REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, January 13, 2025 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 – January 13, 2025

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held January 13, 2025.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – December 16, 2024

That Council adopt the Minutes of the Regular Council meeting held December 16, 2024.

C. DELEGATIONS

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. 2025 ICBC Road Improvement Grant - 208 Street
Report 25-01
File ENG 1855-50

That Council direct staff to apply for funding from the Insurance Corporation of British Columbia's Road Improvement Grant Program for $103,000 of funding towards 208 Street from 64 Avenue to 72 Avenue.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. **Credit Card Service Fee Bylaw Amendment**
   Bylaw No. 6092
   Report 24-283
   File FIN 1615-20

   That Council give final reading to "Credit Card Payment Service Fee Bylaw No. 5853 Amendment Bylaw No. 6092".

   Explanation – Bylaw No. 6092

   Bylaw No. 6092 amends the Credit Card Payment Service Fee Bylaw No. 5853 to include flat rate utility charges, metered utility charges and annual property tax charges.

2. **2025 Revenue Anticipation Borrowing Bylaw**
   Bylaw No. 6088
   Report 24-281
   File FIN 3900-25

   That Council give final reading to "2025 Revenue Anticipation Borrowing Bylaw No. 6088".

   Explanation – Bylaw No. 6088

   The purpose of Bylaw No. 6088 is to provide authorization to borrow funds between January 1, 2025 and December 31, 2025. As the Municipality does not receive property taxation revenue until tax collection time (May to late June), it may be necessary to borrow funds to meet the lawful expenditures of the Township and to pay amounts required to meet the Township's taxing obligations in relation to other public bodies.

I. BYLAWS FOR FINAL ADOPTION

3. Temporary Borrowing Bylaw (Strategic Land Loan)
Bylaw No. 6089
Report 24-282
File FIN 1760-30

That Council give final reading to "Temporary Borrowing (Strategic Land) Bylaw No. 6089".

Explanation – Bylaw No. 6089

Bylaw No. 6089 provides for temporary borrowing pending the issuance of debenture securities to complete the purchase of Strategic Land, in the amount of $74,906,665 pursuant to Strategic Land Loan Authorization Bylaw No. 6011.

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information has been brought forward from the December 16, 2024 Closed Council meeting for public information:

1. Board of Variance Council Representation

Mayor Woodward requested he be removed as a Board of Variance Council representative and Council approved the request.
CARRIED

Section 90(1) (a) Personnel

M. FOR INFORMATION

1. Fraser Highway Employment Lands Area Plan Engagement
Memorandum – Community and Policy Planning Division
File LRP00023

2. 24 Avenue and 196 Street Update
Memorandum – Engineering Division
File 5330-23-140

M. FOR INFORMATION

3. Agricultural Advisory Committee
Minutes – December 18, 2024
File 0540-20

N. MOTIONS ARISING FROM INFORMATION

O. OTHER BUSINESS

P. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (k) Negotiations
Item G.1 - Section 90(1) (a) Personnel
Item G.2 - Section 90(1) (e) Property
Item J.1 - Section 90(1) (k) Negotiations

Q. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, December 16, 2024 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

C. Kooner, S. Richardson, S. Ruff, A. Ruhl, 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 – December 16, 2024

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held December 16, 2024.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – December 2, 2024

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council adopt the Minutes of the Regular Council meeting held December 2, 2024.
CARRIED

C. DELEGATIONS

1. Ashton Kerr
Lower Mainland Green Team
File 0550-07

Ashton Kerr, Partnerships Manager, Lower Mainland Green Team, appeared before Council to discuss the community and environmental impacts made in 2024 resulting from the Township's partnership with Green Teams of Canada. Green Team's Mission is to connect, build and empower diverse communities through hands-on activities that promote health, well-being and environmental stewardship. Green Team and the Township of Langley have worked together for 13 years. During this time, 395m^3 of invasive plants have been removed, 2165 native species were planted and 50 pounds of litter was removed. Green Team engages a large young demographic and is inclusive of all ages, backgrounds, abilities and experience levels. Green Team hopes to continue advancing key objectives in the Official Community Plan, Social Sustainability Strategy, Sustainability Charter, Climate Action Strategy and continue to support youth leadership and engagement to inspire the next generation of changemakers.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application
No. 100462 (Gill / 5010 – 236 Street)
Report 24-289
File CD 11-04-0093

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council advise the Agricultural Land Commission that the subdivision application submitted by Sanderson + Welsh Planning Ltd. on behalf of the owner of the property located at 5010 – 236 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Suburban Residential Zone SR-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.
CARRIED

Councillor Richter opposed

2. Truck Parking in the Township of Langley
Report 24-291
File CPP LSP00026

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,

E. REPORTS TO COUNCIL

That Council endorse Phase 1 of the one-year pilot program to permit truck parking at all hours on select roads in the Gloucester industrial area.

That Council endorse the document titled, "Temporary Use Permit: Commercial Truck Parking Facilities".
CARRIED

3. 2025 Community Emergency Preparedness Fund Grants
Report 24-286
File ENG 1855-35

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize an application to the 2025 Union of British Columbia Municipalities Emergency Support Services Equipment and Training Grant for $40,000 of funding.

That Council authorize an application to the 2025 Union of British Columbia Municipalities Emergency Operations Centres Equipment and Training Grant for $40,000 of funding.
CARRIED

4. Canada Housing Infrastructure Fund Grant Application
Report 24-284
File ENG 1855-35

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council authorize an application to Infrastructure Canada's Canada Housing Infrastructure Fund for $6,047,000 of cost sharing towards Smith Neighborhood Housing Infrastructure Works.
CARRIED

5. Capital Request - Fibre Optic Network
Report 24-287
File IT 1705-01

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council approve $2.0M in additional funding from Community Amenity Contributions to complete fibre optic network connections along 80 Avenue from Glover Road to 201 Street, connect Smith Athletic Park and the Ice and Dry Arenas at the Langley Events Centre to the Township's fibre optic network, and prepare for connection of future projects in this vicinity.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100296 (1364204 BC Ltd. / Apcon Latimer 200 Project Ltd. / 8146 - 200 Street)
Bylaw No. 6086
Bylaw No. 6087
Report 24-290
File CD 08-26-0232

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council grant first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 6086 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 6087 rezoning 1.15 ha (2.83 ac) of land located at 8146 - 200 Street to Comprehensive Development Zone CD-211 to facilitate the development of 245 apartment units and 453 m^2 of ground floor commercial use inclusive of a proposed group children's day care, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the east half of 200 Street (including greenway), 200A Street and the west half of 201 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Dedication and construction of a 15 m wide street greenway on the east side of 200 Street.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Compliance with Age-Friendly Amenity Area requirements.
6. 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).
7. Registration of restrictive covenants acceptable to the Township:
    a. identifying a minimum of 10% of apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. prohibiting vehicular access to 200 Street
    c. restricting development until a Development Permit is issued
    d. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan is

F. BYLAWS FOR FIRST AND SECOND READING

accepted by the Township in compliance with the Subdivision and development Servicing Bylaw (Schedule I – Tree Protection)

e. identifying the type and number of units required to comply with Section 3.1.6 of ToL OCP.

8. Subdivision of property into two lots.
9. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Greenway Amenity Zoning Policy and 5% Neighbourhood Park Land Acquisition Policy.
10. 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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 6086 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 abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaws No. 5951 and 5952.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6086 and 6087.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100757 (1485767 BC Ltd. / Wonder and Grow Learning Center / B150 and B155, 20487 – 65 Avenue)
Bylaw No. 6041
Report 24-288
File CD 08-14-0241

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

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Provision of written approval from the strata corporation of the proposed group children's day care use on the property.

CARRIED

2. Credit Card Service Fee Bylaw Amendment
Bylaw No. 6092
Report 24-283
File FIN 1615-20

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
That Council give first, second and third reading to Credit Card Payment Service Fee Bylaw No. 5853 Amendment Bylaw No. 6092.
CARRIED

3. 2025 Revenue Anticipation Borrowing Bylaw
Bylaw No. 6088
Report 24-281
File FIN 3900-25

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give first, second, and third reading to the 2025 Revenue Anticipation Borrowing Bylaw No. 6088.
CARRIED

Councillor Richter opposed

4. Temporary Borrowing Bylaw (Strategic Land Loan)
Bylaw No. 6089
Report 24-282
File FIN 1760-30

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
That Council give first, second, and third reading to Temporary Borrowing (Strategic Land Loan) Bylaw No. 6089 towards the estimated cost of purchasing strategic land.
CARRIED

Counicllors Kunst and Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

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

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give final reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 6071".
CARRIED

Councillors Kunst, Martens, Pratt and Richter opposed

J. MAYOR AND COUNCIL REPORT

Councillor Pratt thanked Township staff and Council members for their service and support in 2024.

Councillor Baillie reported that a donation was presented to the Gateway of Hope from the Township.

Councillor Ferguson thanked Township staff and community members.

Councillor Martens noted that the Aldergrove Parade has been rescheduled for December 21, 2024.

Mayor Woodward wished everyone a Merry Christmas and a Happy New Year and thanked staff for their efforts and expertise.

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information was brought forward from the November 18, 2024 Closed meeting for public information:

1. 2025 Council Appointments of Community Members to Township of Langley Council Advisory Committees
Report C24-36
File LS 0540-01

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

Agricultural Advisory Committee

That Johanna Walker be appointed as the Youth Representative for the Agricultural Advisory Committee for a two-year term beginning January 1, 2025.
CARRIED

MOTION
That Council appoint the following community members to the Agricultural Advisory Committee for a two-year term beginning January 1, 2025.

- Blake Venechuk
- John Caldarella

CARRIED

Board of Variance

That Council appoint the following community members to the Board of Variance for a three-year term beginning January 1, 2025.

- Gordon Klassen
- Doug Preddy
- Jacqueline Tarantino
- Bob Wilson
- Pete Yakabuski

CARRIED

Heritage Advisory Committee

That Aedan Smyth be appointed as the Youth Representative for the Heritage Advisory Committee for a two-year term beginning January 1, 2025.
CARRIED

MOTION
That Council appoint the following community members to the Heritage Advisory Committee for a two-year term beginning January 1, 2025.

- Lauren Chalus
- Jim Foulkes
- Rosemary Genberg
- Williams Mason
- Tristan Taylor

CARRIED

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

Recreation, Culture and Parks Advisory Committee

That Council appoint the following community members to the Recreation, Culture and Parks Advisory Committee for a two-year term beginning January 1, 2025.

- Andrea Castro
- Jeff Clegg
- Nathan Tiessen
- Eli Hacker (Youth Representative)

CARRIED

Seniors Advisory Committee

That Council appoint the following community members to the Seniors Advisory Committee for a two-year term beginning January 1, 2025.

- Tara Baty-Thomas
- Shaun Bennett
- Felix Chan
- Paul Chhina
- Lorna Dysart

CARRIED

Section 90(1) (a) Personnel

The following information has been brought forward from the December 2, 2024 Closed Council meeting for public information:

2. Canadian Track and Field Championships

That Council direct staff to pursue World Athletics class 2 certification for the McLeod Athletic Park track and field facilities in January 2025, at a cost of up to $25,000 to be funded by 2025 Prior Year Surplus.

That Council, subject to the Township's successful achievement of World Athletics class 2 certification prior to award of the event, support and endorse the Local Organizing Committee's proposal to host the 2027 and 2028 Canadian Track and Field Championships at McLeod Athletic Park.
CARRIED

M. FOR INFORMATION

1. RCMP Staffing Update
Memorandum – Protective Services Division - RCMP
File 7400-01

M. FOR INFORMATION

2. 2025 Collection Area Adjustments Update
Memorandum – Public Works Division
File 5360-02-001

3. 2024 Interim Housing Needs Report
Memorandum – Community and Policy Planning Division
File LRP00026

4. Financial Report Update – September 30, 2024
Memorandum – Finance Division
File 1830-02

5. Seniors Advisory Committee
Minutes – November 20, 2024
File 0540-20

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

N. MOTIONS ARISING FROM INFORMATION

1. Seniors Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Pratt,
Seconded by Councillor Richter,
That Council direct staff to investigate opportunities to mitigate the risks posed to the senior population during heat and smoke-related emergencies, including but not limited to:

- Approach IAFF Local 4550 to assist in a process to inform and educate the community on the risk of heat-related events and places to find shelter.
- Utilize extreme-weather mapping data to identify areas/buildings in the Township and highlight locations that are in possible need of A/C or local cooling centres.

REFERRAL
Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That this motion be referred to staff for a memo to Council.
CARRIED

Councillor Richter opposed

N. MOTIONS ARISING FROM INFORMATION

2. Heritage Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council approve the Heritage Advisory Committee 2025 Work Plan, presented as Attachment A.
CARRIED

O. OTHER BUSINESS

1. Council Travel and Expense Accounts

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
Whereas members of Council should make all attempts to demonstrate personal respect for Township of Langley taxpayers and annual operating funds for Township of Langley specific to Mayor and Council;

Therefore be it resolved that staff report to Council with amendments to Council Policy 01-017 Section 3.3 Taxes and Reimbursement of Expenses for Council's consideration including the following:

1. Any and all travel expenses, including under section 3.3.2, for destinations outside of British Columbia must be approved by Council prior to any expenditure for registration, reservations or otherwise, and released for information; and

2. In addition to approved travel and associated expenses for conferences, the maximum annual expense limit for the Mayor is $5,000, and for a Councillor is $2,500, unless otherwise approved by Council.

That all expenses and expense reimbursements under Council Policy 01-017 Section 3.3 Taxes and Reimbursement of Expenses be suspended until the policy is amended.

AMENDMENT
Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That a third item for consideration be added: "That Members of Council be required to report the name(s) of the individual(s) for applicable expenses, such as meals, with contact information".
CARRIED

Councillor Richter opposed

O. OTHER BUSINESS

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Martens,
That staff provide Council with a list, if possible, of other Metro Vancouver municipalities' policies regarding travel expense alongside the potential amendments to Township of Langley Council Policy 01-017 Section 3.3.
CARRIED

Mayor Woodward and Councillors Baillie, Rindt, and vanPopta opposed

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

Councillor Richter opposed

P. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (k) Negotiations
Item E.2 - Section 90(1) (a) Personnel
Item E.3 - Section 90(1) (e) Property, (k) Negotiations
Item E.4 - Section 90(1) (g) Legal
Item G.1 - Section 90(1) (g) Legal
Item G.2 - Section 90(1) (g) Legal
Item G.3 - Section 90(1) (e) Property, (k) Negotiations
Item I.1 - Section 90(1) (g) Legal
Item I.2 - Section 90(2) (b) Intergovernmental Relations
Item I.3 - Section 90(1) (g) Legal
Item I.4 - Section 90(1) (a) Personnel

CARRIED

Q. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
That the meeting terminate at 2:39pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 13, 2025 - REGULAR MEETING	**REPORT:**	25-01
FROM:	ENGINEERING DIVISION	**FILE:**	1855-50
SUBJECT:	2025 ICBC ROAD IMPROVEMENT GRANT - 208 STREET		

RECOMMENDATION:

That Council direct staff to apply for funding from the Insurance Corporation of British Columbia's Road Improvement Grant Program for $103,000 of funding towards 208 Street from 64 Avenue to 72 Avenue.

ANALYSIS:

Annually, the Insurance Corporation of British Columbia (ICBC) offers grant funding to municipalities to implement road improvements that can reduce the risk of crashes. 208 Street from 64 Avenue to 72 Avenue includes many safety improvements for all road users some of which include dual left turn lanes, protected turning movements, protected bike lanes, multi-use pathways and bus pull out bays.

After discussions with ICBC, they are proposing a contribution of $103,000 towards construction and intersection improvements on 208 Street from 64 Avenue to 72 Avenue.

Contributions towards work on 208 Street from 72 Avenue to 76 Avenue will be the subject of a future application to ICBC.

Financial Implications:

All required cost sharing is available within the existing approved capital budget for 208 Street Phase I and II (64 Avenue to 76 Avenue), and $103,000 of funding can be returned to the Capital Projects Reserve.

Respectfully submitted,

Ryan Chapman
MANAGER, ADMINISTRATION & BUSINESS SERVICES
for
ENGINEERING DIVISION

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

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

CREDIT CARD PAYMENT SERVICE FEE BYLAW NO.5853

AMENDMENT BYLAW NO. 6092

EXPLANATORY NOTE

Bylaw No. 6092 amends the Credit Card Payment Service Fee Bylaw No. 5853 to include flat rate utility charges, metered utility charges and annual property tax charges.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

CREDIT CARD PAYMENT SERVICE FEE BYLAW NO. 5853

AMENDMENT BYLAW NO. 6092

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 “Credit Card Payment Service Fee Bylaw No. 5853 Amendment Bylaw No. 6092”.

2. The “Credit Card Payment Service Fee Bylaw No. 5853 Amendment Bylaw No. 6092

   a. Adding Section 3 (c) with the following text:

      - Flat rate, and pro rated utility charges levied for a property.

   b. Adding Section 3 (d) with the following text:

      - Metered utility charges levied for a property.

   c. Adding section 3 (e) with the following text:

      - Annual property tax charges levied for a property.

READ A FIRST TIME the	16	day of	December	, 2024
READ A SECOND TIME the	16	day of	December	, 2024
READ A THIRD TIME the	16	day of	December	, 2024
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

2025 REVENUE ANTICIPATION BORROWING BYLAW NO. 6088

EXPLANATORY NOTE

The purpose of Bylaw No. 6088 is to provide authorization to borrow funds between January 1, 2025 and December 31, 2025. As the Municipality does not receive property taxation revenue until tax collection time (May to late June), it may be necessary to borrow funds to meet the lawful expenditures of the Township and to pay amounts required to meet the Township's taxing obligations in relation to other public bodies.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

2025 REVENUE ANTICIPATION BORROWING BYLAW NO. 6088

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 “2025 Revenue Anticipation Borrowing Bylaw No. 6088”.
2. The Corporation of the Township of Langley is hereby authorized and empowered to borrow upon the credit of the Corporation up to the maximum amount of Fifty Million dollars ($50,000,000) in such amounts and at such times as the same may be required, and at a rate of interest that shall not exceed the prime rate set by the Corporation’s bankers.
3. The monies so borrowed and interest thereon, shall be payable on or before the 31st day of December 2025.
4. The form of obligation or obligations to be given as an acknowledgment of the liability of the Corporation for and in connection with the monies so borrowed shall be a promissory note or notes for such sums as may be required and may be advanced from time to time, signed by the Mayor and Director of Finance of the Corporation and bearing the Corporate Seal of the Corporation.
5. There is hereby set aside as security for the liability hereby authorized to be incurred the whole unpledged or unencumbered amount of unpaid taxes due to the Corporation as at December 31, 2024, and the whole of the taxes to be levied for the year 2025. When collected, revenue from property taxes must be used, as necessary, to repay money borrowed under the authority of Bylaw No. 6088.

READ A FIRST TIME the	16	day of	December	, 2024
READ A SECOND TIME the	16	day of	December	, 2024
READ A THIRD TIME the	16	day of	December	, 2024
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6089

EXPLANATORY NOTE

Bylaw No. 6089 provides for temporary borrowing pending the issuance of debenture securities to complete the purchase of Strategic Land, in the amount of $74,906,665 pursuant to Strategic Land Loan Authorization Bylaw No. 6011.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6089

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

WHEREAS the Council has adopted Bylaw No. 6011, cited as Strategic Land Loan Authorization Bylaw No. 6011 authorizing the borrowing of a sum not exceeding seventy-four million nine hundred six thousand six hundred sixty-five dollars ($74,906,665) to complete the purchase of Strategic Land.

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

This bylaw may be cited as “Temporary Borrowing (Strategic Land) Bylaw No. 6089”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of seventy-four million nine hundred six thousand six hundred sixty-five dollars ($74,906,665), as the same may be required.

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

The money so borrowed shall be used solely for the purposes set out in said Strategic Land Loan Authorization Bylaw No. 6089.

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

READ A FIRST TIME the	16	day of	December	, 2024
READ A SECOND TIME the	16	day of	December	, 2024
READ A THIRD TIME the	16	day of	December	, 2024
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JANUARY 13, 2025
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE NO:**	LRP00023
SUBJECT:	FRASER HIGHWAY EMPLOYMENT LANDS AREA PLAN ENGAGEMENT		

The purpose of this memorandum is to provide Mayor and Council an update on the Fraser Highway Employment Lands Area Plan (FHEL).

Engagement Phase 1

Throughout September and October 2024, the Township of Langley conducted engagement for the FHEL. Engagement included an Open House held on October 22, 2024 which saw close to 200 attendees, a series of interviews with key interest groups, engagement with the Township's Agricultural Advisory Committee, as well as opportunities for public feedback. Key themes heard throughout engagement (not in any order) were:

- Value of adding to industrial land supply
- Flexible industrial zoning and development (uses, setbacks, heights, densities, parking, storage)
- Economic development opportunities
- Residential impacts
- Environmental impacts and concerns
- Protecting wetlands, watercourses and critical habitats
- Stormwater capacity and management
- Servicing and infrastructure (power, water, sewer, internet)
- Traffic management and road improvements
- Transit and transportation options

A full summary of the engagement activities and feedback can be found in the "What We Heard Report" on the Township's website at tol.ca/fhel. Input from Phase 1 of engagement will be used to inform the draft area plan.

Open House #2

A second open house for the FHEL is scheduled in January 2025:

Date: January 30, 2025
Time: 4:30 - 7:30pm
Location: Church in the Valley, 23589 Old Yale Road

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JANUARY 13, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	5330-23-140
SUBJECT:	24 AVENUE AND 196 STREET UPDATE		

The purpose of this memorandum is to provide Mayor and Council with an update on the status of 24 Avenue at 196 Street.

Background
At the Regular Afternoon Meeting on September 9, 2019, Council directed staff to assess the section of 24 Avenue between 196 Street (Langley-Surrey border) and 200 Street to determine if the road could accommodate the additional traffic anticipated with the opening of 24 Avenue in Surrey. Following a report on November 18, 2019, Council directed staff to install barriers to ensure that 24 Avenue and 196 Street remained impassable by motor vehicles until further direction. Additionally, funding for the design and construction of the road improvements was referred to the 2020 budget process.

In August 2021, after receiving funding for design, the Township retained a qualified engineering consulting firm to undertake travel demand forecasting, traffic analysis, and design work for 24 Avenue road and intersection improvements. An interim 24 Avenue design, which maintains one travel lane for each direction on 24 Avenue, including filling in the missing gap of sidewalk on the south side of 24 Avenue, and intersection improvements at 24 Avenue and 196 Street and 24 Avenue and 200 Street, was completed in October 2022. This project was suspended indefinitely by Council on December 5, 2022.

Surrey recently informed the Township of its intention to remove barriers located within their border and fully open 24 Avenue between the two jurisdictions on December 20, 2024. In response, the Township installed no-post barriers and associated signage on the Township's side of the border on December 24, 2024, to ensure that 24 Avenue remained closed as previously directed by Council. Letters were also delivered to local Township residents informing them of the opening and reclosure.

Current Conditions
Surrey has constructed 24 Avenue west of 196 Street to a four-lane arterial road standard with a center median and sidewalks. In contrast, 24 Avenue between 196 Street and 200 Street has a two-lane rural cross-section with ditches on both sides between 198 Street and 200 Street. The paved surface is approximately 7.6 metres wide within a 20-metre road right of way. There is a 1.5-metre-wide sidewalk on the south side of 24 Avenue between 200 Street and the culvert crossing at the Little Campbell River.

The intersection of 24 Avenue and 200 Street is controlled by an all-way stop augmented with overhead flashing beacons, while other intersections along the 24 Avenue corridor are stop sign controlled.

Both 24 Avenue and 200 Street are planned as Major Arterial Roads with a four-lane divided cross-section in the Township's 2009 Master Transportation Plan and Brookswood-Fernridge Community Plan. Both 24 Avenue and 200 Street are identified as cycling routes in the Township of Langley 2015 Cycling Plan. Nearby Truck Routes include 200 Street, 192 Street (Surrey), 32 Avenue, and 16 Avenue.

Technical Findings and Cost Estimates
A technical memo prepared by the qualified professional indicates the two-way stop-controlled intersection of 24 Avenue and 196 Street is anticipated to handle opening day and 2035 horizon year traffic demand while operating at an acceptable Level of Service (LOS). However, the current all-way stop at 24 Avenue and 200 Street would require upgrading to a full traffic signal to provide an acceptable LOS.

In addition, a pavement condition evaluation of 24 Avenue indicated the existing pavement condition ranges from poor to fair and would require resurfacing. For cost-saving purposes, it is recommended that the pavement rehabilitation and road reprofiling start after the 24 Avenue Sanitary Lift Station and Forcemain project is completed. The forcemain project was put on hold until the Brookswood/Fernridge Engineering Services Plan is completed and the sewer demand numbers are confirmed and will require additional funding to complete.

The following improvements are recommended before opening 24 Avenue at 196 Street:

- Intersection improvements at 24 Avenue and 196 Street:
    - Installation of concrete curb and gutter and letdowns, a crosswalk with Rectangular Rapid Flashing Beacons and street lighting.
    - The intersection remains as a two-way stop controlled.
- Sidewalk Connection:
    - Asphalt sidewalk from the 24 Avenue/196 Street intersection to the Little Campbell River culvert, with retaining walls or other restoration adjacent to the sidewalk.
- Intersection Improvements at 24 Avenue and 200 Street:
    - Addition of 50m left-turn bays for all approaches,1.8m sidewalks, bike lanes, curb and gutter, storm sewers, and a full traffic signal.
- Pavement rehabilitation:
    - Resurfacing of 24 Avenue between 196 Street and 200 Street, including pavement markings.
- Little Campbell River Crossing:
    - Raising the road at the Little Campbell River crossing to accommodate the sanitary forcemain construction.

The 2022 cost estimate for the recommended road improvements was $5.6 million, which included a 20% contingency. The works described do not include widening 24 Avenue to the ultimate four-lane design, but rather a two-lane interim design.

If there is a desire to open 24 Avenue at the Langley-Surrey border, it is recommended that Council direct staff to:

1. Review the 2022 design, make necessary revisions, and identify alternative solutions.
2. Prepare a report with an updated construction estimate, schedule, and budget request.

Township of Langley

Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, December 18, 2024 at 7:00pm
Nicomekl River Meeting Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair
Councillor M. Pratt, Council Co-Chair

C. Allison, J. Green, A. Hamer, R. Ross, O. Smid, A. Smith and J. Walker

Staff:
S. Mikicich, Manager, Community Planning and Major Projects
A. Reeve, Planner II, Community and Policy Planning
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

J. Caldarella acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – December 18, 2024

Moved by C. Allison,
Seconded by R. Ross,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the December 18, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – October 23, 2024

Moved by O. Smid,
Seconded by J. Green,
That the Agricultural Advisory Committee adopt the minutes of the October 23, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

2. Agricultural Advisory Committee – November 27, 2024

Moved by R. Ross,
Seconded by A. Smith,
That the Agricultural Advisory Committee receive the Notes of the November 27, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. HAC Rural Heritage Task Force

S. Mikicich provided a presentation with an overview of the Rural Heritage Task Force report. He noted that Goal #5 in the Township's Heritage Strategy is to protect Langley's rural heritage by:

- Supporting adaptive re-use of historic farm structures and flexible zoning for non-conventional uses.
- Exploring heritage issues in rural Langley and investigating ways of providing conservation incentives for historic farms with significant heritage buildings.
- Supporting innovative agri-business and agritourism initiatives for Langley's historic farms.

The Rural Heritage Task Force was established in 2023 and its mandate was to:

- Support public awareness and appreciation of Langley's rural heritage and its importance to the identity of this community.
- Articulate the threats to rural heritage and understand the challenges for the conservation of old farmhouses, barns, outbuildings etc.
- Undertake case study research on opportunities and potential precedents for rural heritage conservation.

The Task Forceundertook a case study approach for researching specific issues and opportunities related to rural heritage. They looked at physical conservation works (both public and private), community partnerships, adaptive re-use of obsolete buildings, and educational programming that supports awareness and appreciation of rural heritage.

There are numerous municipal examples of incentivizing conservation of recognized heritage buildings and promoting retention of character buildings by granting additional development rights in exchange for heritage conservation and designation. Staff are exploring the use of Heritage Revitalization Agreements in rural Langley .

Public awareness of Langley's heritage remains limited. Some key work plan priorities for the Heritage Advisory Committee in 2025 are to:

- Advance public information and education, starting with an update of the Township website; and

C. DELEGATIONS AND PRESENTATIONS

- Update the Township's Heritage Inventory and to recognize additional heritage buildings via listing on the Community Heritage Register.

Discussion ensued regarding having a joint Heritage Advisory Committee and Agriculture Advisory Committee farm tour to include heritage sites in rural Langley. It was agreed to pursue this in 2025.

D. REPORTS

1. Co-Chair Reports

Councillor Pratt thanked the committee for its service and commitment this year and reported that he has joined the Board of the Langley Farmers' Market.

J. Caldarella thanked the committee for electing him as Co-Chair in 2024 and for its hard work throughout the year.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Agriculture Outreach Campaign

Discussed at the last meeting.

2. 2024 Year End Report

Moved by C. Allison,
Seconded by A. Hamer,
That the Agricultural Advisory Committee receive and endorse the Agricultural Advisory Committee 2024 Annual Report and ask staff to forward it to Council for information.
CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported that the Farmers' Mingler will take place on February 24, 2025 at Locality Brewing at 7:00pm.

I. NEXT MEETING

Date: Wednesday, January 29, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by J. Green,
That the meeting terminate at 7:54pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair