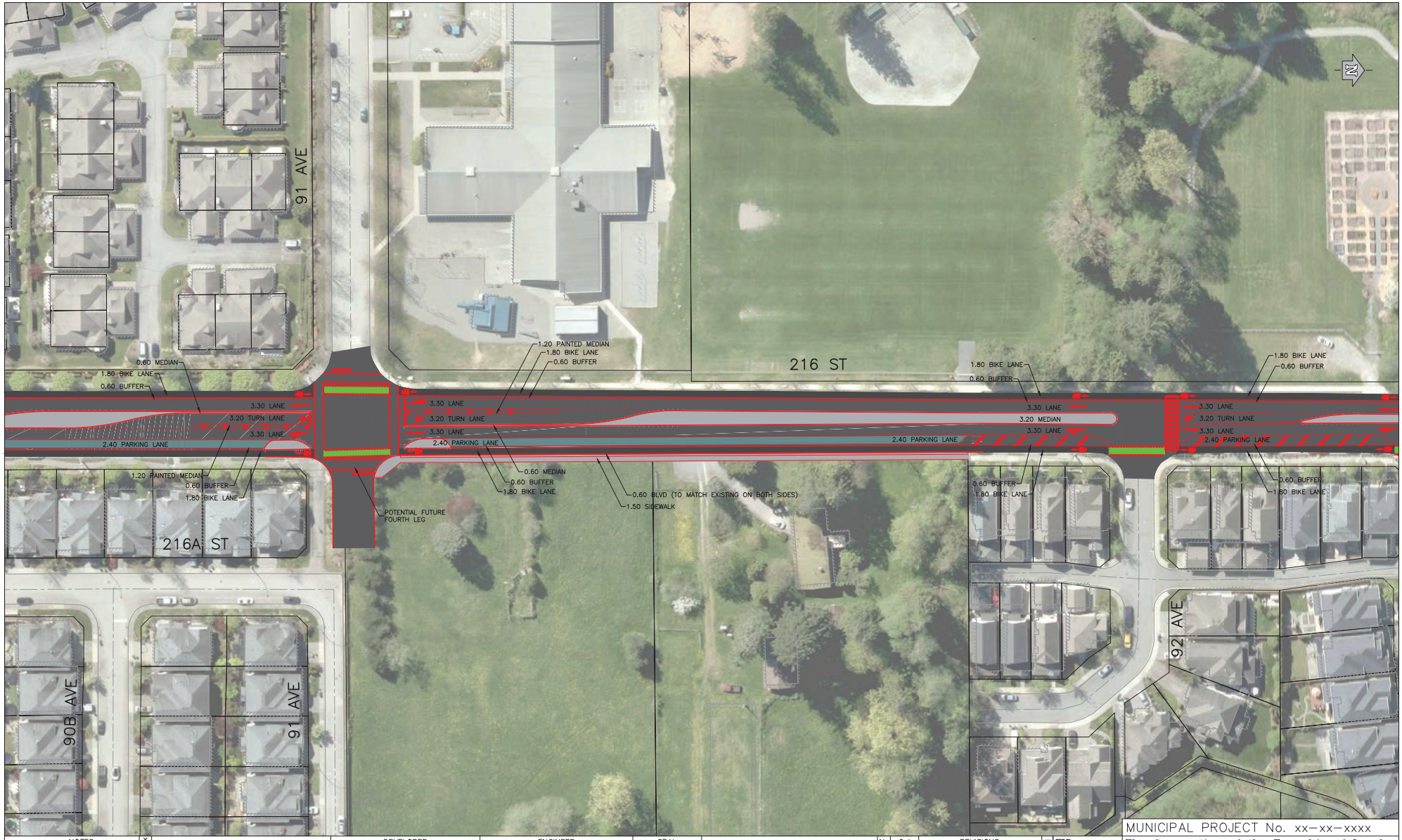
MUNICIPAL PROJECT No. xx-xx-xxxx

The Corporation of the Township of Langley

216 STREET IMPROVEMENT CONCEPT
2 LANE – OPTION 3

DESIGN FILE No	PLAN No 2 OF 5
AS BUILT No.	SHEET NO. REV. A

N.6



MUNICIPAL PROJECT No. xx-xx-xxxx

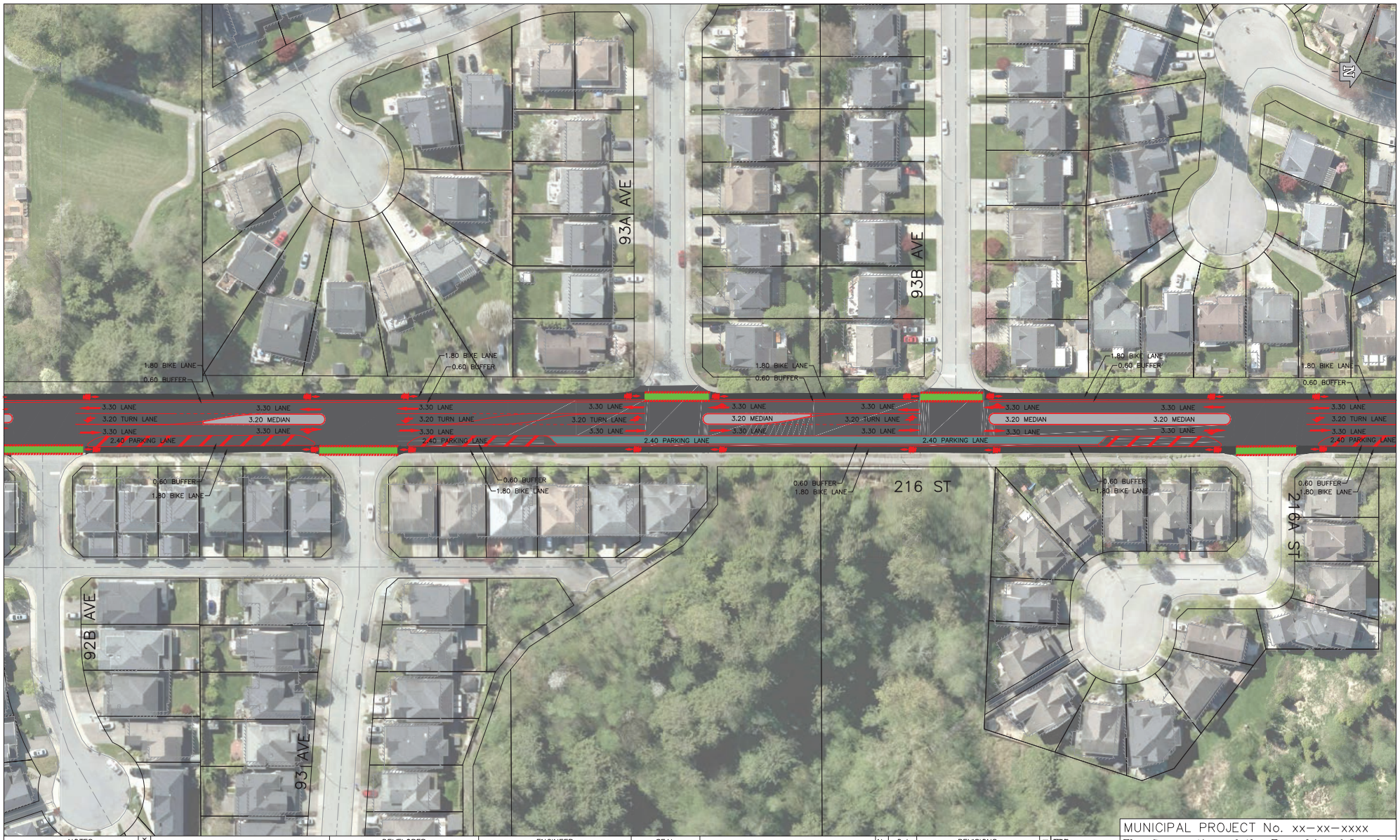
NOTES	BENCHMARK	DEVELOPER	ENGINEER	SEAL		No	Date	REVISIONS	PLAN
ALL DRAWINGS ARE CONCEPTS AND REQUIRE FURTHER REFINEMENT AND EVALUATION	LEGAL		ISSUED FOR DISCUSSION 2020-10-13 urbansystems.ca	I _____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. EXCEPTIONS: _____					DESIGN BY: M.KELDER DRAWN BY: M.KELDER APPROVED BY: N.SUNUWAR DATE: 2020-09-18 SCALE: HORIZ. 1:500 VERT. 1:50

The Corporation of the Township of Langley

216 STREET IMPROVEMENT CONCEPT
2 LANE – OPTION 3

DESIGN FILE No.	PLAN No. 3 OF 5	
AS BUILT No.	SHEET NO.	REV. A

N.6



NOTES		DEVELOPER	ENGINEER	SEAL		No	Date	REVISIONS	PLAN
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	LEGAL								

MUNICIPAL PROJECT No. xx-xx-xxxx

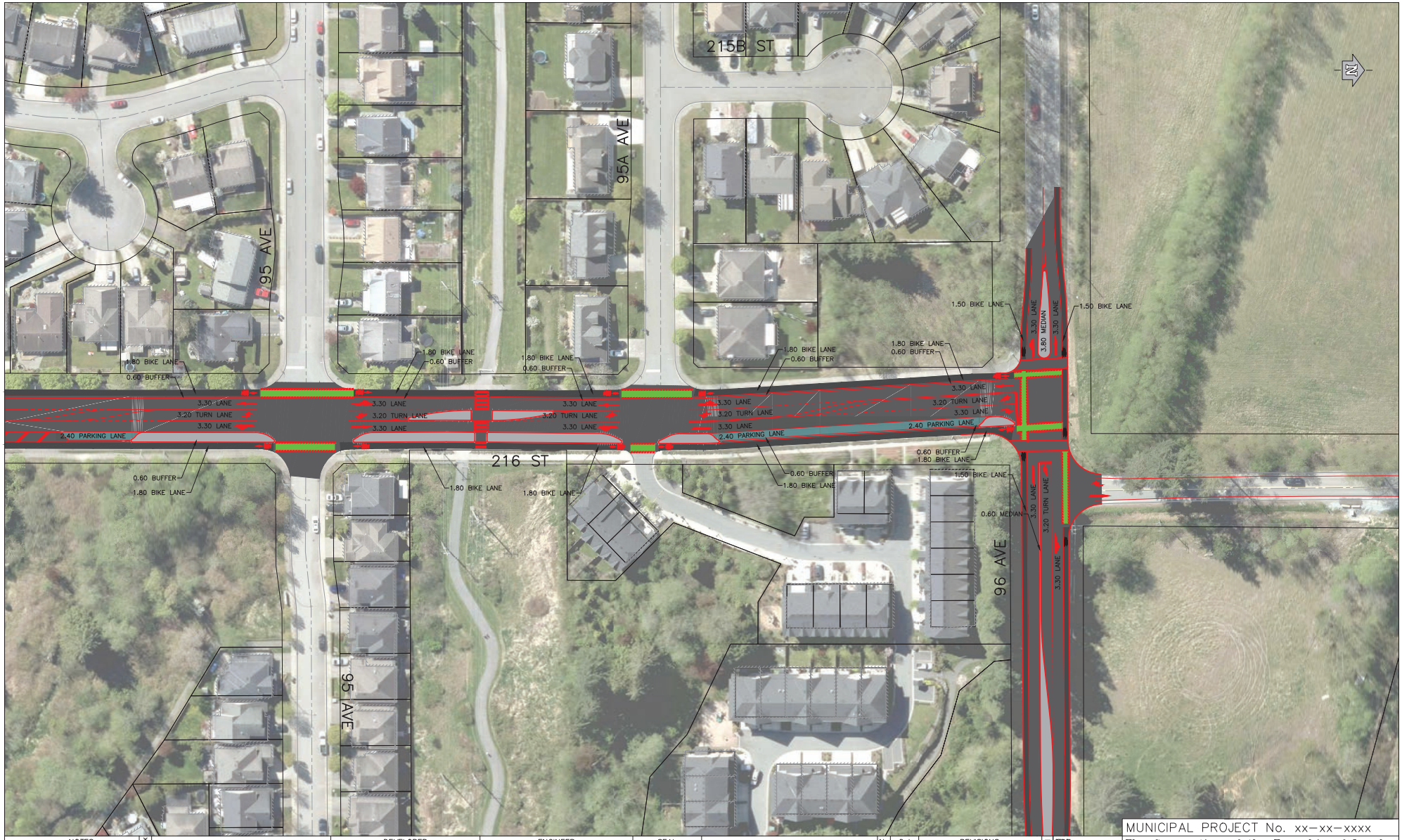
The Corporation of the Township of Langley

Township of Langley

216 STREET IMPROVEMENT CONCEPT
2 LANE – OPTION 3

DESIGN FILE No	PLAN No 4 OF 5	
AS BUILT No.	SHEET NO.	REV. A

N.6



NOTES		DEVELOPER	ENGINEER	SEAL		No	Date	REVISIONS
ALL DRAWINGS ARE CONCEPTS AND REQUIRE FURTHER REFINEMENT AND EVALUATION	BENCHMARK LEGAL		ISSUED FOR DISCUSSION 2020-10-13 urbansystems.ca	I, _____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. EXCEPTIONS: _____			

PLAN

DESIGN BY: M.KELDER
DRAWN BY: M.KELDER
APPROVED BY: N.SUNUWAR
DATE: 2020-09-18
SCALE: HORIZ. 1:500 VERT. 1:50

MUNICIPAL PROJECT No. xx-xx-xxxx

The Corporation of the Township of Langley

216 STREET IMPROVEMENT CONCEPT
2 LANE – OPTION 3

DESIGN FILE No	PLAN No 5 OF 5	
AS BUILT No.	SHEET NO.	REV. A

N.6

JOINT SCHOOL DISTRICT NO. 35 / MUNICIPAL LIAISON COMMITTEE

Wednesday, October 30, 2024 at 1:30pm
Township of Langley Civic Facility
Salmon River Room

MINUTES

Present:

School District No. 35:
Trustee Candy Ashdown
Trustee Sarb Rai
Trustee Joel Neufeld
Brian Iseli, Secretary Treasurer
Mal Gill, Superintendent

Township of Langley:
Councillor Tim Baillie (Chair)
Councillor Steve Ferguson
Mayor Eric Woodard
Chan Kooner, Acting Chief Adminstrative Officer
Jason Winslade, General Manager, Administration, Facility and Corporate Projects
Corene Quin, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Joint School District No. 35 Municipal Liaison Committee October 30, 2024

Moved by Trustee Neufeld,
Seconded by Trustee Rai,
That the Joint School District No. 35 Municipal Liaison Committee adopt the agenda, as amended, and receive the agenda items of the October 30, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Joint School District No. 35 Municipal Liaison Committee June 19, 2024

Moved by Trustee Rai,
Seconded by Trustee Neufeld,
That the Joint School District No. 35 Municipal Liaison Committee adopt the minutes of the June 19, 2024 meeting.
CARRIED

C. PRESENTATIONS

D. ITEMS FOR DISCUSSION

1. Smith Secondary and Middle School

Trustee Neufeld reported on the purchase agreement of land for a future road on 76 Avenue, from 210 - 212 Street. Discussions ensued regarding the large costs associated with design and construction of the road. Suggestions were for School District staff and Township staff acquire more information. A significant more work needs to be done for the School District to meet their target.

Brian Iseli and Chan Kooner explained that the purchase agreement between SD35 and the Township of Langley of the multi-school property included agreement to build the road in front of the school to Township standards by January 2027. Chan Kooner further explained that Staff have a current resolution and direction from Council to build 76 Avenue up to 210 Street, but they do not have a resolution/direction or drawings in relation to 210 - 212 street or the road in front of the school.

2. Parking

Trustee Neufeld reported parking concerns at Alex Hope Elementary, RC Garnett Demonstration Elementary and James Kennedy Elementary. DPAC and parents have concerns of parking bylaw infractions due to dropping off and picking up students. Discussions ensued and suggestions to work towards more proactive solutions.

3. Naming of Schools

Brian Iseli reported that the School District was accepting submissions from the public for the name of the furture elementary school in the NE Latimer area. October 28, 2024 was submissions close date. The School District Board In-camera meeting will review submisions in November and announce at December's board meeting.

Chan Kooner requested an update of the School District's process of naming schools. He further requested that the School Board also forward a letter to Mayor and Council when accepting submissions for naming of schools.

D. ITEMS FOR DISCUSSION

4. Brookswood School Acquisitions

Discussions ensued regarding property acquisitions for future schools in Brookswood. Suggestions were for School District staff and Township staff acquire more information and discuss further at next meeting.

- Brookswood will be developed differently from Willoughby
- Brookswood will have its challenges with utilities/roadworks, etc.
- How to secure land for schools
- Developers should not be held back with an 'unknown'
- Consider a response template letter to Developers
- SD and TOL combined letter, addressing a priority of concern to the new Minister of Education and Child Care

5. Willoughby School Acquisitions

School District reported that it had requested from the Ministry in their Five Year Capital Plan submission, a $15 million for a modular for additional space for Willoughby Elementary.

6. School Gardens

Councillor Baillie suggested the idea of school garden programs, using a small garden space outside, and even container gardening. The School District reported that they work with LEPS, who spearhead many initiatives, such as demonstration garden, community gardens and the PACS.

7. Skateboard Park

Councillor Baillie requested the property status of the skateboard park, on 203 Street, between 62 – 64 Avenue. He further suggested, and asked, if this property could be used for a proposed project for the unhoused, as the skate park is never used by skateboarders.

8. Betty Gilbert Expansion

Discussions ensued regarding Aldergrove Athletic Park / Betty Gilbert Middle School with limited options for expansion and the use of the northeast gravel lot.

E. OTHER BUSINESS

1. Next Meeting Date

It was recommended that the next meeting date be scheduled for January 22, 2025.

F. NEXT MEETING

Date: January 22, 2025
Location: School Board Office
Time: 1:30pm to 3:30pm

G. TERMINATE

Moved by Councillor Ferguson,
Seconded by Trustee Neufeld,
The Joint School District No. 35 Municipal Liaison Committee meeting terminate at 2:45pm.
CARRIED

CERTIFIED TRUE AND CORRECT:

_____ _____

Co-Chair Co-Chair

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

November 13, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
E. Barbour, S. Cook D. Kang, G. Sarhan, and T. Taylor

Staff:
A. Arboleda, Education Programs Curator, Recreation, Arts, and Culture
K. Young, Deputy Director, Recreation, Arts, and Culture
K. Stepto, Recording Secretary

Election of the Co-Chair
As there were no Co-Chairs who could to attend the meeting, T. Taylor volunteered to step in as Community Co-Chair.

MOTION
Moved by S. Cook,
Seconded by D. Kang,
That T. Taylor be appointed as the Community Co-Chair for the November 13, 2024 Recreation, Culture, and Parks Advisory Committee meeting.
CARRIED

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

T. Taylor acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – November 13, 2024

Moved by D. Kang,
Seconded by E. Barbour,
That the Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the November 13, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – September 11, 2024

Moved by G. Sarhan,
Seconded by S. Cook,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the September 11, 2024 meeting.
CARRIED

2. Recreation, Culture, and Parks Advisory Committee – October 9, 2024

Moved by S. Cook,
Seconded by E. Barbour,
That the Recreation, Culture, and Parks Advisory Committee receive the Notes of the October 9, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Cultural Programs Update

A. Arboleda, Education Programs Curator, provided a presentation regarding a year in review and future goals at the Museum. The following information was provided:

Collection Prep:

- Staff, docents and volunteers have been working in preparation for moving the Township's collection from the Langley Centennial Museum to salishan Place by the River.
- 450+ items have been added to the collections database.
- 800+ boxes have been packed.
- 16,299+ items condition reported and prepared for the move.

2023/24 Arts and Culture highlights:

- Pop'd Arts – pop-up art exhibition at the Riverside room showcasing local artists.
- Indigenous public art with Kwantlen's Spring Salmon Studio at the Willoughby Community Plaza at LEC.
- Music on the Plaza – busker-style performing art activations at the pedestrian plaza on Glover Road in Fort Langley. Overwhelming support from the public for this program in Fort Langley and other public plaza spaces in the Township.
- In 2024, staff worked with artists from the four First Nations in Langley for design elements to be featured at salishan Place by the River.

Future Programs at salishan Place by the River:

- An exciting programming plan has been developed to captivate and inspire a diverse audience while serving the community. The content is meant to be both informative and interactive.
- All Age/Family Programs

C. DELEGATIONS AND PRESENTATIONS

- K-12 School Programs
- Instructor-led Programs
- Summer Children's Camps
- Rentable Kits
- Artists in Residence Programs

D. REPORTS

1. Co-Chairperson's Report

T. Taylor reported that he attended the LEC 2040 Open House and suggested that staff could provide a presentation to the committee in the new year to present the plans to the new committee.

E. CORRESPONDENCE

F. WORK PROGRAM

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: December 11, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by D. Kang,
Seconded by S. Cook,
That the meeting terminate at 7:40pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 18, 2024 - REGULAR MEETING	**REPORT:**	24-274
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	0810-30
SUBJECT:	RACQUET SPORTS AND PARK PROJECTS		

RECOMMENDATIONS:

That Council direct staff to complete a detailed design and proceed with construction to add four public tennis courts with lighting to the area fronting 80 Avenue in Yorkson Community Park, preapproved to be funded as $1.1M from Capital Projects Reserve and $400,000 from external sources in the 2025 budget.

That Council direct staff to complete a detailed design and, once the four new tennis courts are complete at Yorkson Community Park, proceed with construction to create twelve new pickleball courts at Willoughby Community Park adjacent to Langley Events Centre via the conversion of the four existing tennis courts to pickleball, preapproved to be funded as $479,290 from the Growing Communities Fund, and $20,710 from Capital Projects Reserve in the 2025 budget.

That Council direct staff to proceed with lighting upgrades to the outdoor activity area, including the new pickleball courts, at Willoughby Community Park, preapproved to be funded as $695,000 from the Climate Action Reserve Fund - CAC Funded in the 2025 budget.

That Council direct staff to proceed with the addition of a dedicated pad mount transformer for the Stadium at Willoughby Community Park, preapproved to be funded as $125,000 from the Capital Projects Reserve in the 2025 budget.

EXECUTIVE SUMMARY:

Staff have prepared numerous capital budget sheets related to the above recommendations, submitted as part of the 2025 budget process (Attachment C).

Staff are recommending Council consider selected projects, in particular for Tennis at Yorkson Community Park (Attachment A) and Pickleball at Willoughby Community Park (Attachment B), for which Council has received reports and memos regarding previously, and for projects which works are directly related to the Pickleball courts.

The pre-approval of these projects will allow staff to begin design and construction work and provide the public with certainty regarding projects at these two major parks in the Willoughby Community.

BACKGROUND/HISTORY:

Currently the Township supports tennis and pickleball with outdoor courts on Township park properties, and with partnerships with the School District on their property. Outdoor courts can either be dedicated to tennis, dedicated to pickleball, or shared courts with lines painted for both pickleball and tennis. There are also six indoor tennis courts at the Langley Tennis Centre.

As per a prior Council resolution, staff continue to review a possible site at McLeod Athletic Park, and also continue to work with School District staff to consider joint use agreements for further/revised racquet sports facilities at sites like McLeod Athletic Park / Langley Secondary. However, both options present both logistical challenges and also extended timelines before possible resolution.

The table below lists available racquet courts within the Township with indications of their current setup and use. Notes include known issues of noise complaints.

RACQUET COURTS

Park	Tennis	Pickleball	Shared	Pickleball Installed	Notes
Aldergrove Athletic Park			2	2013	
Brookswood Secondary School	6				Lighted Courts on SD 35 Property
Denny Ross Memorial Park			2	2014	Noise complaint when first installed.
Forest Hills Park			2	2015	
Fort Langley Community Park	2			2020-2024	Recent Council resolution to remove pickleball lines
Langley Meadows			2	2014	
McClughan Park			1	2016	
McLeod Athletic Park			2	2013	
Milner Park			1	2021	
Noel Booth Park	1				On SD35 property
Philip Jackman Park	1		1	2020	
Routley Park	1				
Walnut Grove Community Park	6				
West Langley Park		4		2021	Noise complaint when first installed.
Willoughby Community Park	4				
Yorkson Community Park	6				Indoor at Langley Tennis Centre
Total	**27**	**4**	**13**		

Respectfully submitted,

Scott Groves
DIRECTOR, CORPORATE PROJECTS
for
CORPORATE PROJECTS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE	S. Ruff
PARKS OPERATIONS	T. Buckner

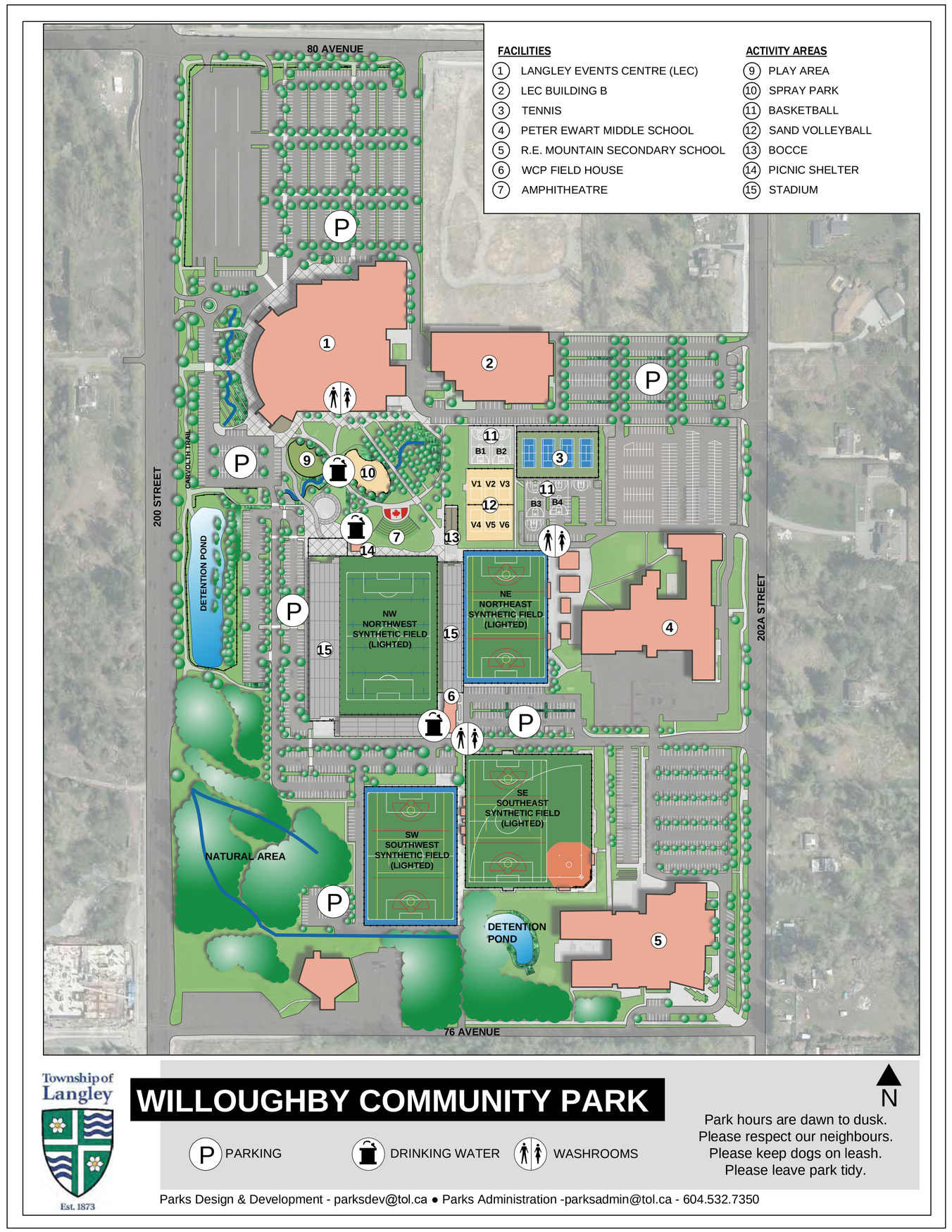
ATTACHMENT A Yorkson Community Park Outdoor Tennis
ATTACHMENT B Willoughby Community Park Pickleball
ATTACHMENT C 2025 Capital Project Sheets

Yorkson Community Park Outdoor Tennis



ATTACHMENT A

Willoughby Community Park Pickleball



Township of Langley
Est. 1873

WILLOUGHBY COMMUNITY PARK

N

P PARKING DRINKING WATER WASHROOMS

Park hours are dawn to dusk.
Please respect our neighbours.
Please keep dogs on leash.
Please leave park tidy.

Parks Design & Development - parksdev@tol.ca ● Parks Administration -parksadmin@tol.ca - 604.532.7350





ATTACHMENT B

ATTACHMENT C

Township of Langley
Capital Project Description
Parks Utility

Project Title — **Yorkson Community Park: Outdoor Tennis**

Work Breakdown (if it exists) — NEW — **Category** — Sports Fields and Courts

	2024 Budget	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount			1,500,000	-	-	-	-
Budget Remaining		-					
Total Project Cost	-	-	**1,500,000**			-	-

Project Description *(Phased Project)

Four outdoor tennis courts to be located outside of the Langley Tennis Centre.

Project Justification & Consequences of Not Proceeding *(Phased Project)

As per council motion July 15, 2024 Item E. 11 Motion 3 which includes,

Staff is directed to complete a detailed design and Class A cost estimate for adding tennis courts to Yorkson Community Park near 80 Avenue adjacent to the existing Tennis Centre, with confirmation of any external contributions that may be required.

***Project Priority Ranking** — **HIGH 05**

Length of Project (in Years) — 1 — **Initial Year of Approval** — 2025

Proposed Funding Source	2024 Budget	2024 CFWD	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure	-	-					
Operating Revenue	-	-					
Prior Year's Surplus	-	-					
Federal/Provincial/Other Grants	-	-					
Development Cost Charges (DCC)	-	-					
Capital Works Reserve	-	-					
Capital Projects Reserve	-	-	1,100,000				
RCMP Reserve	-	-					
Climate Action Reserve	-	-					
CAC Reserve	-	-					
Debt	-	-					
TransLink	-	-					
ICBC	-	-					
Other: External Sources		-	400,000				
Total Funded	-	-	1,500,000	-	-	-	-
UNFUNDED							
Total Project Funding	-	-	**1,500,000**	-	-	-	-
***Estimated Annual Operating impact**				76,575			

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title **Willoughby Stadium: Dedicated BC Hydro Service**

Work Breakdown (if it exists) NEW **Category** Facility Renewal/Replacement

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		125,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**125,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Installation of a dedicated BC Hydro electrical service for Willoughby Stadium that will also assist with the lighting upgrade to the outdoor activity area.
Project Justification & Consequences of Not Proceeding *(Phased Project)	The power at Willoughby Stadium is currently sub-fed from LEC Building A. Bringing a dedicated BC Hydro service to the stadium would make the facility more resilient and free up power capacity for other uses.
***Project Priority Ranking**	**MEDIUM 03**

Length of Project (in Years) 1 **Initial Year of Approval** 2025

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-	125,000				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	125,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**125,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title — **Willoughby Community Park: Lighting Upgrade**

Work Breakdown (if it exists) — NEW — **Category** — Sports Fields and Courts

	2024 Budget	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount			695,000	-	-	-	-
Budget Remaining							
Total Project Cost	**-**	**-**	**695,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Electrical upgrades and installation of sport court lighting for pickleball, basketball, and sand volleyball courts. Electrical design is complete and tender ready for construction.

Project Justification & Consequences of Not Proceeding *(Phased Project)

Installation of sport court lighting will extend the hours of use. The need for pre dawn and after dusk use is increasing to avoid high daytime temperatures in summer and extend play time in fall/winter/spring when daylight hours are shorter.

***Project Priority Ranking** — **HIGH 08**

Length of Project (in Years) — 1 — **Initial Year of Approval** — 2025

Proposed Funding Source	2024 Budget	2024 CFWD	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure							
Operating Revenue							
Prior Year's Surplus							
Federal/Provincial/Other Grants							
Development Cost Charges (DCC)							
Capital Works Reserve							
Capital Projects Reserve							
RCMP Reserve							
Climate Action Reserve -CAC			695,000				
CAC Reserve							
Debt							
TransLink							
ICBC							
Other:							
Total Funded	-	-	695,000	-	-	-	-
UNFUNDED							
Total Project Funding	**-**	**-**	**695,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**			-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title — **Willoughby Community Park - Pickleball Court Conversion**

Work Breakdown (if it exists) — NEW — **Category** — Playground Equipment and Spray Parks

	2024 Budget	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount			500,000	-	-	-	-
Budget Remaining	-	-					
Total Project Cost	**-**	**-**	**500,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Conversion of 4 existing tennis courts to 12 dedicated pickleball courts with ball control fencing and seating areas. Court lighting is included under a separate project.

Project Justification & Consequences of Not Proceeding *(Phased Project)

Demand for dedicated pickleball courts is increasing in the community. Willoughby Community Park is an ideal location for pickleball due to its separation from residential areas which should avoid noise conflicts.

***Project Priority Ranking** — **CRITICAL 18**

Length of Project (in Years) — 1 — **Initial Year of Approval** — 2025

Proposed Funding Source	2024 Budget	2024 CFWD	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure	-	-					
Operating Revenue	-	-					
Prior Year's Surplus	-	-					
Federal/Provincial/Other Grants	-	-					
Development Cost Charges (DCC)	-	-					
Capital Works Reserve	-	-					
Capital Projects Reserve	-	-	20,710				
RCMP Reserve	-	-					
Climate Action Reserve	-	-					
CAC Reserve	-	-					
Debt	-	-					
TransLink	-	-					
ICBC	-	-					
Other: Growing Communities Fund		-	479,290				
Total Funded	-	-	500,000	-	-	-	-
UNFUNDED							
Total Project Funding	**-**	**-**	**500,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**			-	-	-	-	-

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 9, 2024 - REGULAR MEETING	**REPORT:**	24-178
FROM:	ENGINEERING DIVISION	**FILE:**	5330-21-87
SUBJECT:	CAPITAL REQUEST – SMITH NEIGHBOURHOOD DETENTION AND ASSOCIATED STORM WORKS		

RECOMMENDATIONS:

That Council approve the use of $25,723,750 for land and construction of Pond 7B and associated works for the Smith Neighbourhood Plan, funded $19,561,014 from external debt, $986,976 from Capital Projects Reserve, $2,298,700 Land Reserve, $2,476,750 internally borrowed from Prior Year Surplus, and $400,310 from Greenway Amenity Reserve.

That Council revise the previously approved capital project for Smith Athletic Park Detention Works from $9,292,929 to $6,092,929 funded by Borrowing Bylaw No. 5999.

ANALYSIS:

Infrastructure improvements identified in the Smith Neighbourhood Plan (SNP) to support and promote development in the general area of 72 Avenue to 76 Avenue and 208 Street to 210 Street. The identified improvements also support capitals project in the area such as the Smith Athletic Park (SAP) which is currently underway. One component and requirement to complete the SNP to its ultimate condition requires the downstream storm system to be completed.

A technical drainage review was completed in the Smith Neighborhood, resulting in the placement of Tank 7A at the SAP and a requirement for a storm sewer to convey drainage southwards towards Pond 7B at 72 Avenue and 210 Street. As part of the comprehensive storm water management plan for this catchment, upgrades to the storm sewer system along 72 Avenue/Crush Crescent have been identified as shown in Attachment A.

On March 11, 2024, Council adopted a resolution regarding SAP Off-Site Works for the engineering design of infrastructure components related to the SAP and SNP and $330,000 was allocated for the engineering design of the off-site detention Pond 7B, storm sewers and a half road on 72A Avenue.

Staff issued a Request for Proposals (RFP) from civil consultants for the design, construction, contract administration and post construction services for Pond 7B and associated storm works.

Design has commenced to provide details on cost estimates, third party utilities (BC Hydro, FortisBC, TELUS, Rogers, etc.) requirements for any working easements and/or rights-of-way, environmental review/approvals, construction scheduling and project constraints. The following is the current project schedule and is subject to change:

- May 9, 2024 - Consultant Award
- October 3, 2024 - Design Completion
- October 24, 2024 - Tender

- January 2, 2025 - Construction Start
- August 30, 2025 - Substantial Performance

On February 26, 2024, Council approved $9.2M in funding for the Smith Athletic Park onsite and offsite detention and storm sewers south of the park. Of the $9.2M, $3.2M funded from stormwater DCC's was allocated towards the storm sewer between Tank 7A and Pond 7B.

The table below shows an updated Class D cost breakdown estimate for the main components of Pond 7B, storm sewer and road works provided by the consultant including a 25% contingency.

Pond 7B and Associated Works	
Component	**Estimated Cost**
Detention Pond 7B	$16,389,800
Storm Sewer – Tank 7A to Pond 7B *	$2,701,750
Storm Sewer – Pond 7B to North Creek	$3,691,500
Road 72A Avenue – 209A Street to 210 Street **	$2,940,700
Total	**$25,723,750**

*Previously funded on February 26, 2024, in the amount of $3.2M
**Work is not DCC eligible

The estimate noted above is based on design work to date and may be subject to change as the design progresses.

Community Implications:

Completing infrastructure improvements identified in this report will have a net positive benefit for the Township and its residents. Supporting and promoting development in the SNP will ultimately result in more housing being built sooner, assisting with mitigating the current housing crisis. Additionally, development in the area will generate significant revenue through Development Cost Charges (DCCs) and Community Amenity Contributions (CACs).

Environmental Implications:

Construction within 209A Street is anticipated to require further environmental review as Pond 7B and the storm works may cross or encroach a "Class B" ditch. In addition, drainage discharge from Pond 7B into the nearby creeks will require environmental reviews and approvals.

Financial Implications:

The Pond 7B and associated storm sewer works required to support the SNP requires an estimated $25,723,750 additional funding. Of this amount, $3.2M was previously funded by Council on February 26, 2024, for the storm sewer between tank 7A and pond 7B. However, based on further analysis, the funding source for the $3.2M is proposed to change from Stormwater DCC to a combination of Land Reserve and Capital Project Reserves.

The funding sources are outlined on the following tables and are initially primarily to be funded from external debt with recovery from DCC's, greenway amenity charges, and Township contributions for the DCC assist factor and where the estimate exceeds the maximum allowable recovery in the DCC program.

Where works are fronting future development properties, staff plan to apply, where possible, latecomers to works not covered by the DCC program to recover costs. This typically applies to roadworks and base utility costs.

Township of Langley Capital Project Description						
Project Title:	Pond 7B Construction and Associated Works					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$25,723,750				
Budget Remaining						
Total Projected Cost		$25,723,750				

Project Description *(Phased Project)	Land Acquisition and Construction of infrastructure to support the Smith Neighbourhood Plan including Pond 7B, a new storm sewer from Tank 7A to Pond 7B and from Pond 7B to a nearby discharge point further downstream.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The completion of Smith Neighbourhood Plan requires additional infrastructure to support development and capital projects currently underway in the area.

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):	3	Initial Year of Approval:	2024

Township of Langley Capital Project Description						
Project Title:	**Pond 7B Construction and Associated Works**					
Proposed Funding Sources						
Proposed Funding Sources	CFWD	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		$986,976				
Reserve: Land Capital		$2,298,700				
Internal Borrowing: Prior Year Surplus		$2,476,750				
Greenway Amenity		$400,310				
Debt		$19,561,014				
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$25,723,750**				

Total Currently Unfunded						

Estimated Annual Operating Impact	$16,380

Respectfully submitted,

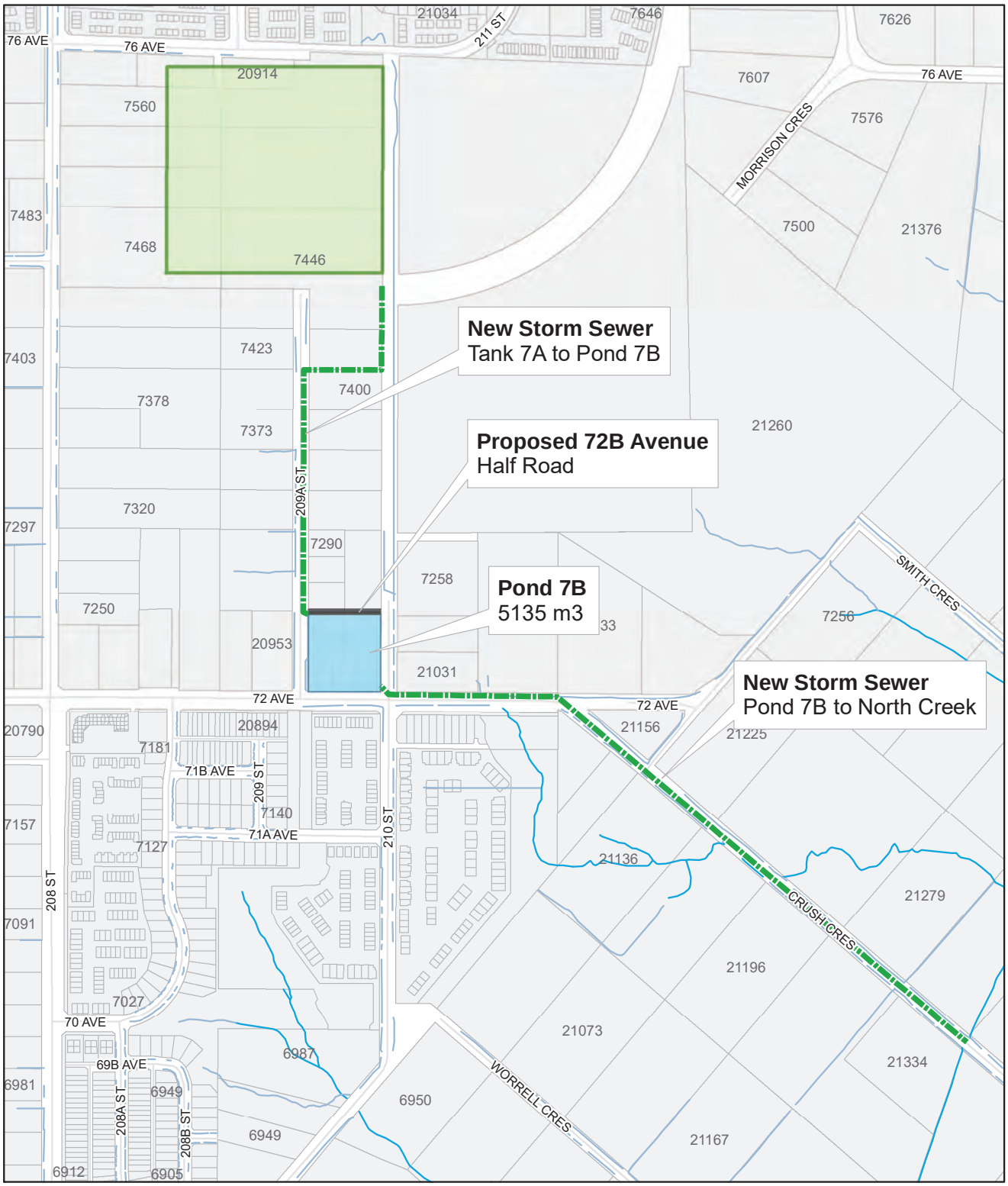
Richard Welfing
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

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

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

ATTACHMENT A Map of Proposed Works for Pond 7B and Associated Storm Works

ATTACHMENT A



Township of Langley BC

Est. 1873

Pond 7B & Storm Main Works

- Proposed Storm Sewer
- Proposed Detention
- Proposed Roadway
- Park

N W E S

0 40 80 160 240 320 Meters

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Local Area Services and Business Improvement Area Services		
	Policy No:	**05-007**
	Previous Policy No:	**05-781**
	Approved by Council:	**2014-04-28**
	Revised by Council:	**2016-05-30**
	Revised by Council:	**2017-05-29**

1. Purpose

To define conditions whereby the Township may establish and recover the costs of local area services and business improvement area services in the Township of Langley.

2. Background

This policy repeals Local Area Service Policy 05-740 in its entirety and replaces it with a new policy which better reflects the provisions of the *Community Charter*, SBC 2003, c 26 governing local area services and business improvement area services.

3. Related Policy

None.

4. Policy

4.1 In this Policy:

(a) **"Agricultural Land Reserve"** means agricultural land designated as an agricultural land reserve under the *Agricultural Land Commission Act*, SBC 2002, c 36 and includes an agricultural land reserve under a former Act;

(b) **"BIAS Proponent"** has the meaning ascribed to it in Section 6.3 of this Policy;

(c) **"Business Improvement Area"** means the area in which a local service tax is imposed to recover all or part of the grant provided by a business improvement area service;

(d) **"Council"** means the Council of the Corporation of the Township of Langley;

(e) **"Designated Urban Development Area"** means an area designated as such in the Langley Official Community Plan Bylaw 1979 No. 1842, as amended from time to time;

(f) **"Director of Finance"** means the person in the position having that name, his or her designates, and Township employees acting under his or her direction;

(g) **"Frontage"** means the side of a parcel which is nearest to the local area service works and, if two (2) or more sides of a parcel are equidistant from the local area service works, means the shortest of those sides;

(h) **"General Manager of Engineering"** means the person in the position having that name, his or her designates, and Township employees acting under his or her direction;

(i) "**LAS Proponent**" has the meaning ascribed to it in Section 5.3 of this Policy;

(j) **"Local Service Area"** means the area in which a local service tax is imposed to recover all or part of the costs of a local area service; the area must include more than one parcel;

(k) **"Official Petition for LAS"** has the meaning ascribed to it in Section 5.5 of this Policy;

(l) **"Parcel"** means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

(m) **"Petition Against LAS"** has the meaning ascribed to it in Section 5.13 of this Policy;

(n) **"Preliminary Petition for LAS"** has the meaning ascribed to it in Section 5.4 of this Policy;

(o) **"Rearage"** means the side of a parcel which is opposite the frontage;

(p) **"Request for BIAS"** has the meaning ascribed to it in Section 6.3 of this Policy;

(q) **"Request for LAS"** has the meaning ascribed to it in Section 5.3 of this Policy;

(r) **"Taxable Frontage"** means the portion of the frontage of a parcel that may be taxed by a local service tax;

(s) **"Total Perimeter"** means the total perimeter of a parcel, including the frontage;

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

(u) **"Township Clerk"** means the person appointed by Council to the position having that name; and

(v) **"Township of Langley"** means the geographic area subject to regulation by the Township.

5. Local Area Services

5.1 The only services that may be provided as local area services are services that Council considers provide particular benefit to part of the Township of Langley.

Initiating and Establishing a Local Area Service

5.2 A local area service may be initiated by petition or by Council.

(i) PETITION

5.3 An owner of a parcel who would like to petition for a local area service for the benefit of their parcel ("LAS Proponent"), must submit a Request for Local Area Service ("Request for LAS") to the General Manager of the Engineering Division in the form attached hereto as Schedule "A". By submitting a request for an LAS or circulating a preliminary petition, the proponent consents to the release of contact information for the purposes of the LAS.

5.4 The General Manager of the Engineering Division will review a Request for LAS and may:

(a) request further information about the proposed local area service from the LAS Proponent;

(b) provide the LAS Proponent with a letter outlining the reasons why the Township will not proceed with the proposed local area service; or

(c) provide the LAS Proponent with a letter:

(i) outlining the scope of the proposed local area service; and to determine which properties benefit from the LAS.

(ii) providing an estimate of the costs of the proposed local area service; and

(iii) including a blank Preliminary Petition for Local Area Service (“Preliminary Petition For LAS"), in the form attached hereto as Schedule "B".

5.5 The LAS Proponent has up to sixty (60) days to circulate the Preliminary Petition for LAS and return it to the General Manager of Engineering. If the Preliminary Petition for LAS is not returned to the General Manager of Engineering within sixty (60) days

after initial receipt by the LAS Proponent, the Township will not take any further steps with respect to the proposed local area service. If the Preliminary Petition For LAS is returned to the General Manager of Engineering within sixty (60) days after initial receipt by the LAS Proponent, and the General Manager of Engineering is satisfied that there is sufficient support for the proposed local area service from the owners of parcels located in the proposed Local Service Area, the General Manager of Engineering will request permission from Council to circulate an Official Petition for Local Area Service ("Official Petition For LAS").

Sufficient support is deemed to exist where at least sixty percent (60%) of the owners of parcels located in the proposed Local Service Area indicate their support for the proposed local area service on the Preliminary Petition for LAS.

If the preliminary petition meets the minimum threshold, staff will provide written notice to all benefitting property owners advising detail of the Council meeting pertaining to the official petition authorization.

If the preliminary petition does not meet the minimum threshold, staff will provide written notice to all benefitting property owners advising the petition failed and that no further actions will be taken.

5.6 If Council authorizes staff to circulate an Official Petition for LAS, Township staff will mail out an information package to all owners of parcels in the Local Service Area which will include: covering letter, estimated costs to each parcel, map of the works, voting sheet, and pre-paid and pre-addressed return envelope. Voting sheets are to be mailed back to the Township or returned to the Township offices in person within sixty (60) days or another period of time specified by the General Manager of Engineering. The General Manager of Engineering will provide the Official Petition for LAS to the Township Clerk to determine its sufficiency and validity.

5.7 To be certified as sufficient and valid,

(a) an Official Petition For LAS must be signed by the owners of at least fifty percent (50%) of the parcels located in the Local Service Area; and

(b) the persons signing the Official Petition For LAS must be the owners of parcels that in total represent at least fifty percent (50%) of the assessed value of land and improvements in the Local Service Area.

5.8 In determining whether the requirements under Section 5.7 have been met, if two or more persons are owners of a parcel,

(a) they will be considered as one owner only;

(b) they are not entitled to sign the Official Petition For LAS unless a majority of them concurs; and

(c) their signatures will be disregarded in determining whether the Official Petition for LAS is sufficient unless it is signed by the majority of them.

5.9 Once an Official Petition for LAS has been certified as sufficient and valid by the Township Clerk:

(a) Council may sign the Official Petition for LAS if the Township is the owner of a parcel included in the Local Service Area; and

(b) Council may establish the local area service by adopting a local area service bylaw.

(c) If the official petition meets the minimum threshold, staff will provide written notice to all benefitting property owners advising detail of the Council meeting pertaining to the LAS Bylaw authorization.

5.10 If the Official Petition for LAS is not certified as sufficient and valid by the Township Clerk, the Township will provide written notice to the owners of parcels in the proposed Local Service Area but will not take any further steps with respect to the proposed local area service.

5.11 Construction of a local area service may be delayed by the Township to:

(a) coordinate with other projects, and/or

(b) secure funding as part of a future annual budget.

(ii) COUNCIL INITIATIVE

5.12 Council may propose to undertake a local area service (but not a business improvement area service) on its own initiative by giving notice of this intention:

(a) in accordance with Section 94 of the *Community Charter*, SBC 2003, c 26 and

(b) to the owners of parcels that are located within the proposed Local Service Area.

5.13 If the owners of parcels that are located within the proposed Local Service Area object to the proposed local area service, they may present Council with a Petition Against Local Area Service ("Petition Against LAS"), in the form attached hereto as Schedule "C", within thirty (30) days after the notice required pursuant to Section 5.12 has been given. The Petition Against LAS will be subject to the conditions outlined in sections 5.7 and 5.8 and will not be accepted by the Township more than thirty (30) days after the notice required pursuant to Section 5.12 has been given.

5.14 If the owners of parcels that are located within the proposed Local Service Area do not present Council with a Petition Against LAS within thirty (30) days after the second notice publication (in the newspaper) under Section 5.12, Council may establish the local area service by adopting a local area service bylaw with the assent of the electors, in accordance with the *Community Charter*.

5.15 If a Petition Against LAS meets the requirements of sections 5.7 and 5.8, and is presented to Council within thirty (30) days after the notice required pursuant to Section 5.12 has been given, Council will not:

(a) proceed with the proposed local area service, or

(b) propose the same local area service on its own initiative within a year after the presentation of the Petition Against LAS to Council, unless the local area service varies from or is less expensive than the local area service which was originally proposed.

5.16 If the owners of parcels that are located within the proposed Local Service Area do not present Council with a Petition Against LAS within thirty (30) days after the second notice publication under Section 5.12(a), Council may establish the local area service by adopting a local area service bylaw with the assent of the electors, in accordance with the *Community Charter*.

Change in LAS Project Costs

5.17 If, after receipt of the construction Class A(+/- 15%) estimate or the construction bids, the cost of completing the local area service is more than 15% of the estimated total project cost for the local area service set out in the Official Petition For LAS or, in the case of a local area service initiated by Council, set out in the notice required pursuant to Section 5.12, the Township will:

(a) circulate a new Petition for LAS containing a revised estimate of the costs of the local area service or, in the case of a local area service initiated by Council, circulate a new notice pursuant to Section 5.12 containing a revised estimate of the costs; or

(b) elect not to proceed with the local area service.

Cost Recovery

5.18 The owners of parcels benefitting from a local area service will share the total project costs of a local area service with the Township in accordance with the percentages outlined in the following table:

Type of Local Area Service	Owners Share	Township Share
Concrete curbs, gutters, and sidewalks	See Section 5.20	
Retaining walls along river banks	100%	0%
Sanitary sewer systems	100%	0%
Storm sewer drainage systems	50%	50%
Street lighting	100%	0%
Utility undergrounding	100%	0%
Water systems	100%	0%

5.19 The owners of parcels benefitting from a local area service not described in Section 5.18 will be responsible for the percentage of the total project costs of that local area service specified by the General Manager of Engineering.

5.20 If a concrete sidewalk is to be constructed as a local area service on one side of a local or collector roadway, the owners of the parcels adjacent to the sidewalk are responsible for 65% of the owners share, and the owners of the parcels on the opposite side of the local or collector roadway are responsible for 35% of the owner's share of the costs of the local area service.

If a concrete sidewalk is to be constructed as a local area service on one side of an arterial roadway, the owners of the parcels adjacent to the sidewalk are responsible for 100% of the owners share of the local area service.

5.21 The Township will recover the costs of constructing a local area service in whole or in part by imposing a local service tax on the owners of parcels located within the Local Service Area. A local service tax may take the form of either or both of:

(a) a property value tax which may be imposed on land, on improvements, or on both; and

(b) a parcel tax.

5.22 If a local service tax includes a parcel tax, the parcel tax will be based on the taxable frontage of a parcel calculated in accordance with the formula attached as Schedule "D" hereto, with the following exceptions:

(a) a minimum taxable frontage of 15 metres will apply to all parcels with a lesser frontage;

(b) a maximum taxable frontage of 105 metres will apply to all parcels with a greater frontage except residential, suburban residential, and rural parcels;

(c) a maximum taxable frontage of 61 metres will apply to all residential, suburban residential, and rural parcels with a greater frontage;

(d) Township laneways and road frontage will not be used in calculating taxable frontage.

5.23 A local service tax will be levied annually on properties located within the Local Service Area for a period set out in the local area service bylaw, commencing in the year the local area service bylaw is adopted, provided the project is completed by February 15, or commencing in the following year if the project is not completed by February 15 of the year the local area service bylaw is adopted by Council.

5.24 The interest rate charged on a local service tax will be the Municipal Finance Authority's lending rate on the date Council approves circulation of the Official Petition for LAS, plus 0.25%.

5.25 An owner subject to a local service tax may commute, by payment, the local service tax imposed upon them. The commuted value is the unamortized proportionate share of the owner's portion of the costs of the local area service plus interest, as determined by the Director of Finance.

5.26 A local service tax will be reduced to reflect any third party grants or contributions to the costs of the local area service.

5.27 The Township will recover fees associated with the local area service in accordance with the following tables:

Administration Fee Breakdown	Incremental Project Cost	Administration Fee (% of Incremental Project Cost)
First	$100,000	5.50%
Next	$150,000	5.00%
Next	$250,000	4.50%
Next	$500,000	4.00%
Remainder	$1,000,000 and over	3.75%

Private Connection Costs

5.28 All costs associated with connecting a parcel to a local area service (including any work on private property) are the sole responsibility of the owner or owners of the parcel.

Enlargement or Reduction of Local Service Area

5.29 Council may, by bylaw, enlarge or reduce a Local Service Area.

Merging of Local Service Area

5.30 Council may, by bylaw, merge two (2) or more Local Service Areas into one Local Service Area.

Construction by Township forces

5.31 Construction may be performed by Township forces at the discretion of the General Manager of Engineering, where the total project cost for the local area service does not exceed $100,000.

6. Business Improvement Area Services

6.1 A business improvement area service is a type of local area service by which Council provides grant money to a corporation or other organization that has, as one of its aims, functions or purposes, the planning and implementation of a business promotion scheme.

6.2 A business promotion scheme can include:

(a) carrying out studies or making reports respecting one or more areas in the Township of Langley where business or commerce is carried on;

(b) improving, beautifying or maintaining the streets, sidewalks or Township-owned land, buildings or other structures in one or more business improvement areas;

(c) the removal of graffiti from buildings and other structures in one or more business improvement areas;

(d) conserving heritage property in one or more business improvement areas; and

(e) encouraging business in one or more business improvement areas.

Initiating and Establishing a Business Improvement Area Service

6.3 A corporation or other organization which would like to request a business improvement area service ("BIAS Proponent") must submit a Request for Business Improvement Area Service ("Request for BIAS") to the General Manager of Engineering in the form attached hereto as Schedule "E".

6.4 The General Manager of Engineering will review a Request for BIAS and may:

(a) request further information about the proposed business improvement area service from the BIAS Proponent;

(b) provide the BIAS Proponent with a letter outlining the reasons why the Township will not proceed with the proposed business improvement area service; or

(c) recommend that Council proceed with the proposed business improvement area service and provide the BIAS Proponent with a copy of this recommendation.

6.5 Council may establish a business improvement area service by adopting a business improvement area service bylaw.

Cost Recovery

6.6 The Township will recover the costs of all or part of a grant paid to a BIAS Proponent by means of a local service tax which may take the form of either or both of:

(a) a property value tax which may be imposed on land, on improvements, or on both, and

(b) a parcel tax.

6.7 In addition to the taxes referred to in Section 6.6, all or part of the costs of a business improvement area service may be recovered by means of a tax, based on any factor set out in the establishing bylaw, that is imposed only within the business improvement area.

6.8 A local service tax imposed in a business improvement area:

(a) will only be imposed on land or improvements, or both, that are

(i) used during the year to operate a business or a class specified in the establishing bylaw, or

(ii) classified as Class 5 (light industry) or Class 6 (business and other) property class, and

(b) may have different rates for different classes of business, as those classes are established by the bylaw.

Private Connection Costs

6.9 The costs of connecting a parcel to a business improvement area service are the sole responsibility of the owner or owners of that parcel.

7. Repeal

7.1 Local Area Service Policy 05-740 is hereby repealed in its entirety.

Schedule "A"

REQUEST FOR LOCAL AREA SERVICE

Date: _____

Name: _____

Address: _____

Telephone #: _____

E-mail: _____ **(Refer to www.tol.ca/LAS for information)**

Type of Local Area Service You Are Requesting:

- ☐ Concrete curbs, gutters and sidewalks
- ☐ Retaining Walls along river banks
- ☐ Sanitary sewer systems
- ☐ Storm sewer drainage systems
- ☐ Street Lighting
- ☐ Utility undergrounding
- ☐ Water systems

If the type of local area service you are requesting is not listed above, please describe it below:

_____

_____

_____

_____

Where would you like this local area service to be constructed?

1

Why are you requesting this local area service?

Is there any other information the Township should know?

Any personal information collected on this form will be managed in accordance with the *Freedom of Information and Protection of Privacy Act*, RSBC 1996, c 165 and its associated regulations. Enquiries, questions, or concerns regarding the collection, use, disclosure or safeguarding of personal information associated with this form may be directed to the Supervisor, Information, Privacy and Records Management, 20338 – 65 Avenue, Langley, BC, V2Y 3J2 (604-533-6101).

Schedule "B"

PRELIMINARY PETITION FOR LOCAL AREA SERVICE

We the undersigned property owners, wish to petition Council for the following local area service: _____

_____

_____

Dated this _____ day of _____ , 20 ____

CONTACT PERSON:

Name: _____

Address: _____

Telephone #: _____

E-mail: _____

(Refer to www.tol.ca/LAS for information)

OWNER NAME	CIVIC ADDRESS	POSTAL CODE	SIGNATURE	TELEPHONE NUMBER

OWNER NAME	CIVIC ADDRESS	POSTAL CODE	SIGNATURE	TELEPHONE NUMBER

Any personal information collected on this form will be managed in accordance with the *Freedom of Information and Protection of Privacy Act*, RSBC 1996, c 165 and its associated regulations. Enquiries, questions, or concerns regarding the collection, use, disclosure or safeguarding of personal information associated with this form may be directed to the Supervisor, Information, Privacy and Records Management, 20338 – 65 Avenue, Langley, BC, V2Y 3J2 (604-533-6101).

Township of Langley
Est. 1873

Schedule "C"

PETITION AGAINST LOCAL AREA SERVICE

We the undersigned property owners, wish to petition Council against the establishment of the following local area service: _____

_____

_____

Dated this _____ day of _____ , 20 ____

CONTACT PERSON:

Name: _____

Address: _____

Telephone #: _____

E-mail: _____

(Refer to www.tol.ca/LAS for information)

OWNER NAME	CIVIC ADDRESS	POSTAL CODE	SIGNATURE	TELEPHONE NUMBER

1

OWNER NAME	CIVIC ADDRESS	POSTAL CODE	SIGNATURE	TELEPHONE NUMBER

Any personal information collected on this form will be managed in accordance with the *Freedom of Information and Protection of Privacy Act*, RSBC 1996, c 165 and its associated regulations. Enquiries, questions, or concerns regarding the collection, use, disclosure or safeguarding of personal information associated with this form may be directed to the Supervisor, Information, Privacy and Records Management, 20338 – 65 Avenue, Langley, BC, V2Y 3J2 (604-533-6101).

Schedule "D"

TAXABLE FRONTAGE FORMULA

$$TF = \frac{((2F + R)/(3)) + ((4F + TP)/(10))}{(2)}$$

TF = Taxable Frontage

F = Frontage

R = Rearage

TP = Total Perimeter

Triangular shaped parcels whose base is fronting the works are deemed to have a rearage of zero (0).

See Definitions in Section 4.1 of this Policy.

Township of Langley
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Schedule "E"

REQUEST FOR BUSINESS IMPROVEMENT AREA SERVICE

Date: _____

Name of Organization: _____

Address: _____

Telephone #: _____

E-mail: _____

What type of business improvement scheme is your organization planning to implement?

- ☐ Carrying out studies or making reports respecting one or more areas in the Township of Langley where business or commerce is carried on
- ☐ Improving, beautifying or maintaining streets, sidewalks or Township-owned land, buildings or other structures in one or more business improvement areas
- ☐ The removal of graffiti from buildings and other structures in one or more business improvement areas
- ☐ Conserving heritage property in one or more business improvement areas
- ☐ Encouraging business in one or more business improvement areas

If the type of business promotion scheme your organization is planning to implement is not listed above, please describe it below:

_____

_____

_____

_____

How much money will the implementation of this business promotion scheme cost?

$ _____ (minimum) to $ _____ (maximum)

Please provide a detailed breakdown of the costs of this business promotion scheme.

How much money is your organization requesting from the Township to implement this business promotion scheme as a business improvement area service?

$ _____ (minimum) to $ _____ (maximum)

Where in the Township of Langley would you like this business improvement area service to be provided?

Why are you requesting this business improvement area service?

Is there any other information the Township should know?

Any personal information collected on this form will be managed in accordance with the *Freedom of Information and Protection of Privacy Act*, RSBC 1996, c 165 and its associated regulations. Enquiries, questions, or concerns regarding the collection, use, disclosure or safeguarding of personal information associated with this form may be directed to the Supervisor, Information, Privacy and Records Management, 20338 – 65 Avenue, Langley, BC, V2Y 3J2 (604-533-6101).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL BUSINESS LICENCE BYLAW NO. 5960

EXPLANATORY NOTE

Bylaw No. 5960 is a bylaw enabling the Township of Langley to participate in an Inter-municipal Business Licence scheme pursuant to Section 14 of the Community Charter.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL BUSINESS LICENCE BYLAW NO. 5960

WHEREAS Fraser Valley municipalities wish to enter into an agreement with one another to permit certain categories of Businesses to operate across municipal jurisdictions within the Fraser Valley region while minimizing the need to obtain a separate Municipal Business Licence in each jurisdiction;

AND WHEREAS each of the undersigned local governments (herein called singularly the Participating Municipality or as a group the "Participating Municipalities") has adopted this Bylaw;

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

1. There is hereby established an Inter-Municipal Business Licence scheme, pursuant to Section 14 of the Community Charter, and according to the terms and conditions of this Bylaw.

2. This Bylaw may be cited for all purposes as "Inter-municipal Business Licence Bylaw No. 5960".

3. In this Bylaw:

"Business" has the meaning as defined by the Community Charter;

"Community Charter" means the Community Charter, S.B.C. 2003, c.26;

"Mobile Business" means a trades contractor or other professional related to the construction industry or a contactor that performs maintenance and/or repair of land and buildings from other than their Premises;

"Inter-municipal" means a business licence which authorizes a "mobile business licence" Business to be carried on within the jurisdictional boundaries of any or all of the Participating Municipalities in accordance with this Bylaw and will be in addition to a Municipal Business Licence;

"Municipal Business Licence" means a licence or permit, other than an Inter-municipal Business Licence, issued by a Participating Municipality that authorizes a Business to be carried on within the jurisdictional boundaries of that Participating Municipality;

"Participating Municipality" means those of the following municipalities that have adopted this Bylaw:

City of Abbotsford	Township of Langley
City of Chilliwack	City of Maple Ridge
City of Delta	City of Mission
District of Hope	City of Pitt Meadows

District of Kent	City of Surrey
City of Langley	Village of Harrison Hot Springs

"Person" has the meaning as defined by the *Interpretation Act*, RSBC 1996, c. 238;

"Premises" means a fixed or permanent location where the Person ordinarily carries on Business; and

"Principal Municipality" means the Participating Municipality where a business is located or has a Premises.

4. Subject to the provisions of the inter-municipal Business Licence bylaw, the Participating Municipalities will permit a Person who has obtained an Inter-municipal Business Licence to carry on Business within any Participating Municipality for the term authorized by the Inter-municipal Business Licence without obtaining a Municipal Business Licence in the other Participating Municipalities.

5. A Principal Municipality may issue an Inter-municipal Business Licence to an applicant for an Inter-municipal Business Licence provided the applicant is a Mobile Business and meets the requirements of this Bylaw in addition to the requirements of the Municipal Business Licence bylaw of the Principal Municipality.

6. Notwithstanding that a Person may hold an Inter-municipal Business Licence that would make it unnecessary to obtain a Municipal Business Licence in other Participating Municipalities, the Person must still comply with all other regulations of any municipal business licence bylaw or regulation in addition to any other bylaws that may apply within any jurisdiction in which the Person carries on Business.

7. A Person that operates a Mobile Business may only apply for an Inter-municipal Business Licence from the Participating Municipality in which they maintain a Premises.

8. Neither this Bylaw nor the issuance of an Inter-municipal Business Licence eliminates a requirement of a holder of an Inter-municipal Business Licence to obtain a Municipal Business Licence for each Premises that is maintained within the jurisdiction of the Participating Municipality.

9. The Inter-municipal Business Licence fee is $250 and is payable to the Principal Municipality. The Inter-municipal Business Licence fee is separate and additional to any Municipal Business Licence fee that may be required.

10. Notwithstanding that some Participating Municipalities pro-rate their Municipal Business Licence fee, the Inter-municipal Business Licence fee must not be pro-rated.

11. The revenue generated from Inter-municipal Business Licence fees is shared amongst all Participating Municipalities using the revenue sharing formula referred to in Schedule "A" of this Bylaw.

12. The Participating Municipalities agree that the revenue sharing formula will be reviewed from time to time and will be altered as necessary upon agreement of all Participating Municipalities.

13. The revenue generated from Inter-municipal Business Licence fees collected by the Participating Municipalities will be distributed by each Participating Municipality to the other Participating Municipalities as follows:

    a. The revenue generated from Inter-municipal Business Licence fees collected from January 1 to December 31 inclusive will be distributed by February 28 of year following the year in which the fees were collected.

14. The term of the Inter-municipal Business Licence is the same as the term for the Municipal Business Licence issued by the Principal Municipality for that Business category.

15. An Inter-municipal Business Licence issued within the 12 month term of the inter-municipal business licence scheme established by this Bylaw shall, until its term expires, remain valid within the jurisdictional boundaries of any or all of the Participating Municipalities.

16. Each Participating Municipality shall provide the other Participating Municipalities with information regarding the Inter-municipal Business Licences that it issues by way of regular updates on a shared database that is available to all Participating Municipalities.

17. A Participating Municipality may exercise the authority of the Principal Municipality and suspend an Inter-municipal Business Licence in relation to conduct by the holder within the Participating Municipality which would give rise to the power to suspend a business licence under the Community Charter or the Municipal Business Licence Bylaw or regulation of the Participating Municipality. The suspension shall be in effect throughout all of the Participating Municipalities and it shall be unlawful for the holder to carry on the Business authorized by the Inter-municipal Business Licence in any Participating Municipality for the period of the suspension.

18. If the Council of a Participating Municipality is of the opinion that reasonable cause exists to cancel an Inter-municipal Business Licence issued by another of the Participating Municipalities, then it may by resolution reciting the details of such reasonable cause request the Principal Municipality that issued the licence to consider whether or not the licence should be cancelled pursuant to section 15 or section 60(2) of the Community Charter.

19. Any resolution made under section 18 of this Bylaw shall be communicated in writing to the Principal Municipality that issued the Inter-municipal Business Licence, together with such documentary evidence of the reasonable cause as may be available, and such Principal Municipality shall as soon thereafter as reasonably possible consider whether the Inter-municipal Business Licence should be cancelled.

20. In making any decision as to whether to cancel an Inter-municipal Business Licence under section 19 of this Bylaw or section 15 or section 60(2) of the Community Charter, the Principal Municipality shall approach the matter as if the conduct complained of had occurred within its own jurisdictional boundaries.

21. The Principal Municipality will retain the authority to hear related reconsiderations or appeals of suspensions and cancellations of Inter-municipal Business Licences.

22. Nothing in this Bylaw affects the authority of a Participating Municipality to suspend or cancel any business licence issued by that municipality or to enact regulations in respect of any category of Business under section 15 of the Community Charter.

23. The invalidity or unenforceability of any provision of this Bylaw shall not affect the validity or enforceability of any other provisions of this Bylaw and any such invalid or unenforceable provision shall be deemed to be severable.

24. In the event of an inconsistency between this Bylaw and any other bylaw relating to business licensing of a Participating Municipality, the provisions of this Bylaw shall take precedence.

This Bylaw shall come into force and take effect on the 1 day of January 2024.

Effective the 1 day of January 2024, Bylaw 2012 No. 4966 is repealed.

NOTICE WAS ADVERTISED the	9, 16	day of	November	, 2023
READ A FIRST TIME the	20	day of	November	, 2023
READ A SECOND TIME the	20	day of	November	, 2023
READ A THIRD TIME the	20	day of	November	, 2023
ADOPTED the	04	day of	December	, 2023

Mayor

Township Clerk

Schedule A

The revenue generated from Inter-Municipal Business Licence fees is shared on the following formula:

(a) The Principal Municipality is to retain 90% of the fee collected and the remaining 10% is to be distributed to the remainder of the Participating Municipalities.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 15, 2024 - REGULAR MEETING	**REPORT:**	24-09
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	0810-30
SUBJECT:	SMITH ATHLETIC PARK - YOUTH SOCCER CAMPUS		

RECOMMENDATION:

That Council receive this Smith Athletic Park – Youth Soccer Campus project update for information.

EXECUTIVE SUMMARY:

The Youth Soccer Campus (Smith Athletic Park) project within the Smith Neighbourhood Plan area is intended to create a place in the community for the enjoyment and development of youth soccer. As per Council Report 23-179 dated September 11, 2023 Council approved proceeding with conceptual design and cost estimating for Phase 1 of the new Youth Soccer Campus on the Township owned lands that are bounded by 76 Avenue to the north, the alignment of the 210 Ecological Greenway to the east, the future 212 Connector to the south, and the alignment of 209 Street to the west. Council subsequently provided direction to also review and consider a Phase 2 in the planning and costing studies.

Council directed that Phase 1 of the new Youth Soccer Campus include one synthetic soccer field and associated programming requirements fully enclosed in a building over underground parking, two outdoor synthetic soccer fields, a player warmup and training area, storm detention on-site under the outdoor fields, a landscape buffer, participant drop-off area, and a temporary vehicle access from 76 Avenue. Phase 2 of the Campus could include a third outdoor synthetic field, outdoor parking, alternate site access points, additional park features, and the completion of trails and greenways. Further direction was given to staff to explore facility design and construction concepts and report back to Council with the budget envelope requirements for each concept for further consideration.

An architect and general contractor, both with experience in this type of project, were hired in fall of 2023. Preliminary site preparation including tree clearing in the Phase 1 limits were initiated to allow geotechnical investigations access to the site. Geotechnical investigations have been completed within the Phase 1 limits, and draft reporting received. Further site preparations and tree clearing along with related site cleanup measures are ongoing, and further clearing will be required for the full site.

This report provides a summary of design and costing options and background information for Council's receipt and consideration. The off-site engineering works are summarized, and required for future park development and the Smith Neighbourhood area regardless of which park components are included. As directed, conceptual design and cost estimating for the full site (Phase 1 and 2 combined) of the new Youth Soccer Campus is complete and included. Staff have also provided further options for Council information and possible direction, including the possibility of completing the park in stages.

1. BACKGROUND – PARK LOCATION AND SITE

Site Preparation Requirements ($22.4M)

In accordance with the Willoughby Community Plan, and in coordination of planning with the Langley School District, Council identified specific properties for acquisition adjacent to each other in the Smith Neighbourhood area. Purchase of the described lands for a base level 5.4 hectare (13.3 acre) community park and future middle and high schools was completed in 2020. These park lands were the focus of the planning. Additional lands to the west to create a full park site as per the December 2023 updated Smith Neighbourhood Plan would increase the site area to 7.5 hectares (18.6 acres).

The properties designated for the Youth Soccer Campus have approximately eight (8) metres in elevation change from the northwest corner to the southeast corner. This sloped site is not ideal for the construction of large flat surfaces like soccer and rugby fields and extensive cut/fill and retaining walls are required to allow for the use of this site. In addition, geotechnical investigations have revealed that there are two existing soil conditions that result in larger costs than may be expected at other sites. There is a thick layer of organic material that must be stripped for preparation of the site. The underlying soil layers will require pile supports to provide enough structural support for the Youth Soccer Campus enclosed field building or underground parking.

As a result, there is an increase in site development cost over that of other building projects in the area just to prepare the site for a future park. Estimated site development costs of $22.4M are required prior to the installation of any park finishes on the site.

Off-Site Engineering Works

Off-site costs include the need for sanitary sewer connection and storm drainage works that have not been funded or completed to date, and the construction of adjacent roads, as the Smith Neighbourhood has not seen development near this site. There are unfunded off-site costs related to the project that vary depending on whether it is completed to the full site or only in stages.

Off-site Works included in project budget envelope ($7M)

Some “off-site” work that is best completed by the park project team and contractor is included here within the recommended project budget envelope. The following are necessary to finish onsite work:

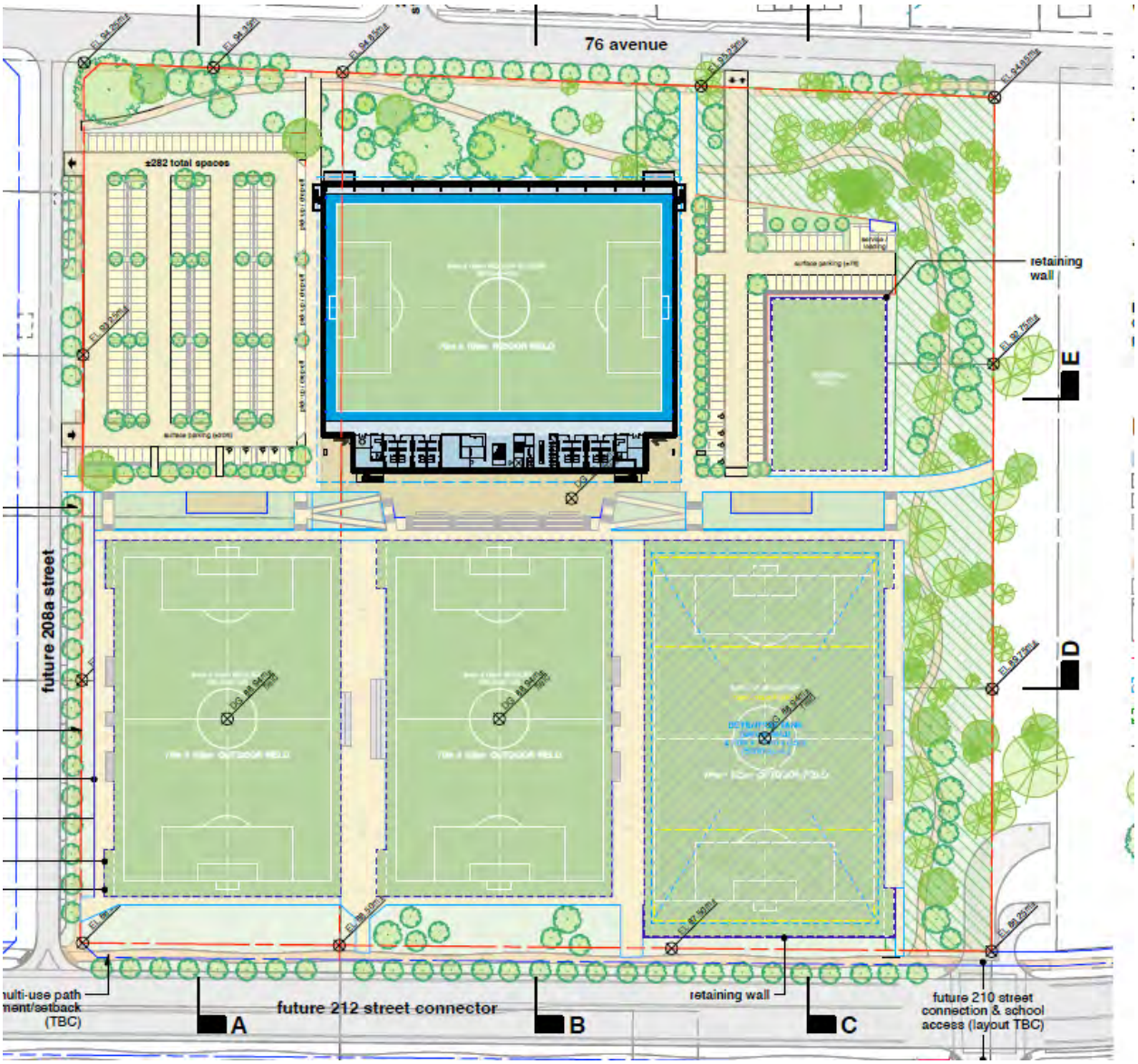
- off-site utilities allowance of $1M for BC Hydro, Fortis, and other utilities (included in total above).
- a Detention Facility to serve not only the site detention needs but upstream detention needs for the neighbourhood to the west is included on the site. As this neighbourhood facility is planned under the rugby sized field to avoid use of other land in a traditional at grade detention pond, it must be designed and constructed with the park. The facility is an estimated cost of $6M (included in total above)

Off-site Works not included in project budget envelope ($19M)

If the project is to complete the Smith Athletic Park to its full site, the off-site costs that are not funded to date are:

- to construct a future 208A Street as per the unfunded amount of $6.5M included in the 2024 budget submission

- completion of the future 212 Connector and its utilities from the future 208A Street to 208 Street at an estimated cost of $3M to connect the south end of 208A Street to 208 Street
- to construct a storm connection from the onsite detention facility mentioned above to an outlet point at an estimated cost of $4M
- to construct the widening of 76 Avenue on its south side to complete the frontage of the site including multi-use paths is $5.5M



See Attachment A for full site plan.

2. FURTHER PARK DEVELOPMENT CONSIDERATIONS:

To build the full Smith Athletic Park, the design can be considered as layers of works to create the level of Youth Soccer Campus that has been requested by the users and would make this a high-quality facility for youth soccer training.

A) Base Park with 2 Synthetic Fields and Community Park Amenities ($20.6M)

Once the site preparation costs and off-site engineering works are complete, consideration has been given to what a base level Township park would entail. For a Community Park adjacent to middle and high schools the Township's standard development would include two synthetic fields complete with lighting, fencing & netting, spectator seating for 300 per field, covered player benches, retaining walls and guardrails at an estimated cost of $16.6M. The Community Park would also include pathways and common areas to move around the site, landscaping, and some community park amenities such as a playground and dog park area at an estimated cost of $4M.

B) Parking Options (full site on grade $2M)

Surface parking option:
Surface parking is an option that would take up more (0.8 ha) of the north half of the property of the full site than a combined surface parking and underground parking option. Surface parking could be considered at an estimated cost of $2M in construction. For comparison purposes, this cost with an approximate value of $8M for land, the total value of surface parking is $10M. Therefore, based on cost/benefit analysis alone, it would appear a better option to pursue surface parking and is recommended here. However other policy directions and considerations may still lead to a desire for underground parking at the site.

Underground parking option:
Underground parking for the site is more expensive than others in the area due to poor soils for support, the need to include a roof to the structure since the building and soccer field above do not have a "floor" included, and other resulting construction challenges at an estimated cost of $25M for approximately 250 stalls. To service the full site, additional parking would be constructed at the surface at an estimated cost of $500k.

To construct the underground parkade in this location there is a requirement for the installation of foundation pile systems as the soils are too compressible. To avoid excess differential settlement, the budget envelope for pile supports is $1.5M for the parkade. Adding all costs for a total budget envelope for underground parking of $27M.

C) Third Synthetic Field ($5.3M)

Construction of a third outdoor synthetic field could be accommodated at grade on the site to the north of the two base park fields. This field is oriented in an east-west playing direction and would become the interior field if covered by a structure.

D) Enclosed Building (over third synthetic field – item C) - Wood Option ($63.4M)

As has been requested by the soccer community, an enclosed field would be very desirable for practice and play throughout the year. There are different options for such an enclosure, and the range of costs can increase with additional space for more flexibility and additional thermal controls. Staff have worked with the consulting team and contractor to come to a recommendation of a good enclosure with some heating and ventilation, but no mechanical air conditioning.

To construct the building in this location there is a requirement for the installation of foundation pile systems as the soils are too compressible. To avoid excess differential settlement, the budget envelope for pile supports building for either option if it is built above an underground parkade. If there is no parkade, there is an additional cost of $1.5M for additional support for a total of $3.5M included in the total estimated cost of either $54.4M or $63.4M.

Option A – Pre-Engineered steel:

The most basic enclosures that are constructed in communities in Canada are Pre-Engineered steel structures that are built as the lowest cost option and are common for airport hangars and warehouses with large spans due to being cost effective. The estimated cost of a Pre-Engineered building without an underground parkade is $54.4M.





Option B – Wood Arches:

The team has also looked at the cost of a more attractive option for both exterior and interior appearances, using Wood Arches for the structural support and a panelized wood roof structure. The Wood Arch option has a much warmer feel and can include more allowance for bringing natural light into the building with diffusing through translucent wall panels and glass curtainwall as it does not rely on metal panels to strengthen the envelope. This option also considers fitting such a large structure into the existing community, reducing the perception of a large wall with its curved roof extending down to the ground. This option has an estimated cost for the building (without an underground parkade) of $63.4M.





E) User Groups Input ($6M) if all Options

Through consultation with the users, in addition to an enclosed soccer field, there were other requests that are often included in various forms in the Township's Community Parks that could ensure improved training and operations of a youth soccer campus.

1. A synthetic warm-up field is of benefit to the users and user groups to better utilize the full fields when there are back-to-back practices, games, or a tournament. Council approved installation of one at the Willoughby Community Park, and it has been requested here, with an estimated cost of $700k.
2. Facilities such as offices, soccer training facilities, internal and external raised viewing, storefront and food services beyond a basic concession have been requested by the soccer association. These facilities are part of creating a high level of soccer campus rather than just a set of bookable fields. The budget envelope for the additional 11,300 sq.ft. required beyond the base fieldhouse that the Township normally would build is estimated at $5M.
3. Extended designated zone for pickup and drop-off of players at an estimated cost of $50k.
4. Additional storage beyond what is included in the base building design is another consideration. To eliminate the normal practice of placing secure rail/trucking containers on site for storage, Council could consider adding an additional budget envelope of $250k for built in storage under the raised plaza (if the building is included).

F) School District Considerations ($2.9M)

To allow for the Smith Athletic Park to provide the necessary sport field requirements for the future middle and high schools it is necessary to add some elements that would not normally be required for the Youth Soccer Campus or a Community Park that is not serving schools. The following elements are not included in the Base Park estimate.

1. Upsizing of one synthetic turf soccer field to allow rugby play (required by Middle School and High School programming) at an estimated additional cost of $2.5M.
2. Inclusion of an extended connection, through the middle of the site and the greenway to the east, to connect the school site to the major pedestrian spine of the site with a budget envelope of $100k.
3. Inclusion of extended retaining wall and land set aside for school driveway access across the southeast corner of the park site from the future 212 Connector at an estimated additional cost of $300k.

G) Fourth Synthetic Field ($5.3M)

With the full site a fourth synthetic turf field can be constructed as a third outdoor field directly to the west of the other two outdoor fields for a budget envelope of $5.3M.

H) MetroVancouver & TransLink fees ($800k)

Due to large increases in rates from MetroVancouver and TransLink on development projects, the total projected cost of fees for the building is $800k.

3. SCHEDULE

The project schedule is an important factor in evaluation, as there are some key dates that are important to the user group and the public. First, it is much better to have sport fields available for the beginning of a normal season cycle and beginning of a school year rather than part way through a season when it is not possible to add more teams or programs. Thus, a target of completion in Summer 2025 is desired for occupancy of new field space. If the building (with or without underground parking) is approved to proceed, it is expected to not be complete for that timeline, but it is possible to complete two outdoor fields for an early opening. This option would likely rely on temporary parking and changeroom and washroom facilities.

Another important target that Langley United Soccer Association desires be met is to have full occupancy at the latest by early Spring 2026, to celebrate a significant milestone for the association and also be ready before the 2026 World Cup timeline to enable hosting special events or training. The project team sees this target as very difficult to achieve without starting design work immediately and construction in early Spring 2024.

4. OPTION FOR TRADITIONAL COMMUNITY PARK ONLY (No offsite costs except under field detention pond)

The base option for the site would be a traditional Township community park design with shared facilities to support the adjacent middle and high schools that Langley School District is planning on the property directly to the east. That park design would typically include a minimum two synthetic turf fields, fieldhouse, and community park amenities such as playground, spray park, sport courts, etc. Due to the location and past use of the area a dog park will be highly desired. The estimated budget envelope for a park on this site with the challenges with the soils and slopes and including these amenities and parking is $46M.

5. SUMMARY

As requested by Council, the proposed Youth Soccer Campus Phase 1 was developed into a concept which includes one full-size synthetic soccer field and associated programming requirements fully enclosed in a building over underground parking, two outdoor synthetic fields with one being enlarged and sized for rugby, a player warm-up and training area, storm detention onsite under an outdoor field, a landscape buffer, participant drop-off area, allowance for a community park amenity (playground) and a temporary vehicle access from 76 Avenue. This work was done along with a plan for the full site to ensure any efficiencies could be identified.

With the additional lands identified in the Smith Neighbourhood Plan for the park, at-grade parking can be added to the full site. In this case the costs significantly reduce due to the difference in costs for parking, while also allowing for the addition of another outdoor synthetic turf field. Also, with the building included in the project the full site design, this would allow improvement of the viewing and the field access, as it could be centred on the three planned outdoor fields.

The building construction cost projections include for a Wood Arch supported roof and a higher level of architecture than a typical metal clad warehouse style building of this size.

If the full park site is available for the design and construction, the estimated budget envelope as per the recommended allowances above is $135.7M.

As noted in the report, the above total does not include all off-site engineering costs. For the full park site, additional costs for off-site roads, sanitary, storm and water facilities are estimated to total $19M.

Estimated Budget Envelope

Site Preparation Requirements	$22.4M
Offsite (included in park project)	$7.0M
Base Park (2 fields and park amenities, site pedestrian facilities)	$26.0M
Parking (on grade)	$2.0M
3rd field	$5.3M
Building (Wood option)	$63.4M
User group input	$6.0M
School District considerations (beyond the shared fields costs)	$2.9M
4th field	$5.3M
Metro Van & TransLink (full building)	$0.8M
Offsite (engineering works)	$19.0M
TOTAL	**$154.7M**

An option that could be considered is to stage the south three outdoor fields and a portion of the community park features in a first stage. This would include much of the site preparation works and parking but leave the construction of the building and indoor field to a later date. A budget envelope of $40M could be considered for a first stage and could meet the schedule for opening in Summer 2025.

BACKGROUND / HISTORY:

Further background and history for this Council identified and prioritized project was provided in prior reports, however an abbreviated version specific to the Youth Soccer Campus is as follows:

At its meeting of November 14, 2022, Council directed staff to complete general scope reviews and pre-project work for an array of needed community and recreation amenities, including the soccer campus in the Smith Neighbourhood.

Initiated at the Council Meeting of November 14 and approved December 12, 2022, was a Community Amenity Contribution Policy Update that includes a fund to assist in funding many community amenities, including a soccer campus.

On December 5, 2022 Council directed staff to include for Council's consideration within the 2023 Budget and Five-Year Financial Plan recreation and public safety capital projects including a new soccer campus in the Smith Neighbourhood.

Through late 2022 and early 2023, Council provided further direction and $300,000 in funding to carry out various site analysis, surveys, geotechnical analysis, tree assessments, environmental assessment reviews, off-site and on-site civil infrastructure information gathering, and site service capacity reviews. The majority of this initial work for the new Youth Soccer Campus is complete.

At its meeting of May 29, 2023, Council approved $1.5M in funding for 2023 from the Capital Projects Reserve, and directed staff to proceed with the planning, site assessments, design and initial procurement process for the new Youth Soccer Campus.

At the September 11, 2023 Council meeting Council approved proceeding with conceptual design and cost estimating for Phase 1 of the new Youth Soccer Campus on the Township owned lands that are bounded by 76 Avenue to the north, the alignment of the 210 Ecological Greenway to the east, the future 212 Connector to the south, and the alignment of 209 Street to the west.

Further direction was provided in late 2023 to include a potential Phase 2 in the planning and costing reviews.

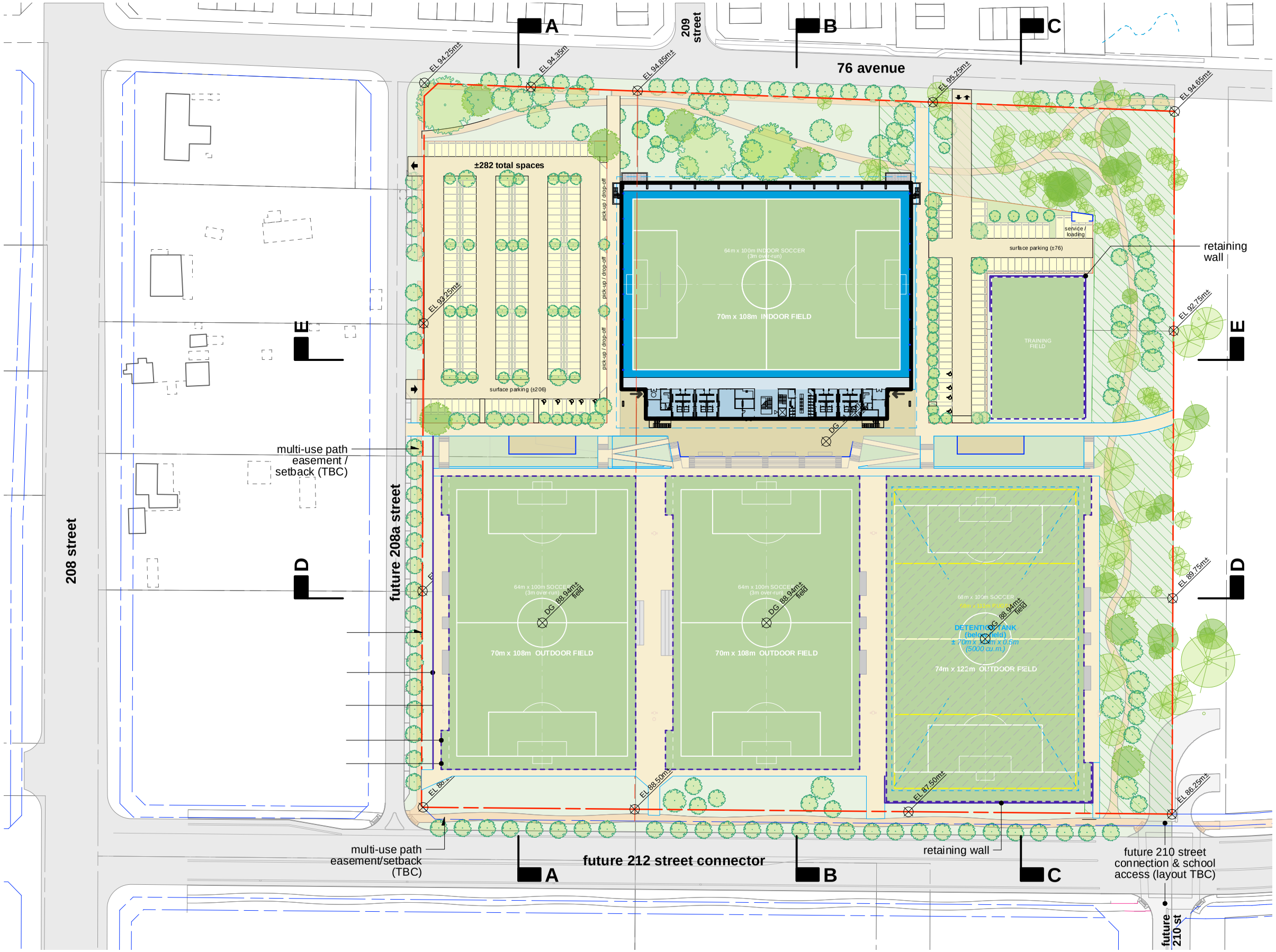
Respectfully submitted,

Scott Groves
DIRECTOR, CORPORATE PROJECTS
for
CORPORATE PROJECTS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FACILITIES DIVISION	H.Chohan
COMMUNITY DEVELOPMENT DIVISION	S. Richardson
ENGINEERING DIVISION	R. Zwagg

Attachment A – Full Site Plan



- **Full Site** with surface parking
- One(1) **Outdoor Rugby field** (68m x 112m) **+ Soccer field**
- Two(2) **Outdoor Soccer fields** (64m x 100m)
- One(1) **Outdoor Training field** (± 40m x 50m)
- **±282 Surface parking** spaces + pick-up / drop-off, staff, service & loading
- storm detention tank below rugby field

key

- athletic facility
- exterior site paving
- exterior concrete (broom finish)
- outdoor sports field (turf)
- park area / landscaping
- MUP/community trail
- driveway (asphalt)
- parking (asphalt)
- property line (proposed)
- detention tank (below grade)
- retained tree area
- field fencing/netting(see landscape)
- retained trees
- new trees
- pedestrian entrance
- vehicle entrance

ACTON OSTRY ARCHITECTS
MJMA ARCHITECTURE & DESIGN

scale
1 : 1500 (@11"x17")

date
8 Jan 2024

Township of Langley
20914 & 20962 76 Avenue

Smith Athletic Park | Site Plan

SK-08.1

P.4
ATTACHMENT A

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 18, 2024 - REGULAR MEETING	**REPORT:**	24-276
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	0810-30
SUBJECT:	SMITH ATHLETIC PARK UPDATE		

RECOMMENDATIONS:

That Council approve a total budget envelope of $129.95M for the completion of Smith Athletic Park, including the previously approved site preparation, design and Phase 1 works, and the additional Phase 2 enclosed wood arches building and associated additional works as identified within this report.

That Council approve the required $78.150M in additional funding. For this additional funding, $38.875M is to be funded by external debt. An amount of $38.875M is to be funded by internal borrowing with principal and interest to be repaid by Community Amenity Contributions on a Council approved repayment schedule as established during the 2025 budget process. The remaining $0.400M is to be funded by a contribution from School District #35.

EXECUTIVE SUMMARY:

Initial staff work began for the Smith Athletic Park – Youth Soccer Campus in late 2022 when Council identified the project as a Council priority. Various Council approvals and direction have been processed since, leading to this final report. In addition to site preparation and design funding provided in 2023, in early 2024 Council approved funding sources and directed that Phase 1 of the new Smith Athletic Park (SAP) be completed. Construction work is well underway on site with the award of most of the Phase 1 works, and a target date of opening the outdoor soccer fields in time for the 2025 Fall season. Further, Council endorsed the Enclosed Wood Arches Building concept design for a future fully enclosed synthetic soccer field. Council also directed that staff work with the project team to refine the design for the remainder of the site including the building and return to Council in Fall 2024 with refined costing.

A Township EOI/RFP selection process was undertaken early in the project, eventually awarding the design and Phase 1 works, with optional work presented as a possible Phase 2. The project team is led by a construction joint venture of Wright Construction / Smith Bros Wilson and an architecture team of Acton Ostry / MJMA. The Township has requested a Guaranteed Maximum Price for Council's consideration, including completion of the Phase 1 and Phase 2 on-site works as a package, which has resulted in a total project cost of $129.95M. It is recommended that this price be accepted now as any further time in review will likely increase the cost of the project and potentially reduce the quality or scope of work possible within an acceptable budget envelope.

PURPOSE:

To provide information to Council regarding the refined design and cost estimating for Phase 2 of Smith Athletic Park.

BACKGROUND/HISTORY:

At it's Regular Meeting of February 26, 2024, Council carried a number of resolutions (Attachment A) related to the Smith Athletic Park – Youth Soccer Campus, including:

> *"That Council endorses the Smith Athletic Park with three exterior soccer playing fields and a fourth within an Enclosed Wood Arches Building concept as outlined within Report to Council 24-09, within two Phases, I and II;"*

and also:

> *"That Council endorses staff proceeding with completing additional design and budget envelope requirements for a Smith Athletic Park Phase II to include the Enclosed Wood Arches Building Concept and a fourth field, with and without underground parking options, including the potential to defer a Phase II, for Council to consider no later than the end of Q3 2024."*

Further background and history for this Council identified and prioritized project was provided in prior reports, however, an abbreviated version specific to the Smith Athletic Park – Youth Soccer Campus is as follows:

At it's meeting of November 14, 2022, Council directed staff to complete general scope reviews and pre-project work for an array of needed community and recreation amenities, including the Soccer Campus in the Smith Neighbourhood.

Initiated at the Council Meeting of November 14 and approved December 12, 2022, was a Community Amenity Contribution Policy Update that includes a fund to assist in funding many community amenities, including a Soccer Campus.

On December 5, 2022 Council directed staff to include for Council's consideration within the 2023 Budget and Five-Year Financial Plan recreation and public safety capital projects including a new Soccer Campus in the Smith Neighbourhood.

Through late 2022 and early 2023, Council provided further direction and $300,000 in funding to carry out various site analysis, surveys, geotechnical analysis, tree assessments, environmental assessment reviews, off-site and on-site civil infrastructure information gathering, and site service capacity reviews.

At it's meeting of May 29, 2023, Council approved $1.5M in funding for 2023 from the Capital Projects Reserve, and directed staff to proceed with the planning, site assessments, design and initial procurement process for the new Youth Soccer Campus.

At the September 11, 2023 Council meeting, Council approved proceeding with conceptual design and cost estimating for Phase 1 of the new Youth Soccer Campus on the Township owned lands that are bounded by 76 Avenue to the north, the alignment of the 210 Ecological Greenway to the east, the future 212 Connector to the south, and the alignment of 209 Street to the west.

At it's meeting of February 26, 2024, Council directed staff to complete the Smith Athletic Park design and begin construction of Phase 1 of the project focussing on three outdoor synthetic turf fields and outdoor park spaces. Funding of $50.3M for this work was approved. Council also directed staff continue to refine the design and cost estimating for the Phase 2 with the focus on an Enclosed Wood Arches Building concept.

Phase 1 works:

Phase 1 currently includes the following for completion in 2025:

- Three lighted outdoor synthetic turf fields
- Covered players and officials benches
- Seating for spectators including a 350-seat grandstand at the feature central field
- Northwest parking lot accessed off the new 208A Street
- Paths around the fields

Works funded in Phase 1 currently deferred waiting for a Phase 2 decision include:

- Site preparation for the building footprint, plazas and east parking lot
- Park area north of the building area, including site preparation (more cost effective for building construction to defer until the building structure is complete)
- Warm-up outdoor synthetic turf field area (east of the building)

Works required to support Phase 1 (not funded until approval of Phase 2, or added to Phase 1 using current funding by deleting the site preparation for the building, plaza and east parking lot and other efficiencies if Phase 2 is not proceeding)

- Paving and finishing of the northwest parking lot
- Outdoor park washrooms separate from the building
- Grandstand cover (shade and rain protection for spectators)

Phase 1 also includes a separate funding source to complete a new Detention Tank (7A) which is awarded and to be built partially under the southern edge of the Smith Athletic Park site and partially under the 212 Connector boulevard road allowance.

Council has also separately approved the funding and works to design and build the sections of road and utility servicing around the Smith Athletic Park, including:

- completing the south side of 76 Avenue from 208 Street to 210 Street
- a new 208A Street from 76 Avenue to the 212 Connector
- the 212 Connector from 208 Street to the west side of 210 Street
- downstream drainage works from the 212 Connector south along 210 Street and 209A Street to and including Detention Pond 7B.

Phase 2 proposal:

Working with the project team led by a construction joint venture of Wright Construction / Smith Bros Wilson and an architecture team of Acton Ostry / MJMA, the project design has been revised in conjunction with input from user groups. The team has presented a refined design and a Guaranteed Maximum Price for the Township's consideration. Included in Phase 2 are the elements of the park not included in Phase 1 as follows:

- Enclosed Wood Arches Building
- Interior Synthetic Turf Field (fourth full-sized field)
- Changerooms, washrooms, offices, food service, raised spectator seating for viewing, storefront, meeting rooms, and storage
- Primary user group interior and exterior enhancements
- Exterior Plazas, Ramps, Walls and Seating Wall (including serviced food truck area)
- East parking lot and support services (generator & waste disposal areas)

- Pathway connections to the new School District #35 Middle School and Secondary School and parking lots
- Covered spectator seating structure for the central exterior field
- Landscape buffering
- Participant drop-off areas
- Alternate site vehicle access points
- Enhanced playground
- Enhanced outdoor nature play area
- Additional tree planting
- Completion of trails and greenways

The Guaranteed Maximum Price includes completion of the Phase 1 and Phase 2 on-site works at a total project cost of $129.95M. It is recommended that this price is accepted now as any further time in review will increase the cost of the project and potentially reduce the quality or scope of work possible within an acceptable budget envelope.

DISCUSSION/ANALYSIS:

Council directed that Phase 1 of the new Smith Athletic Park include three synthetic outdoor soccer fields, utilities for the site, exterior user group items (including storage, practice field, and enhanced drop-off and parking) and a park playground and dog park. Work is underway on site with the award of most of the Phase 1 works, and a target date of opening the outdoor soccer fields in time for the 2025 Fall season. Works that were included in the approval of Phase 1 that are still in design consideration are the park playground and dog park portions. To support the park being open for soccer programming by September 2025 the addition of the design and procurement of surface parking in the northwest corner of the site has been completed and is possible to deliver within the Phase 1 budget allowance.

Some refinements of Phase 1 through the process of design and project delivery review have been identified both as its elements have been designed but also as the project Phase 2 has been further developed. Notable changes from the concept and information from the February 26, 2024 Report to Council and Council resolutions are as follows:

- The construction of the outdoor practice field is possible but through review it has been determined that if it was done before the building, it would be a constraint on the construction of Phase 2 causing additional costs that can be avoided by building it after. This has been reviewed with the main user group and agreed to defer. If Phase 2 is not approved this could be added back to the program in Phase 1 and delivered within the current budget.

- The use of three outdoor fields will not function effectively without construction of a significant portion of the parking. An option to do gravel parking would be less efficient and be difficult to complete later while the soccer programming is active throughout the year. A further review of the options for underground versus at grade parking were completed as requested by Council, and staff recommend that underground parking is not included at this site due to inefficiency of that parking and still needing a large amount of surface parking for the site. To reduce costs and take advantage of most of the work already being done in Phase 1, staff instructed the project team to advance the design and procurement of onsite parking. The results of the procurement have been positive, and it is possible and recommended to complete the west parking lot in Phase 1 within the budget allowance.

- The design of the Enclosed Wood Arches Building has been revised in favour of the requirements for soccer with the change from the concept previously presented. The east and west end walls have been changed to mostly solid wall rather than translucent material which will work better for temperature control and will ensure athletes are not impaired due to visual contrast issues with the bright light.

- The use of the park with three synthetic turf fields when they open requires at least some washroom facilities. It was determined that two years of rental of a washroom trailer was better spent on building a permanent separate park washroom, even for the future of the park as the building and its washrooms may not always be open when the park is in use. Staff have directed the project team to design and construct a park washroom.

- During reviews with a primary user group, there was a desire to improve the central outdoor field to allow it to be a feature field with a larger spectator seating grandstand. Due to efficiencies in the design and results of procurement, a 350-seat grandstand has been included in the current contracted work but an additional cover for the grandstand could not be included in the budget previously presented by Council for the entire project. The grandstand cover was designed, and the contractor has provided a price of $1.6M for this optional item.

- Council directed staff to review with School District 35 (SD35) if they would fund the upgrade of one field from the planned soccer size to be increased to allow a full-length rugby field with permanent uprights. SD35 declined the upgrade option as it was deemed to be not required for their school programming or sports teams.

- Council directed staff to review with SD35 if they would fund additional works on the Smith Athletic Park site to allow them the potential to cross the Township property with their driveway connection to the future 210 Street intersection at the 212 Connector. Staff also identified additional works to connect through the greenway with pedestrian connections from the school property to the Smith Athletic Park. SD35 agreed to partner with the Township and provide $400,000 towards these works.

- Council endorsed the creation of a Nature Park in the Fernridge neighbourhood of Brookswood on the Township owned properties near 200 Street and 27 Avenue known as Horne Pit. Movement of environmentally approved soils from the Smith Athletic Park to the Fernridge Nature Park benefits both projects through the reuse of materials. It has also provided efficiencies to Phase 1 of the SAP project.

Council requested that staff consider several additional programs that were not included in the staff Report to Council on February 26, 2024. These included an enhanced playground, childcare, enhanced outdoor nature play, additional tree planting, and an additional playing surface. As the design was advanced all these features were considered and reviewed.

- Staff directed the project team to include the enhanced playground, enhanced outdoor nature play and additional tree planting in the project and these are now included in either Phase 1 or 2 as appropriate.

- Childcare was considered both as an addition to the building itself and as a separate building. The option of adding more space to the building was reviewed and it was determined that the cost per square foot was too high in a building of this type and could

be accomplished in space in the adjacent developments that will be west and south of Smith Athletic Park at a lower cost and be better integrated in mixed use space with housing. The option of adding a separate building was reviewed but it was determined to be of high impact to the existing programming and would have meant the loss of the practice field and some parking, and thus was deemed not feasible.

- The option of adding an additional playing field was reviewed. The only location to do this would have been west of the building location and require that underground parking be built under that field, the building, and the area to the east under the planned east surface parking lot. The cost of parking under the building was already reviewed and was of very high cost due to soft soils at depth that would result in requirements of larger structural costs. This would apply under the field and surface parking as well, but also have the added costs of installing a roof on the underground parking that would have no benefit to the building and be very inefficient and costly with the added difficulty of not having enough room for access and egress ramps to be efficiently placed.

GUARANTEED MAXIMUM PRICE offer:

Council directed that staff further develop Phase 2 of the new Smith Athletic Park to refine the design and cost allocation required. Staff and the project team, working with the primary user group, have ensured the design assumptions are correct and the design has been advanced to a much more developed concept stage allowing the reduction of risk for the contractor in providing accurate pricing.

The Contractor and project team have issued an Offer Letter on October 9, 2024, to complete the project within a Guaranteed Maximum Price (GMP) Design-Build project delivery model. The design is based on a thorough Owners Statement of Requirements and drawings representing about a 30% level of completed design development.

Since the time the offer was received, staff have worked with the Contractor to further refine and reduce the total cost of the offer, as well as refine the proposed timelines that had been presented.

The GMP offer letter was good for 30 days (agreed to be extended to November 18, 2024), and staff and the Township's contracted Project Manager have determined the revised offer is a fair price for the agreed design of the Enclosed Wood Arches Building that was endorsed by Council and including the additional elements in the interior and exterior design not included in Phase 1.

The GMP for the combined Phase 1 & Phase 2 and the owner's costs for the Smith Athletic Park total $129.95M (not including offsite costs previously approved and funded by Council for detention, roads and services). To proceed with this offer, the Phase 2 budget allocation of $78.15M would be required to add to the Council approved funding of $1.5M (May 23, 2023) and $50.3M (February 26, 2024).

If the Township does not approve funding Phase 2 at this time, the contractor advises that through their pricing exercise with suppliers and trades, they have already determined there will be a 4 - 8% escalation in costs for a future Phase 2 if the project is delayed six months. Further cost escalations of 6-8% per year will compound after that time.

If Phase 2 is not approved or is deferred, staff would request preapproval for additional funding to add the grandstand cover to the outdoor fields to improve the site experience for users and spectators within Phase 1 at an additional cost of $1.6M.

Respectfully submitted,

Scott Groves
DIRECTOR
for
CORPORATE PROJECTS DIVISION

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

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

ATTACHMENT A Regular Council Meeting Minutes, February 26, 2024, pages 8-10.

I. BYLAWS FOR FINAL ADOPTION

e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

CARRIED

J. ITEMS FROM PRIOR MEETINGS

1. Smith Athletic Park – Youth Soccer Campus
Report 24-09
File FCP 0810-30

Council discussed the Smith Athletic Park – Youth Soccer Campus, as it was previously deferred to the February 26, 2024 Regular Council meeting.

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council endorses the Smith Athletic Park with three exterior soccer playing fields and a fourth within an Enclosed Wood Arches Building Concept as outlined within Report to Council 24-09, within two Phases, I and II;

That Council endorses potentially adding to the Smith Athletic Park project child care, outdoor nature spaces, additional tree plantings, and an additional playing surface, as practical and appropriate for Council to consider;

That Council endorses staff proceeding with Phase I Site Preparation within the proposed budget envelope of $22.4M, with $19.5M funded from Park Development Cost Charges, Development Program and $2.9M funded from other sources, to be further refined;

That Council endorses staff proceeding with Phase I Three Exterior Fields, Utilities, Exterior User Group Items, Dog Park and Playground within the proposed budget envelopes of $25.391M, $1M, and $1M, and $509K within the Greenway Amenity Program, to be further refined;

That Council endorses staff proceeding with Phase I Onsite and Offsite Detention Works within the proposed budget envelope of $9.2M funded by Stormwater Development Cost Charges, to be further refined;

That Council endorses staff advancing for its consideration net external borrowing bylaws for Phase I of $19.5M, $9.2M and $30.291M;

That Council directs staff to confirm with School District 35 a financial contribution of: (a) $2.5M to upsize the eastern-most exterior soccer field to allow for rugby play; and (b) other optional additions for greenway connections and potential future vehicle access to the east of $400K, with a deadline as required to commence Phase I without undue delay;

J. ITEMS FROM PRIOR MEETINGS

That Council endorses staff proceeding with final design and confirmation of actual budget requirements to construct 208A Street from 76th Avenue to the 212th Connector, maximizing on-street parking possibilities, to be completed before or along with Phase I;

That Council endorses staff proceeding with final design and confirmation of actual budget requirements to complete 76th Avenue from 208th Street to east, maximizing on-street parking possibilities, to be completed prior to or along with Phase I;

That Council endorses staff proceeding with final design and confirmation of actual budget requirements to construct the 212th Connector from 208th to 210th Street, to be completed prior to or along with Phase I;

That Council endorses staff advancing for its consideration net external borrowing bylaws for 208A Street, 76th Avenue and the 212th Connector offsite roads works serviced by the Capital Projects Reserve and Roads Development Cost Charges, respectively, and/or other identified Development Cost Charges or Utility, as it may be appropriate for Council to consider; and

That Council endorses staff proceeding with completing additional design and budget envelope requirements for a Smith Athletic Park Phase II to include the Enclosed Wood Arches Building Concept and a fourth field, with and without underground parking options, including the potential to defer a Phase II, for Council to consider no later than the end of Q3 2024.

AMENDMENT
Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
That the seventh paragraph be amended to add “with a commitment of 50/50 future replacement costs of the rugby turf.”
CARRIED

Councillors Martens and Richter opposed

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Pratt,
That the seventh paragraph be amended to change “confirm” to “potentially secure” with School District 35.
DEFEATED

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

J. ITEMS FROM PRIOR MEETINGS

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

Councillor Richter opposed

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson reported that he attended the Metro Vancouver Liquid Waste Committee Meeting.

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

N. FOR INFORMATION

1. **2023 Soil Deposit Permit and Stop Work Order Statistics**
   Memorandum – Engineering Division
   File 5280-14

2. **Clean Up Langley Day Community Event**
   Memorandum – Public Works Division
   File 5370-25-001

3. **2024 Fraser River Spring Freshet Notification**
   Memorandum – Public Works Division
   File 5225-07-30

4. **Glover Road Pedestrian Plaza Update**
   Memorandum – Engineering Division
   File 5330-23-156

5. **Heritage Advisory Committee**
   Minutes – February 7, 2024
   File 0540-20

O. MOTIONS ARISING FROM INFORMATION