REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, March 10, 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 – March 10, 2025

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held March 10, 2025.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – February 24, 2025

That Council adopt the Minutes of the Regular Council meeting held February 24, 2025.

2. Public Hearing Meeting – February 24, 2025

That Council adopt the Minutes of the Public Hearing meeting held February 24, 2025.

3. Special Council Meeting – February 28, 2025

That Council adopt the Minutes of the Special Council meeting held February 28, 2025.

C. DELEGATIONS

1. **Bryn Jones**
   Langley Bee Club
   File 0550-07

   Request by Bryn Jones, Langley Bee Club, to appear before Council to discuss the Township of Langley being designated as a member of Bee City Canada.

2. **Darren Chan**
   File 0550-07

   Request by Darren Chan, to appear before Council to discuss park use and intended purpose for the cricket field proposal at Bell Park.

3. **Stephen Janzen**
   File 0550-07

   Request by Stephen Janzen, to appear before Council to discuss cricket game regulations and safety impacts for the cricket field proposal at Bell Park.

4. **Debbie Moore**
   File 0550-07

   Request by Debbie Moore, to appear before Council to discuss the lack of infrastructure and amenities for the cricket field proposal at Bell Park.

5. **Derrick Mitchell**
   Kwantlen Lands Resources and Stewardship
   File 0550-07

   Request by Derrick Mitchell, Kwantlen Lands Resources and Stewardship, to appear before Council to discuss dredging the Bedford Channel.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. **Canada Day Drone Light Show Enhancement**
   Report 25-33
   File ENG 6130-01

   That Council direct staff to proceed with an enhanced Drone Light Show for Canada Day 2025, with the additional costs of $23,000 funded by Council Contingency.

E. REPORTS TO COUNCIL

2. 2025 BC Hydro Sustainable Communities Grant
Report 25-34
File ENG 1855-95

That Council authorize an application to BC Hydro's Sustainable Communities Grant for $72,000 of funding.

3. 2025 BC Air Access Program
Grant Application
Report 25-32
File ENG 1855-35

That Council approve the submission of a grant application to the 2025 British Columbia Air Access Program (BCAAP) for funding of $2,000,000.

That Council approve the consolidation of $642,857 of the existing 2025 Airport Capital carryforward budget for the Runway 01/19 Rehabilitation project and, if successful in receiving Provincial funding, approve $69,600 of additional funding from the Airport Reserve and $475,998 from Capital Projects, to be repaid from the Airport Reserve as funds become available.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

The following item was deferred at the February 24, 2025 Regular Council meeting:

1. Langley Fees and Charges Bylaw Amendment
Bylaw No. 6111
Bylaw No. 6099
Report 25-28
File FIN 1810-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6111.

That Council give first, second and third reading to the Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 6099.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That this motion be deferred to the March 10, 2025 Regular Agenda.
CARRIED

2. Facilities Renewal Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6113
Report 25-31
File FIN 1760-20

That Council give first, second and third reading to Facilities Renewal Loan Authorization Bylaw No. 6113 for the purpose of borrowing funds in the amount of $9,858,586 for the Facilities Renewal capital program within the 2025-2029 Capital Budget repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Facilities Renewal Loan Authorization Bylaw No. 6113 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, June 26, 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. 6113

Bylaw No. 6113 authorizes the Township of Langley to borrow $9,858,586 towards the estimated cost of the Facilities Renewal capital program.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Highway Closure, Dedication Removal and Disposal (SAP – 209 Street and 210 Street)
Bylaw No. 6081
Bylaw No. 6082
Report C25-02
File CA PM003277

That Council give final reading to "Highway Closing and Dedication Removal (SAP – 209 Street) Bylaw No. 6081", and

"Highway Closing and Dedication Removal (SAP – 210 Street) Bylaw No. 6082".

Explanation – Bylaw No. 6081

Bylaw No. 6081 authorizes the closure and highway dedication removal from a portion of 209 Street at 76 Avenue.

Explanation – Bylaw No. 6082

Bylaw No. 6082 authorizes the closure and highway dedication removal from a portion of 210 Street at 76 Avenue.

2. 2025 Utility Rates Bylaw
Bylaw No. 6107
Bylaw No. 6102
Bylaw No. 6103
Bylaw No. 6104
Bylaw No. 6112
Report 25-30
File PW 1700-80

That Council give final reading to "Utility Rate Bylaw No. 6107",

"Langley Waterworks Regulation Bylaw No. 6074 Amendment Bylaw No. 6102",

"Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 6103",

"Solid Waste Management 2016 Bylaw No. 5200 Amendment Bylaw No. 6104", and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6112".

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 6107

Bylaw No. 6107 sets out Utility User Fee Rates for Water, Sewer and Solid Waste Collection.

Explanation – Bylaw No. 6102

Bylaw No. 6102 amends the Langley Waterworks Regulation Bylaw No. 6074 to facilitate the adoption of Utility Rate Bylaw No. 6107.

Explanation – Bylaw No. 6103

Bylaw No. 6103 amends the Langley Sewerworks Regulation Bylaw 2018 No. 5367 to facilitate the adoption of Utility Rate Bylaw No. 6107.

Explanation – Bylaw No. 6104

Bylaw No. 6104 amends the Solid Waste Management Bylaw 2016 No. 5200 to facilitate the adoption of Utility Rate Bylaw No. 6107.

Explanation – Bylaw No. 6112

Bylaw No. 6112 updates Bylaw Notice Enforcement Bylaw 2008 No. 4703 to update the bylaw descriptions, bylaw cross section references and fine amounts as a result of changes to the Waterworks Regulation Bylaw No. 6074, Langley Sewerworks Regulation Bylaw 2018 No. 5367 and Solid Waste Management Bylaw 2016 No. 5200.

Clerk's Note: Council amended the Langley Utility Rates Bylaw No. 6107 at the February 24, 2025 Regular meeting.

3. Rezoning Application No. 100436
(Kooner / 3492 – 205 Street)
Bylaw No. 5204
Bylaw No. 5219
Report 16-57
File CD 07-26-0148

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Kooner) Bylaw 2016 No. 5204", and

That Council abandon "Township of Langley Phased Development Agreement (Kooner) Bylaw 2016 No. 5219".

Explanation – Bylaw No. 5204

Bylaw 2016 No. 5204 rezones 3.8 ha (9.5 ac) of land located at 3492 – 205 Street to Residential Zone R-1D to permit the subdivision of 43 fee simple single family lots.

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 5219

Bylaw 2016 No. 5219 authorizes the Township of Langley to enter into a phased development agreement with Nirmal Kooner.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of May 30, 2016 attached to the Bylaw have been satisfactorily addressed. Please also note that Council's January 29, 2024 resolution with regards to Bill 44 and in-stream development applications was considered with the proponent electing to proceed with a voluntary restrictive covenant to maintain single family form, character and use. The Public Hearing for the Bylaw was held on June 13, 2016 with third reading given on June 27, 2016. In accordance with Council policy, staff advise that the Public Hearing for the Bylaw was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going, the Bylaw was delayed due to servicing requirements in the catchment area.

4. Official Community Plan Amendment and Rezoning Application No. 100278 and Development Variance Permit No. 100157 (Qualico Communities / 8440 – 206 Street, 20701 – 84 Avenue and 8400 Block of 207A Street)
Bylaw No. 5964
Bylaw No. 5965
Report 24-108
File CD 08-26-0231

That Council give final reading to "Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1124300 BC Ltd.) Bylaw No. 5964", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1124300 BC Ltd.) Bylaw No. 5965".

Explanation – Bylaw No. 5964

Bylaw No. 5964 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan regarding the unit type and unit mix provisions for lands designated Mixed Residential located at 20701 – 84 Avenue, 8440 – 206 Street and 8400 Block of 207A Street. The amendments will allow the development of 18 rowhouse units, 10 semi-detached units and 28 single family lots.

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 5965

Bylaw No. 5965 rezones approximately 2.24 ha (5.54 ac) of land located at 20701 – 84 Avenue, 8440 – 206 Street and 8400 Block of 207A Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) to facilitate development of 18 rowhouse units, 10 semi-detached units and 28 single family lots.

Development Variance Permit No. 100157

That Council authorize issuance of Development Variance Permit No. 100157 (Qualico Communities / 8440 – 206 Street, 20701 – 84 Avenue and 8400 Block of 207A Street) in accordance with Attachment A subject to the following conditions:

a. Section 401.5(1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum front lot line setback requirement from 6 metres to 2.5 metres for the principal building on proposed Lots 1 – 4 as indicated in Schedule A.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of May 27, 2024 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw(s) was held on June 10, 2024 with third reading given on June 10, 2024.

J. ITEMS FROM PRIOR MEETINGS

Mayor Woodward has directed reconsideration of the following item from the February 24, 2025 Regular Meeting of Council in accordance with Section 131 of the Community Charter:

1. 72 Avenue and 248 Street/Telegraph Trail
Intersection Review
Report 25-19
File ENG 5460-05-002

That Council direct staff to continue operating and maintaining the intersection at 72 Avenue and 248 Street/Telegraph Trail in its current configuration as a two-way stop with overhead flashing beacons, share speed data collected with the Langley RCMP, and periodically monitor traffic volumes and collision trends.

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following items have been released from the February 24, 2025 Closed Council meeting for public information:

1. **Old Yale Road Improvements – FT 24-220 Tender Submissions**
   Memorandum – Engineering Division
   File 5330-23-078

   That staff proceed with asphalt for the entire length of Old Yale Road to realize savings of $316,740, and reduce the permanent borrowing utilized with Bylaw No. 6084 accordingly.
   CARRIED

   Section 90(1) (j) Information

2. **Naming of NE Latimer Park Site**
   Report C25-07
   File FCP 0810-30

   The "Northeast Latimer Park" be renamed "Josette Dandurand Northeast Latimer Park**".**
   CARRIED

   Section 90(1) (b) Personal

N. FOR INFORMATION

1. **Response to Odour and Air Quality Complaint at**
   21707 – 82 Avenue (Brothers Mushroom Farm)
   Memorandum – Bylaw Enforcement Division
   File 4010-01

2. **Airport Zoning Regulations Update – Terms of Reference**
   Memorandum – Engineering Division
   File 8400-01-001

3. **Canadian National Track and Field**
   Championships Update
   Memorandum – Public Works Division
   File 6130-01

4. **Integrated Stormwater Management Planning Update –**
   Little Campbell River Watershed
   Memorandum – Engineering Division
   File 5260-21

N. FOR INFORMATION

5. Recreation, Culture, and Parks Advisory Committee
Minutes – February 12, 2025
File 0540-20

6. Seniors Advisory Committee
Minutes – February 19, 2025
File 0540-20

7. Agricultural Advisory Committee
Minutes – February 26, 2025
File 0540-20

O. MOTIONS ARISING FROM INFORMATION

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

That Council ask staff to explore the feasibility of including Inclusive Communication Boards in Township parks.

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

That Council approve the Recreation, Culture, and Parks Advisory Committee draft 2025 Work Plan, as amended, presented as Attachment B.

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

That Council ask staff to survey the groups who participated on the Langley Outdoor Sports Advisory Group as to their interest and feasibility of re-starting this group.

4. Seniors Advisory Committee Recommended Motion
File 0540-20

That Council approve the draft 2025 Work Program, presented as Attachment A.

5. Agricultural Advisory Committee Recommended Motion
File 0540-20

That Council approve the Agricultural Advisory Committee draft 2025 Work Program, presented as Attachment A.

P. OTHER BUSINESS

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

1. Potential Partnerships for Dredging of the Bedford Channel

Whereas:

1. Staff provided Council an update to Bedford Channel Dredging Project Updated dated February 24, 2025, 5260-21-015-01, outlining that the process for completing an application to other levels of government is well underway and ongoing;

2. Dredging of the Fraser River has typically been a Provincial, Federal and/or Port of Vancouver responsibility, while the Bedford Channel has unique benefits to the local community and region in terms of accessibility for rowing and canoeing user groups and other recreational purposes; and

3. The Kwantlen First Nation and local user groups of the Bedford Channel have expressed a desire for dredging of the Bedford Channel to proceed as soon as possible, and to retain any dredged material for future projects and ongoing flood mitigation efforts;

Therefore be it resolved that Council directs staff to:

1. confirm a more accurate projection of potential project costs, assuming local retention of material in partnership with the Kwantlen First Nation;

2. identify potential funding sources from community partners, Metro Vancouver and/or grants from other levels of government that may be possible to confirm and coordinate a cost-sharing partnership with the Kwantlen First Nation and the Township of Langley;

3. complete a plan for dredging as it may be possible within 2025/2026 given Water Sustainability Act (and other) permitting requirements still awaiting completion of any required environmental and species impacts assessment(s) as may be required by other levels of government; and

4. consideration of, as may be possible, an ongoing Bedford Channel maintain and dredging plan, in partnership with the Kwantlen First Nation, for the Bedford Channel to be dredged on a more regular basis.

2. Fraser Highway Employment Lands Reference Plan

Whereas:

1. The Township of Langley has now held two public open houses regarding the Fraser Highway Employment Lands Area Plan, October 23, 2024 and January 30, 2025;

P. OTHER BUSINESS

2. A range of concerns have been identified with the current process, boundary and the need for more specific designations of current and protected land uses;

3. The current process contemplates only low impact industrial and employment lands within an area and plan boundaries confirmed by Council, where subsequent direction is required for adjustments; and

4. The general benefit for a completed urban planning policy context process and land use planning with safeguards for environmental issues, drainage and services remains;

Therefore be it resolved that Council directs staff to complete a draft Reference Plan for the Fraser Highway Employment Lands Area Plan for its consideration, subject to the following adjustments:

1. That future access through redevelopment for properties with frontages on both Fraser Highway and Old Yale Road be limited to Fraser Highway only;

2. That blanket industrial lands designations be updated to reflect and retain the existing mobile home park, residential, commercial, and mixed-use designations and land uses along with proposed institutional and employment lands designations, as appropriate for Council to consider, with expanded clarity that only low impact employment lands uses are to be considered where so designated; and

3. That the proposed boundary within Concept Plan Option 3 be reduced, as it may be appropriate for Council to consider, to remove lands: (a) east of 232 Street and in proximity to 46 Avenue; (b) fronting Old Yale Road without access to Fraser Highway or 232 Street; and (c) along 44 Avenue without access to Fraser Highway.

That Council directs staff to include the following components in the draft Reference Plan: (a) specific land use policies; (b) public realm, parks and open space policies; (c) mobility policies such as location for collectors, trails and multi-use pathways; (d) design guidelines for various Development Permits Areas, such as form and character of development, Agricultural Land Reserve and urban edge planning buffers, and environmental setbacks for Streamside Protection and Enhancement Areas; and (e) an Engineering Servicing Plan.

That Council directs staff to conduct a 3rd public open house on the Fraser Highway Employment Lands Area Plan to present a revised Option 3, and obtain community feedback.

That Council endorses the completion of a Reference Plan, if so endorsed by Council, as a framework for evaluating development applications within the ultimate planning area and individual applications for amendments to the

P. OTHER BUSINESS

Metro Vancouver Regional Growth Strategy, is approved in principle by Council.

That Council directs staff to conduct public consultation on a proposed concept for the closure of Old Yale Road at approximately the 23900 block, along with a revised design for 240 Street and Fraser Highway.

That staff present to Council on its options regarding the operation and potential expansion of the Vancouver Ready Mix at 22765 Fraser Highway, given that is an existing non-conforming use within the Urban Containment Boundary.

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 E.1 - Section 90(1) (e) Property, (k) Negotiations
Item E.2 - Section 90(1) (k) Negotiations
Item E.3 - Section 90(1) (e) Property, (k) Negotiations
Item G.1 - Section 90(1) (e) Property, (i) Solicitor-Client Privilege
Item G.2 - Section 90(1) (j) Information
Item G.3 - Section 90(1) (j) Information
Item I.1 - Section 90(1) (g) Legal
Item I.2 - Section 90(1) (e) Property
Item I.3 - Section 90(1) (b) Personal

R. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, February 24, 2025 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 – February 24, 2025

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held February 24, 2025, as amended to include the additional Delegation.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That items P.3, P.4, P.5, P.6, P.7, and P.8 be removed from the agenda.
DEFEATED

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

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Kunst,
That item N.3 be moved before Item I.2.
DEFEATED

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

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

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

Councillor Richter opposed

Clerk's Note: Item C.2 was added to the agenda.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – February 3, 2025

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council adopt the Minutes of the Regular Council meeting held February 3, 2025.
CARRIED

C. DELEGATIONS

1. Ji Woong Kim
Walnut Grove Food Market
File 0550-07

Ji Woong Kim, Walnut Grove Food Market, appeared before Council to discuss dividing his store into two separate businesses. One as a convenience store and the other as a vape store. He stated that previously a substantial portion of his sales come for cigarettes, however, many individuals who are trying to quit smoking have transitioned to e-cigarettes. Provincial regulations have restricted e-cigarette sales to businesses that limit entry to individuals aged 19 and older. He has recently been informed that his store location, which falls within a C5-zoned area, prohibits the sale of e-cigarettes due to zoning bylaws. This presents a significant challenge as his small business relies on e-cigarette sales to remain financially sustainable. He would like to separate his store into Store A: a dedicated space for e-cigarette sales, accessible only to customers 19 and older, and Store B: a family-friendly retail space focused on products for children and general consumers.

C. DELEGATIONS

2. Tim English
CUPE Local 403

Tim English, CUPE Local 403, appeared before Council to discuss staffing level considerations. He stated that CUPE Local 403 wishes to advocate for the retention, recruitment and position conversions for staff who deliver the vital services that residents rely on. Adequate resources and training are essential for staff.

D. PRESENTATIONS

1. Community Heritage Register Recognition Program

Mayor Woodward and Council presented recipients with heritage plaques to recognize the following properties:

- Rizun Residence: 19678 – 80 Avenue
- Aldergrove Fire Hall No. 3: 2900 – 272 Street

E. REPORTS TO COUNCIL

1. Canada Day Options for 2025
Report 25-23
File PW 6130-01

Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
That Council direct staff to proceed with Option 2: Drone Light Show for Canada Day 2025.
CARRIED

Mayor Woodward and Councillor Rindt opposed

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council request that staff bring forward potential options for the Canada 2026 Drone Show with expanded drone capacity.
CARRIED

Councillor Richter opposed

E. REPORTS TO COUNCIL

2. 72 Avenue and 248 Street/Telegraph Trail Intersection Review
Report 25-19
File ENG 5460-05-002

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to continue operating and maintaining the intersection at 72 Avenue and 248 Street/Telegraph Trail in its current configuration as a two-way stop with overhead flashing beacons, share speed data collected with the Langley RCMP, and periodically monitor traffic volumes and collision trends.
CARRIED

Councillors Pratt and Richter opposed

MOTION
Moved by Councillor Richter
Seconded by Councillor Pratt,
That staff report to Council on the cost and timeline for a 4-way stop at 248 Street and 72 Avenue.
DEFEATED ON A TIE VOTE

Mayor Woodward and Councillors Baillie, Ferguson and Rindt opposed

3. 88 Avenue and 208 Street Intersection Review and Pedestrian Safety Improvement
Report 25-22
File ENG 5460-06-001

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council receive Report 25-22, “88 Avenue and 208 Street Intersection Review and Pedestrian Safety Improvement” for future consideration.

AMENDMENT
Moved by Councillor Richter
Seconded by Councillor Martens
That the motion be amended to include at the end:

“And ask staff to arrange for public consultation for community input on the options outlined in the report”.
DEFEATED

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

E. REPORTS TO COUNCIL

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

Councillor Richter opposed

4. 2025 Public Notification and Evacuation Route Planning Grant
Report 25-20
File ENG 1855-35

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council authorize an application to the 2025 Union of British Columbia Municipalities Public Notification and Evacuation Route Planning Grant for $40,000 of funding.
CARRIED

5. 2025 Transit Related Road Infrastructure Program Grant Application
Report 25-26
File ENG 1855-60

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council approve a grant application to Coast Mountain Bus Company for $125,000 toward completing the 2025 Transit Improvements Program and Sidewalk Construction: 216 Street 47A Avenue to 48 Avenue.

That Council approve the Sidewalk Construction: 216 Street 47A Avenue to 48 Avenue funded from $128,452 of Road Development Cost Charges, $85,250 from Coast Mountain Bus Company and $1,298 from RDS1127: Transit Improvements – Various locations.
CARRIED

6. 2025 Active Transportation Fund Grant Application
Report 25-21
File ENG 1855-40

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council authorize a grant application to Housing, Infrastructure, and Communities Canada – Active Transportation Fund for $1,000,000 of cost sharing towards Pedestrian and Cycling Infrastructure: 88 Avenue from Wright Street to Glover Road.
CARRIED

E. REPORTS TO COUNCIL

7. Gloucester Industrial Estates Traffic Calming
Report 25-24
File ENG 5460-04

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to install raised transverse rumble strips at 30 locations along Gloucester Way, 272 Street, and 275 Street utilizing existing funding from the 2025 Traffic Calming (TRN1001-01) Capital Project, foregoing the consultation and ballot process outlined in the Neighbourhood Traffic Calming Policy.
CARRIED

8. Capital Request – Stolen Equipment Replacements
Report 25-17
File PW 1280-07

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council authorize the use of up to $90,000 from the Public Works Equipment Reserve to replace one utility tractor and one trailer.
CARRIED

MOTION
Moved by Councillor Richter,
Seconded by Councillor Martens,
That staff investigate replacement costs to insurance policies as part of the upcoming fleet review process.
DEFEATED

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

Councillor vanPopta entered the meeting at 2:40pm.

9. Capital Request - Mcleod Athletic Park
Parking Expansion and Overhead Undergrounding
Report 25-18
File ENG 5330-23-172

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council authorize the use of $590,000 for engineering design required to advance the on-street parking expansion, streetlighting and undergrounding of existing overhead utilities near the McLeod Athletic Park, funded by $345,609 from Road Development Cost Charges and $244,391 from the Facilities Renewal Reserve.

E. REPORTS TO COUNCIL

AMENDMENT
Moved by Councillor Pratt
Seconded by Mayor Woodward,
That the motion be amended to read as follows:

That Council authorize the use of $590,000 for engineering design required to advance on-street parking expansion, **multi-use paths, sidewalks and general walkability improvements as may be possible, street lighting and** undergrounding of existing overhead utilities near the McLeod Athletic Park, funded by $345,609 from Road Development Cost Charges and $244,391 from the Facilities Renewal Reserve.
CARRIED

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

10. Development Cost Charges Frontending Agreement (North Arc Properties 200th Street Inc.)
Report 25-27
File CD 08-27-0066

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize staff to execute the Drainage Development Cost Charges Frontending Agreement with North Arc Properties 200th Street Inc. presented as Attachment A for the provision of off-site drainage infrastructure for the northwest quadrant of the Latimer Neighbourhood Plan in the Willoughby Community Plan.
CARRIED

11. Telecommunication Tower Application No. 000012 (Telus / Cypress Land Services / 20313 – 86 Avenue)
Report 25-29
File CD 08-26-0100

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council advise Innovation, Science and Economic Development Canada that it does not object to Cypress Land Services' application to construct a 31.0 m (101.7 ft) high telecommunication tower and accessory compound at 20313 – 86 Avenue.
CARRIED

E. REPORTS TO COUNCIL

12. Development Permit Application No. 101477 (Astria Properties / 19723 – 88 Avenue)
Report 25-14
File CD 08-34-0084

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council authorize issuance of Development Permit No. 101477 to Astria Port Kells South Nominee Ltd. for property at 19723 – 88 Avenue subject to the following conditions:

a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township.
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs.
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

CARRIED

13. Development Permit Applications No. 101465 and No. 101466 (1094941 BC Ltd. / Unify Consulting / 20882 – 82 Avenue)
Report 25-25
File CD 08-25-0099

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize issuance of Development Permit No. 101465 to 1094941 BC Ltd. for property located at 20882 – 82 Avenue subject to the following conditions:

a. Building and signage plans being in substantial compliance with Schedule “A”.
b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age-Friendly Amenity Area requirements.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).

E. REPORTS TO COUNCIL

d. Section 1045.5 – Height of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 being varied to permit a maximum building height of two (2) storeys for the group children's day care building.
e. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
f. Discharge of restrictive covenant CB154113 (adaptable housing) and registration of a restrictive covenant identifying a minimum of 10% of units required to comply with OCP Schedule 2 Adaptable Housing Requirements.
g. All refuse areas to be located within buildings and / or in enclosures and screened.

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

a. Submission of a site specific on site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw No. 5382.
b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
c. On-site landscaping to be secured by letter of credit at building permit stage.
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

CARRIED

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize issuance of Development Permit No. 101466 (streamside protection) to 1094941 BC Ltd. for property located at 20882 – 82 Avenue subject to the following conditions:

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A and B to the acceptance of the Township of Langley.
b. Township of Langley acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs.

E. REPORTS TO COUNCIL

d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Highway Closure, Dedication Removal and Disposal (SAP – 209 Street and 210 Street)
Bylaw No. 6081
Bylaw No. 6082
Report C25-02
File CA PM003277

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council give first, second and third reading to "Highway Closing and Dedication Removal (SAP – 209 Street) Bylaw No. 6081", and

"Highway Closing and Dedication Removal (SAP – 210 Street) Bylaw No. 6082".
CARRIED

2. Rezoning Application No. 100690 (1290334 BC Ltd. / Architecture Panel Inc. / 7806 – 197 Street)
Bylaw No. 6101
Report 25-16
File CD 08-22-0107

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1290334 BC Ltd.) Bylaw No. 6101 rezoning approximately 0.4 ha (1.1 ac) of land located at 7806 – 197 Street to Comprehensive Development Zone CD-190 to facilitate the development of approximately 25 townhouse units, 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 (including roundabout), greenway and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

2. Provision of road and trail dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Registration of a reciprocal access easement over 7806 and 7772 – 197 Street for the purpose of secondary emergency access to the subject site.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Dedication of the Latimer Creek Streamside Protection and Enhancement Area on the eastern portion of the site including construction of a creek greenway.
7. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until a Development Permit is issued for the site
    b. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township
    c. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    d. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    e. 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.
8. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 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.

CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

3. 2025 Utility Rates Bylaw
Bylaw No. 6107
Bylaw No. 6102
Bylaw No. 6103
Bylaw No. 6104
Bylaw No. 6112
Report 25-30
File PW 1700-80

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council give first, second, and third reading to the Langley Utility Rates Bylaw No. 6107.

That Council give first, second, and third reading to Langley Waterworks Regulation Bylaw No. 6074 Amendment Bylaw 6102.

That Council give first, second, and third reading to Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 6103.

That Council give first, second, and third reading to Langley Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw No. 6104.

That Council give first, second, and third reading to Bylaw Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6112.
That Council set the due date for the 2025 Flat Rate Utility Billing to be July 2, 2025.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Schedule 1 (Water Utility) Tier 1 and Tier 2 Consumption Charges in Bylaw No. 6107 be amended to add a description of '500m3 consumption prorated to billing period' and Schedule 2 (Sewer Utility) Tier 1 and Tier 2 Volumetric Consumption Charges be amended to add a description of 400m3 consumption prorated to billing period'.
CARRIED

Councillor Richter opposed

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

Councillor Richter opposed

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Richter declared a Conflict of Interest under Section 100 of the Community Charter due to a pecuniary interest and left the meeting at 2:54pm.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

4. Langley Fees and Charges Bylaw Amendment
Bylaw No. 6111
Bylaw No. 6099
Report 25-28
File FIN 1810-20

Moved by Mayor Woodward
Seconded by Councillor Rindt,
That Council give first, second and third reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6111.

That Council give first, second and third reading to the Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 6099.

DEFERRAL
Moved by Mayor Woodward
Seconded by Councillor Ferguson
That this motion be deferred to the March 10, 2025 Regular Agenda.
CARRIED

Councillor Richter re-entered the meeting at 2:55pm.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Drainage Development Works Agreement Bylaw
(North Arc Properties 200th Street Inc.)
Bylaw No. 6083
Report 25-10
File CD 08-27-0066

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to “Drainage Development Works Agreement (North Arc Properties 200th Street Inc.) Bylaw No. 6083”.
CARRIED

I. BYLAWS FOR FINAL ADOPTION

2. Langley 2025 – 2029 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 6105
Bylaw No. 6106
Report 25-12
File FIN 1700-80

Moved by Mayor Woodward,
Seconded by Councillor Bailie,
That Council give final reading to "Langley 2025 - 2029 Five-Year Financial Plan Bylaw No. 6105", and

"Development Cost Charge Reserve Fund Expenditure Bylaw No. 6106".
CARRIED

Councillor Richter opposed

MEETING RECESSED
The meeting recessed at 2:58pm.

MEETING RECONVENED
The meeting reconvened at 3:05pm.

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Building Envelope and Roof, HVAC and Mechanical Replacements for the Brookswood Senior's Centre be approved with a combined funding envelope of $250,000 from the Facilities Renewal Reserve; and

That Electrical and Commercial Dishwasher replacements for the Brookswood Senior's Centre be approved with $25,000 from the Facilities Renewal Reserve.
CARRIED

3. Rezoning Application No. 100764 an Development Permit Application No. 101432 (Astria Properties / 19723 – 88 Avenue)
Bylaw No. 6031
Report 24-138
File CD 08-34-0084

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Astria Port Kells South Nominee Ltd.) Bylaw No. 6031".
CARRIED

I. BYLAWS FOR FINAL ADOPTION

Development Permit No. 101432

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council authorize issuance of Development Permit No. 101432 (Astria Properties / 19723 – 88 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Finalization of landscape plans included in Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
c. Section 107.3 of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum 168 parking spaces to 89 parking spaces as shown in Schedule "A".
d. Section 701.6 (Siting of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 10.0 m (32.8 ft) from a front lot line to 5.0 m (16.4 ft), as shown on Schedule "A".
e. Section 701.7 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 12.0 m (39.3 ft) to 21.8 m (71.5 ft), as shown on Schedule "A".
f. Section 111.3(b) (Landscape Area) being varied from 3.0 m (9.84 ft) to 1.5 m (4.92 ft) along the rear lot line as shown in Schedule "B".
g. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
h. All rooftop mechanical equipment to be screened from view.
i. All refuse areas to be located in an enclosure and screened.

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

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

CARRIED

J. ITEMS FROM PRIOR MEETINGS

1. George Preston Recreation Centre Arena Dasher Board Replacement Reconsideration

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That staff provide a presentation regarding the arena dasher board replacement at George Preston Recreation Centre with possible funding sources to be identified.
DEFEATED

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

K. MAYOR AND COUNCIL REPORT

Councillor Baillie commented on the good work the Gateway of Hope does during extreme weather events for the unhoused.

Councillor Pratt reported that he volunteered at the 55th Annual BC Junior Boys Basketball Invitational where several Langley teams participated.

Councillor Kunst reported that she attended the Heritage Presentations at Milner Church during Heritage Week and thanked all the volunteers.

Councillor Martens reported that she was an adjudicator in the Courage to Come Back Awards in the medical category.

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following item has been brought forward from the February 3, 2024 Closed Council meeting for public information:

1. Council Attendance Records

That staff provide the Council attendance records of the Council Closed Meetings from November 1, 2022 to January 31, 2025 and that the attendance information be released.
CARRIED

Section 90(1) (a) Personnel

N. FOR INFORMATION

1. Wi-Fi and Monitor for the Derek Doubleday Arboretum
Memorandum – Information Technology Division
File 0810-20

2. 2025 Capital Preapprovals
Memorandum – Finance Division
File 1705-03

3. Draft Financial Plan 2025-2029 Results of Public Consultation
Memorandum – Finance Division
File 1700-80

4. 2024 Holiday Lights in Williams Park
Memorandum – Public Works Division
File 6130-01

5. Emergency Preparedness for Seniors
Memorandum - Protective Services – Fire
File 7130-01

6. Bedford Channel Dredging Project Update
Memorandum – Engineering Division
File 5260-21-015-01

7. Update on Fraser Highway Employment Lands Area Plan
Memorandum – Community and Policy Planning Division
File LRP00023

8. Agricultural Land Commission Decisions Fourth Quarter 2024 (October – December)
Memorandum – Community Development Division
File 6635-01

9. Agricultural Advisory Committee
Minutes – January 29, 2025
File 0540-20

10. Joint School District No. 35 / Municipal Liaison Committee
Minutes – January 22, 2025
File 0540-20

O. MOTIONS ARISING FROM INFORMATION

1. Wi-Fi and Monitor for the Derek Doubleday Arboretum

Moved by Councillor Pratt,
Seconded by Mayor Woodward,
That Council approve a budget envelope of $9,000, funded from the Council Contingency fund to engage a network and internet services consultant to investigate all possible alternatives and determine more accurate capital and operating costs for each option.
CARRIED

Councillor Richter opposed

P. OTHER BUSINESS

1. Township of Langley Parks Master Plan

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

1. The Township of Langley has one of the highest growth rates in Metro Vancouver with significant increases in housing supply projected within the Willoughby and Willowbrook areas to 2040, with urban land values continually increasing, especially within proximity to Rapid Transit due to the negative impacts of “Bill 47”;

2. Council has not adopted nor considered the formal adoption of a new Parks and Recreation Master Plan since the adoption of the 2002 Parks and Recreation Master Plan adopted by Council on July 15, 2002;

3. A number of new recreation facilities have been constructed over that time, such as the Langley Events Centre, the Aldergrove Community Centre, Yorkson Community Park and salishan Place, with Ice Sheet and Dry Floors and Smith Athletic Park now under construction, without an overall master plan that outlined these facilities, specifically, suggesting that a Parks Master Plan could be considered as a distinct plan unto itself;

4. As outlined within the Township of Langley 2002 Parks and Recreation Master Plan, the standard of supply for parks includes a total of four (4) acres of Municipal Park, two (2) acres of Neighbourhood Park and two (2) acres of Community Park, each per 1,000 residents, given that quality park and nature spaces provide numerous benefits for physical and mental health;

5. Due to increased density and housing mandates, the Township of Langley is potentially facing a significant deficit in natural spaces in or within close proximity to developing urban areas, especially within

P. OTHER BUSINESS

200 Street 2040 and other ongoing housing supply increases per acre for areas that remain undeveloped;

6. The Willoughby and Willowbrook areas are projected to be more dense than other areas of the Township of Langley, while not within as close a proximity to a Regional Park, such as Campbell Valley; and

7. Outlining and adopting a potential Parks Master Plan for residents and future Councils would have the benefit of potentially enabling the creation of a new Municipal Park in Willoughby that would require the commitment of multiple Councils to complete;

Therefore be it resolved that staff present to Council on the merits, or lack thereof, of creating and adopting a Parks Master Plan 2025-2040 with a scope that potentially includes, but is not necessarily limited to:

1. An inventory of the needed Neighbourhood and Community Parks within urban and developing areas, as projected;

2. Additional athletic amenities that may be required within urban and developing areas;

3. A new Nathan Creek Municipal Park in Glen Valley;

4. A new passive park within Aldergrove Urban Containment Boundary;

5. A new passive park adjacent to the Smith Neighbourhood Plan; and

6. A new, extensive, signature Municipal Park in Willoughby, potentially connecting 202A and 208 Streets.

CARRIED

2. Nathan Creek Municipal Park

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

1. The Township of Langley has acquired 288 contiguous acres for natural preservation and park purposes within the Nathan Creek Watershed Catchment (“Nathan Creek Wetlands”);

2. The Nathan Creek Wetlands are adjacent to 264 Street and connect to both the Nathan Creek Dyke Trail and the Trans Canada Trail; and

3. The Nathan Creek Wetlands have elevation changes and other unique attributes that would lend to a unique trail network experience and a significant Municipal Park amenity for Township of Langley residents;

P. OTHER BUSINESS

Therefore be it resolved that Council directs staff to report to Council on the designation and creation of a new Nathan Creek Municipal Park for the Nathan Creek Wetlands, with a potential plan for its development as such.
CARRIED

3. A Real Plan for Willoughby Elementary

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

1. Langley School District 35's Five-Year Capital Plan 2025/2026 dated June 18, 2024, includes a Willoughby Elementary School Addition request of $15M for 10 Classrooms;

2. The Township of Langley is committed to high-quality schools and recreation facilities for all of its communities and new schools in developing areas such as Willoughby and Brookswood/Fernridge within a long-term policy context where new playing fields and other amenities are being provided along with development where the opportunity for construction of new schools presents itself;

3. Due to its significant age regardless of interim upgrades, an obsolete location and roadside placement at the intersection of two arterial roads, subpar ingress and egress, ongoing safety concerns, and onsite amenities not comparable to other Willoughby schools, the Township of Langley has previously and informally communicated with the Board of Education Chair and School District Management staff on multiple occasions that Willoughby Elementary should be replaced, not just minimally updated entrenching it further in its current, subpar location; and

4. Two grass playing fields at Yorkson Community Park have already been constructed and are in use by the community which could be further utilized for the purposes of an adjoining elementary school, potentially accruing significant cost savings to the Township of Langley compared to the provision of additional fields;

Therefore be it resolved that Council endorses the replacement of the existing Willoughby Elementary School with a new, replacement elementary school, and that staff be directed to communicate the following proposal to the Ministry of Education, Ministry of Infrastructure, and School District 35 for their consideration:

1. 5 Acres of undeveloped Township of Langley land fronting 80 Avenue that is adjacent to the Langley Tennis Centre and two completed grass playing fields at Yorkson Community Park be exchanged with School District 35 in trade for the current Willoughby Elementary School site;

P. OTHER BUSINESS

2. The differential land value between the two sites, assuming the appraised value of the existing School District lands is greater, be provided by the Township of Langley to School District 35 for the purposes of the construction of a new, replacement Willoughby Elementary School;

3. The $15M for Willoughby Elementary outlined and requested within the School District 35's Five-Year Capital Plan 2025/2026 dated June 18, 2024, be allocated towards the construction of a new, replacement Willoughby Elementary School; and

4. In addition to (2) and (3), any additional funding that may be required for a new, replacement Willoughby Elementary School built to size and standard similar to Donna Gabriel or Josette Dandurand Elementary Schools be provided by the Township of Langley.

That staff report to Council with a progress report or a draft agreement for its consideration on or before April 28, 2025.

That Council endorse, in principle, the possibility of utilizing the land potentially exchanged with School District 35 at 80 Avenue and 208 Street for the purposes of green space(s), public plaza and a new Willoughby Community Centre and Aquatic Facility of a potentially expanded utility, vision and scope than most recently considered by Council and the community; and

That staff prepare this potential expanded concept as a second option, in tandem with the completion of the Willoughby Community Centre concepts currently under development, to a level that would allow public input and comparison of two potential options, and as it may be appropriate for Council to consider.

REFERRAL
Moved by Councillor Kunst
Seconded by Councillor Martens,
That the motion be referred to SD#35 for further discussion.
DEFEATED

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

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

Councillors Kunst and Richter opposed

P. OTHER BUSINESS

4. Urban Schools for 200 Street and Within Willowbrook

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

1. The Township of Langley is updating the Willoughby Community Plan in 2025 and will be updating the Willowbrook Community Plan to provide for more intensive, mixed-use, transit-oriented development, partly in response to Provincial housing mandates for significant additional density and as per agreements with the Province of BC and TransLink pertaining to the Surrey-Langley SkyTrain extension;

2. The Province of BC outlines and acknowledges in Building Schools Together that increasing population growth and density are "driving the need to develop more schools in areas of high population density along key transit corridors" and is looking to the urban school model as a means of effectively providing school spaces and other services that families also need outside the classroom; and

3. The Coal Harbour elementary school, childcare facility, and social housing project in the City of Vancouver provides a good regional example of the potential for new elementary schools to be integrated into mixed-use housing developments;

Therefore be it resolved that Council directs staff to present to Council on potential urban schools to be considered as part of the Willoughby and Willowbrook Community Plan updates, and to confirm with School District 35 its willingness, or lack thereof, to consider urban schools within the 200 Street Corridor and Willowbrook Community Plan area given the economics of development and Provincial housing mandates.
CARRIED

Councillor Richter opposed

5. Playground Partnerships with Parent Advisory Councils

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Be it resolved that Council directs staff to report to Council with a review of the merits, or lack thereof, of establishing a new annual grant program for Parent Advisory Councils with matching funds to apply to the Township of Langley for school playground renovation, expansion and/or replacement that also provides an overall, additional community benefit.
CARRIED

Councillors Kunst and Richter opposed

P. OTHER BUSINESS

6. Field Development and Maintenance for Students and Families

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Be it resolved that Council direct staff to propose and attempt to negotiate with School District 35, as may be possible, land lease agreements (or other options) with mutual SD35 such that the Township of Langley would assume the potential re-development and improvement, bookings, and ongoing maintenance of school playing fields and existing or additional athletic amenities, for the benefit of the community, students and families, for:

1. The following schools which do not currently have a Township of Langley maintained and operated Neighbourhood Park, as is commonplace in new, developing areas:

    a. North Otter Elementary School;
    b. Fort Langley Elementary School;
    c. Langley Fine Arts School;
    d. Belmont Elementary School; and
    e. Other school playing field locations identified by staff that may be appropriate for Council to consider; and

2. New athletic amenities at the following Community Park locations:

    a. A new synthetic turf field adjacent to the Walnut Grove Community Centre at Walnut Grove Secondary School;
    b. Two new synthetic turf and/or grass rugby fields, parking, and other amenities as may be appropriate to consider at DW Poppy Secondary School; and
    c. An upgraded and well-maintained field and additional athletic amenities adjacent to Noel Booth Elementary School for the purposes of providing for a future expansion of Noel Booth Community Park.

That staff report to Council with a progress report or draft agreements for its consideration on or before July 21, 2025.
CARRIED

Councillors Kunst and Richter opposed

7. Township of Langley and School District 35 Mutual Land Adjustments

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
Be it resolved that Council direct staff to propose and attempt to negotiate with School District 35, as may be possible, to adjust shared property lot lines at school park locations to mutual benefit, and the benefit of students and families, for the purposes of potential school expansion, additional

P. OTHER BUSINESS

school spaces or parking requirements, properly defined playing field maintenance responsibilities and additional amenities or enhancement by the Township of Langley at:

1. Aldergrove Athletic Park, Aldergrove Community Secondary School and Betty Gilbert Middle School;

2. Langley Events Centre, Willoughby Community Park, Peter Ewart Middle School and RE Mountain Secondary School; and

3. McLeod Athletic Park and Langley Secondary School.

That staff report to Council with a progress report or draft agreements for its consideration on or before July 21, 2025.
CARRIED

Councillors Kunst and Richter opposed

8. Suspension of Joint School Park Sites Land Acquisitions

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

Report to Council 23-260, dated December 4, 2023, outlines and quantifies that the Township of Langley is facing an increasing land acquisition liability of at least $525M in 2023 dollars to subsidize Provincial acquisition and construction of new schools, a reported minimum of $276M in Willoughby and $259M in Brookswood/Fernridge;

These financial projections do not account for inflationary pressure on urban land values to 2050, additional middle school sites being requested by School District 35, population increases with higher density development, nor any additional subsidy due to housing Provincial housing mandates due to “Bill 44” and “Bill 47”; and

The current community planning and policy contexts for Willoughby do not include nor contemplate the provision of a new, needed Township Municipal Park for natural and conservation purposes within these densifying areas;

Therefore be it resolved that Council endorse the suspension of the Township’s current and future joint park-school site land acquisition program, in principle, effective immediately, and directs staff to report to Council with, but not necessary limited to:

1. An updated land cost projections for Willoughby and Brookswood/Fernridge Neighbourhood and Community Parks, unadjusted, within a potential update to the Development Cost Charge

P. OTHER BUSINESS

Program therefrom starting in 2026, assuming inflationary pressures as accurately as can be predicted;

2. An additional, further financial review of the long-term opportunity cost implications adversely affecting the Township of Langley's ability to provide Municipal Natural Park spaces within its developing areas of Willoughby, in addition to playing fields or athletic facilities at Neighbourhood and Community Parks for school sites and ongoing subsidization of School District 35 and the Province of British Columbia;

3. An additional, further review to determine the necessity of a suspension to the school park site acquisition program to ensure that a signature Municipal Park natural park of significant scale can be contemplated within Willoughby for a more livable and balanced community in the Township of Langley's higher density areas; and

4. A review of all existing and planned Elementary, Middle, and Secondary School locations in Willoughby, with a goal of ensuring the School District is maintaining onsite parking requirements as required by bylaw or the Township of Langley's site specific development requirements, and an overview of each site's current use of the playground and student exterior play spaces that were constructed, and the need for potential Council Policy updates therefrom.

That staff present to Council on the merits, or lack thereof, of a potential new Council Policy context whereby the ownership of currently undeveloped sites, and future land acquisitions for the purposes of new schools, reverts to being the sole responsibility of School District 35, the Ministry of Education and Child Care, and/or the Ministry of Infrastructure as it appears to be within every other municipality within the Province of British Columbia, while the Township of Langley could consider to continue providing park and playing field development, booking services, and ongoing maintenance at the sites within a mutually acceptable land lease arrangement.

That Council Policies 06-023 and 07-229 be rescinded, and Section 4.9 of Council Policy 07-231 be removed with subsequent items renumbered.

That School District 35 and the Ministry of Education and/or Ministry of Infrastructure be informed that the Township of Langley owned land adjacent to a future West Latimer Elementary School designated for the purposes of constructing an elementary school is available to School District 35 for its acquisition with the park-school site land acquisition program hereby suspended, to instead be potentially developed, operated and maintained within a new, updated Council Policy context, if so adopted by Council.

P. OTHER BUSINESS

DEFERRAL
Moved by Councillor Martens,
Seconded by Councillor Richter,
That this motion be deferred to the March 10, 2025 Regular Meeting.
DEFEATED

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

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

Councillors Kunst, Martens, and Richter opposed

MEETING RECESSED
The meeting recessed at 5:08pm.

MEETING RECONVENED
The meeting reconvened at 5:18pm.

9. Updated Fees and Charges for Aquatic and Recreation Facilities

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

1. The annual net operating subsidy from property taxes for WC Blair Recreation Centre is estimated to be $2.1M, Walnut Grove Community Centre $2.3M, and the Aldergrove Community Centre $3.4M, totalling $7.8M per annum;

2. The annual net operating subsidy from property taxes for George Preston Recreation Centre is estimated to be $2.5M per annum;

3. The annual net operating subsidy from property taxes for McLeod Athletic Park is estimated to be $731K per annum, the athletic park provided by the Township of Langley for Langley Senior Secondary School, where student enrolment is 60% from the City of Langley;

4. The annual net operating subsidies from property taxes of Smith Athletic Park and the Ice Sheets and Dry Floor Arenas at the Langley Events Centre is yet to be determined, but will add to the net annual net operating subsidies required overall for these world class recreational facilities; and

5. The significant, subsidized operating and ongoing capital renewal cost of these facilities for Greater Langley as borne by property taxpayers falls solely to Township of Langley residents and businesses, and continues

P. OTHER BUSINESS

to increase annually with inflation and other cost pressures, a situation that has persisted for many years without resolution;

Therefore be it resolved that Council directs staff to report to Council, with a timeline for implementation as soon as practically possible, on:

1. The implementation of an external surcharge or Township of Langley resident discount within the Fees and Charges Bylaw 4616 specific to recreation facilities with aquatics to assist with the significant net operating subsidies required from Township of Langley property taxpayers to provide these facilities to the Greater Langley population; and

2. Priority access registration for Township of Langley residents currently in place for swim lessons be extended to other high demand recreational programming, as it may be appropriate for Council to consider, including during the summer season at the Aldergrove Community Centre.

Further, that Council directs staff to review potential revised operating models in partnership with primary user groups for McLeod Athletic Park, Willoughby Community Park and the upcoming Smith Athletic Park and Ice Sheet and Dry Floor Arenas at the Langley Events Centre to help offset the net annual operating subsidies required for these current and future facilities for the Greater Langley population.
CARRIED

Councillor Richter opposed

10. Support Local and Canadian Businesses

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
Be it resolved that staff be directed to:

1. Amend the “Procurement Policy – Administrative” to purchase goods and services of Canadian origin whenever possible, keeping in mind cost and other considerations.

2. Actively continue to support Township of Langley and Canadian businesses.

3. Work with regional communities on initiatives that support local and Canadian businesses.

CARRIED

P. OTHER BUSINESS

11. Surety Bond Program

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
Whereas:

1. Alternative forms of security for servicing agreements pursuant to the Township of Langley's Subdivision and Development Servicing Bylaw would provide for additional flexibility to help achieve housing mandates as dictated and required by the Province of British Columbia; and

2. The City of Surrey has implemented a Surety Bond Pilot Program with increasing demand to participate within, raising calls for the Township of Langley to consider the same;

Therefore be it resolved that Council directs staff to report to Council on alternative forms of bonding for servicing agreement security, such as a Surety Bond Pilot Program or other options it may be appropriate for Council to consider, pursuant to Subdivision and Development Servicing Bylaw No. 5382.
CARRIED

12. Pedestrian Safety Concerns at 56 Avenue and 250 Street

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That staff report to Council on potential options and costs for a crosswalk at 56 Avenue and 250 Street.
CARRIED

Q. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Rindt,
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) (b) Personal
Item E.2 - Section 90(1) (e) Property, (k) Negotiations
Item E.3 - Section 90(1) (e) Property, (k) Negotiations
Item E.4 - Section 90(1) (e) Property, (k) Negotiations
Item G.1 - Section 90(1) (a) Personnel
Item G.2 - Section 90(1) (f) Law Enforcement
Item G.3 - Section 90(1) (g) Legal
Item I.1 - Section 90(1) (k) Negotiations, (m) Another Enactment, Section 90(2) (b) Intergovernmental Relations
Item I.2 - Section 90(1) (i) Solicitor-Client Privilege

Item I.3 - Section 90(1) (g) Legal
Item I.4 - Section 90(1) (e) Property, (k) Negotiations
Item I.5 - Section 90(1) (e) Property, (k) Negotiations
Item I.6 - Section 90(1) (e) Property, (k) Negotiations
Item J.1 - Section 90(1) (j) Information

CARRIED

R. TERMINATE

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That the meeting terminate at 5:31pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

REGULAR MEETING
OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF
PUBLIC HEARING
MINUTES

Monday, February 24, 2025 at 7:05pm
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

S. Richardson

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – February 24, 2025

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 February 24, 2025.
CARRIED

B. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100236 and Agricultural Land Commission Application No. 100463 (1413264 BC Ltd. / 21952 – 44A Avenue)
Bylaw No. 6097
Bylaw No. 6098
Report 25-06
File CD 10-31-0178

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (1413264 BC Ltd.) Bylaw No. 6097", and

B. PUBLIC HEARING

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1413264 BC Ltd.) Bylaw No. 6098"

Explanation – Bylaw No. 6097

S. Richardson explained that Bylaw No. 6097 proposes a text amendment to the Murrayville Community Plan for the northern portion 0.45 ha / 1.1 ac of the property located at 21952 - 44A Avenue to increase the maximum permitted density to 5 UPA and reduce the minimum lot size requirements to allow for the development of four residential lots in the "Single Family One" land use designation. 76 public notices were mailed out.

Explanation – Bylaw No. 6098

S. Richardson explained that Bylaw No. 6098 rezones the northern 0.45 ha / 1.1 ac portion of the site located at 21952 – 44A Avenue from Suburban Residential Zone SR-1 to Residential Zone R-1D to permit development of four residential lots.

Councillor vanPopta entered the meeting at 7:12pm.

Submissions from the public:

1. A. Yeung, a Langley resident, was in attendance and wanted to confirm if 44 Avenue would become a through road.
2. R. Mallett, a Langley resident, asking that the four lots have a design consultant to mirror the completed new lots on 44 Avenue, west of 216 Street.

The following written submission was received from the public:

1. T. Vining-Hill and D. Hill, Langley residents, expressing opposition to increasing the density and expressed concerns about opening up 44 Avenue and the increased traffic. They would like to see traffic calming on this street.

MOTION
Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (1413264 BC Ltd.) Bylaw No. 6097", and "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1413264 BC Ltd.) Bylaw No. 6098".
CARRIED

MOTION
Moved by Councillor Rindt,
Seconded by Councillor Kunst,

B. PUBLIC HEARING

That Council give third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (1413264 BC Ltd.) Bylaw No. 6097", and "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1413264 BC Ltd.) Bylaw No. 6098".
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That potential traffic calming measures on 44 Avenue from 216 Street to 224 Street be added to the pending traffic calming list for future consideration.
CARRIED

2. Official Community Plan Amendment and Rezoning Application No. 100267 and Development Permit No. 101270 (1342692 BC Ltd. / Common Ground / 6815 – 204 Street)
Bylaw No. 6093
Bylaw No. 6094
Report 25-07
File CD 08-14-0165

"Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1342692 BC Ltd.) Bylaw No. 6093", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1342692 BC Ltd.) Bylaw No. 6094"

Explanation – Bylaw No. 6093

S. Richardson explained that Bylaw No. 6093 amends the Central Gordon Neighbourhood Plan for 0.6 ha (1.5 ac) of land located at 6815 – 204 Street to 'Medium Density Apartment (1.5 – 2.5 FSR)' designation. The amendment is required to facilitate the development of two apartment buildings comprised of 143 apartment units. 597 public notices were mailed out.

Explanation – Bylaw No. 6094

S. Richardson explained that Bylaw No. 6094 rezones 0.6 ha (1.5 ac) of land located at 6815 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-212 to accommodate the development of 143 apartment units.

B. PUBLIC HEARING

Development Permit No. 101270

Running concurrently with this Bylaw is Development Permit No. 101270 (1342692 BC Ltd. / Common Ground / 6815 – 204 Street) in accordance with Attachment B 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 in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located in an enclosure and screened.

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

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
c. On-site landscaping to be secured by letter of credit at building permit stage.
d. 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.

Submissions from the public:

The following written submissions were received from the public:

1. S. Taggar, Speedway Homes, Developer of 23-Unit Township Project #08-14-0242, expressing support for the neighbourhood plan amendment.
2. Dalvir Sanghera, Apna Group, Developer of Township Project # 08-14-0165, expressing support for the neighbourhood plan amendment.
3. Justin Garcha, Garcha Properties, Developer of High Point Townhouse Project #08-14-0224, expressing support for the neighbourhood plan amendment.

B. PUBLIC HEARING

MOTION
Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1342692 BC Ltd.) Bylaw No. 6093", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1342692 BC Ltd.) Bylaw No. 6094".
CARRIED

MOTION
Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council give third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1342692 BC Ltd.) Bylaw No. 6093", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1342692 BC Ltd.) Bylaw No. 6094".
CARRIED

3. Official Community Plan Amendment and Rezoning Application No. 100276 and Development Permit No. 101470 (1184854 BC Ltd. / Isle of Mann Property Group / 20390 – 72 Avenue)
Bylaw No. 6095
Bylaw No. 6096
Report 25-11
File CD 08-14-0223

"Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1184854 BC Ltd.) Bylaw No. 6095", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1184854 BC Ltd.) Bylaw No. 6096"

Explanation – Bylaw No. 6095

S. Richardson explained that Bylaw No. 6095 amends the Central Gordon Neighbourhood Plan for 0.7 ha (1.7 ac) of land located at 20390 - 72 Avenue to 'Medium Density Apartment (1.5 – 2.5 FSR)'. The amendments are required to facilitate the development of a 6-storey apartment building comprised of 205 apartment units. 364 public notices were mailed out.

B. PUBLIC HEARING

Explanation – Bylaw No. 6096

S. Richardson explained that Bylaw No. 6096 rezones 0.7 ha (1.7 ac) of land located at 20390 - 72 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-199 to accommodate the development of 205 apartment units.

Development Permit No. 101470

Running concurrently with this Bylaw is Development Permit No. 101470 (1184854 BC Ltd. / Isle of Mann Property Group / 20390 – 72 Avenue) in accordance with Attachment B 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 in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located in an enclosure and screened.

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

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
c. On-site landscaping to be secured by letter of credit at building permit stage.
d. 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.

Submissions from the public:

The following written submission was received from the public:

1. W. and S. Watson, Langley residents, expressing opposition due to the height of the building affecting their privacy, increased density and lack of parking in the area.

B. PUBLIC HEARING

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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1184854 BC Ltd.) Bylaw No. 6095", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1184854 BC Ltd.) Bylaw No. 6096".
CARRIED

MOTION
Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1184854 BC Ltd.) Bylaw No. 6095", and
"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1184854 BC Ltd.) Bylaw No. 6096".
CARRIED

C. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That the meeting terminate at 7:21pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

SPECIAL MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, February 28, 2025 at 2:00pm
Salmon River Meeting Room
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Special Council Meeting – February 28, 2025

Moved by Councillor Rindt,
Seconded by Councillor Martens,
That Council adopt the agenda and receive the agenda items of the Special Council meeting held February 28, 2025.
CARRIED

B. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Rindt,
Seconded by Councillor Martens,
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 2:01pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Bryn Jones
Date: Tuesday, February 04, 2025 4:02:23 PM

Please note the following response to Delegation Requests has been submitted at Tuesday February 4th 2025 3:59 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  3/10/2025

- **Name of delegate or organization wishing to appear**
  Langley Bee Club

- **Topic**
  Persuing the designation of the Township of Langley as a member of Bee City Canada.

- **Purpose of presentation**
  Other

- **for other, describe here:**
  To outline: Who are we? What is Bee City designation? Why is it needed? How can the Township help?

- **Desired resolution**
  A . The Langley Bee Club, supported by its many members, would like Township Council submit an application for certification as a Bee City. B. THAT, should resolution A bee approved, Mayor Eric Woodward be authorized to sign the applications.

- **Full name**
  FOIPPA s.22(1)

- **Email address**
  FOIPPA s.22(1)

- **Address**
  FOIPPA s.22(1)

"Bee City" Initiative

Supportive Documents for Township of Langley

Honey Bee Colony Health
Stats on Bee Losses 2023-2024
from BC Honey Producers past president Ms. Heather Higo

Statistics on honey bee survival from one year to the next are tabulated annually in Canada, with data provided by the provincial apiculturists and collated by CAPA (the Canadian Association of Professional Apiculturists). The most recent data collected on the 2023-2024 winter season was recently released by CAPA at their annual meeting in January 2025. Across Canada, the 2023-2024 winter losses averaged 34.6%, with provincial losses ranging from 9.8% to 61.3%. This latest winter loss average is higher than in the previous 12 years (2007-2023, 27.7%), indicating that honey bee health and survival continues to be an increasingly tenuous outcome. Specifically in BC, our winter survival rate was 25% in 2023-2024, somewhat better than some other provinces, but still too high to maintain our sustainability.
2024-2025 data are not available in Canada yet this early in the spring, but advanced predictions are not good. Some Canadian beekeepers are reporting high losses, with a recent US survey indicating 62% losses amongst commercial beekeepers, who usually have the best survival rates.
Honey bee colonies struggle with pests and diseases, including the parasitic mite, Varroa destructor, which acts as a vector for viruses and has become the beekeeper's biggest challenge in maintaining healthy colonies.
Because honey bees must overcome this type of challenge, it is all the more important that they have good, safe healthy forage to keep them well-nourished with a diversity of nutrients provided by a variety of plants. It is also important that pesticides and herbicides are applied only when absolutely necessary and following label directions. Some pesticides and fungicides may not be a danger to bees on their own, but can accumulate in hives and synergize with other health challenges the bees are facing to present even more of a danger.
Bee City recommendations can help to promote good forage plantings for bees of all types and act as a guide to promote pollinator health in Langley Township!

Bee Stats for Langley from BC Provincial Apiarist Paul Van Westendorp

- in 2024, there were 134 registered beekeepers in the Township of Langley.
- the majority of these beekeepers are hobbyists with only a handful of colonies, whereas several commercial beekeepers keep hundreds of colonies .
- Langley Township, as it is situated in the mild climate of BC, is the temporary home to thousands of overwintering bees until May / June, as many prairie beekeepers bring their colonies to the Fraser Valley to enjoy a less harsh winter

- after helping to pollinate thousands of acres of blueberries, cranberries, raspberries and pumpkins locally, they head back to their prairie homes, for more pollination of clover, canola and other crops that feed Canada
- Paul Van Westendorp says there are about 65,000 honey bee colonies presently calling BC home, but that figure jumps 35,000 bee colonies higher with visitors from out of province
- there is a definite growing interest in beekeeping, as Paul Van Westendorp is presently teaching an on-line beekeeping course to 500 students across BC.

Present Township of Langley Practices

- according to LEPS agricultural representative Amanda Smith, it is good to know that herbicides are not in use in blanket application in TOL parks and playing fields
- herbicides are employed in spot applications on 5 are 6 invasive species such as Japanese Knotweed in order to attempt eradication
- pesticide sprays are not used

Langley Bee Club believes planning and planting in medians, business developments, housing areas and road verges could be enhanced via planting low maintenance flowering species to benefit pollinators
We recognise that aesthetics, maintenance and watering requirements need careful consideration in civic plantings, as extra on-going expense not wanted
Our resident advisor is Langley Bee Club member, Ms. Jenny Campbell . On top of her degrees, Jenny is a BC certified Bee Master, and Organic Master Gardener through Royal Roads University and Gaiai College. After more than thirteen years working abroad in education, she returned in 2017 to work with her parents Judy and Mike Campbell at Campbell's Gold Honey Farm and Meadery in Abbotsford, BC . She has also worked in parks maintenance for the City of Abbotsford. She provides the attached list of some plants helping pollinators on her parents' farm.

Jenny points out that the volume of pollinator beneficial flowers increases massively when appropriate flowering trees are planted, as opposed to covering the same ground space with flowers, or worse - grass. There is a similar improved benefit to flowering shrubs as well.

One should be aware that some flowering trees and shrubs are absolutely wonderful for pollinators, whereas others have been bred to produce extra petals but have lost their pollen producing flower structures in the process. Some ornamental flowering cherries are examples. Lovely to look at, but useless to pollinators.

Jenny would be happy to consult with TOL staff to augment the plantings for pollinators.

Our plantings Campbell's Gold Honey Farm and Meadery

Perennial List (some of what we planted)		Trees, shrubs and vines (some of what we planted)
Achillea Millefolium 'Teracotta"	Lavandula angustafolia "munstead"	Tetradium Danielli
Achillea Millefolium 'moonshine"	Lavandula "grosso"	Lindens (various)
Adjuga Black Scallop	Nepeta "walker's low"	Amur Maackia
Adjuga Blueberry Muffin	agastache "Blue Forture"	Helpticodium Miconoides
Agastache "blue fortune"	calamintha nepeta	Choisya
Armeria splendens	centauria "Amethyst in Snow"	Philadelphus
Aster Wood's Purple	coreopsis "uptick" Gold and Bronze	Akebia
Asclepias Ice Ballet	crocosmia "Emily MacKenzie"	Fagus Sylvatica
astrantia star of beauty	echinacea "White Swan"	Quaking aspens
baptisia australis "blue flase indigo"	Leucanthemum "Becky"	Nyssa sylvatica
coreopsis "Gold and Bronze"	Monarda "Rapsberry Wine"	Sorbus trees (various)
Echinacea "Rainbow Marcella"	Phlox "Blue Flame"	Robinia pseudoacacia
Echinops "Veitch's Blue"	Phlox "Blue Paradise"	Acer tartaricum
Eryngium 'Blue Hobbit'	Veronica "Royal Candles"	Acer rubrum
Eupatoreum maculatum "baby Joe"	Rubus "Honey Queen"	Acer saccharinum
Panesetum alop "red head"	Cranberry Assorted	Acer saccharum
Helenium "Sahin's Early"	Raspberry "Black"	Acer circinatum
Lavandula "Hidecote"	echinops Vetches Blue	Acer macrophyllum
Lavandula "Super Blue"	eryngium blue star	Simple roses: (high fragrance and simple shapes eg. Nootka)
Mertensia virginica	lavender grosso	
Nepeta Walker's Low"	liatris spicata	
Monarda "Raspberry Wine"	liatris white	
Rudbeckia "Herbstonne"	nepeta walkers low	Mahonia aquifolium
Salvia Verticillata " Purple Rain"	perovskia little spire	Ribes sanguineum
Solidago "Super Golden Rod"	rudbeckia Goldsturm	Buddleia x (non spreading)
Fragraria x anansassa "Cherrry Berry"	veronica Charlotte	Pyracantha
Raspberry "Anna" groundcover	Hibiscus syriacus Diana	cotoneaster
Raspberry 'Valetina' groundcover	erica kramer's red	cistus
sedums (various)	erica carnea December Red	Gleditsia tricanthos
Bulbs (some of what we planted)		ceanothus
Allium Christophii	Muscari White Magic	Caryopteris x clandonensis
Chionodoxa Forbesii	Narcissus Mount Hood	Elaeagnus
Crocus Cartwrightianus	Narcissus Topolino	Aronia
Crocus Ruby Giant	Narcisus Pink Parasol	Corylus
Crocus Satvius	Scilla capanulata Blue	Honeysuckle (various)
Giganteum	snow drops	
Hyacinth Blue Jacket		* Honey Bees need plants for all seasons that provide pollen, nectar and/or resins they make into propolis.
Hyacinth Carnegie	Aconite	
Hyacinth Carribean Dream		
Kaumanniana Tulips		
Muscari Armeniacum		
Muscari Latifolium		

Bees lose habitat in the Township of Langley in several ways. The obvious one is development of former wild spaces where their bee homes and floral food used to be. Pavement, concrete, timber frames and glass mark tremendous growth in our township. Everyone needs places to live, work, shop and play. Provincial government futurists believe our Lower Mainland population will go up another 1,000,000 in 20 years. In our zeal to build and develop it is incumbent upon us not to forget to help local pollinators too. They provide the food we need. They need a place to live, and like us, they need food too.

Another source of habitat loss, is monoculture in farming. The farming practices of most blueberry farmers, for example, involves using herbicides to kill weeds in the alley ways between plants, and around the bushes to maximize blueberry plant growth. This monoculture approach leads to blueberry flowers for only 3 weeks, but for the remaining 49 weeks of the year, that acreage is an unproductive desert to pollinators. It is almost like covering the field with pavement for 49 weeks/year, as far as helping pollinators goes.. There are now 28,000 acres of blueberry farms in BC.

Monoculture is harmful to all pollinators. Just like humans, pollinators get health benefits from varied sources of nutrition. Having a variety of flowers, even weeds around the fields can help.

TOL help in augmenting the floral sources around civic spaces is recommended.

New US study
Survey Reveals Over 1.1 Million Honey Bee Colonies Lost, Raising Alarm for Pollination and Agriculture

SALT LAKE CITY, UTAH, Feb. 20, 2025— A nationwide survey of beekeepers has revealed catastrophic honey bee colony losses across the United States, with commercial operations reporting an average loss of 62% between June 2024 and February 2025. These alarming losses, which surpass historical trends, could significantly impact U.S. agriculture, particularly crop pollination for almonds, fruits, vegetables, and other essential food sources.

“Early reports of severe colony losses began pouring in last month from beekeepers across the country,” said Danielle Downey, executive director of Project Apis m. “In response, a multi-organizational working group—including Project Apis m., the American Beekeeping Federation, and the American Honey Producers Association—quickly mobilized to launch this survey. The goal was to assess the scope and severity of the losses, gather critical management data, and help guide research efforts to determine potential causes.”

“Initial survey results of colony losses suggest that commercial beekeepers may have lost in excess of 60% of their bees. The scale of these losses is completely unsustainable,” said Zac Browning, a fourth-generation commercial beekeeper and board chairman of Project Apis m. “Honey bees are the backbone of our food system, pollinating the crops that feed our nation. If we continue to see losses at this rate, we simply won’t be able to sustain current food production. The industry must look inward and outward for solutions to chronic bee health failure.”

Administered by Project Apis m., the survey gathered data from 702 beekeepers, covering colony losses, management practices, and potential contributing factors. It is estimated that survey participants account for over 1.835 million colonies, approximately 68% of the nation’s bees. Findings from the survey indicate:

- Hobbyist beekeepers (1-49 colonies) lost an average of 50% of their colonies.
- Sideliner operations (50-500 colonies) lost an average of 54% of their colonies.
- Commercial beekeepers (more than 500 colonies) lost an average of 62%—a reversal of typical trends, where commercial beekeepers generally experience lower losses due to their scale and resources

Langley Farmers Institute

#201 4839 221st Street

Langley, BC V3A 2P1

February 27, 2025

To whom it may concern,

This letter from the Langley Farmers Insitute is one that supports the proposal for the Township of Langley to become a Bee City, to which Bryn Jones is advocating.

The Township of Langley is made up of a mix of urban containment as well as ALR lands, and rural lands. This said, the parcelization of properties are smaller than other municipalities, and farmers would benefit from extra pollination if there was a desire to incorporate more plants that would attract them, thereby creating a more rich ecosystem. There is much development in Langley, and we are losing habitats. Becoming a Bee City would strengthen our municipality in all ways.

Thank you for your time,

Tha Langley Farmers Institute

Amanda, John, Heather, Marcel, and Gavin

LANGLEY ENVIRONMENTAL PARTNERS SOCIETY

#201- 4839- 221 Street, Langley, B.C. Canada V3A 2P1 (604) 532.3511

Revenue Canada Charitable Number: 14057 9962 RR 0001

www.leps.bc.ca

March 3, 2025

Re: Bee Cities Canada Initiative

To Whom it May Concern,

Langley Environmental Partners Society (LEPS) would like to offer our support for the Langley Bee Club's delegation to declare the Township of Langley a member of Bee City Canada.

As the leading non-profit environmental organization in Langley, LEPS works with partner organizations to engage the community through initiatives aimed at protecting and restoring the environment and fostering a sustainability-focused approach to living in the region.

For over 30 years, LEPS has worked in partnership with the Township of Langley and community organizations on numerous community-related projects that involve local citizens in building healthier communities. LEPS actively promotes biodiversity conservation and has many projects that educate and engage citizens about pollinator conservation.

LEPS fully encourages the Township of Langley to commit to enhancing pollinator habitat for local watersheds and the general wellbeing of all local flora and fauna, and is keen to participate in the process.

Please consider this worthy project, which will greatly benefit our community now, and in the future.

Best Regards

Nichole Marples
Executive Director

Suzanne Little

From: do_not_reply@notifications.tol.ca
Sent: Monday, March 03, 2025 12:22 PM
To: legservicesinfo
Subject: Delegation Requests by Darren Chan

Please note the following response to Delegation Requests has been submitted at Monday March 3rd 2025 12:20 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  3/10/2025
- **Name of delegate or organization wishing to appear**
  Darren Chan
- **Topic**
  Bell Park (Brookswood) Cricket field proposal.

  Point#1 - Park use and intended purpose / lack of inclusivity for local park users / declaration of local petition.
- **Purpose of presentation**
  Other
- **for other, describe here:**
  Viability of cricket field at Bell Park
- **Desired resolution**
  Disapproval of the Cricket field proposal at Bell Park (residential park). Removal of the current Cricket pitch and the reseeding of the grass. To find a more suitable and appropriate location for the Cricket fields. (recommendation: Athletic park).
- **Full name**
  Darren Chan
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Stephen Janzen
Date: Monday, March 03, 2025 9:47:27 AM

Please note the following response to Delegation Requests has been submitted at Monday March 3rd 2025 9:44 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  3/10/2025
- **Name of delegate or organization wishing to appear**
  Stephen Janzen
- **Topic**
  Bell Park (Brookswood) Cricket Field Proposal: Point #2. Cricket Game Regulations & Safety Impacts
- **Purpose of presentation**
  Information only, Other
- **for other, describe here:**
  Petition to Present
- **Desired resolution**
  Disapproval of the Cricket Field Proposal at Bell Park (residential park), Removal of the current cricket pitch and the reseeding of the grass, and finding a new more suitable and appropriate location for the cricket fields (recommendation: athletic park).
- **Full name**
  Stephen Janzen
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Debbie Moore
Date: Monday, March 03, 2025 1:02:36 PM

Please note the following response to Delegation Requests has been submitted at Monday March 3rd 2025 1:01 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  3/10/2025

- **Name of delegate or organization wishing to appear**
  Debbie Moore

- **Topic**
  Bell Park (Brookswood) Cricket field proposal.

  Point # 3 - Lack of infrastructure and amenities at Bell Park / Lack of information, collaboration, consultation and transparency by the Township.

- **Purpose of presentation**
  Other

- **for other, describe here:**
  Viability of Cricket pitch at Bell Park

- **Desired resolution**
  Disapproval of the Cricket field proposal at Bell Park (residential park). Removal of the current Cricket pitch and the reseeding of the grass. To find a more suitable and appropriate location for the Cricket fields (recommendation: athletic park).

- **Full name**
  Debbie Moore

- **Email address**
  FOIPPA s.22(1)

- **Address**

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Derrick Mitchell
Date: Wednesday, March 05, 2025 11:48:05 AM

Please note the following response to Delegation Requests has been submitted at Wednesday March 5th 2025 11:46 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  3/10/2025
- **Name of delegate or organization wishing to appear**
  KLRS
- **Topic**
  Dredging the Bedford Channel
- **Purpose of presentation**
  Request letter of support, Request funds
- **Full name**
  Derrick Mitchell
- **Email address**
  derrick@kwantlenlands.ca
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

[This is an automated email notification -- please do not respond]

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 10, 2025 - REGULAR MEETING	**REPORT:**	25-33
FROM:	ENGINEERING DIVISION	**FILE:**	6130-01
SUBJECT:	CANADA DAY DRONE LIGHT SHOW ENHANCEMENT		

RECOMMENDATION:

That Council direct staff to proceed with an enhanced Drone Light Show for Canada Day 2025, with the additional costs of $23,000 funded by Council Contingency.

EXECUTIVE SUMMARY:

At the Regular Meeting on February 24, 2025, Council provided direction to proceed with the Drone Light Show for the 2025 Canada Day event, similar to 2024, within the approved budget and directed staff to report back with an enhanced show for 2026.

Staff are now presenting an option for Council to consider an enhanced version of the Drone Light Show for 2025, as our service providers can accommodate this upgrade. The enhancement would add 175 drones, bringing the total to 300 and enabling the creation of 3D shapes. To support this upgrade, an additional $23,000 is required. This enhancement aims to deliver a more expansive and impactful display and elevate the overall experience of the 2025 Canada Day celebration.

In addition to the 2025 funding request, staff will propose an increase to the base operating budget for future Canada Day celebrations, for Council's consideration in the 2026–2030 Financial Plan. An additional $24,000 will be proposed for the 2026 operating budget to ensure the continuation of the enhanced light show with up to 300 drones.

PURPOSE:

To seek Council's approval for an enhanced Drone Light Show for Canada Day 2025 and to propose an operating budget increase for 2026 to continue the enhanced show for future celebrations.

BACKGROUND/HISTORY:

At the February 24, 2025, Regular Meeting, Council directed staff to proceed with a Drone Light Show for 2025 and bring forward potential options for the Canada 2026 Drone Show with expanded drone capacity.

The Township's Canada Day 2025 celebrations will be held solely at McLeod Athletic Park from 2:00 to 10:00 pm. This year's event will be similar to the 2024 celebrations, featuring live entertainment, inflatable attractions, local vendors, and a variety of food trucks. The evening will conclude with a Drone Light Show. Based on public feedback, the decision to host the event at a single location aims to enhance convenience and enjoyment for the community.

DISCUSSION/ANALYSIS:

Following the direction from Council, staff are now seeking Council's approval to proceed with an enhanced version of the Drone Light Show for 2025, as our service providers can accommodate this enhancement. This enhancement would involve adding 175 drones, increasing the total number to 300, and allowing for the creation of 3D shapes. The proposed enhancement aims to provide a more expansive and impactful display and elevate the overall experience for the 2025 Canada Day celebration.

To accommodate this enhanced production in future years, staff will propose an increase to the base budget for Canada Day celebrations to ensure the continuation of the enhanced drone light show. This budget adjustment would allow the municipality to maintain the elevated drone display, reflecting a commitment to enhancing the Canada Day experience with cutting-edge, environmentally friendly technology while ensuring sustainable financial planning.

Financial Implications:

The baseline budget for Canada Day 2024 was set at $63,000. The 2025 budget was increased by $27,000 to accommodate the costs of the drone light show, bringing the total budget for Canada Day 2025 to $90,000. However, with the proposed enhancement to the show in 2025, which would include 300 drones, an additional $23,000 is required, bringing the total operating budget for Canada Day 2025 to $113,000.

For 2026, staff will propose a $24,000 increase to the base operating budget to ensure the enhanced Drone Light Show remains a feature of future Canada Day celebrations. This adjustment to the budget would allow the Township to continue offering an exceptional visual experience for residents and visitors.

Respectfully submitted,

Kevin Muirhead
MANAGER, SPECIAL EVENTS
for
PUBLIC WORKS DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 10, 2025 - REGULAR MEETING	**REPORT:**	25-34
FROM:	ENGINEERING DIVISION	**FILE:**	1855-95
SUBJECT:	2025 BC HYDRO SUSTAINABLE COMMUNITIES GRANT		

RECOMMENDATIONS:

That Council authorize an application to BC Hydro's Sustainable Communities Grant for $72,000 of funding.

ANALYSIS:

BC Hydro, through the Sustainable Communities Grant, is offering funding for high-impact projects. This grant aims to support projects that develop and implement energy management standards, remove market barriers to accelerate energy policy adoption, and facilitate the deployment of BC Hydro electrical connections and infrastructure. The grant covers 100% of eligible costs, up to a maximum of $72,000 per application.

Staff are proposing a Mechanical Design Workshop project for submission. This project will offer a multi-day workshop for builders, contractors, consultants, and other stakeholders. The workshop will provide hands-on design training on topics such as the Step Code, Zero Carbon Step Code, mechanical design, overheating protection, and related requirements. Grant funding will also be used to hire a videographer to film the event, making the content available on the Green Buildings On-Demand learning hub for those unable to attend in person.

Financial Implications:

Should the Township be successful with the application, the Township will receive funding covering 100% of the project costs up to a limit of $72,000.

Respectfully submitted,

Karl Neufeld-Peters
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MARCH 10, 2025 - REGULAR MEETING	**REPORT:**	25-32
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	2025 BC AIR ACCESS PROGRAM GRANT APPLICATION		

RECOMMENDATIONS:

That Council approve the submission of a grant application to the 2025 British Columbia Air Access Program (BCAAP) for funding of $2,000,000.

That Council approve the consolidation of $642,857 of the existing 2025 Airport Capital carryforward budget for the Runway 01/19 Rehabilitation project and, if successful in receiving Provincial funding, approve $69,600 of additional funding from the Airport Reserve and $475,998 from Capital Projects, to be repaid from the Airport Reserve as funds become available.

EXECUTIVE SUMMARY:

Annually, the Province of British Columbia provides funding to local governments and non-profit societies that operate a public-use airport, heliport, or water aerodrome. While organizations can submit multiple applications per intake, funding is capped at a maximum of $2,000,000 per year, covering 90% of eligible costs for airside projects, with applications due March 21, 2025.

Currently, Runway 01/19 at the Langley Regional Airport (the Airport) requires major repairs, which include replacing the aging airfield lighting, improving airfield drainage, and rehabilitating the pavement at a total estimated cost of $5,986,279 to complete all works concurrently.

Staff are recommending proceeding with a phased approach of completing the improvements, with pavement rehabilitation and drainage works being completed in Phase One and airfield lighting replacements being completed in Phase Two, subject to available funding.

Alternative options, along with the associated benefits and drawbacks of each, have also been identified for Council's consideration.

PURPOSE:

The purpose of this report is to receive Council direction for a $2,000,000 grant submission to the 2025 BCAAP and required additional Township contributions for completing Runway 01/19 Rehabilitation.

BACKGROUND/HISTORY:

In 2021, a qualified professional was hired to conduct a Runway Feasibility Study for the Airport. The overall objective was to evaluate and assess Runway 01/19's pavement and associated electrical systems and fixtures. A pavement condition assessment conducted on June 23, 2021, resulted in the condition of the runway ranging from fair to poor, with excessive transverse cracks, bumps and dips in localized areas and surface distresses that range from low to high severity defects.

At that same time, airfield lighting and electrical systems were evaluated and determined to achieve necessary safety and regulatory requirements. However, environmental and climate considerations suggest the runway edge and end lighting, windsocks, illuminated and non-illuminated signage and Precision Approach Path Indicators ("PAPI") should be replaced with new LED Technology. As suppliers have discontinued the manufacturing of the current airfield fixtures, it is becoming increasingly difficult and cost prohibitive to source the parts for ongoing maintenance.

In 2023, Council directed staff to obtain the final design and project costs to make the Runway Rehabilitation project shovel-ready to apply for funding opportunities during the 2023-2024 BCAAP intake. A qualified professional was engaged to develop detailed design drawings and cost estimates for Runway 01/19 resurfacing, airfield drainage improvements, airfield lighting upgrades, and improvements to associated taxiways.

An application to the prior year's intake of BCAAP was unsuccessful due to the program being oversubscribed.

CURRENT ASSESSMENT:

Based on the geotechnical investigation of the runway and associated subsurface, it was determined that the following work is required:

- 65mm depth mill overlay of Runway 01/19.
- Re-grading of associated runway shoulder areas.
- Upgrading airfield electrical and lighting systems to LED including runway edge lights, runway end and threshold lights, airfield signage, and PAPI.
- Pavement markings.
- Improving drainage to decrease standing water throughout the airfield.
- Installation of new LED Taxiway Edge Lighting and installation of PAPI units for the secondary Runway 07/25 to ensure compliance with airport regulatory requirements.

Staff recommend proceeding with a phased approach to the project, with runway drainage improvements and pavement rehabilitation work being completed in Phase One and upgrading airfield electrical and lighting systems to LED and installation of LED Taxiway Edge Lighting and PAPI units for Runway 07/25 being completed in Phase Two, subject to available funding.

ANALYSIS:

Completion of this project is of vital importance to ensure the runway and associated features provide a safe operating environment for aviation activities. Completing this project will significantly extend the service life of Runway 01/19 and will allow for a full range of operating activities. For example, Runway 01/19 currently experiences annual closures due to the poor condition of the runway, which prohibits winter maintenance activities.

Drainage improvements will be completed to the airfield at the same time to decrease the risk of standing water, which can cause premature failure of airfield assets and attracts birds, a known risk to aviation.

The airfield electrical upgrades for Runway 01/19 will also allow for the installation of modern LED lighting, allowing for reduced energy consumption and annual operating costs. Further, the installation of modern equipment will restore the availability of parts for routine maintenance and upkeep, reducing service interruptions. The airfield lighting upgrades will also reaffirm compliance with the latest regulations and will provide a safer operating environment during dark hours.

A map of project improvements and potential phasing is shown in Attachment A.

Project Timeline:

The project is “shovel-ready” with detailed drawings, tender documents, cost estimates, and all other necessary documentation required for application to the British Columbia Air Access Program.

The project would require an estimated two-to-three-month closure of Runway 01/19, with work occurring overnight within the intersection of both runways. This would allow for aircraft movements to still occur during daylight hours for fixed-wing aircraft on Runway 07/25.

The scheduling of a future phase for upgrading airfield lighting to LED and the installation of LED Taxiway Edge lighting and PAPI for Runway 07/25 would be subject to available funding and Council direction.

Financial Implications:

Staff have identified $642,857 of the existing 2025 Airport Capital budget that has previously been approved and is available for this project. Conditional on the BCAAP funding being awarded, the additional required funding from the Township would be $545,598 for Phase One, which is proposed to come from the Airport Reserve and Capital Projects Reserve. Any funding utilized from the Capital Projects Reserve would be repaid from the Airport Reserve as funding became available.

Under a phased approach, an estimated 10% increase for Phase Two works is displayed below, but actual costs for subsequent phase works would be dependent on market conditions.

Item	Phase One	Phase Two
Runway 01/19 Rehabilitation	$3,188,455	$0
LED Lighting & PAPI for Runway 07/25	$0	$3,077,606
Existing Budget	$642,857	$0
BCAAP Funding	$2,000,000	$2,000,000
Total Funding Required:	**$545,598**	**$1,077,606**

Individual phases would be eligible for annual BCAAP funding of up to $2,000,000 per year, but there is no guarantee that the Township would be successful in securing funding that is distributed throughout the Province of BC over multiple years.

Details of the funding required are listed in the following capital project sheets.

It is anticipated that annual operating costs for additional airfield lighting will be offset by the cost savings of switching existing airfield fixtures from halogen to LED technology, with additional cost savings accruing to airport operations.

The second phase of works would be subject to Council's consideration of funding and any direction to seek BCAAP funding in a subsequent year.

Alternatives:

Three (3) alternative options were considered by staff for recommendation and are presented for Council's consideration.

Option One: complete all improvements concurrently, if BCAAP Funding is received.

Should Council wish, improvements could be completed concurrently. A summary of the funding required is presented below for Council's consideration.

Item	Amount
Runway 01/19 Rehabilitation, LED Lighting & PAPI for Runway 07/25	$5,986,279
Existing Budget	$642,857
BCAAP Grant Funding	$2,000,000
Total Funding Required:	**$3,343,422**

Option Two: complete all improvements concurrently, if BCAAP Funding is unsuccessful.

Given the highly competitive nature of the BCAAP, Council could elect to provide approval to complete all improvements concurrently in the event the grant was not successful. $5,343,422 of funding would be required under this option. Staff would still seek all avenues for financial assistance from other levels of government, but this option would allow work to proceed in a worst-case scenario.

Option Three: provide funding for Phase One improvements.

Similar to Option Two, Council could choose to provide funding to complete Phase One improvements even if a grant application is unsuccessful. This would allow for critical work to proceed while allowing for a potential BCAAP application for Phase Two improvements. Under this scenario, $2,545,598 of Township funding would be required.

Options Summary:

A summary of the Pros and Cons of the proposed recommendation, as well as the various alternatives, is presented below:

Option:	Pros:	Cons:
Phase Completion of Project	Spreads costs across multiple years, making the phases more viable financially. Individual phases would be eligible for BCAAP funding of $2 million/year.	Multiple years of disruption to Airport operations, including fuel sales and tenants. No guarantee of receiving funding from BCAAP for multiple phases. Costs for Phase Two would be dependent on the subsequent year's market conditions.
Complete All Improvements Concurrently (with or without grant assistance)	Avoids unexpected closures due to airfield lighting failure. Avoids inflationary increases on future phases of work.	Requires a larger Township contribution of $5,343,422 or $3,343,422 if BCAAP funding is received.
Provide Funding for Phase One Improvements	Allows for critical runway improvements to proceed. Allows Phase Two works to be eligible for BCAAP funding of $2 Million.	Requires a larger Township contribution of $2,545,598. No guarantee of receiving funding from BCAAP for Phase Two. Multiple years of disruption to Airport operations, including fuel sales and tenants.

Township of Langley Capital Project Description						
Project Title:	Runway 01/19 Rehabilitation					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$2,545,598	$3,077,606			
Budget Remaining	$642,857					
Total Projected Cost	$642,857	$2,545,598	$3,077,606			

Project Description *(Phased Project)	Conducting a 65mm (millimeter) mill and pave of Runway 01/19, upgrading airfield lighting to LED, upgrading current wiring and cabling, and drainage upgrades to reduce the impacts to the pavement and standing water on runway areas.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Current runway pavement has exceeded its cost-effective life cycle and cannot be reliably maintained through typical pavement maintenance techniques such as crack-sealing. Airfield lighting is reaching the end of its life cycle and is recommended for upgrades to LED to ensure regulatory compliance and operational cost savings. Airfield drainage upgrades are required in conjunction with pavement overlay to preserve the new runway surface from standing water and reduce the impacts of extreme temperature fluctuations and pavement deterioration from frost heave.

Project Priority 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):	2	Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title: Runway 01/19 Rehabilitation						
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants		$2,000,000				
Development Cost Charges						
Reserve: Airport	$1,279	$69,600				
Reserve: Capital Projects	$641,578	$475,998				
Debt						
TransLink						
Total Currently Funded	**$642,857**	**$2,545,598**				
Total Currently Unfunded			**$3,077,606**			

Respectfully submitted,

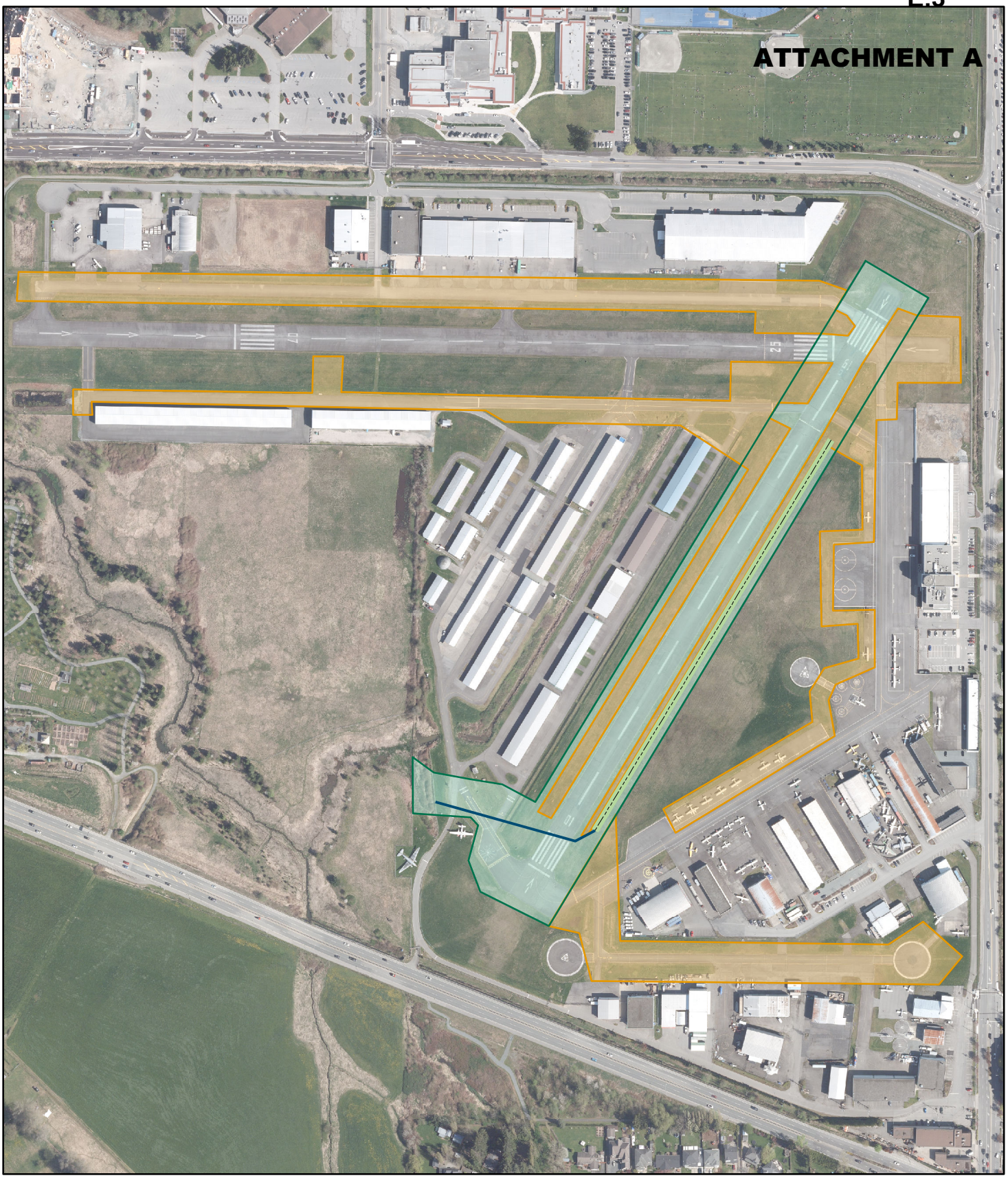
Ryan Chapman
MANAGER, ADMINISTRATION & BUSINESS SERVICES
for
ENGINEERING DIVISION

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

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

ATTACHMENT A YNJ Phased Runway Improvements

ATTACHMENT A



Langley Regional Airport (YNJ) Phased Runway Improvements

- Phase 1: Runway 01/19 Rehabilitation and Drainage Improvement Area
- Phase 2: PAPI Lighting Installation and LED Lighting Upgrade
- Culvert to outflow
- Parallel Drainage Improvements

N W E S

0 30 60 120 180 240 Meters

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MONDAY FEBRUARY 24, 2025 - REGULAR MEETING	**REPORT:**	25-28
FROM:	FINANCE DIVISION	**FILE:**	1810-20
SUBJECT:	LANGLEY FEES AND CHARGES BYLAW AMENDMENT		

RECOMMENDATIONS:

That Council give first, second and third reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6111.

That Council give first, second and third reading to the Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 6099.

EXECUTIVE SUMMARY:

Section 194(1) of the Community Charter makes provision for Council to adopt bylaws approving various fees and charges that can be imposed with respect to services being provided. The proposed Township's Fees & Charges Bylaw No. 4616 Amendment Bylaw No. 6111 will include 18 fees and charges categories under separate schedules as follows:

- Schedule 1: PARKS
- Schedule 2: CEMETERIES
- Schedule 3: ANIMAL CONTROL
- Schedule 4: FINANCE
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 6: POLICE
- Schedule 7: FIRE
- Schedule 8: TRANSPORTATION
- Schedule 9: SOLID WASTE
- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 13: STORMWATER
- Schedule 14: DEVELOPMENT SERVICES
- Schedule 15: TREE PROTECTION
- Schedule 16: AIRPORT
- Schedule 17: RECREATION AND CULTURE
- Schedule 18: BUILDING PERMIT

On an annual basis, amendments to fees and charges are proposed to better align Township revenue with service budgets. Such amendments are outlined in this report. Schedules with no changes are referenced but not included. Updating fees and charges on a regular basis is consistent with the Township's User Pay policy and its economic sustainability goals.

Amendments to the Langley Building Bylaw 2008 No. 4642, as amended, are proposed to remove fees from Appendix A (Building Permit Fees) that will now reside in the Fees and Charges Bylaw and includes the renumbering of Appendix A accordingly.

PURPOSE:

The purpose of this report is to bring forward for first, second and third reading the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6111 highlighting additions, fee changes and repealed fees and Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 6099 removing fees from Appendix A (Building Permit Fees) that will now reside in the Fees and Charges Bylaw.

BACKGROUND/HISTORY:

On an annual basis, the Township undertakes a review of existing fees and charges to determine whether any price level adjustments and/or new fees and charges are necessary to existing schedules to ensure sufficient cost recovery of programs and services and to better align Township revenue with service budgets.

DISCUSSION/ANALYSIS:

This report recommends that Council approve additions, changes, and repeals to existing fees as outlined in the sections that follow.

Schedule 1: PARKS

General Fee Increase

This bylaw amendment reflects increases experienced in the past year with respect to cost escalations for staffing, utilities, materials, and supplies. It is recommended that a 2% increase be applied to parks fees with an implementation date of September 1, 2025, except where noted separately within this report.

Park Concession Rental Fees

Staff are proposing the addition of Commercial, Private, Non-Profit Adult and Non-Profit Youth descriptions to the daily and seasonal rates in order for contract descriptions to align with other park fees and simplify the process for the booking software. Besides the recommended 2% general fee increase, the concession rental fees are not proposed to change.

Williams Park Picnic Area and Park Picnic Shelter Fees

Staff propose the William Park Picnic Area and Park Picnic Shelters Fees change from an hourly rate to a daily rate as well as change to a single rate for all user groups. Staff analyzed past picnic area and picnic shelter bookings and determined the majority were booked by Private parties for five (5) hours, which lead staff to propose a single rate based on the previous Private hourly rate for five hours plus the recommended general fee increase of 2%. This rate change will also provide for a better online booking system process to assist in the administration resources for the picnic area and picnic shelters and allow time for each area and shelter to be cleaned and prepared for any future bookings. The proposed new fees, effective upon Bylaw adoption, would be as follows:

- Williams Park Picnic Fee
    - Commercial from hourly $49.30 to daily $172.15
    - Private from hourly $33.75 to daily $172.15
    - Non-Profit from hourly $18.20 to daily $172.15
- Park Picnic Shelter Fee
    - Commercial from hourly $35.30 to daily $96.40
    - Private from hourly $18.90 to daily $96.40
    - Non-Profit from hourly $10.75 to daily $96.40

Water Wagon & Misting Tent Fees

Staff are proposing the removal of the fees associated with The Water Wagon and Misting Tent as these items are no longer available for rent by outside organizations. These items will be utilized for internal use only.

Synthetic Turf Fields Class AA Fee

Staff are proposing a new fee for the Willoughby Community Park - Southeast Synthetic Field as this field is 25% larger than a standard field. Staff expect the maintenance and replacement costs of this field will exceed a standard field; therefore, this new fee is proposed to address these additional costs. The proposed new fees would be as follows:

- Prime – Commercial Hourly – $184.35
- Prime – Private Hourly – $160.60
- Prime – Non-Profit Adult Hourly – $87.70
- Prime – Non-profit Youth Hourly – $59.65
- Non-Prime – Commercial Hourly – $184.35
- Non-Prime – Private Hourly – $160.60
- Non-Prime – Non-Profit Adult Hourly – $87.70
- Non-Prime – Non-profit Youth Hourly – $59.65

General Housekeeping within Parks Schedule

Staff propose minor housekeeping amendments to remove unnecessary text to clean up and maintain consistency throughout Schedule 1. Staff also propose changes to the following:

- Added “includes” section to provide clarity to user groups.
- Updated the Parking Lot Use building acronyms to reflect changes to the salishan Place by the River (SAL) and Aldergrove Community Centre (ACC).
- Replaced the Non-Profit rate description with Non-Profit Adult and Non-Profit Youth rate description due to the booking software issues mentioned in the Park Concession Fee note. This proposed rate description change impacts:
    - McLeod Athletic Park Track Eight Lanes
    - McLeod Athletic Park Announcers Booth
    - McLeod Athletic Park First Aid Room
    - McLeod Athletic Park Officials Room
    - McLeod Athletic Park Video Display Screen
    - Amphitheatre
    - Change Rooms – Parks
- As proposed in the 2024 Fees & Charges bylaw, the Community Patrol Officer fee was incorporated into all rentals after September 1, 2024. Therefore, staff are proposing the removal of the Community Patrol Officer Fee and corresponding footnote superscript.
- Removal of the superscript indicating the inclusion of contributions to park asset replacement reserve fund, as this reserve no longer exists.

Schedule 2: CEMETERIES

General Fee Increase

This bylaw amendment reflects increases experienced in the past year with respect to cost escalations for staffing, utilities, materials, and supplies. It is recommended that a 2% increase be applied to the Cemetery Fees and Cemetery Care Fund. The Cemetery Capital Improvement Fee will continue to be 5% of the proposed increased Cemetery Fees and Cemetery Care Fund.

Market Adjustments

Staff have completed a comprehensive review of local cemeteries to ensure cost alignment and are proposing increases to the following fees beyond the proposed inflationary increases:

- Right of Internment – Resident – Natural/Hybrid from $3,960.60 to $5,073.60.

- Right of Internment – Non-Resident – Natural/Hybrid from $7,922.25 to $10,148.25.

Schedule 3: ANIMAL CONTROL

No amendments or fee increases are proposed.

Schedule 4: FINANCE

Staff propose changes to Schedule 5 to add one new fee. A Bonding replacement for $100. There is a significant complexity and additional staff time when needing to replace a bonding fee like a letter of credit that is being held by the Township.

Schedule 5: MISCELLANEOUS CORPORATE

Board of Variance Application Fees

Staff have reviewed existing Board of Variance fees. Based on the review, it is proposed that the fee for an application to the Township of Langley Board of Variance be increased from $450 to $525 and to add a new proposed Board of Variance Fee application fee of $675 where construction has started without a permit to accurately reflect the cost associated with the processing of a Board of Variance application, while still maintaining a regionally comparative fee within the Lower Mainland. See Schedule 5 (Attachment E) for proposed changes to Miscellaneous Corporate fees and Charges.

Building Record Search Fee

The complexity and the number of Building Record Search requests continue to increase. The proposed minor fee increase from $25 to $30 will offset the costs associated with the additional processing time for Building Record Searches.

Schedule 6: POLICE

No amendments or fee increases are proposed.

Schedule 7: FIRE

Staff propose changes to Schedule 7 to reflect industry standards, cost increases for building maintenance, current wage increases and updates to the Fire Prevention Bylaw along with the addition of new fees for the following:

- Squad Apparatus $900.00
- Reinspection Fees were expanded to reflect the required time to complete inspection.
    - Reinspection Fee for Commercial Properties up to 5000 sq. ft $125.00
    - Reinspection Fee for Commercial Properties 5001sq.ft to 10000 sq. ft $175.00
    - Reinspection Fee for Commercial Properties 10001 sq. ft to 15000 sq. ft $225.00
    - Reinspection Fee for Commercial Properties greater than 150001 sq. ft $300.00
    - Reinspection Fee for Multi-Residential Properties 1 to 5 floors $175.00
    - Reinspection Fee for Multi-Residential Properties 6 to 10 floors $200.00
    - Reinspection Fee for Multi-Residential Properties Greater than 10 floors $300.00
- Mobile Food Vendor Inspection $125.00

Staff has also proposed the removal the following fee as it is no longer applicable.

- Props (includes Confined Space and gas) No Technicians $285.00

Schedule 8: TRANSPORTATION

Highway Use Permit Fees

Staff propose an incremental increase to the cost for Highway Use Permit Signals in Flash fees due to the cost increases of staffing as follows:

- Cost per occurrence (business hours) from $100 to $150.
- Cost per occurrence (after hours) from $300 minimum charge to $400 minimum charge.

Pavement Reinstatement Fees

Staff propose an incremental increase to the cost for pavement reinstatement fees due to the inflationary increases of the prices of asphalt and fuel as follows:

- Pavement Reinstatement Fee from $90/$m^2$ to $100/$m^2$ with a minimum charge of $1,000 (2024 – $900).
- Pavement Degradation Fee from $20/$m^2$ to $25/$m^2$.

Reclaiming Chattel or Fixture Fees

Staff propose an incremental increase to the cost for Highway Use Permit Signals in Flash fees due to the inflationary increases of staffing, utilities, materials, and supplies as follows:

- Sign (Sign area 1.44 m^2 or less) from $50 to $75.
- Sign (Sign area 1.44 m^2 to 10 m^2 less) from $100 to $125.
- Sign Removal from $75/hr to $100/hr.
- Lifting Equipment from $150/hr to $175/hr.
- Permit Extension or Revision Fee from $50 to $75.

Survey Monument Fees

Staff are proposing a new fee: the Township of Langley Monuments fee, proposed at $1,000, to recover replacement and administrative costs associated with disturbed survey monuments that were previously installed by the Township of Langley.

Electric Vehicle Chargers

Staff analyzed the recent operational costs and revenues from the existing EV charging network. The increase to the Level 2 public EV charging fees for the first two hours, from $1.00 per hour to $1.50 per hour, are proposed to ensure the cost of operating public chargers is recovered through user fees. All other public electric vehicle charges will remain unchanged.

Culvert Installation

Staff propose a new fee pertaining to the environmental fees associated with Boulevard Tiling. With respect to environmental fees, several factors can influence the cost of the installation including, but not limited to, length/size of culverting, classification of stream(s) to be in-filled, and senior government regulatory approval processes and requirements. Due to the variable nature of environmental fees, the proposed fee will be charged at cost.

For clarity, staff are also proposing to add a “per driveway” rate description for the Environmental Permitting Fees, driveway installations for both the Class A and Class B fees occurring in Summer instream works window.

Schedule 9: SOLID WASTE

No amendments or fee increases are proposed.

Schedule 10: FILMING

Following a review of municipal film-related fees, staff propose an increase to facility and park rental fees, airport runway closure and airport parking fees to align with general industry rates. In addition, staff also propose a new airport Location Activity Fee of $500 to cover costs related to the coordination and monitoring of film activities within leased space at the airport.

An increase of the RCMP hourly rate is also proposed to cover the increased wages contained within the RCMP Collective Agreement.

Schedule 11: WATERWORKS

Staff propose a housekeeping amendment to clarify that Fire Hydrant Use Water Consumption is at the four (4) times the Tier 2 water rate as a result of the Township adopting a tiered volumetric water structure.

Schedule 12: SEWER

No amendments or fee increases are proposed.

Schedule 13: STORMWATER

No amendments or fee increases are proposed.

Schedule 14: DEVELOPMENT SERVICES

Staff propose minor housekeeping amendments to remove text regarding Land Use Contracts which were terminated June 30, 2024, by the province. No fee increases are proposed.

Schedule 15: TREE PROTECTION

No amendments or fee increases are proposed.

Schedule 16: AIRPORT

Aircraft Parking Fees

The proposed visitor tie-down fee increase is in response to complaints from customers requesting to pay the fee via cash. Customers are required to pay the fee through a drop box located at the airfield for overnight aircraft tie-down parking, which does not provide change for fees. This proposed fee increase results in the fee equalling a whole number, $12 and would reduce time and resources currently spent reconciling change.

Mail Service Fees

The proposed increase to the Annual Mailbox Rental fee is to align with the annual mailbox fee charged by Canada Post, while remaining competitive with other mailbox options. The fee is proposed to increase from $165 per unit to $170 per unit.

Aviation Safety & Regulatory Compliance Fees

This new fee category is proposed by staff to address new proposed fees. The new fees include:

- Runway Closure Fee – YNJ has received an increasing amount of requests for closure of its runways due to crane installations near YNJ, requests for filming and other special events. Any runway closure results in significant operational disruption and cost for the airport and related organizations. This per day fee, proposed at $5,000, will include a one (1) day minimum and cover the costs resulting from closure disruptions.
- Aeronautical Assessment and Land Use Assessment Letter of No Objection Fee - An increase in cranes and building developments has resulted in significant additional resources and costs required to communicate, coordinate, and assess each situation to determine impact to aviation safety of the airport. This proposed fee of $500 per request will cover costs to provide a letter of approval or no objection to approve their installation of cranes for building construction on behalf of the Langley Regional Airport.

Schedule 17: RECREATION, ARTS AND CULTURE

Recreation, Arts and Culture have undertaken a review of their current fees and charges, including a comparison with other municipalities.

General Fee Increase

This bylaw amendment reflects increases the division has experienced in the past year with respect to cost escalations for staffing, utilities, materials and supplies. It is recommended that a 2% average increase be applied to all rentals with an implementation date of September 1, 2025, except where noted separately within this report.

Also, based on recent market analysis and a comparison with our neighboring/size-comparable municipalities, staff are proposing the single admissions and passes remain at the same rate as the 2024/25 Fees and Charges. Freezing the admission prices for this year is also an initiative that is in line with Council's direction of finding ways to keep prices lower for users.

Other Proposed Changes to Fees and Charges – Arts and Culture

Facility Rentals
Rental areas at the new salishan Place by the River were adjusted and added to ensure that all possible rental spaces were included in the schedule. In particular, the reception hall and outdoor deck venue were adjusted to more accurately reflect municipal market comparisons and still maintain a structure that relates back to current Township fees and charges. Staff is proposing that the new rental rates related to salishan Place by the River be implemented immediately.

Housekeeping Items

- Flat rate changes:
    - remove reference to Fri/Sat,
    - change 12noon-2am reference to more than 8 hours,
    - remove General and added Private and Non-Profit sections
- change salishan Exhibition Halls from 1, 2 and 3 to Main Exhibition Gallery and Feature Exhibition Gallery.

Schedule 18: BUILDING PERMIT

Building Permit Fees

For ease of use, staff propose an amendment to the Langley Building Bylaw 2008 No. 4642, as amended (via proposed Bylaw No. 6099) to add and update fees under existing Appendix A to the Fees and Charges Bylaw 2007 No.4616. In addition, the proposed amendment includes housekeeping changes to remove all reference to the fees as part of Appendix A in Langley Building Bylaw 2008 No. 4642 and replace with Langley Fees and Charges Bylaw 2007 No. 4616 as amended from time to time and the renumbering of Appendix A.

The proposed 2025 amendment includes fee adjustments for 2025 using the Marshall and Swift Valuation Plan as a reference guide. The proposed amendment adds new fees associated to driveway permits in conjunction with a building permit and adds fees to assist in the cost of review where the Building Energy staff is involved in the process of either plan review or is required to perform an inspection(s) in order to determine compliance with a single-family, multi-family, commercial, industrial, or institutional projects. See Schedule 18 (Attachment R) for proposed changes to Building Permit fees and charges. **Financial Implications:**

Annual increases to fees and charges are required to offset inflationary and other costs associated with providing the services. Reasons for fee and charge amendments have been addressed in the report sections above.

Respectfully submitted,

Kim Kenward
MUNICIPAL COLLECTOR
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
COMMUNITY DEVELOPMENT DIVISION	S. Richardson
ENGINEERING DIVISION	A. Ruhl
PROTECTIVE SERVICES - FIRE	J. de Roy
CORPORATE ADMINISTRATION DIVISION	C. Roche
RECREATION, ARTS AND CULTURE DIVISION	R. Stare

ATTACHMENT A	Schedule 1:	PARKS
ATTACHMENT B	Schedule 2:	CEMETERIES
ATTACHMENT C	Schedule 4:	FINANCE
ATTACHMENT D	Schedule 5:	MISCELLANEOUS CORPORATE
ATTACHMENT E	Schedule 7:	FIRE
ATTACHMENT F	Schedule 8:	TRANSPORTATION
ATTACHMENT G	Schedule 10:	FILM
ATTACHMENT H	Schedule 14:	DEVELOPMENT SERVICES
ATTACHMENT I	Schedule 16:	AIRPORT
ATTACHMENT J	Schedule 17	RECREATION, ARTS AND CULTURE
ATTACHMENT K	Schedule 18:	BUILDING PERMITS
ATTACHMENT L	Schedule 11:	WATERWORKS

ATTACHMENT A

SCHEDULE 1. PARKS
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

PARKS Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Outdoor Plaza	Commercial Hourly	$35.50	$36.20
Includes: Bedford Plaza	Private Hourly	$19.40	$19.80
	Non-Profit Hourly	$11.00	$11.20
McLeod Athletic Park Stadium			
McLeod Athletic Park Stadium McLeod Athletic Park Stadium Includes: Grandstand, Synthetic Turf Field, Track & Field, and Throws Area	Commercial Hourly	$334.75	$341.45
	Non-Profit Hourly (with admissions)	$248.25	$253.20
	Private Hourly	$204.50	$208.60
	Non-Profit Adult Hourly	$160.80	$164.00
	Non-Profit Youth Hourly	$160.80	$164.00
McLeod Atheltic Park Stadium Synthetic Turf Field Class A ""	Prime - Commercial Hourly	$144.60	$147.50
	Prime - Private Hourly	$125.95	$128.45
	Prime - Non-Profit Adult Hourly	$68.80	$70.20
	Prime - Non-Profit Youth Hourly	$46.80	$47.75
	Non-Prime - Commercial Hourly	$120.05	$122.45
	Non-Prime - Private Hourly	$101.50	$103.55
	Non-Prime - Non-Profit Adult Hourly	$43.50	$44.35
	Non-Prime - Non-Profit Youth Hourly	$24.15	$24.65
	Removal or Installation of football uprights in the oval field	$3,045.75	$3,106.65
McLeod Athletic Park Track Eight Lanes ""	Commercial Hourly	$103.75	$105.85
	Private Hourly	$70.10	$71.50
	Non-Profit Adult Hourly	$36.35	$37.10
	Non-Profit Youth Hourly	$36.35	$37.10
McLeod Athletic Park - Track & Field Track & Field includes: Long Jump, Triple Jump, West Shot Put, High Jump, Pole Vault, Throws Area	Commercial Hourly	$158.60	$161.75
	Private Hourly	$107.45	$109.60
	Non-Profit Adult Hourly	$56.10	$57.20
	Non-Profit Youth Hourly	$47.30	$48.25
McLeod Athletic Park - Throws Area Throws Area includes: Javelin, East Shot Put, Discus, Hammer Throw, Throws Cages	Commercial Hourly	$29.00	$29.60
	Private Hourly	$20.25	$20.65
	Non-Profit Adult Hourly	$11.45	$11.70
	Non-Profit Youth Hourly	$7.00	$7.15
McLeod Athletic Park Announcers Booth Announcers Booth Includes: Annoucers Booth, Score Board, & Audio System	Commercial Hourly	$105.00	$107.10
	Private Hourly	$70.00	$71.40
	Non-Profit Adult Hourly	$35.00	$35.70
	Non-Profit Youth Hourly	$35.00	$35.70
McLeod Athletic Park First Aid Room	Commercial Hourly	$15.90	$16.20
	Private Hourly	$10.60	$10.80
	Non-Profit Adult Hourly	$5.30	$5.40
	Non-Profit Youth Hourly	$5.30	$5.40
		.	
McLeod Athletic Park Officals Room	Commercial Hourly	$15.90	$16.20
	Private Hourly	$10.60	$10.80
	Non-Profit Adult Hourly	$5.30	$5.40
	Non-Profit Youth Hourly	$5.30	$5.40
McLeod Athletic Park Video Display Screen	Commercial Hourly	$226.75	$231.30
	Private Hourly	$151.55	$154.60
	Non-Profit Adult Hourly	$76.30	$77.85
	Non-Profit Youth Hourly	$76.30	$77.85
Storage Space	Annual Non-Profit $/ft^2 Rate	$0.60	$0.60
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Commercial Per Day Rate	$771.30	$786.75
	Private Per Day Rate	$514.60	$524.90
	Non-Profit Per Day Rate	$257.80	$262.95
Parking Lot Use - WGC, WCB, WBY, AKC, SAL, ACC, GPC, all other parks	Commercial Per Day Rate	$467.95	$477.30
	Private Per Day Rate	$312.30	$318.55
	Non-Profit Per Day Rate	$156.70	$159.85
Park Concession Rental	Per day		
	Commercial Daily Rate	$81.50	$83.15
	Private Daily Rate	$81.50	$83.15

PARKS Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	Non-Profit Adult Daily Rate	$81.50	$83.15
	Non-Profit Youth Daily Rate	$81.50	$83.15
	Seasonal Monthly Non-Profit Rate		
	Commercial Monthly Rate	$344.15	$351.05
	Private Monthly Rate	$344.15	$351.05
	Non-Profit Adult Monthly Rate	$344.15	$351.05
	Non-Profit Youth Monthly Rate	$344.15	$351.05
Williams Park Picnic Area	Commercial Day Rate	NEW	$172.15
Includes: Inside room, Picnic Shelters, and Picnic Tables	Private Day Rate	NEW	$172.15
	Non-Profit Day Rate	NEW	$172.15
Park Picnic Shelter	Commercial Day Rate	NEW	$96.40
	Private Day Rate	NEW	$96.40
	Non-Profit Day Rate	NEW	$96.40
Ponder Park Camping Fee	Per night, per child	$2.00	$2.00
Boat Launch Closure Fee	Per event fee	$377.15	$384.70
Access to Private Property Permit Fee	Per permit	$100.00	$100.00
Park Permit Application Fee	Per permit	$50.00	$50.00
Park Permit Application Fee For Profit Special Event/Festival	Per permit	$250.00	$250.00
Special Even Portable Receptacle Bins	For each Delivery and Pickup of Portable Receptacle	$150.00	$150.00
For Profit Special Event/Festival Fees	Per person attendance <500 (based on estimated attendance at time of application)	$1.00	$1.00
(in addition to park rental fees)	Per person attendance 501 - 1000 (based on estimated attendance at time of application)	$1.25	$1.25
	Per person attendance >1000 (based on estimated attendance at time of application)	$1.50	$1.50
	ToL Staff Event Support/Equipment	At Cost	At Cost
	Community Patrol Officer - per hour	$30.00	$30.00
Spirit Stage Fee	Commercial - first day	$620.95	$633.35
	Commercial - additional day	$311.05	$317.25
	Private - first day	$414.30	$422.60
	Private - additional day	$207.70	$211.85
	Non-Profit - first day	$207.70	$211.85
	Non-Profit - additional day	$104.40	$106.50
	Towing Fee (waived for non-profit)	At cost	At cost
	Set-up/Take-down Fee (includes site visit but not special requirements)	$304.55	$310.65
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$608.05	$620.20
	On Field Set-up/Take-down Fee (includes site visit but not special requirements)	$1,098.75	$1,120.70
	On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$2,196.40	$2,240.35
Synthetic Turf Fields Class AAA ""	Prime - Commercial Hourly	$434.00	$442.70
Willoughby Community Park - Northwest Synthetic Field	Prime - Private Hourly	$370.90	$378.30
	Prime - Non-Profit Adult Hourly	$221.75	$226.20
	Prime - Non-Profit Youth Hourly	$141.40	$144.25
	Non-Prime - Commercial Hourly	$370.90	$378.30
	Non-Prime - Private Hourly	$325.00	$331.50
	Non-Prime - Non-Profit Adult Hourly	$175.85	$179.35
	Non-Prime - Non-Profit Youth Hourly	$112.75	$115.00
Synthetic Turf Fields Class AA ""	Prime - Commercial Hourly	NEW	$184.35
Willoughby Community Park - Southeast Synthetic	Prime - Private Hourly	NEW	$160.60
	Prime - Non-Profit Adult Hourly	NEW	$87.70
	Prime - Non-Profit Youth Hourly	NEW	$59.65
	Non-Prime - Commercial Hourly	NEW	$153.05
	Non-Prime - Private Hourly	NEW	$129.40
	Non-Prime - Non-Profit Adult Hourly	NEW	$55.45
	Non-Prime - Non-Profit Youth Hourly	NEW	$30.80
Synthetic Turf Fields Class A ""	Prime - Commercial Hourly	$144.60	$147.50
	Prime - Private Hourly	$125.95	$128.45
	Prime - Non-Profit Adult Hourly	$68.80	$70.20
	Prime - Non-Profit Youth Hourly	$46.80	$47.75
	Non-Prime - Commercial Hourly	$120.05	$122.45
	Non-Prime - Private Hourly	$101.50	$103.55
	Non-Prime - Non-Profit Adult Hourly	$43.50	$44.35
	Non-Prime - Non-Profit Youth Hourly	$24.15	$24.65
Synthetic Turf Fields Class B ""	Prime - Commercial Hourly	$102.35	$104.40
Aldergrove Athletic Park - East Synthetic Field (70% Class A)	Prime - Private Hourly	$89.35	$91.15
	Prime - Non-Profit Adult Hourly	$49.30	$50.30

PARKS Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	Prime - Non-Profit Youth Hourly	$33.85	$34.55
	Non-Prime - Commercial Hourly	$85.15	$86.85
	Non-Prime - Private Hourly	$72.15	$73.60
	Non-Prime - Non-Profit Adult Hourly	$31.55	$32.20
	Non-Prime - Non-Profit Youth Hourly	$17.95	$18.30
			$0.00
MAP Synthetic Turf Diamond	Prime - Commercial Hourly	$75.10	$76.60
	Prime - Private Hourly	$61.70	$62.95
	Prime - Non-Profit Adult Hourly	$33.65	$34.30
	Prime - Non-Profit Youth Hourly	$22.15	$22.60
	Non-Prime Commercial Hourly	$65.75	$67.05
	Non-Prime Private Hourly	$52.40	$53.45
	Non-Prime Non-Profit Adult Hourly	$24.10	$24.60
	Non-Prime Non-Profit Youth Hourly	$13.55	$13.80
All Weather Fields	Commercial Hourly	$35.05	$35.75
	Private Hourly	$24.25	$24.75
	Non-Profit Adult Hourly	$9.85	$10.05
	Non-Profit Youth Hourly	$6.30	$6.45
Natural Grass Fields	Commercial Hourly	$35.25	$35.95
	Private Hourly	$24.35	$24.85
	Non-Profit Adult Hourly	$12.75	$13.00
	Non-Profit Youth Hourly	$7.10	$7.25
Disc Golf	Commercial Hourly	$52.45	$53.50
	Private Hourly	$35.80	$36.50
	Non-Profit Adult Hourly	$19.20	$19.60
	Non-Profit Youth Hourly	$10.90	$11.10
Sports Box Class A MAP	Commercial Hourly	$116.25	$118.60
	Private Hourly	$98.10	$100.05
	Non-Profit Adult Hourly	$41.50	$42.35
	Non-Profit Youth Hourly	$22.55	$23.00
Sports Box Class B	Commercial Hourly	$29.00	$29.60
	Private Hourly	$20.25	$20.65
	Non-Profit Adult Hourly	$11.45	$11.70
	Non-Profit Youth Hourly	$7.00	$7.15
Bocce Courts Class A	Commercial Hourly	$52.45	$53.50
	Private Hourly	$35.80	$36.50
	Non-Profit Adult Hourly	$19.20	$19.60
	Non-Profit Youth Hourly	$10.90	$11.10
Tennis Courts Class A	Commercial Hourly	$52.45	$53.50
WG,BSS,PJP,DRP,Forest Hills,AAP,MAP	Private Hourly	$35.80	$36.50
Langley Meadows	Non-Profit Adult Hourly	$19.20	$19.60
	Non-Profit Youth Hourly	$10.90	$11.10
Tennis Courts Class B	Commercial Hourly	$29.00	$29.60
	Private Hourly	$20.25	$20.65
	Non-Profit Adult Hourly	$11.45	$11.70
	Non-Profit Youth Hourly	$7.00	$7.15
Outdoor Basketball Courts	Commercial Hourly	$52.45	$53.50
	Private Hourly	$35.80	$36.50
	Non-Profit Adult Hourly	$19.20	$19.60
	Non-Profit Youth Hourly	$10.90	$11.10
Sand Volleyball	Commercial Hourly	$29.00	$29.60
	Private Hourly	$20.25	$20.65
	Non-Profit Adult Hourly	$11.45	$11.70
	Non-Profit Youth Hourly	$7.00	$7.15
Skate Park	Commercial Hourly	$52.45	$53.50
	Private Hourly	$35.80	$36.50
	Non-Profit Adult Hourly	$19.20	$19.60
	Non-Profit Youth Hourly	$10.90	$11.10
Mountain Bike Park	Commercial Hourly	$52.45	$53.50
	Private Hourly	$35.80	$36.50
	Non-Profit Adult Hourly	$19.20	$19.60
	Non-Profit Youth Hourly	$10.90	$11.10
Non Formal Park Use	Commercial Hourly	$29.00	$29.60
(Non formal park use refers to bookings that do not require a sport field for activity. For example: Yoga, Bootcamp)	Private Hourly	$20.25	$20.65
	Non-Profit Adult Hourly	$11.45	$11.70
	Non-Profit Youth Hourly	$7.00	$7.15

PARKS Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Bleacher Move	Per Bleacher Move	$500.00	$500.00
Soccer Goal Set-Up	Per Occurrence	$295.45	$301.35
Rugby Upright Set-Up	Per Occurrence	$450.00	$450.00
Amphitheatre	Commercial Hourly	$66.85	$68.20
(Willoughby Community Park 200 seat outdoor venue)	Private Hourly	$54.00	$55.10
	Non-Profit Adult Hourly	$28.35	$28.90
	Non-Profit Youth Hourly	$28.35	$28.90
Change Rooms - Parks	Commercial Hourly	$16.50	$16.85
	Private Hourly	$11.50	$11.75
	Non-Profit Adult Hourly	$6.50	$6.65
	Non-Profit Youth Hourly	$6.50	$6.65
Key and Lock Replacements			
Lock Replacement	Best Door Lock - material and labour	At cost	At cost
(per lock)	Best Pad Lock	$86.05	$87.75
	Master Lock - standard shackle	$19.50	$19.90
	Master Lock - 2.5 inch shackle	$22.95	$23.40
Key Replacement	Best Lock Key	$9.15	$9.35
(per key)	Master Lock Key	$5.70	$5.80
Key and Lock Replacements			
Lock Replacement	Best Door Lock - material and labour	At cost	At cost
(per lock)	Best Pad Lock	$75.00	$75.00
	Master Lock - standard shackle	$17.00	$17.00
	Master Lock - 2.5 inch shackle	$20.00	$20.00
Key Replacement	Best Lock Key	$8.00	$8.00
(per key)	Master Lock Key	$5.00	$5.00
Public Service Signs			
Signage for non-profit sports	Sign Fabrication by Township	$100.00	$100.00
organizations, or public services	Sign Installation by Township	$50.00	$50.00
Administration Fee			
Administration Fee	Administration Fee on all services invoiced and for call outs related to field bookings.	15% (no maximum)	15% (no maximum)
Township of Langley Bookings	To allow recreation and official Township business bookings at Park Facilities at no cost	$0.00	$0.00
Legend			
"" - Includes Public Spaces Waste Management Fee			

ATTACHMENT B

SCHEDULE 2. CEMETERIES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

CEMETERIES Fee Type	Description	Existing Fees & Charges without tax	Cemetery Fees	Cemetery Care Fund	Subtotal Cemetery Fees & Care Fund	Cemetery Capital Improvement Fee	Fees & Charges without tax
Cemetery							
(Tax is not included)						-	
Right of Interment-Resident	Adult Size	$4,542.30	$3,243.00	$1,390.00	$4,633.00	$231.65	$4,864.65
	Child Size	$1,348.20	$963.00	$412.00	$1,375.00	$68.75	$1,443.75
	Infant Size	$1,348.20	$963.00	$412.00	$1,375.00	$68.75	$1,443.75
	Cremation Plot	$1,715.70	$1,225.00	$525.00	$1,750.00	$87.50	$1,837.50
	Natural/Hybrid	$3,960.60	$3,382.00	$1,450.00	$4,832.00	$241.60	$5,073.60
	Scattering Garden	$422.10	$302.00	$129.00	$431.00	$21.55	$452.55
	Single Lawn Crypt	$4,432.05	$3,165.00	$1,356.00	$4,521.00	$226.05	$4,747.05
	Double Lawn Crypt	$5,455.80	$3,896.00	$1,669.00	$5,565.00	$278.25	$5,843.25
	Veteran-includes former resident	$1,980.30	$1,414.00	$606.00	$2,020.00	$101.00	$2,121.00
	Veteran Cremation Plot-includes former resident	$858.90	$613.00	$263.00	$876.00	$43.80	$919.80
	Wall Niche Single	$2,857.05	$2,040.00	$874.00	$2,914.00	$145.70	$3,059.70
	Wall Niche Double	$3,862.95	$2,758.00	$1,182.00	$3,940.00	$197.00	$4,137.00
	Fort Langley Adult Premium Lot	$7,922.25	$5,657.00	$2,424.00	$8,081.00	$404.05	$8,485.05
	Fort Langley Family Cremation Premium Lot	$6,861.75	$4,899.00	$2,100.00	$6,999.00	$349.95	$7,348.95
Right of Interment - Non-Resident	Adult Size	$7,922.25	$5,657.00	$2,424.00	$8,081.00	$404.05	$8,485.05
	Child Size	$4,032.00	$2,879.00	$1,234.00	$4,113.00	$205.65	$4,318.65
	Infant Size	$2,621.85	$1,872.00	$802.00	$2,674.00	$133.70	$2,807.70
	Cremated Plot	$3,432.45	$2,451.00	$1,050.00	$3,501.00	$175.05	$3,676.05
	Natural/Hydrid	$7,922.25	$6,766.00	$2,899.00	$9,665.00	$483.25	$10,148.25
	Scattering Garden	$422.10	$302.00	$129.00	$431.00	$21.55	$452.55
	Single Lawn Crypt	$8,865.15	$6,329.00	$2,713.00	$9,042.00	$452.10	$9,494.10
	Double Lawn Crypt	$10,913.70	$7,792.00	$3,340.00	$11,132.00	$556.60	$11,688.60
	Veteran	$3,960.60	$2,828.00	$1,212.00	$4,040.00	$202.00	$4,242.00
	Veteran Cremation Plot	$1,715.70	$1,225.00	$525.00	$1,750.00	$87.50	$1,837.50
	Wall Niche Single	$5,714.10	$4,080.00	$1,748.00	$5,828.00	$291.40	$6,119.40
	Wall Niche Double	$7,726.95	$5,517.00	$2,364.00	$7,881.00	$394.05	$8,275.05
	Fort Langley Adult Premium Lot	$15,842.40	$11,311.00	$4,848.00	$16,159.00	$807.95	$16,966.95
	Fort Langley Family Cremation Premium Lot	$13,724.55	$9,799.00	$4,200.00	$13,999.00	$699.95	$14,698.95
Opening and Closing of Lot	Adult, Natural, Lawn Crypt or Veteran Size - First Level	$1,639.05	$1,672.00	$0.00	$1,672.00	$83.60	$1,755.60
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Saturday or Sunday	$3,276.00	$3,342.00	$0.00	$3,342.00	$167.10	$3,509.10
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Statutory Holiday	$4,916.10	$5,014.00	$0.00	$5,014.00	$250.70	$5,264.70
	Adult, Natural or Veteran Size - Second Level	$1,886.85	$1,925.00	$0.00	$1,925.00	$96.25	$2,021.25
	Adult, Natural or Veteran Size - Second Level Saturday or Sunday	$3,776.85	$3,852.00	$0.00	$3,852.00	$192.60	$4,044.60
	Adult, Natural or Veteran Size - Second Level Statutory Holiday	$5,666.85	$5,780.00	$0.00	$5,780.00	$289.00	$6,069.00
	Adult Size - Lawn Crypt Second Level	$1,639.05	$1,672.00	$0.00	$1,672.00	$83.60	$1,755.60
	Adult Size - Lawn Crypt Second Level Saturday or Sunday	$3,276.00	$3,342.00	$0.00	$3,342.00	$167.10	$3,509.10
	Adult Size - Lawn Crypt Second Level Statutory Holiday	$4,927.65	$5,026.00	$0.00	$5,026.00	$251.30	$5,277.30
	Child Size	$1,074.15	$1,096.00	$0.00	$1,096.00	$54.80	$1,150.80
	Child Size - Saturday or Sunday	$2,148.30	$2,191.00	$0.00	$2,191.00	$109.55	$2,300.55
	Child Size - Statutory Holiday	$3,222.45	$3,287.00	$0.00	$3,287.00	$164.35	$3,451.35
	Infant Size	$625.80	$638.00	$0.00	$638.00	$31.90	$669.90
	Infant Size - Saturday or Sunday	$1,250.55	$1,276.00	$0.00	$1,276.00	$63.80	$1,339.80
	Infant Size - Statutory Holiday	$1,878.45	$1,916.00	$0.00	$1,916.00	$95.80	$2,011.80
	Cremated Remains (includes Veteran)	$757.05	$772.00	$0.00	$772.00	$38.60	$810.60
	Cremated Remains - Saturday or Sunday	$1,515.15	$1,545.00	$0.00	$1,545.00	$77.25	$1,622.25
	Cremated Remains - Statutory Holiday	$2,272.20	$2,318.00	$0.00	$2,318.00	$115.90	$2,433.90
	Cremated Remains - Add to Existing Site	$491.00	$0.00	$501.00	$501.00	$0.00	$501.00
	Casket Remains - Add to Existing Site	$1,298.00	$0.00	$1,390.00	$1,390.00	$0.00	$1,390.00
	Wall Niche	$588.00	$600.00	$0.00	$600.00	$30.00	$630.00
	Wall Niche - Saturday or Sunday	$1,174.95	$1,198.00	$0.00	$1,198.00	$59.90	$1,257.90
	Wall Niche - Statutory Holiday	$1,765.05	$1,800.00	$0.00	$1,800.00	$90.00	$1,890.00
	Scattering	$170.10	$174.00	$0.00	$174.00	$8.70	$182.70
	Scattering - Saturday or Sunday	$340.20	$347.00	$0.00	$347.00	$17.35	$364.35
	Scattering - Satutory Holiday	$511.35	$522.00	$0.00	$522.00	$26.10	$548.10
Opening and Closing of Lot for Exhumation/Disinterment	Adult Size	$3,118.00	$3,180.00	$0.00	$3,180.00	$0.00	$3,180.00
	Adult Size - Double Depth	$4,681.00	$4,775.00	$0.00	$4,775.00	$0.00	$4,775.00
	Adult Size - If Top Level Occupied	$7,540.00	$7,691.00	$0.00	$7,691.00	$0.00	$7,691.00
	Child Size	$2,046.00	$2,087.00	$0.00	$2,087.00	$0.00	$2,087.00
	Infant Size	$1,195.00	$1,219.00	$0.00	$1,219.00	$0.00	$1,219.00
	Cremated Remains	$726.00	$577.00	$164.00	$741.00	$0.00	$741.00
Ground Marker Setting Fee	Ground Marker Setting Fee - Flat Marker	$417.00	$298.00	$127.00	$425.00	$0.00	$425.00
	Ground Marker Setting Fee - Upright Marker	$739.00	$528.00	$226.00	$754.00	$0.00	$754.00

CEMETERIES Fee Type	Description	Existing Fees & Charges without tax	Cemetery Fees	Cemetery Care Fund	Subtotal Cemetery Fees & Care Fund	Cemetery Capital Improvement Fee	Fees & Charges without tax
Marker Reset Fee	Memorial Marker Reset Fee	$195.00	$139.00	$60.00	$199.00	$0.00	$199.00
Cemetery Products and Other Fees	Late Arrival Interment Fee (after 3:00 pm. Monday - Friday)	$469.00	$478.00	$0.00	$478.00	$0.00	$478.00
	Granite Memorial Bench	$6,813.45	$4,865.00	$2,085.00	$6,950.00	$347.50	$7,297.50
	Replacement Certificate - Right of Interment	$55.00	$55.00	$0.00	$55.00	$0.00	$55.00
	Transfer Fee	$154.00	$157.00	$0.00	$157.00	$0.00	$157.00
	Surrender/Sell Back Fee	$154.00	$157.00	$0.00	$157.00	$0.00	$157.00
	Niche Wall Wreath Plate	Cost plus 60%	Cost plus 50%	10% of Cost	Cost plus 60%	$0.00	Cost plus 60%
	Cremation Liner	Cost plus 50%	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%
	Fibreglass Full Casket Liner	Cost plus 50%	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%
	Concrete Full Casket Liner (lower level double depth)	Cost plus 50%	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%
	In-ground Vase	Cost plus 50%	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%

SCHEDULE 4. FINANCE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW 2023 NO. 6111

ATTACHMENT C

FINANCE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Tax Notice	Copy of a Tax Notice	N/C	N/C
Tax Information Certificates (TIC):			
- Electronic	Tax Information	$40.00	$40.00
- Issued by TOL	Tax Information	$50.00	$50.00
Mortgage Tax Information Listing	Mortgage company listing per folio	$15 per folio	$15 per folio
Annual Gross Tax Information Report	Report that includes Tax Information for Township properties	$.02 per row of data export	$.02 per row of data export
Non Refundable Tender Deposit	Non Refundable Tender Deposits	$50.00-$150.00	$50.00-$150.00
Returned Cheque Item	Returned Cheque Charge	$30.00	$30.00
Refund Cheque	Refund Cheque - Tax and Utility Accounts	$30.00	$30.00
Title Searches & Registered Documents Fee	Fee to recover Land Title and Survey Authority Fees	$30.00	$30.00
Interest on Overdue Accounts Receivable	Interest charge will be added to accounts more than 30 days overdue.	Bank of Canada Rate plus 2%	Bank of Canada Rate plus 2%
Researching Historical property Related Information	Cost recovery of staff research time	$20.00 per property per year	$20.00 per property per year
Apportionment Fee per new strata / child lot	Cost to apportion assessments and taxes from parent parcel to each individual child / strata parcel	$30 per new child / strata lot	$30 per new child / strata lot
Bonding Replacement fee	replacement of a Letter of Credit from one (1) financial institution with that of another institution; replacement of a Letter of Credit with cash for the same amount, replacement of cash with a Letter of Credit for the same amount, or a combination of any of the above. Per replacement		$100.00
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)	15% (max $500.00)

SCHEDULE 5. MISCELLANEOUS CORPORATE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

ATTACHMENT D

MISCELLANEOUS CORPORATE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Minutes of Council proceedings (per page)	Minutes of Council proceedings (per page)	$0.50	$0.50
Copies (per page) (Black & White)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$0.50	$0.50
Copies (per page) (Colour)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$1.00	$1.00
Maps, Building Plans and As-builts (Black & White)	Maps, As-builts, and Service Cards Black and White - custom paper size up to 24" X 36"	$5.15	$5.15
	Maps, As-builts, and Service Cards Black and White - custom paper size up to 36" X 48"	$7.75	$7.75
Maps, Building Plans and As-builts (Colour)	Maps, As-builts, and Service Cards Colour - custom paper size up to 24" X 36"	$12.30	$12.30
	Maps, As-builts, and Service Cards Colour - custom paper size up to 36" X 48"	$18.45	$18.45
Maps (Colour)	Maps - Colour - standard paper size 11” X 17”	$6.15	$6.15
Survey Certificates	Survey Certificate copies	$10.00	$10.00
CD (plus cost of production time)	CD - Engineering Servicing Plan	$20.00	$20.00
Community plans	Community plans	$20.00	$20.00
Research (per hour)	Research over 15 minutes (per hour)	$63.00	$63.00
Custom Geomatics	Custom Geomatics Requests (per hour)	$45.00	$45.00
Board of Variance Application fees	Board of Variance Application fees	$450.00	$525.00
Board of Variance Application fees work without a permit	Board of Variance Application fees -Work Without a Permit		$675.00
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)	15% (max $500.00)
Building Records Search Administration Fee	Administration Fee for Building Records S	$25.00	$30.00
Presentation Room Rental - Langley Regional Airport	Commercial Rate Per Hour	$120.50	$120.50
	Private Rate Per Hour	$80.60	$80.60
Museum Collection Image - Digital Reproduction	Emailed as tiff or jpg	$12.00	$12.00
Museum Collection Image - Custom Reproduction	Emailed as tiff or jpg	$13.00	$13.00
Museum Collection Image - Commercial Use Fee	Per use	$30.00	$30.00

MISCELLANEOUS CORPORATE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Museum Collection Image Audio File	Digital audio file	$35.00	$35.00
Annual Secondary Suite Infrastructure Fee	The Annual Secondary Suite Infrastructure Fee (the “Fee”) is payable in the calendar year of application for registration of a Secondary Suite, except if the Secondary Suite Building Permit is issued after May 1, in which case the Fee is payable in the calendar year subsequent to the calendar year that the application for registration was received. The Fee is non-refundable upon removal of a Secondary Suite, regardless of when the Secondary Suite is removed. The Fee will be rendered once annually, in each year following receipt of an application for registration of a Secondary Suite Building Permit, in accordance with the above, with the billing statement for property taxes and is payable in the same manner as and by the same due/penalty date as ordinary taxes are payable. The Fee will continue to be charged annually until the Secondary Suite is removed to the satisfaction of the Township	$245 in 2025 $145 in 2026 and thereafter Existing Secondary Suite Family $145 in 2025 (category disbanded for 2026) Existing Secondary Suite Compassionate $0 in 2025 $0 in 2026 (category disbanded for 2027)	$245 in 2025 $145 in 2026 and thereafter Existing Secondary Suite Family $145 in 2025 (category disbanded for 2026) Existing Secondary Suite Compassionate $0 in 2025 $0 in 2026 (category disbanded for 2027)

ATTACHMENT E

SCHEDULE 7. FIRE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

FIRE Fee Type	NO.	Description	Exsisting Fees & Charges without tax	Fees & Charges without taxes
TRAINING GROUNDS				
BURN BUILDING/CONTAINER BUILDING				
	A1	1/2 Day	$575.00	$595.00
	A2	Full Day	$875.00	$895.00
	A3	2 days consecutively	$1,600.00	$1,600.00
TEST/BURN PIT				
	B1	Full Day	$690.00	$690.00
	B2	First and Second Hour	$230.00	$230.00
	B3	Per hour over 'B2' above	$115.00	$115.00
ENTIRE GROUNDS PLUS PROPS				
	C1	Full Day	$875.00	$895.00
	C2	2 days consecutively	$1,600.00	$1,600.00
	C3	1 Day Training Ground Classroom	$230.00	$230.00
PROPS (includes Confined Space and Gas) NO TECHS (single prop)	D2	Full Day	$575.00	$595.00
APPARATUS - TRAINING				
	E1	Engine (Training Engine with 4 SCBA) No staff	$380.00	$400.00
	E2	SCBA Training Ground - Rental Only (per pack)	$60.00	$60.00
	E3	Developing lesson plans for groups over 15	$230.00	$230.00
	E4	Renting SCBA Cylinder (RCMP Exempt)	$15.00 p/cylinder	$15.00 p/cylinder
	E5	Renting of Fire Extingishers	$20.00 p/cylinder	$20.00 p/cylinder
FEES FOR CHARGE COST RECOVERY		prices are subject to change		
STAFF TIME (Non Work Hours)				
	G1	Chief Officer	$220/hr	$230/hr
	G2	Evaluators	$220/hr	$230/hr
	G3	Instructor	$175/hr	$185/hr
	G4	Training Technician	$145/hr	$155/hr
	G7	Inspector - (10th year)	$145/hr	$155/hr
	G8	Captain	$175/hr	$185/hr
	G9	Lieutenant	$160/hr	$170/hr
	G10	Firefighter	$145/hr	$155/hr
	G11	Paid Call Officer	$45/hr	$50/hr
	G12	Paid Call Firefighter	$45/hr	$50/hr
APPARATUS - INCIDENTS				
	H1	Engine - per hour/unit/incident (with 1 Officer & 3 FF)	$855.00	$900.00
	H2	Rescues - per hour/unit/incident (with 1 Officer & 1 FF)	$855.00	$900.00
	H3	Quint - per hour/unit/incident (with 1 Officer & 3 FF)	$1,152.00	$1,210.00
	H4	Cars/Pickups/Vans	$60/hr	$65/hr
	H5	Mitigation/Cleanup/Transportation/Disposal of Dangerous Goods	Actual Cost	Actual Cost
	H6	Specialized Equipment (and Operator)	Actual Cost	Actual Cost
	H7	Response to 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	Actual Cost	Actual Cost
	H8	Response to a fire that has been ignited, set or continued in contravention of Fire Prevention Bylaw 2024 No. 6061 or another enactment has been attended as an incident by the Fire Department.	Actual Cost	Actual Cost
	H9	Squad – per hour/unit/incident (with 1 Officer & 2 FF)		$ 900.00
FIRE HALL RENTAL For Filming Rental Rates refer to Schedule 10 - Filiming within the Fees and Charges Bylaw				
Fire Hall	I1	1/2 Day	$225.00	$225.00

FIRE Fee Type	NO.	Description	Exsisting Fees & Charges without tax	Fees & Charges without taxes
	I2	Full Day	$450.00	$450.00
	I5	Parking Lot Rental - Per Day	$500.00	$500.00
PERMITS				
	J1	Outdoor Burning Permit	$25.00	$30.00
	J2	Land Clearing Permit (including site inspection)	$250.00	$250.00
	J3	Special Burning Permits	$75.00	$80.00
	J4	Fuel Dispensing Tank Permit Application	$250.00	$275.00
	J5	Fireworks Event Permit	$115.00	$125.00
	J6	Fireworks Sales Permit	$1,725.00	$1,800.00
ADMINISTRATION				
	K1	Fire Safety Plan & Construction Safety Plan submission and letter issuance	$115.00	$115.00
	K2	File Research Letter	$115.00	$125.00
	K3	Reinspection Fee	$115.00	$115.00
	K4	Reinspection of Land Clearing	$115.00	$125.00
	K5	Fire Investigation (Fire Over $5,000.00 structural)	$750.00	$750.00
	K6	Provision of Access for Inspection Fee	$115.00	$125.00
	K7	Board-up Fee	Actual Cost	Actual Cost
	K8	Attendance Vacant/Unoccupied Property Fee	Actual Cost	Actual Cost
	K9	Inspection of Propane Dispensing Facility	Actual Cost	Actual Cost
	K10	Removal of Rubbish, Debris and Other Fire Hazards	Actual Cost	Actual Cost
	K11	15% Administration Fee added to all invoiced services	15% (max $500.00)	15% (max $500.00)
	K12	Special Effects Site Inspections	$115.00	$125.00
	K13	Security Services	Actual Cost	Actual Cost
	K14	Response to Third and Fourth False Alarm	$175.00	$185.00
	K15	Response to Fifth and Subsequent False Alarms	$350.00	$375.00
	K16	Reinspection Fee for Commercial Properties - Up to 5,000 sq. ft		$125.00
	K17	Reinspection Fee for Commercial Properties - 5,001 sq. ft to 10,000 sq. ft.		$175.00
	K18	Reinspection Fee for Commercial Properties - 10,001 sq. ft to 15,000 sq. ft.		$225.00
	K19	Reinspection Fee for Commercial Properties - Greater than 15,001 sq. ft.		$300.00
	K20	Reinspection Fee for Multi-Residential Properties - 1 to 5 floors		$175.00
	K21	Reinspection Fee for Multi-Residential Properties - 6 to 10 floors		$200.00
	K22	Reinspection Fee for Multi-Residential Properties - Greater than 10 floors		$300.00
	K23	Mobile Food Vendor Inspection		$125.00

SCHEDULE 8. TRANSPORTATION
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

ATTACHMENT F

TRANSPORTATION Fee Type	Description	Fees & Charges without tax	Fees & Charges without tax
HIGHWAY USE PERMITS			
Highways Use Application & Permit Fee	Highways Use Permit for construction purposes	$250.00	$250.00
	Highways Use Permit for public banner installation purposes	$100.00	$100.00
	Highways Use Permit for private use of public sidewalks	$100.00	$100.00
	Highways Use Permit for landscaping & tree planting purposes	$125.00	$125.00
	Highways Use Permit for sandwich board sign purposes	$125.00 (Annual)	$125.00 (Annual)
	Highways Use Permit for protruding signs	$100.00 (Annual)	$100.00 (Annual)
	Highways Use Permit for awning/canopy	$100.00 (Annual)	$100.00 (Annual)
	Highway Use Permit for sidewalk use and street furniture	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)
	Highways Use Permit for use of unopened highway purposes	$125.00 (Annual)	$125.00 (Annual)
	Highways Use Permit for Traffic Control Training	$125.00	$125.00
	Highway Use Permit for Horse Drawn Carriages Sight Seeing	$25.00	$25.00
Highway Use Permit: Signals in Flash	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (business hours)	$100.00	$150.00
	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (after hours)	$300 minimum charge, or as directed by the Engineer	$400 minimum charge, or as directed by the Engineer
Highway Use Permit Application Fee: Township of Langley Projects	Highway Use Permit for Township Capital or Operating works	$0.00	$0.00
Highway Use Permit: Road Usage Fees	Highway Use Permit road usage fees for construction purposes	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater
	Highways Use Permit road usage fees for Special Event (for-profit only)	$150 minimum per event plus $2 per lineal km or $1.50 per m2 (based on nature of special event)	$150 minimum per event plus $2 per lineal km or $1.50 per m2 (based on nature of special event)
Highway Use Permit Road Usage Fees: Other	Highways Use Permit road usage fees for private use of road right-of-way or non-construction or Special Event (for-profit) uses (ie storage pods)	$100.00 minimum charge per occurrence	$100.00 minimum charge per occurrence
Highway Use Application and Permits and Road Usage Fees: Filming	See Schedule 10		
SPECIAL EVENTS			
Highway Use Permit	Highways Use Permit for Special Event	$125.00	$125.00
	Highways Use Permit for Special Event - sponsored by Registered Charity	$62.50	$62.50
PARKING			
Overtime Parking Permit	Overtime Parking Permit	$25.00	$25.00
Overtime Parking Permit Daily Charge	Daily Charge for each day of approved Permit	$50.00	$50.00

TRANSPORTATION Fee Type	Description	Fees & Charges without tax	Fees & Charges without tax
OVERSIZE & OVERWEIGHT PERMITS			
Oversize & Overweight Vehicle Permit Application Fee	Oversize or Overweight Vehicle Permit Application	$100.00	$100.00
Oversize & Overweight Permit Pre & Post Inspection Fee	Pre and Post Inspection for damage to municipal infrastructure. To be charged where applicable, at the discretion of the Municipal Engineer	$500.00	$500.00
Oversize & Overweight Escort Fee	Large structure, low speed moves (i.e. house move) shall require additional fees for moving the load while on a Township road, including costs for staff escort and potential material or contractor costs to ensure integrity and safety of Township infrastructure.	At Cost	At Cost
Oversize & Overweight Urgent Repair Fee	Urgent Repair Fee due to damages caused by oversize and/or overweight vehicle	Actual cost, min. charge $2,000.00	Actual cost, min. charge $2,000.00
For each trip on a Municipal Highway the road usage fee to be charged shall be based on the difference between the allowable weight and the actual weight on any axle or the vehicle as a whole, whichever is greater.			
Overweight Vehicle Weight Charge	Overweight Vehicle Permit (Per Trip) - 0 to 2,000 kg	$100.00	$100.00
	Overweight Vehicle Permit (Per Trip) - 2,001 to 5,000 kg	$175.00	$175.00
	Overweight Vehicle Permit (Per Trip) - 5,001 to 10,000 kg	$350.00	$350.00
	Overweight Vehicle Permit (Per Trip) - 10,001 to 15,000 kg	$600.00	$600.00
	Overweight Vehicle Permit (Per Trip) - Over 15,000 kg	$1,025.00	$1,025.00
SPECIAL ROUTE PERMIT			
Special Route Permit	Special Route Permit (Per Each Trip not on a Truck Route)	$50.00	$50.00
HIGHWAY CROSSING PERMIT			
Highway Crossing Annual Permit	Annual Highway Crossing Permit	$50.00	$50.00
RECLAIMING CHATTEL OR FIXTURE			
Sign (Sign area 1.44m2 or less)	Cost to reclaim	$50.00	$75.00
Sign (Sign area 1.44m2 to 10m2)	Cost to reclaim	$100.00	$125.00
Sign Removal	Sign area greater than 10m2	$75.00/hr	$100.00/hr
Lifting Equipment	Charge per hour requiring lifting equipment	$150.00/hr	$175.00/hr
Permit Extension or Revision Fee	Charge for change requests to any active, issued Highway Use Permit type noted above (location, extension, duration, revised dates). Per occurrence.	$50.00	$75.00
PAVEMENT CUT			
Pavement Reinstatement Fee	$100/m2, minimum charge $1,000, includes $25/m2 for "Pavement Degradation Fee: to compensate for reduction in pavement life caused by utility cuts	$90.00/m2, min. charge $900.00	$100.00/m2, min. charge $1,000.00
Pavement Reinstatement Fee Township of Langley Works	$25/m2 for Pavement Degradation Fee	$20/m2	$25/m2
Pavement Penalty Charge	$50/m2, minimum charge $250. Would be billed to Permittee in cases where Permittee fails to notify Township with sufficient notice to inspect works in progress	$50.00/m2, min. charge $250.00	$50.00/m2, min. charge $250.00
Urgent Pavement Repair Fee	Actual cost, minimum charge $2,250 [includes 3 hours work at $750/hr]. Charged to Permittee when Permittee fails to repair utility cut when notified to do so in a timely manner and where municipal crews are called in to perform the repairs	Actual cost, min. charge $2,250.00	Actual cost, min. charge $2,250.00
DRIVEWAY PERMIT			
Driveway Application & Permit Fee	Application for Driveway Permit.	$100.00	$100.00
Driveway Permit, 2nd Estimate	A permit fee for a second estimate for both driveways and boulevard tiling will be charged where the first estimate is over 90 days old.	$50.00	$50.00
CULVERT INSTALLATION			
Boulevard Tiling, Entrance Culverts, Bulkheads, 1st or 2nd driveway	Installation of boulevard tiling, entrance culverts, bulkheads, and/or 1st or second driveway.	At Cost	At Cost
Enviromental Permitting Fees, Boulevard Installations	Class A or B roadside ditch infills for boulevard tiling	NEW	At Cost

TRANSPORTATION Fee Type	Description	Fees & Charges without tax	Fees & Charges without tax
Enviromental Permitting Fees, driveway Installations	Per driveway, Class A watercourse, occurring in Summer instream works window	$2,500.00	$2,500.00
Enviromental Permitting Fees, driveway Installations	Per driveway, Class B watercourse, occurring in Summer instream works window	$1,500.00	$1,500.00
Enviromental Permitting Fees, driveway Installations	Class A or B, occuring outside Summer instream works window	At Cost	At Cost
LEGAL RESPONSE REVIEW FEES			
Signal Sequencing, Historical Markings/Signs and Similar Data Requests	Per Request	$400.00	$400.00
SURVEY MONUMENTS			
Standard ISA Monument	Replacement & administration costs for Mascot published class B or C ISA P.Rock or P.Con Monument.	$3,000.00	$3,000.00
Legally Referenced / Standard ISA Monument	Replacement & administration costs for 2015 First Order Levelling Framework Network (FOLFN) Monument, Mascot published class B or C ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on a legal plan by a BCLS.	$5,000.00	$5,000.00
HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument.	$8,000.00	$8,000.00
Legally Referenced / HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on plan by a BCLS.	$10,000.00	$10,000.00
Township of Langley Monuments	Replacement and administration costs for non-published survey monuments installed by the Township	NEW	$1,000.00
ELECTRIC VEHICLE CHARGERS			
Level 2 EVSE	Applies to the first two hours only. Price per hour	$1.00	$1.50
	Applies to the third consecutive hour and all subsequent hours. Price per hour	$3.00	$3.00
DC Fast Charger - Patron Use	This standard fee, consistent throughout BC, to recover cost of electricity.	$16.00/hour ($2 minimum charge)	$16.00/hour ($2 minimum charge)
MUNICIPAL ACCESS AGREEMENT			
Plan Approval Fees	For each single location	As per agreement	As per agreement
	For lineal installations <250m	$500.00	$500.00
	For lineal installations >250m	$500 plus $50 for each additional 100m for anything greater than 250m	$500 plus $50 for each additional 100m for anything greater than 250m
OVER STREET BANNERS			
Application Fee	For each individual installation	$50.00	$50.00
Installation Fee	For each individual installation	$250.00	$250.00
INSPECTION FEE	Inspections related to all Permits within this schedule	$165.00 per inspection or re-inspection	$165.00 per inspection or re-inspection
SECURITY DEPOSIT	Where required, security deposit allowance for all permits in this schedule	As ordered by Engineer	As ordered by Engineer
ADMINISTRATION FEE	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)

ATTACHMENT G

SCHEDULE 10. FILMING

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6111

FILMING Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
USE OF Facilities and Parks			
Facility and Park Rental			
ACC, Cemeteries, Civic Facility, Fire Halls and Training Grounds, MAP, salishan Place by the River, WCP, Williams Park	Per Day Rates - over 6 hrs per day	$2,765.88	$3,000.00
	Half Day Rates - up to 6 hrs per day	$1,382.94	$1,500.00
AAP, AKC, Bedford Plaza, GPC, WCB, WGC, and all other parks (including trails)	Per Day Rates - over 6 hrs per day	$1,675.52	$1,800.00
	Half Day Rates - up to 6 hrs per day	$838.26	$900.00
Parking Lots			
Parking Lot Use - AAP, Civic Facility, MAP, WCP, Williams Park	Filming w/o use of Facilitiy or Park	$1,382.94	$1,500.00
	Filming Prep / Wrap (per day)	$1,382.94	$1,500.00
	Parking use only	$691.47	$800.00
Parking Lot Use - ACC, AKC, Fire Halls, GPC, salishan Place by the River, WCB, WGC, and all other parks (including trails)	Filming w/o use of Facility or Park	$838.26	$900.00
	Filming Prep / Wrap (per day)	$838.26	$900.00
	Parking use only	$500.00	$600.00
USE OF Highways			
Application: Filming on Private Property	Application for filming purposes	$100.00	$100.00
Application: Filming in Private Property Film Studio	Per Episode. Application for filming purposes	$100.00	$100.00
Application & Permit Fee: Filming on Public Property	Consolidation of application and Highways Use Permit fees for filming purposes and right-of-way use	$500.00	$500.00
Highways Use Permit: Inspections: Filming	Inspections related to Highways Use Permit for filming purposes	$165.00	$165.00
Highways Use Permit: Security Deposits: Filming	Security deposit allowance related to Highways Use Permit for filming purposes	As ordered by Engineer	As ordered by Engineer
Highways Use Permit: Changes Filming	Per change. Requests to change approved permit variables (ie: dates, locations, etc.)	$75.00	$75.00
Highways Use Permit: Temporary Street Lane Closure: Filming	Street lane closure (temporary) related to Highways Use Permit for filming purposes	$500.00	$500.00
Highways Use Permit: Temporary Full Road Closure: Filming	Full road closure (temporary) related to Highways Use Permit for filming purposes. Fee to be assessed by Engineer based on need complexity	$1,000 minimum	$1,000 minimum
Location Hold Fee: Filming on Public and/or Private Property	Per property. For productions to temporarily place hold on property/location until production dates and related contracts/agreements are confirmed, which then enables film production companies to submit a Film Application.	$100.00	$100.00
USE OF Airport			
Grounds Parking: Filming	Per day	$250.00	$500.00
Liaison to Business: Filming	Based on nature and extent of filming, and only as identified as necessary by Airport Manager	At Cost	At Cost
Runway Closure Fee: Filming	Per day	$2,000.00	$3,500.00
Airside Operating Surface Use: Filming	To compensate loss of revenue from other sources due to airside operating surface disruption and/or closure due to filming.	$1,500.00	$1,500.00
Location Activity Fee: Filming	To cover costs related to the coordination and monitoring of film activities within leased space at the airport.		$500.00
USE OF Protective Services			
RCMP Traffic/Site Control Assistance: Filming	Per hour with four (4) hour minimum charge for designated RCMP traffic/site control assistance	$115.00	$150.00

FILMING Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
OTHER			
Staff Costs	Staff wages as required	At Cost	At Cost
Filming Administration Fee	Administration fee on all services invoiced	15% (max $500.00)	15% (max $500.00)

SCHEDULE 14. DEVELOPMENT SERVICES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

ATTACHMENT H

DEVELOPMENT SERVICES Fee Type	Description	Fees & Charges without tax	Fees & Charges without tax
Zoning Bylaw (map amendment) and/or Heritage Revitalization Agreement [1,2,3]	R, RU or SR zone		
	Initial application fee	$4,675.00	$4,675.00
	Supplemental fee per proposed lot	$125.00	$125.00
	RM zone		
	Initial application fee	$5,195.00	$5,195.00
	Supplemental fee per proposed residential unit	$125.00	$125.00
	CD zone		
	Initial application fee	$6,235.00	$6,235.00
	Supplemental fee per m^2 of non-residential gross site area being rezoned plus	$1.25	$1.25
	Supplemental fee per proposed residential lot or unit	$125.00	$125.00
	C zone		
	Initial application fee	$4,675.00	$4,675.00
	Supplemental fee per m^2 of non-residential gross site area being rezoned plus	$1.25	$1.25
	Supplemental fee per proposed residential lot or unit	$125.00	$125.00
	M zone		
	Initial application fee	$4,675.00	$4,675.00
	Supplemental fee per m^2 of gross site area being rezoned	$0.80	$0.80
	P zone		
	Initial application fee	$4,675.00	$4,675.00
	Supplemental fee per proposed residential unit	$125.00	$125.00
	MH-1 or FH-1 zone		
	Initial application fee	$3,950.00	$3,950.00
	Supplemental fee per lot or unit	$125.00	$125.00
Zoning Bylaw (text amendment)	Application fee	$4,310.00	$4,310.00
Official Community Plan Amendment (map or text) and/or Neighbourhood Plan Amendment (map or text) and/or Sub-Neighbourhood Plan Amendment (map or text)[4]	Application fee	$6,235.00	$6,235.00
Development Permit and/or Heritage Alteration Permit[5,6,7]	Initial application fee	$3,690.00	$3,690.00
	Supplemental fee:		
	per m^2 of gfa for commercial and non-residential comprehensive development	$1.25	$1.25
	per m^2 of gfa for industrial and rural development	$0.80	$0.80
	per m^2 of gfa for institutional	$0.30	$0.30
	per proposed residential unit	$125.00	$125.00
Development Variance Permit	Application fee	$3,690.00	$3,690.00
Temporary Use Permit	Application fee	$3,690.00	$3,690.00
Telecommunication Tower	Application fee	$3,690.00	$3,690.00
Liquor Licencing	New Liquor Primary Licence and/or permanent relocation of an existing Liquor Primary Licence and/or Community Gaming Facility or Casino	$3,585.00	$3,585.00
	Amendment to an existing Liquor Primary Licence	$2,235.00	$2,235.00
	Manufacturer Licence (new or existing) requesting a lounge and/or special event area endorsement	$2,235.00	$2,235.00
	Manufacturer Licence (new or existing) requesting a lounge and/or special event area endorsement within the ALR	$500.00	$500.00
	Food Primary Licence involving temporary use area endorsement, hours of liquor service beyond 1:00am, or patron participation entertainment	$2,235.00	$2,235.00
	Requests for confirmation of zoning compliance for any other Liquor Licencing applications	$225.00	$225.00
ALR	Fees as established by the Agricultural Land Commission		
Subdivision	Conventional, Bareland Strata, Air Space and Strata Conversion application fee plus additional fee per lot proposed to be created	$3,740.00 $125.00	$3,740.00 $125.00
	Where an applicant makes a significant amendment to a subdivision application resulting in a new letter of decision; or a significant amendment to a letter of decision; or additional fee where a subdivision letter of decision is extended beyond the expiry date	$1,245.00	$1,245.00
	Phased Strata Form P Approval	$1,245.00	$1,245.00
	Phased Strata Form P Amendment	$520.00	$520.00
	Phased Strata Plan Approval	$520.00	$520.00
Streamside Protection and Enhancement Development Permit	Development Permit	$3,845.00	$3,845.00
	Modification Request	$1,975.00	$1,975.00
Erosion and Sediment Control Permit	Application fee[10]	$550.00	$550.00
	Exemption fee	$550.00	$550.00
	Extension fee	$550.00	$550.00
	Amendment fee	$550.00	$550.00
	Re-inspection fee	$260.00	$260.00
	Development Engineering		

DEVELOPMENT SERVICES Fee Type	Description	Fees & Charges without tax	Fees & Charges without tax
Other	Administration fee payable prior to final reading, final subdivision approval or permit issuance	$625.00	$625.00
	Green Infrastructure Services Administration fee payable prior to final reading, subdivision approval or permit issuance	$1,245.00	$1,245.00
	Landscape Re-inspection fee	$260.00	$260.00
	Legal Document Review and/or Signing fee	$520.00	$520.00
	Routley Environmental Monitoring fee[8] per unit being rezoned	$104.00	$104.00
	Community Planning Administration Fees[9] Willowbrook[8] Fee per unit being rezoned.	$160.00	$160.00
	Neighbourhood Planning Administration Fees[9] Southwest Gordon Estate[8] Fee per unit being rezoned.	$68.00	$68.00
	Routley[8] Fee per unit being rezoned.	$154.00	$154.00
	Yorkson[8] Fee per unit being rezoned.	$149.00	$149.00
	Walnut Grove Stage 9 (Redwoods)[8] Fee per unit being rezoned.	$171.00	$171.00
	Carvolth Fee per gross acre being rezoned.	$2,355.00	$2,355.00
	Northeast Gordon Estate[9] Fee per unit being rezoned.	$415.00	$415.00
	Central Gordon Estate[8] Fee per unit being rezoned.	$170.00	$170.00
	Latimer[8] Fee per unit being rezoned.	$155.00	$155.00
	Smith[8] Fee per unit being rezoned.	$167.00	$167.00
	Williams Fee per gross acre being rezoned.	$2,465.00	$2,465.00
	Booth, Fernridge and Rinn (in Brookswood-Fernridge) Fee per gross acre being rezoned.	$1,991.69	$1,991.69
Extraordinary Charges	Development applications creating extraordinary costs for the Township shall reimburse the Township on the basis of: • Each additional staff report to Council greater than 2	$1,245.00	$1,245.00
	• Township expense of obtaining extraordinary legal or other professional consultant advice needed to evaluate an application	At cost	At cost
	• Municipal advertising, notification, facility rental and setup expenses incurred for additional or extended public hearings	At cost	At cost
	• Where an applicant makes a significant change to the land use and/or site layout of an application resulting in a new File Review Letter	$3,750.00	$3,750.00
	Research and information request	At cost	At cost
Refundable Portion of Development Application Fees	Upon written request of the owner to withdraw an application: 1. 90% of the initial application fee shall be refunded if such request is received within 14 days of application or 2. $1,000.00 of initial application fee shall be refunded for an application to amend the Zoning Bylaw or OCP Bylaw if such request is received, or if Council declines the application, prior to referral to a Public Hearing		
Cannabis Retail Licence	New cannabis retail store and/or permanent relocation of an existing Cannabis Retail Licence	$3,585.00	$3,585.00
	Amendment to an existing Cannabis Retail Licence	$2,235.00	$2,235.00
	Requests for confirmation of zoning compliance for potential Cannabis Retail Licencing applications	$225.00	$225.00

NOTES:

1 Supplemental fees payable prior to final reading of bylaw

2 Maximum application fee payable $50,000

3 Where one rezoning application proposes more than one zone the highest zone fee shall apply

4 Where one application proposes to amend a Sub-Neighbourhood Plan, Neighbourhood Plan or Official Community Plan, only one fee is payable under this category

5 Supplemental fees payable prior to issuance of a building permit. Single family lots payable prior to issuance of Development Permit

6 Where an application incorporates a Development Variance Permit, each fee category applies

7 Maximum application fee payable $50,000

8 For a non-residential development, the fee is based on 10 units per gross acre

9 No administration fee is payable where lands are being rezoning for Civic Institutional P-1 purposes

10 Or as calculated by the ESC Coordinator at 5% of the supply, installation and maintenance costs up to $2,200

SCHEDULE 16. AIRPORT

FEES AND CHARGES BYLAW 2007 NO. 4616

ATTACHMENT I

AMENDMENT BYLAW NO. 6111

AIRPORT Fee Type	Description	Fees & Charges without tax	Fees & Charges without tax
Aircraft Parking			
Yearly Asphalt Tie-down Fee	Annual asphalt aircraft tie-down space	$1,363.00	$1,363.00
Monthly Tie-down Fee	Monthly aircraft tie-down space	$170.34	$170.34
Visitor Tie-down Fee	Single Day, overnight aircraft tie-down space	$10.79	$11.43
Mail Service			
Annual Mailbox Rental Fee	Per unit, onsite community mailbox space	$165.00	$170.00
Key Deposit	Refundable mailbox key deposit	$50.00	$50.00
Key Replacement Fee	Mailbox key replacement	$30.00	$30.00
Gate Access			
Airport Vehicle Operator Permit Application Fee	Permit Application & Administration Fees	$30.00	$30.00
Airport Vehicle Operator Permit Driving Test Fee	Permit Driving Test	$40.00	$40.00
Airport Vehicle Operator Permit Access Card Fee	For each card	$30.00	$30.00
Airside Escort Fees			
During Regular Business Hours	Per hour, minimum 1 hour charge	$75.00	$75.00
Outside Regular Business Hours	Per hour, minimum 3 hour charge	$150.00	$150.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)

SCHEDULE 17. RECREATION, ARTS AND CULTURE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

ATTACHMENT J

RECREATION, ARTS AND CULTURE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Pool, Fitness, and Arena Admissions			
Single Admissions	Child	$ 3.52	$ 3.52
	Youth	$ 4.48	$ 4.48
	Adult	$ 7.14	$ 7.14
	Senior	$ 5.29	$ 5.29
	Super Senior	$ 0.95	$ 0.95
	Family	$ 14.29	$ 14.29
	Student	$ 5.05	$ 5.05
	Drop-in Hockey	$ 7.19	$ 7.19
	Loonie Admission	$ 0.95	$ 0.95
	Toonie Admission	$ 1.90	$ 1.90
10 Pass	Child	$ 31.71	$ 31.71
	Youth	$ 40.05	$ 40.05
	Adult	$ 64.29	$ 64.29
	Senior	$ 47.71	$ 47.71
	Super Senior	$ 9.52	$ 9.52
	Family	$ 128.62	$ 128.62
	Student	$ 45.48	$ 45.48
20 Pass	Child	$ 56.38	$ 56.38
	Youth	$ 71.14	$ 71.14
	Adult	$ 114.33	$ 114.33
	Senior	$ 84.81	$ 84.81
	Super Senior	$ 19.05	$ 19.05
	Family	$ 228.67	$ 228.67
	Student	$ 80.76	$ 80.76
1 Month	Child	$ 35.29	$ 35.29
	Youth	$ 44.43	$ 44.43
	Adult	$ 71.48	$ 71.48
	Senior	$ 53.05	$ 53.05
	Family	$ 142.90	$ 142.90
	Student	$ 50.52	$ 50.52
3 Months	Child	$ 74.00	$ 74.00
	Youth	$ 93.33	$ 93.33
	Adult	$ 150.05	$ 150.05
	Senior	$ 111.29	$ 111.29
	Family	$ 300.05	$ 300.05
	Student	$ 106.05	$ 106.05
1 Year	Child	$ 141.90	$ 141.90
	Youth	$ 189.52	$ 189.52
	Adult	$ 514.48	$ 514.48
	Senior	$ 381.67	$ 381.67
	Super Senior	$ 94.29	$ 94.29
	Family	$ 947.62	$ 947.62
	Student	$ 363.57	$ 363.57
Summer Pass	Summer Pass	$ 23.81	$ 23.81
Waterpark Single Admissions	Child	$ 5.05	$ 5.05
	Youth	$ 6.48	$ 6.48
	Adult	$ 10.24	$ 10.24
	Senior	$ 7.81	$ 7.81
	Super Senior	$ 0.95	$ 0.95
	Student	$ 7.33	$ 7.33

RECREATION, ARTS AND CULTURE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Waterpark 10 Pass	Child	$ 45.48	$ 45.48
	Youth	$ 58.24	$ 58.24
	Adult	$ 92.38	$ 92.38
	Senior	$ 70.00	$ 70.00
	Super Senior	$ 9.52	$ 9.52
	Student	$ 65.95	$ 65.95
Waterpark 20 Pass	Child	$ 80.76	$ 80.76
	Youth	$ 103.48	$ 103.48
	Adult	$ 164.14	$ 164.14
	Senior	$ 124.43	$ 124.43
	Super Senior	$ 19.05	$ 19.05
	Student	$ 117.24	$ 117.24
Museum Admissions			
Single Admissions	Child	$ 3.52	$ 3.52
	Youth	$ 4.48	$ 4.48
	Adult	$ 7.14	$ 7.14
	Senior	$ 5.29	$ 5.29
	Super Senior	$ 0.95	$ 0.95
	Family	$ 14.29	$ 14.29
	Student	$ 5.05	$ 5.05
	Loonie Admission	$ 0.95	$ 0.95
	Toonie Admission	$ 1.90	$ 1.90
Yearly Membership	Child	$ 8.33	$ 8.33
	Youth	$ 10.52	$ 10.52
	Adult	$ 16.76	$ 16.76
	Senior	$ 12.62	$ 12.62
	Super Senior	$ 2.57	$ 2.57
	Family	$ 32.76	$ 32.76
	Student	$ 11.95	$ 11.95
Theatre Rentals			
	Capacity up to 175 - Commercial Use Booking Flat Rate- (more than 8 hours)	$ 1,796.04	$ 1,831.94
	Capacity up to 175 - General Use Booking Flat Rate (more than 8 hours)	$ 898.53	$ 916.48
	Capacity up to 175 - Commercial Hourly	$ 170.39	$ 173.78
	Capacity up to 175 - Private Hourly	$ 113.94	$ 116.20
	Capacity up to 175 - Non-Profit Hourly	$ 57.48	$ 58.61
Banquet/Conference Space Rentals			
	Capacity up to 175 - Commercial Use Booking Flat Rate (more than 8 hours)	$ 1,796.04	$ 2,747.40
	Capacity up to 175 - Private Use Booking Flat Rate (more than 8 hours)		$ 1,831.97
	Capacity up to 175 - Non-Profit Use Booking Flat Rate (more than 8 hours)		$ 922.79
	Capacity up to 175 - Commercial Hourly	$ 170.39	$ 260.17
	Capacity up to 175 - Private Hourly	$ 113.94	$ 231.41
	Capacity up to 175 - Non-Profit Hourly	$ 57.48	$ 116.22
Catering Kitchen			
	Catering Kitchen - Commercial Use Booking Flat Rate		$ 142.86
	Catering Kitchen - Private Use Booking Flat Rate		$ 95.24
	Catering Kitchen - Non-profit Use Booking Flat Rate		$ 47.62
Gallery Rentals			

RECREATION, ARTS AND CULTURE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	Main Exhibition Gallery - capacity up to 125 - Commercial Hourly		$ 284.46
	Main Exhibition Gallery - capacity up to 125 - Private Hourly		$ 201.44
	Main Exhibition Gallery - capacity up to 125 - Non-Profit Hourly		$ 118.49
	Feature Exhibition Gallery - capacity up to 75 - Commercial Hourly		$ 189.65
	Feature Exhibition Gallery - capacity up to 75 - Private Hourly		$ 134.29
	Feature Exhibition Gallery - capacity up to 75 - Non-Profit Hourly		$ 79.00
Amphitheatre			
	Capacity up to 84 - Commercial Hourly	$ 32.62	$ 33.25
	Capacity up to 84 - Private Hourly	$ 26.21	$ 26.72
	Capacity up to 84 - Non-Profit Hourly	$ 13.36	$ 13.61
Swimming Pool Rentals			
	Aquaplay - Commercial Prime Hourly	$ 615.54	$ 627.83
	Aquaplay - Commercial Non-Prime Hourly	$ 308.26	$ 314.41
	Aquaplay - Private Prime Hourly	$ 410.69	$ 418.88
	Aquaplay - Private Non-Prime Hourly	$ 205.85	$ 209.95
	Aquaplay - Non-Profit Prime Hourly	$ 205.85	$ 209.95
	Aquaplay - Non-Profit Non-Prime Hourly	$ 103.41	$ 105.46
	Aquatic Club Meet - Non-Profit 12.5m lane - Prime Hourly	$ 9.03	$ 25.58
	Aquatic Club Meet - Non-Profit 25m lane - Prime Hourly	$ 17.06	$ 50.15
	Aquatic Club Meet - Non-Profit 50m lane - Prime Hourly	$ 33.13	$ 99.31
	Aquatic Club Meet - Commercial 12.5m lane - Prime Hourly	$ 25.09	$ 9.19
	Aquatic Club Meet - Commercial 25m lane - Prime Hourly	$ 49.19	$ 17.38
	Aquatic Club Meet - Commercial 50m lane - Prime Hourly	$ 97.38	$ 33.77
	Beachside Green - Commercial Prime Hourly	$ 615.54	$ 627.83
	Beachside Green - Commercial Non-Prime Hourly	$ 308.26	$ 314.41
	Beachside Green - Private Prime Hourly	$ 410.69	$ 418.88
	Beachside Green - Private Non-Prime Hourly	$ 205.85	$ 209.95
	Beachside Green - Non-Profit Prime Hourly	$ 205.85	$ 209.95
	Beachside Green - Non-Profit Non-Prime Hourly	$ 103.41	$ 105.46
	Dive Tank Commercial - Prime Hourly	$ 83.68	$ 85.33
	Dive Tank Commercial - Non-Prime Hourly	$ 42.34	$ 43.17
	Dive Tank Private - Prime Hourly	$ 56.12	$ 57.22
	Dive Tank Private - Non-Prime Hourly	$ 28.56	$ 29.11
	Dive Tank Non-Profit - Prime Hourly	$ 28.56	$ 29.11
	Dive Tank Non-Profit - Non-Prime Hourly	$14.78	$15.06
	1/2 Dive Tank Commercial - Prime Hourly	$42.37	$43.20
	1/2 Dive Tank Commercial - Non-Prime Hourly	$21.70	$22.11
	1/2 Dive Tank Private - Prime Hourly	$28.58	$29.13
	1/2 Dive Tank Private - Non-Prime Hourly	$14.79	$15.07
	1/2 Dive Tank Non-Profit - Prime Hourly	$14.79	$15.07
	1/2 Dive Tank Non-Profit - Non-Prime Hourly	$7.91	$8.05
	Lazy River - Commercial Prime Hourly	$820.38	$836.77
	Lazy River - Commercial Non-Prime Hourly	$410.69	$418.88
	Lazy River - Private Prime Hourly	$547.25	$558.17
	Lazy River - Private Non-Prime Hourly	$274.13	$279.59
	Lazy River - Non-Profit Prime Hourly	$274.13	$279.59
	Lazy River - Non-Profit Non-Prime Hourly	$137.57	$140.30
	Leisure Pool - Commercial Prime Hourly	$820.38	$836.77

RECREATION, ARTS AND CULTURE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	Leisure Pool - Commercial Non-Prime Hourly	$410.69	$418.88
	Leisure Pool - Private Prime Hourly	$547.25	$558.17
	Leisure Pool - Private Non-Prime Hourly	$274.13	$279.59
	Leisure Pool - Non-Profit Prime Hourly	$274.13	$279.59
	Leisure Pool - Non-Profit Non-Prime Hourly	$137.57	$140.30
Pacific Lagoon (ACC specific)	Shallow Tank 10m-12.5m - Commercial Prime Hourly	$83.68	$85.33
	Shallow Tank 10m-12.5m - Commercial Non-Prime Hourly	$42.34	$43.17
	Shallow Tank 10m-12.5m - Private Prime Hourly	$56.12	$57.22
	Shallow Tank 10m-12.5m - Private Non-Prime Hourly	$28.56	$29.11
	Shallow Tank 10m-12.5m - Non-Profit Prime Hourly	$28.56	$29.11
	Shallow Tank 10m-12.5m - Non-Profit Non-Prime Hourly	$14.78	$15.06
	Pool Lane 10m-12.5m - Commercial Prime Hourly	$22.58	$23.01
	Pool Lane 10m-12.5m - Commercial Non-Prime Hourly	$11.82	$12.04
	Pool Lane 10m-12.5m - Private Prime Hourly	$15.36	$15.65
	Pool Lane 10m-12.5m - Private Non-Prime Hourly	$8.22	$8.36
	Pool Lane 10m-12.5m - Non-Profit Prime Hourly	$8.22	$8.36
	Pool Lane 10m-12.5m - Non-Profit Non-Prime Hourly	$4.60	$4.67
	Pool Lane 17.5m - Commercial Prime Hourly	$33.29	$33.93
	Pool Lane 17.5m - Commercial Non-Prime Hourly	$17.18	$17.50
	Pool Lane 17.5m - Private Prime Hourly	$22.52	$22.96
	Pool Lane 17.5m - Private Non-Prime Hourly	$11.76	$11.98
	Pool Lane 17.5m - Non-Profit Prime Hourly	$11.76	$11.98
	Pool Lane 17.5m - Non-Profit Non-Prime Hourly	$6.40	$6.51
	Pool Lane 25m - Commercial Prime Hourly	$44.16	$45.03
	Pool Lane 25m - Commercial Non-Prime Hourly	$22.58	$23.01
	Pool Lane 25m - Private Prime Hourly	$29.80	$30.37
	Pool Lane 25m - Private Non-Prime Hourly	$15.36	$15.65
	Pool Lane 25m - Non-Profit Prime Hourly	$15.36	$15.65
	Pool Lane 25m - Non-Profit Non-Prime Hourly	$8.22	$8.36
	Pool Lane 50m - Commercial Prime Hourly	$87.33	$89.05
	Pool Lane 50m - Commercial Non-Prime Hourly	$44.15	$45.02
	Pool Lane 50m - Private Prime Hourly	$58.53	$59.68
	Pool Lane 50m - Private Non-Prime Hourly	$29.80	$30.37
	Pool Lane 50m - Non-Profit Prime Hourly	$29.80	$30.37
	Pool Lane 50m - Non-Profit Non-Prime Hourly	$15.36	$15.65
	Tidal Pool with Video - Commercial Prime Hourly	$820.38	$836.77
	Tidal Pool with Video - Commercial Non-Prime Hourly	$410.69	$418.88
	Tidal Pool with Video - Private Prime Hourly	$547.25	$558.17
	Tidal Pool with Video - Private Non-Prime Hourly	$274.13	$279.59
	Tidal Pool with Video - Non-Profit Prime Hourly	$274.13	$279.59
	Tidal Pool with Video - Non-Profit Non-Prime Hourly	$137.57	$140.30
	Waterslides - Commercial Prime Hourly	$820.38	$836.77
	Waterslides - Commercial Non-Prime Hourly	$410.69	$418.88
	Waterslides - Private Prime Hourly	$547.25	$558.17
	Waterslides - Private Non-Prime Hourly	$274.13	$279.59
	Waterslides - Non-Profit Prime Hourly	$274.13	$279.59
	Waterslides - Non-Profit Non-Prime Hourly	$137.57	$140.30
	Wave Pool - Commercial Prime Hourly	$820.38	$836.77
	Wave Pool - Commercial Non-Prime Hourly	$410.69	$418.88
	Wave Pool - Private Prime Hourly	$547.25	$558.17
	Wave Pool - Private Non-Prime Hourly	$274.13	$279.59
	Wave Pool - Non-Profit Prime Hourly	$274.13	$279.59
	Wave Pool - Non-Profit Non-Prime Hourly	$137.57	$140.30
	Pool Beach Area - Commercial Prime Hourly	$87.21	$88.93
	Pool Beach Area - Commercial Non-Prime Hourly	$44.10	$44.97
	Pool Beach Area - Private Prime Hourly	$58.52	$59.67

RECREATION, ARTS AND CULTURE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	Pool Beach Area - Private Non-Prime Hourly	$29.69	$30.26
	Pool Beach Area - Non-Profit Prime Hourly	$29.69	$30.26
	Pool Beach Area - Non-Profit Non-Prime Hourly	$15.41	$15.70
	Full Waterpark area - Commercial Prime Hourly	$3,232.96	$3,298.16
	Full Waterpark area - Commercial Non-Prime Hourly	$1,621.40	$1,654.37
	Full Waterpark area - Private Prime Hourly	$2,158.69	$2,202.40
	Full Waterpark area - Private Non-Prime Hourly	$1,084.13	$1,106.36
	Full Waterpark area - Non-Profit Prime Hourly	$1,084.13	$1,106.36
	Full Waterpark area - Non-Profit Non-Prime Hourly	$547.15	$558.64
Arena Ice Rentals			
	Commercial - Prime Hourly	$524.83	$535.31
	Commercial - Non-Prime Hourly	$303.22	$309.26
	Private - Prime Hourly	$431.55	$440.16
	Private - Non-Prime Hourly	$242.11	$246.93
	Non-Profit - Prime Hourly	$162.88	$166.12
	Non-Profit - Non-Prime Hourly	$99.17	$101.13
	Junior Hockey Game/Practice - Season-Prime Hourly	$194.84	$198.71
	Junior Hockey Game - Playoff-Prime Hourly,**plus $1.00 per person over first 500	$194.84	$198.71
	Junior Hockey Practice - Season- Non-Prime Hourly	$113.42	$115.67
Arena Dry Floor Rentals			
	Commercial - Prime Hourly	$205.22	$209.30
	Commercial - Non-Prime Hourly	$123.53	$125.98
	Private - Prime Hourly	$101.85	$103.87
	Private - Non-Prime Hourly	$61.53	$62.75
	Non-Profit - Prime Hourly	$53.38	$54.42
	Non-Profit - Non-Prime Hourly	$32.43	$33.05
	Senior "A" Lacrosse - Prime Hourly	$129.00	$131.56
Curling Ice Rentals			
	Commercial - Prime Hourly/Sheet	$45.61	$46.50
	Adult - Prime Hourly/Sheet	$39.60	$40.37
	Youth - Prime Hourly/Sheet	$19.53	$19.90
	Senior - Prime Hourly/Sheet	$21.48	$21.89
	Commercial - Non-Prime Hourly/Sheet	$27.76	$28.29
	Adult - Non-Prime Hourly/Sheet	$23.76	$24.22
	Youth - Non-Prime Hourly/Sheet	$12.12	$12.34
	Senior - Non-Prime Hourly/Sheet	$13.29	$13.53
Curling Dry Floor Rentals			
	Commercial - Prime Hourly	$87.73	$89.46
	Adult - Prime Hourly	$44.37	$45.24
	Youth - Prime Hourly	$31.86	$32.48
	Senior - Prime Hourly	$34.35	$35.02
	Commercial - Non-Prime Hourly	$53.03	$54.07
	Adult - Non-Prime Hourly	$27.01	$27.53
	Youth - Non-Prime Hourly	$19.52	$19.89
	Senior - Non-Prime Hourly	$21.02	$21.42
Sports Box Class A1 GPC Rentals	Commercial Hourly	$167.33	$170.66
Includes contribution to park asset replacement reserve fund.	Private Hourly	$98.01	$99.95
	Adult Non-Profit Hourly	$57.86	$59.00
	Youth Non-Profit Hourly	$30.19	$30.77
Facility Rentals			
Aerobic Rooms			
	Aerobics Room - Commercial Hourly	$119.94	$122.31
	Aerobics Room - Private Hourly	$80.28	$81.87
	Aerobics Room - Non-Profit Hourly	$40.65	$41.45

RECREATION, ARTS AND CULTURE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Gymnasiums			
	Gymnasium - Full - Double Gym Non-Prime Private Hourly	$106.27	$108.38
	Gymnasium - Full - Double Gym Non-Prime Non-Profit Hourly	$53.64	$54.69
	Gymnasium - Half - Single Gym Non-Prime Private Hourly	$53.64	$54.69
	Gymnasium - Half - Single Gym Non-Prime Non-Profit Hourly	$27.32	$27.85
	Gymnasium - Quarter - Half Gym Non-Prime Private Hourly	$27.32	$27.85
	Gymnasium - Quarter - Half Gym Non-Prime Non-Profit Hourly	$14.16	$14.42
	Gymnasium - Full - Double Gym - Prime Commercial Hourly	$316.82	$323.14
	Gymnasium - Full - Double Gym - Prime Private Hourly	$211.54	$215.75
	Gymnasium - Full - Double Gym - Prime Non-Profit Hourly	$106.27	$108.38
	Gymnasium - Half - Single Gym - Prime Commercial Hourly	$158.91	$162.07
	Gymnasium - Half - Single Gym - Prime Private Hourly	$106.27	$108.38
	Gymnasium - Half - Single Gym - Prime Non-Profit Hourly	$53.64	$54.69
	Gymnasium - Quarter - Half Gym - Prime Private Hourly	$53.64	$54.69
	Gymnasium - Quarter - Half Gym - Prime Non-Profit Hourly	$27.32	$27.85
	Gymnasium - Elementary School - Commercial Hourly	$158.91	$162.07
	Gymnasium - Elementary School - Private Hourly	$106.27	$108.38
	Gymnasium - Elementary School - Non-Profit Hourly	$53.64	$54.69
	Gymnasium - Middle School - Commercial Hourly	$176.76	$180.28
	Gymnasium - Middle School - Private Hourly	$118.17	$120.51
	Gymnasium - Middle School - Non-Profit Hourly	$59.58	$60.76
Lobbies			
	Lobby - Commercial Hourly	$42.25	$50.08
	Lobby - Private Hourly	$33.01	$33.73
	Lobby - Non-Profit Hourly	$17.01	$17.39
Facility Specific Rentals			
ACC Roof Deck	Roof Deck - capacity up to 60 - Commercial Hourly	$147.52	$150.45
	Roof Deck - capacity up to 60 - Private Hourly	$98.68	$100.63
	Roof Deck - capacity up to 60 - Non-Profit Hourly	$49.84	$50.82
ACC Indoor Walking Track	Two Lanes - Commercial Hourly	$26.17	$26.67
	Two Lanes - Private Hourly	$17.77	$18.11
	Two Lanes - Non-Profit Hourly	$9.39	$9.56
Multipurpose Room Rentals	Capacity up to 45 - Commercial Hourly	$49.12	$50.08
	Capacity up to 45 - Private Hourly	$33.09	$33.73
	Capacity up to 45 - Non-Profit Hourly	$17.07	$17.39
	Capacity up to 80 - Commercial Hourly	$74.29	$75.75
	Capacity up to 80 - Private Hourly	$49.87	$50.84
	Capacity up to 80 - Non-Profit Hourly	$25.44	$25.93
	Capacity up to 133 - Commercial Hourly	$85.93	$87.62
	Capacity up to 133 - Private Hourly	$57.60	$58.73
	Capacity up to 133 - Non-Profit Hourly	$29.33	$29.89
George Preston Lower Lounge Rentals	Lower Lounge - Commercial Hourly	$49.54	$50.08
	Lower Lounge - Private Hourly	$33.36	$33.73
	Lower Lounge - Non-Profit Hourly	$17.19	$17.39
George Preston Multipurpose Room Rentals	Multipurpose Room - capacity up to 133 - Commercial Use Booking Flat Rate (more than 8 hours)	$680.08	$700.99
	Multipurpose Room - capacity up to 133 - Private Use Booking Flat Rate (more than 8 hours)	$227.40	$469.85
	Multipurpose Room - capacity up to 133 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$453.74	$239.14

SCHEDULE 18. BUILDING PERMIT FEES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

ATTACHMENT K

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Refunds	No fees or part thereof paid to the Township shall be refunded if a start has been made on Construction. If no start has been made and if the Building Inspector so certifies, the Township may refund to the Owner or Agent with respect to an issued Permit. Refunds may only be requested within 2 years of date of Permit Issuance and will not be given unless a written request is received by the Building Inspector	A refund may be issued the amount of the Permit fee less $50.00 or 25% whichever is greater, to a maximum value of 50% of the Permit fee	A refund may be issued the amount of the Permit fee less $50.00 or 25% whichever is greater, to a maximum value of 50% of the Permit fee
Re-Inspections	Where any inspection carried out pursuant to this Bylaw discloses work not in compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws, and a subsequent inspection is thereby made necessary. Where a Permit Holder fails to have the work inspected, accessible and ready at the time the inspection, has not requested cancellation of an otherwise already requested inspection prior to the commencement of the business day of the subject inspection, or because requirements outlined in the Township's Erosion and Sediment Control Bylaw are not in place, an additional fee for each subsequent call for inspection made necessary thereby may be charged	$165.00/inspection	$165.00/inspection
Change of Owner or Registered Professional	In the event of a change of Owner or Registered Professional before Construction is complete, and providing no changes are proposed to the issued Permit, a valid Permit may be transferred upon payment of a recording fee for each Permit, or in the case of a change of Registered Professional, the above prescribed fee for each change of person. The new Permit Holder must become responsible for depositing with the Township any applicable bond or security amounts	$100.00/ permit	$125.00/ permit
Renewals	Where a Permit has lapsed and the Building Inspector has established that the proposed work complies with the Building Code, the Langley Building Bylaw and all other applicable enactments including other Township bylaws, the Permit may be renewed on payment	$75.00	$100.00

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Registered Professional Fee Reduction	Where appropriate Registered Professionals are retained by the Owner and provide Letters of Assurance for design and field review as specified in the Building Code; and the Township indicates in writing to the Owner that in issuing the Permit it is relying on the certification of the Registered Professionals; the Permit fee must be reduced for any one property. This reduction reflects the cost of the work that would otherwise be done by the Building Inspector to determine compliance with the Langley Building Bylaw, the Building Code and all other applicable enactments including other Township Bylaws	Reduction of 2.5% for any one property	Reduction of 2.5% for any one property
Alternative Solution Proposal Review	For the initial review of an alternative solution proposal for Part 9 Buildings . Is payable with each subsequent submission.	$400.00	$400.00
	For the initial review of an alternative solution proposal for Part 3 Buildings. Is payable with each subsequent submission.	$500.00	$500.00
	If the initial alternative solution proposal is not acceptable or revisions are submitted, an additional fee for Part 9 Buildings is payable with each subsequent submission	$200.00	$200.00
	If the initial alternative solution proposal is not acceptable or revisions are submitted, an additional fee Part 3 Buildings, is payable with each subsequent submission	$250.00	$250.00
Change of Address	A fee must be paid in accordance with the Langley Building Numbering Bylaw, as amended, where an address change can be accommodated and the request is based on personal preference. In addition to this fee, where a valid Building Permit(s) exist and are active on the property that is the subject of the change of address request the fee is calculated based on each hour of staff time, minimum 1 hour.	$100.00/hour	$100.00/hour
Revision to Issued Building Permit Drawings	Fee is calculated based on each hour of staff time, minimum of 1 hour	$100.00/hour	$100.00/hour
Revisions Prior to Permit Issuance	Fee is calculated based on each hour of staff time, minimum of 1 hour for an application requiring less than 3, where an Owner or Agent requests revisions to a Permit Application or is required to make revisions where necessary to determine compliance with this Bylaw, the Building Code and all other applicable enactments including other Township Bylaws	$100.00/hour	$100.00/hour
	When a permit requires 3 or more revisions for an application	50% of permit fee	50% of permit fee

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Demolitions	Where a Building or Structure or portion of a Building or Structure is to be demolished	$150.00	$150.00
Inspection for Moving a Building or Structure	An application fee to move an existing Building or Structure onto a parcel of land within a 50km radius of the Site. Fees for inspections for greater distances will be evaluated on a individual basis	$150.00.	$150.00.
Title Search	When a title search is required by the Township to confirm ownership and all encumbrances on the property, to be paid at time of Permit Issuance	$30.00	$30.00
Restrictive Covenant Detail	When title searches indicate further detailed restrictive covenant information is required to review the language of the encumbrances on the property in relation to a Permit Application. To be paid at time of Permit Issuance	$50.00/each detailed restrictive covenant	$50.00/each detailed restrictive covenant
Liquor Licence Review	Review and approval of drawings and documents associated with a Liquor Licence application to the Liquor and Cannabis Regulation Branch	$100.00	$125.00
Annual Document Filing Fee	An addiministration fee must be paid for the review, filing and follow-up related to Permits that require annual ongoing submission of documentation	$75.00	$75.00
File Research Letter	Fees payable for a File Research Letter to provide a summary overview of a property based on existing Township of Langley historical Building Permit records, not inclusive of providing copies of documents per address or PID		
	For Single family and two family residential	$145.00	$150.00
	For Multi-Family residential, Commercial, Industrial, and Institutional	$185.00	$225.00
School Compliance Letter		$75.00	$75.00
Driveway Review	For the review of an existing driveway(s) or proposed driveway(s) in conjunction with a Building Permit Application.		$150.00
Driveway Application Fee	Non-refundable application fee	NEW	$50.00
Driveway Permit Fee	Percentage of the driveway cost estimate in conjunction with a driveway permit	NEW	15% subject to a minimum fee of $300.00
Strata Conversion Inspection Fee	Fee required for inspection to confirm strata conversion	NEW	$165.00
Building Permit Fees	In accourdance with the Valuation Schedule the fees payable for issuance of a permit		
	A minimum Building Permit fee	$100.00	$100.00
	For work the valulation of which is not more than $1,000.00.	$52.50	$52.50
	For each additional $1,000.00 or fraction thereof up to and $50,000.	$10.50	$9.75

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	For each additional $1,000.00 or fraction thereof in excess of $50,000.00 up to and including $1,000,000.00.	$8.25	$10.00
	For each additional $1,000.00 or fraction thereof in excess of $1,000,000.00.	$7.75	$9.50
Valuation Schedule	For the purpose of assessing the Building Permit fee, the Construction value shall be determined as:		
	Main Storey	$1,185.00 per m2	$1,220.00 per m2
	Other Storey Finished	$1,090.00 per m2	$1,120.00 per m2
	Other Store Unfinished	$360.00 per m2	$385.00 per m2
	Basement Finished	$1020.00 per m2	$1050.00 per m2
	Basement Unfinished	$325.00 per m2	$345.00 per m2
	Basement Finish / Secondary Suite	NEW	$1,220.00 per m2
	Secondary Suite Conversion	NEW	$345.00 per m2
	Secondary Suite Above Grade	NEW	$345.00 per m2
	Finishing a storey	$670.00 per m2	$700.00 per m2
	Finishing a basement	$685.00 per m2	$700.00 per m2
	Renovation of existing dwelling	$495.00 per m2	$545.00 per m2
	New Foundation	$350.00 per m2	$400.00 per m2
	Garage or Closed Accessory	$405.00 per m2	$450.00 per m2
	Carport or Open Accessory	$175.00 per m2	$200.00 per m2
	Greenhouses (Glass)	$175.00 per m2	$200.00 per m2
	Greenhouses (Fiberglass)	$115.00 per m2	$130.00 per m2
	Greenhouses (Plastic)	$85.00 per m2	$100.00 per m2
	Wood burning chimneys, Stove, Insert, or Fireplace	$7,500.00 per flu	$10,000.00 per flu
	Gas/Electric Fireplaces	$3,750.00 each	$4,000.00 each
	For all other classes of Buildings and Structures, the Marshall & Swift Valuation Plan will be used to establish the valuation in accordance with Township Policy No. 07-405		
Plumbing Permit Fees	For the installation of each of the first two plumbing fixtures	$27.75	$28.75
	For each additional fixture	$20.25/fixture	$20.75/fixture
	For the installation of each sump, catch basin, manhole, interceptor	$29.25	$30.25
	For the installation of each of the first two fire sprinkler heads	$29.25	$30.00
	For each additional head	$1.50/head	$1.60/head
	For the installation of any fireline main valve	$85.00	$87.25
	For the installation of a Siamese Connection	$56.50	$57.00
	For 30 m of water & sewer line of 100 mm	$42.25	$43.50
	For each additional 30 m or part thereof over 100 mm	$20.50	$21.00
	For the connection to a septic tank/field, sanitary sewer, or water connection	$73.50	$75.25
	For the installation of each testable backflow prevention device	$56.50	$58.00

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	Minimum Plumbing or Fire Sprinkler Permit	$100.00	$100.00
	For the installation of a new or conversion to a single family solar system	$50.00	$150.00
Sign Permit Fees	For the purpose of assessing Permit fees for a Sign Permit, the contract price value for the proposed sign will be used and applied to Building Permit Fees in determining the Permit fee		
	Minimum Sign Permit	$92.50	$100.00
	For changing of a copy in an existing sign	$46.50	$46.50
Change of Use	For a Permit to change the occupancy or use of a Building or Structure	$225.00	$225.00
	Where the change of use requires review time beyond one hour of staff time to determine compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws, a fee calculated based upon staff time must also be paid in addition to the above prescribed change of use fee	$100/hr	$100/hr
File Records	To assist in the cost of preparing permanent digital records of Construction, fees shall be determined as follows utilizing a Construction value as determined in accordance with the valuation schedule		
	For all new single family dwellings, 0.025% of Construction Value	Minimum of $53.75 and a maximum of $107.75	Minimum of $53.75 and a maximum of $107.75
	For all new and or additions of commercial, industrial, institutional and multi-family projects, 0.025% of the Construction value	Minimum of $215.25 and a maximum of $322.75	Minimum of $215.25 and a maximum of $322.75
	For all miscellaneous Permits such as single family additions, accessory, agricultural, sign, plumbing, fire sprinkler, irrigation, tenant improvement Permits, etc, 0.015% of the Construction value	Minimum of $32.25 and a maximum of $107.75	Minimum of $32.25 and a maximum of $107.75
Bond Processing Fee	A processing fee for any bond or security amounts as required by the Langley Building Bylaw is required for single family dwellings where submitted in the form of cash or cheque. This is a non-refundable fee	$75.00	$75.00
	For Buildings and Structures, all new and/or additions of commercial, industrial, institutional and multi-family projects where submitted in the form of an irrevocable letter of credit, with both payable at time of Permit Issuance. This is a non-refundable fee	$150.00	$150.00

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Administration Fee	An administration fee must be applied on each occasion the Township requires Township Property to be cleaned due to sediment, debris, or other deleterious material being tracked onto the roads or sidewalks from Construction; for the process of cancellation of a Permit; for the transfer of a Permit to a new Permit Holder and for similar clerical administration work that the Building Inspector deems a fee is required. This is a non-refundable fee	$75.00	$75.00
Development Review Fees			
Development Engineering	To assist in the cost of reviewing Site services, lot grading, and stormwater management, where civil drawings are required as part of a Building Permit application, a non-refundable Site plan review fee is required to be paid in the amount of:		
	For commercial, industrial, institutional and multi-family projects, 0.35% of the Construction value	subject to a minimum of $600.00 and a maximum of $9,500.00	subject to a minimum of $600.00 and a maximum of $9,500.00
	For single family dwelling and agricultural projects, 0.055% of the Construction value	subject to a minimum of $150.00 and a maximum of $400.00	subject to a minimum of $150.00 and a maximum of $400.00
Streamside Protection	To assist in the cost of coordinating implementation of the provincial Riparian Areas Protection Regulation (as amended), or, Schedule 3 (“Development Permit Areas: Streamside Protection and Enhancement”) of the Langley Official Community Plan Bylaw 1979 No. 1842 a review fee is required where a Building Permit Application requires submission of an assessment in conjunction with either of the above noted legislative requirements	$250.00	$250.00
Protective Services	To assist in the cost of review where the Fire Department is involved in the process of either plan review or is required to perform an inspection(s) in order to determine compliance with a multi-family, commercial, industrial, or institutional project, a fee is required to be paid		
	For multi-family projects Part 9 residential	New	$250.00/permit
	For commercial, industrial, institutional, or Part 3 residential	New	$750.00/permit
Final Lot Grading Bond	To ensure that the works and services for individual lots is completed in accordance with the accepted plans, a final lot grading bond will be provided at the time of Permit Issuance. The final lot grading bond will be released once the project has received an accepted final inspection	$3,500.00	$3,500.00
Moving of Buildings Administration and Security Deposit	Where a Building or Structure is moved in accordance with the provisions of the Langley Building Bylaw, a fee is required to be submitted to conduct the process	$300.00	$300.00

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	A security deposit in the form acceptable to the Township is required at time of Permit Issuance to ensure the Building or Structure is fully completed and an accepted final inspection is obtained within 6 months from the date of the Permit Issuance	$5,000.00	$5,000.00
Second Dwelling Security Deposit	A security deposit in the form acceptable to the Township is required at time of Permit Issuance to ensure the Building or Structure is fully completed and an accepted final inspection is obtained within 6 months from the date of the Permit Issuance	$25,000.00	$25,000.00
Damage and Compliance Bond	In addition to any other fee payable pursuant to the Langley Building Bylaw, where the Construction Site is served by any street upon which there is a sidewalk, curb and gutter, drainage swale, municipal ditch, street light, street tree, storm sewer, sanitary sewer, water service, or a combination of any of these, either existing or required to be completed prior to final inspection and acceptance of the property, the Owner or Agent for a Permit must at the time of Permit Issuance, deposit a damage and compliance bond with the Township		
	For each single family residential unit where the Construction Site fronts a street where a sidewalk or curb and gutter are located	$3,000.00/unit	$3,000.00/unit
	For each single family residential unit where the Construction Site does not front a street where a sidewalk or curb and gutter are located	$1,500.00/unit	$1,500.00/unit
	For Buildings or Structures that are mobile homes, accessory, additions less than 90 square meters in Building area, swimming pools, signs, or other Buildings or Structures where the Building Inspector deems the proposed works are applicable at this damage and compliance bond rate	$500.00	$500.00
	For other than single family residential development amount per meter of Site frontage	$150.00/meter to a maximum of $22,500.00	$150.00/meter to a maximum of $22,500.00

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Energy Efficiency Performance Bond	To ensure that energy efficiency works related to each Part 9 dwelling unit are completed in accordance with the required Step of the Energy Step Code as specified in Section 7.5 of the Langley Building Bylaw, an energy efficiency performance bond per dwelling unit, to a maximum per Building Permit or project, will be provided at the time of Permit Issuance. The energy efficiency performance bond will be released once it has been verified that the project has been constructed to achieve the energy efficiency performance level in accordance with the required Step of the Energy Step Code as outlined in the Building Code, and has received an accepted final inspection	$2,500.00/dwelling unit to a maximum of $25,000.00	$2,500.00/dwelling unit to a maximum of $25,000.00
Green Building Rebate Program	A rebate fee that is issued upon completion of Construction for an Eligible Dwelling Unit where a portion of the original Permit fee is returned to the Permit Holder. Green Building Permit Rebates shall be in the amount specified as follows, except for end units, those being dwelling units located physically at each end of a row in a multiple unit building (maximum two per building) that reach a performance level as indicated shall receive an amount 25% more than as specified below for non end units:		
	For a new single family dwelling as designatedin the Township of Langley Zoning Bylaw as amended where constructed to a minimum level of Step 5 of Energy Code, or Passive House Certification	$1,000.00 Step 4	$1,500.00 Step 5
	For each new dwelling unit forming part of a two family dwelling, townhouse, rowhouse, or manorhome as designated in the Township of Langley Zoning Bylaw as amended where constructed to a minimum level of Step 5 of the Energy Step Code, or Passive House certification	$300.00 Step 4	$500.00 Step 5
	For each existing single family dwelling where the Building is altered, added to, or renovated where the annual energy consumption rating of the Building is reduced from its pre-existing level by more than 10 gigajoules per year (GJ/year), $15 per GJ/year of the net difference in anticipated annual energy consumption savings calculated between the pre-existing and post construction EnerGuide assessments, to a maximum Green Building Permit Rebate value	$750.00	$750.00

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Sustainable Construction Fee	A fee payable at time of Permit Issuance applicable to all classes of Buildings and Structures as well as alterations, additions, and renovations of single family dwellings. The Sustainable Construction fee is payable at the time of permit issuance		
	For new dwelling units where the valuation of which is not more than $1,000.00	$0.95	$0.95
	For new dwelling units for each additional $1,000.00 or fraction thereof up to and including $50,000.00	$0.50	$0.50
	For new dwelling units for each additional $1,000.00 or fraction thereof in excess of $50,000.00 up to and including $500,000.00	$0.35	$0.35
	For new dwelling units for each additional $1,000.00 or faction thereof in excess of $500,000.00	$0.12	$0.12
Energy Documentation Review	To assist in the cost of review where the Building Energy Department is involved in the process of either plan review or is required to perform an inspection(s) in order to determine compliance with a single family dwelling, multi-family, commercial, industrial, or institutional project, a fee is required		
	For single family dwellings	New	$200.00/permit
	For multi-family projects Part 9 residential	New	$250.00/permit
	For commercial, industrial, institutional, or Part 3 residential	New	$500.00/permit
	If the initial submission is not acceptable and additional revisions are submitted, an additional fee is required and is required with each subsequent submission	New	$100/permit for Part 9 Buildings $250.00/permit for Part 3 Buildings

SCHEDULE 11. WATERWORKS

FEES AND CHARGES BYLAW 2007 NO. 4616

ATTACHMENT L

AMENDMENT BYLAW NO. 6111

WATERWORKS Fee Type	Description	Fees & Charges without tax	Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	Cost	Cost
Water Connection Estimate Fee	Non-Refundable Estimate Fee	$150.00	$150.00
Service Connection/Disconnection Fee - Residential Subdivision with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each residential subdivision connection/disconnection, a deposit, to be determined by an estimate wil be required. Such deposit will be no less than $5000	$5,000.00	$5,000.00
Service Connection/Disconnection Fee - Non Residential Development with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each non residential connection/disconnection and metered connection, a deposit, to be determined by an estimate will be required. Such deposit will be no less than $7500.	$7,500.00	$7,500.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing water line	$165.00	$165.00
Removal of Abandoned Services	Each removal of an abandoned water service requiring removal	At cost	At cost
Fire Hydrant Use - Assembly Rental	Application, meter and backflow assembly rental	$150.00	$150.00
Fire Hydrant Use - Water Consumption	Minimum per day fee is $50.00. Rate for water use is four (4) times the Tier 2 Metered Water rate. Provision of liability insurance for three (3) million dollars identifying the Township of Langley as additional insured.	$50.00	$50.00
Inaccessible Meter	For each 7 day period, where meter remains inaccessible, a rate shall apply	$150.00	$150.00
Special Meter Readings	For each special meter readings, a rate shall apply	$165.00	$165.00
Meter Testing	For each meter testing	At cost	At cost
Meter Testing	Security deposit for each meter testing	$250.00	$250.00
Water Restriction Exemption Permit: Residential	Permit (21 days) to authorize residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$50.00	$50.00
Water Restriction Exemption Permit: Family Residential	Permit (21 days) to authorize multi-family residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$200.00	$200.00
Water Restriction Exemption Permit: Commercial	Permit (21 days) to authorize commercial use of water for newly installed law or landscaping during Stage 1 and 2 water restrictions	$200.00	$200.00
Water Restriction Exemption Permit: Nematode Applicaton	Permit (21 days) to authorize use of water for nematode application (supported by proof of nematode purchase or hiring of professional nematode application services)	$0.00	$0.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)
Aqualoader Fob Fee	For each new fob provided for the Aldergrove Aqualoader Terminal	20.00	20.00
Aqualoader Fob Replacement Fee	Fee to replace Aldergrove Aqualoader Terminal access fob	20.00	20.00

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6111

EXPLANATORY NOTE

Bylaw No. 6111 amends the Fees and Charges Bylaw 2007 No. 4616 as amended, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services and consolidation of the Township of Langley Fees and Charges Bylaw:

- Schedule 1: PARKS
- Schedule 2: CEMETERIES
- Schedule 4: FINANCE
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 7: FIRE
- Schedule 8: TRANSPORTATION
- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 14: DEVELOPMENT SERVICES
- Schedule 16: AIRPORT
- Schedule 17: RECREATION AND CULTURE
- Schedule 18: BUILDING PERMIT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6111

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

1. This Bylaw may be cited for all purposes as “Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6111”.

2. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, the invalid portion must be severed, and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

3. The Township hereby imposes fees and charges for the provision of services and information as specified in Schedules “1”, “2”, ”4”, ”5”, “7”, “8”, “10”, “11”, “14”, “16”, “17” and “18”, attached to and forming part of this bylaw. Schedules ”3”, “6”, “9”, ”12”, “13”, and “15” remain unchanged.

4. The following schedules of fees and charges are hereby imposed to align with the Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6111:

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

_____ Mayor _____ Township Clerk

SCHEDULE 1. PARKS
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

PARKS Fee Type	Description	Fees & Charges without tax
Outdoor Plaza	Commercial Hourly	$36.20
Includes: Bedford Plaza	Private Hourly	$19.80
	Non-Profit Hourly	$11.20
McLeod Athletic Park Stadium		
McLeod Athletic Park Stadium McLeod Athletic Park Stadium Includes: Grandstand, Synthetic Turf Field, Track & Field, and Throws Area	Commercial Hourly	$341.45
	Non-Profit Hourly (with admissions)	$253.20
	Private Hourly	$208.60
	Non-Profit Adult Hourly	$164.00
	Non-Profit Youth Hourly	$164.00
McLeod Atheltic Park Stadium Synthetic Turf Field Class A ""	Prime - Commercial Hourly	$147.50
	Prime - Private Hourly	$128.45
	Prime - Non-Profit Adult Hourly	$70.20
	Prime - Non-Profit Youth Hourly	$47.75
	Non-Prime - Commercial Hourly	$122.45
	Non-Prime - Private Hourly	$103.55
	Non-Prime - Non-Profit Adult Hourly	$44.35
	Non-Prime - Non-Profit Youth Hourly	$24.65
	Removal or Installation of football uprights in the oval field	$3,106.65
McLeod Athletic Park Track Eight Lanes ""	Commercial Hourly	$105.85
	Private Hourly	$71.50
	Non-Profit Adult Hourly	$37.10
	Non-Profit Youth Hourly	$37.10
McLeod Athletic Park - Track & Field Track & Field includes: Long Jump, Triple Jump, West Shot Put, High Jump, Pole Vault, Throws Area	Commercial Hourly	$161.75
	Private Hourly	$109.60
	Non-Profit Adult Hourly	$57.20
	Non-Profit Youth Hourly	$48.25
McLeod Athletic Park - Throws Area Throws Area includes: Javelin, East Shot Put, Discus, Hammer Throw, Throws Cages	Commercial Hourly	$29.60
	Private Hourly	$20.65
	Non-Profit Adult Hourly	$11.70
	Non-Profit Youth Hourly	$7.15
McLeod Athletic Park Announcers Booth Announcers Booth Includes: Annoucers Booth, Score Board, & Audio System	Commercial Hourly	$107.10
	Private Hourly	$71.40
	Non-Profit Adult Hourly	$35.70
	Non-Profit Youth Hourly	$35.70
McLeod Athletic Park First Aid Room	Commercial Hourly	$16.20
	Private Hourly	$10.80
	Non-Profit Adult Hourly	$5.40
	Non-Profit Youth Hourly	$5.40
McLeod Athletic Park Officals Room	Commercial Hourly	$16.20
	Private Hourly	$10.80
	Non-Profit Adult Hourly	$5.40
	Non-Profit Youth Hourly	$5.40
McLeod Athletic Park Video Display Screen	Commercial Hourly	$231.30
	Private Hourly	$154.60
	Non-Profit Adult Hourly	$77.85
	Non-Profit Youth Hourly	$77.85
Storage Space	Annual Non-Profit $/ft^2 Rate	$0.60
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Commercial Per Day Rate	$786.75

PARKS Fee Type	Description	Fees & Charges without tax
	Private Per Day Rate	$524.90
	Non-Profit Per Day Rate	$262.95
Parking Lot Use - WGC, WCB, WBY, AKC, SAL, ACC, GPC, all other parks	Commercial Per Day Rate	$477.30
	Private Per Day Rate	$318.55
	Non-Profit Per Day Rate	$159.85
Park Concession Rental	Per day	
	Commercial Daily Rate	$83.15
	Private Daily Rate	$83.15
	Non-Profit Adult Daily Rate	$83.15
	Non-Profit Youth Daily Rate	$83.15
	Seasonal Monthly Non-Profit Rate	
	Commercial Monthly Rate	$351.05
	Private Monthly Rate	$351.05
	Non-Profit Adult Monthly Rate	$351.05
	Non-Profit Youth Monthly Rate	$351.05
Williams Park Picnic Area	Commercial Day Rate	$172.15
Includes: Inside room, Picnic Shelters, and Picnic Tables	Private Day Rate	$172.15
	Non-Profit Day Rate	$172.15
Park Picnic Shelter	Commercial Day Rate	$96.40
	Private Day Rate	$96.40
	Non-Profit Day Rate	$96.40
Ponder Park Camping Fee	Per night, per child	$2.00
Boat Launch Closure Fee	Per event fee	$384.70
Access to Private Property Permit Fee	Per permit	$100.00
Park Permit Application Fee	Per permit	$50.00
Park Permit Application Fee For Profit Special Event/Festival	Per permit	$250.00
Special Even Portable Receptacle Bins	For each Delivery and Pickup of Portable Receptacle	$150.00
For Profit Special Event/Festival Fees	Per person attendance <500 (based on estimated attendance at time of application)	$1.00
(in addition to park rental fees)	Per person attendance 501 - 1000 (based on estimated attendance at time of application)	$1.25
	Per person attendance >1000 (based on estimated attendance at time of application)	$1.50
	ToL Staff Event Support/Equipment	At Cost
	Community Patrol Officer - per hour	$30.00
Spirit Stage Fee	Commercial - first day	$633.35
	Commercial - additional day	$317.25
	Private - first day	$422.60
	Private - additional day	$211.85
	Non-Profit - first day	$211.85
	Non-Profit - additional day	$106.50
	Towing Fee (waived for non-profit)	At cost
	Set-up/Take-down Fee (includes site visit but not special requirements)	$310.65
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$620.20
	On Field Set-up/Take-down Fee (includes site visit but not special requirements)	$1,120.70
	On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$2,240.35
Synthetic Turf Fields Class AAA ""	Prime - Commercial Hourly	$442.70
Willoughby Community Park - Northwest Synthetic Field	Prime - Private Hourly	$378.30
	Prime - Non-Profit Adult Hourly	$226.20
	Prime - Non-Profit Youth Hourly	$144.25
	Non-Prime - Commercial Hourly	$378.30
	Non-Prime - Private Hourly	$331.50
	Non-Prime - Non-Profit Adult Hourly	$179.35
	Non-Prime - Non-Profit Youth Hourly	$115.00
Synthetic Turf Fields Class AA ""	Prime - Commercial Hourly	$184.35

PARKS Fee Type	Description	Fees & Charges without tax
Willoughby Community Park - Southeast Synthetic	Prime - Private Hourly	$160.60
	Prime - Non-Profit Adult Hourly	$87.70
	Prime - Non-Profit Youth Hourly	$59.65
	Non-Prime - Commercial Hourly	$153.05
	Non-Prime - Private Hourly	$129.40
	Non-Prime - Non-Profit Adult Hourly	$55.45
	Non-Prime - Non-Profit Youth Hourly	$30.80
Synthetic Turf Fields Class A ""	Prime - Commercial Hourly	$147.50
	Prime - Private Hourly	$128.45
	Prime - Non-Profit Adult Hourly	$70.20
	Prime - Non-Profit Youth Hourly	$47.75
	Non-Prime - Commercial Hourly	$122.45
	Non-Prime - Private Hourly	$103.55
	Non-Prime - Non-Profit Adult Hourly	$44.35
	Non-Prime - Non-Profit Youth Hourly	$24.65
Synthetic Turf Fields Class B ""	Prime - Commercial Hourly	$104.40
Aldergrove Athletic Park - East Synthetic Field (70% Class A)	Prime - Private Hourly	$91.15
	Prime - Non-Profit Adult Hourly	$50.30
	Prime - Non-Profit Youth Hourly	$34.55
	Non-Prime - Commercial Hourly	$86.85
	Non-Prime - Private Hourly	$73.60
	Non-Prime - Non-Profit Adult Hourly	$32.20
	Non-Prime - Non-Profit Youth Hourly	$18.30
		$0.00
MAP Synthetic Turf Diamond	Prime - Commercial Hourly	$76.60
	Prime - Private Hourly	$62.95
	Prime - Non-Profit Adult Hourly	$34.30
	Prime - Non-Profit Youth Hourly	$22.60
	Non-Prime Commercial Hourly	$67.05
	Non-Prime Private Hourly	$53.45
	Non-Prime Non-Profit Adult Hourly	$24.60
	Non-Prime Non-Profit Youth Hourly	$13.80
All Weather Fields	Commercial Hourly	$35.75
	Private Hourly	$24.75
	Non-Profit Adult Hourly	$10.05
	Non-Profit Youth Hourly	$6.45
Natural Grass Fields	Commercial Hourly	$35.95
	Private Hourly	$24.85
	Non-Profit Adult Hourly	$13.00
	Non-Profit Youth Hourly	$7.25
Disc Golf	Commercial Hourly	$53.50
	Private Hourly	$36.50
	Non-Profit Adult Hourly	$19.60
	Non-Profit Youth Hourly	$11.10
Sports Box Class A MAP	Commercial Hourly	$118.60
	Private Hourly	$100.05
	Non-Profit Adult Hourly	$42.35
	Non-Profit Youth Hourly	$23.00
Sports Box Class B	Commercial Hourly	$29.60
	Private Hourly	$20.65
	Non-Profit Adult Hourly	$11.70
	Non-Profit Youth Hourly	$7.15
Bocce Courts Class A	Commercial Hourly	$53.50
	Private Hourly	$36.50
	Non-Profit Adult Hourly	$19.60
	Non-Profit Youth Hourly	$11.10
Tennis Courts Class A	Commercial Hourly	$53.50
WG,BSS,PJP,DRP,Forest Hills,AAP,MAP	Private Hourly	$36.50
Langley Meadows	Non-Profit Adult Hourly	$19.60
	Non-Profit Youth Hourly	$11.10
Tennis Courts Class B	Commercial Hourly	$29.60

PARKS Fee Type	Description	Fees & Charges without tax
	Private Hourly	$20.65
	Non-Profit Adult Hourly	$11.70
	Non-Profit Youth Hourly	$7.15
Outdoor Basketball Courts	Commercial Hourly	$53.50
	Private Hourly	$36.50
	Non-Profit Adult Hourly	$19.60
	Non-Profit Youth Hourly	$11.10
Sand Volleyball	Commercial Hourly	$29.60
	Private Hourly	$20.65
	Non-Profit Adult Hourly	$11.70
	Non-Profit Youth Hourly	$7.15
Skate Park	Commercial Hourly	$53.50
	Private Hourly	$36.50
	Non-Profit Adult Hourly	$19.60
	Non-Profit Youth Hourly	$11.10
Mountain Bike Park	Commercial Hourly	$53.50
	Private Hourly	$36.50
	Non-Profit Adult Hourly	$19.60
	Non-Profit Youth Hourly	$11.10
Non Formal Park Use	Commercial Hourly	$29.60
(Non formal park use refers to bookings that do not require a sport field for activity. For example: Yoga, Bootcamp)	Private Hourly	$20.65
	Non-Profit Adult Hourly	$11.70
	Non-Profit Youth Hourly	$7.15
Bleacher Move	Per Bleacher Move	$500.00
Soccer Goal Set-Up	Per Occurrence	$301.35
Rugby Upright Set-Up	Per Occurrence	$450.00
Amphitheatre	Commercial Hourly	$68.20
(Willoughby Community Park 200 seat outdoor venue)	Private Hourly	$55.10
	Non-Profit Adult Hourly	$28.90
	Non-Profit Youth Hourly	$28.90
Change Rooms - Parks	Commercial Hourly	$16.85
	Private Hourly	$11.75
	Non-Profit Adult Hourly	$6.65
	Non-Profit Youth Hourly	$6.65
Key and Lock Replacements		
Lock Replacement	Best Door Lock - material and labour	At cost
(per lock)	Best Pad Lock	$87.75
	Master Lock - standard shackle	$19.90
	Master Lock - 2.5 inch shackle	$23.40
Key Replacement	Best Lock Key	$9.35
(per key)	Master Lock Key	$5.80
Key and Lock Replacements		
Lock Replacement	Best Door Lock - material and labour	At cost
(per lock)	Best Pad Lock	$75.00
	Master Lock - standard shackle	$17.00
	Master Lock - 2.5 inch shackle	$20.00
Key Replacement	Best Lock Key	$8.00
(per key)	Master Lock Key	$5.00
Public Service Signs		
Signage for non-profit sports	Sign Fabrication by Township	$100.00
organizations, or public services	Sign Installation by Township	$50.00
Administration Fee		
Administration Fee	Administration Fee on all services invoiced and for call outs related to field bookings.	15% (no maximum)

PARKS Fee Type	Description	Fees & Charges without tax
Township of Langley Bookings	To allow recreation and official Township business bookings at Park Facilities at no cost	$0.00
Legend		
"" - Includes Public Spaces Waste Management Fee		

SCHEDULE 2. CEMETERIES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

CEMETERIES Fee Type	Description	Cemetery Fees	Cemetery Care Fund	Subtotal Cemetery Fees & Care Fund	Cemetery Capital Improvement Fee	Fees & Charges without tax
Cemetery						
(Tax is not included)					-	
Right of Interment-Resident	Adult Size	$3,243.00	$1,390.00	$4,633.00	$231.65	$4,864.65
	Child Size	$963.00	$412.00	$1,375.00	$68.75	$1,443.75
	Infant Size	$963.00	$412.00	$1,375.00	$68.75	$1,443.75
	Cremation Plot	$1,225.00	$525.00	$1,750.00	$87.50	$1,837.50
	Natural/Hybrid	$3,382.00	$1,450.00	$4,832.00	$241.60	$5,073.60
	Scattering Garden	$302.00	$129.00	$431.00	$21.55	$452.55
	Single Lawn Crypt	$3,165.00	$1,356.00	$4,521.00	$226.05	$4,747.05
	Double Lawn Crypt	$3,896.00	$1,669.00	$5,565.00	$278.25	$5,843.25
	Veteran-includes former resident	$1,414.00	$606.00	$2,020.00	$101.00	$2,121.00
	Veteran Cremation Plot-includes former resident	$613.00	$263.00	$876.00	$43.80	$919.80
	Wall Niche Single	$2,040.00	$874.00	$2,914.00	$145.70	$3,059.70
	Wall Niche Double	$2,758.00	$1,182.00	$3,940.00	$197.00	$4,137.00
	Fort Langley Adult Premium Lot	$5,657.00	$2,424.00	$8,081.00	$404.05	$8,485.05
	Fort Langley Family Cremation Premium Lot	$4,899.00	$2,100.00	$6,999.00	$349.95	$7,348.95
Right of Interment - Non-Resident	Adult Size	$5,657.00	$2,424.00	$8,081.00	$404.05	$8,485.05
	Child Size	$2,879.00	$1,234.00	$4,113.00	$205.65	$4,318.65
	Infant Size	$1,872.00	$802.00	$2,674.00	$133.70	$2,807.70
	Cremated Plot	$2,451.00	$1,050.00	$3,501.00	$175.05	$3,676.05
	Natural/Hydrid	$6,766.00	$2,899.00	$9,665.00	$483.25	$10,148.25
	Scattering Garden	$302.00	$129.00	$431.00	$21.55	$452.55
	Single Lawn Crypt	$6,329.00	$2,713.00	$9,042.00	$452.10	$9,494.10
	Double Lawn Crypt	$7,792.00	$3,340.00	$11,132.00	$556.60	$11,688.60
	Veteran	$2,828.00	$1,212.00	$4,040.00	$202.00	$4,242.00
	Veteran Cremation Plot	$1,225.00	$525.00	$1,750.00	$87.50	$1,837.50
	Wall Niche Single	$4,080.00	$1,748.00	$5,828.00	$291.40	$6,119.40
	Wall Niche Double	$5,517.00	$2,364.00	$7,881.00	$394.05	$8,275.05
	Fort Langley Adult Premium Lot	$11,311.00	$4,848.00	$16,159.00	$807.95	$16,966.95
	Fort Langley Family Cremation Premium Lot	$9,799.00	$4,200.00	$13,999.00	$699.95	$14,698.95
Opening and Closing of Lot	Adult, Natural, Lawn Crypt or Veteran Size - First Level	$1,672.00	$0.00	$1,672.00	$83.60	$1,755.60
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Saturday or Sunday	$3,342.00	$0.00	$3,342.00	$167.10	$3,509.10
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Statutory Holiday	$5,014.00	$0.00	$5,014.00	$250.70	$5,264.70
	Adult, Natural or Veteran Size - Second Level	$1,925.00	$0.00	$1,925.00	$96.25	$2,021.25
	Adult, Natural or Veteran Size - Second Level Saturday or Sunday	$3,852.00	$0.00	$3,852.00	$192.60	$4,044.60
	Adult, Natural or Veteran Size - Second Level Statutory Holiday	$5,780.00	$0.00	$5,780.00	$289.00	$6,069.00
	Adult Size - Lawn Crypt Second Level	$1,672.00	$0.00	$1,672.00	$83.60	$1,755.60
	Adult Size - Lawn Crypt Second Level Saturday or Sunday	$3,342.00	$0.00	$3,342.00	$167.10	$3,509.10
	Adult Size - Lawn Crypt Second Level Statutory Holiday	$5,026.00	$0.00	$5,026.00	$251.30	$5,277.30
	Child Size	$1,096.00	$0.00	$1,096.00	$54.80	$1,150.80
	Child Size - Saturday or Sunday	$2,191.00	$0.00	$2,191.00	$109.55	$2,300.55
	Child Size - Statutory Holiday	$3,287.00	$0.00	$3,287.00	$164.35	$3,451.35
	Infant Size	$638.00	$0.00	$638.00	$31.90	$669.90
	Infant Size - Saturday or Sunday	$1,276.00	$0.00	$1,276.00	$63.80	$1,339.80
	Infant Size - Statutory Holiday	$1,916.00	$0.00	$1,916.00	$95.80	$2,011.80
	Cremated Remains (includes Veteran)	$772.00	$0.00	$772.00	$38.60	$810.60
	Cremated Remains - Saturday or Sunday	$1,545.00	$0.00	$1,545.00	$77.25	$1,622.25
	Cremated Remains - Statutory Holiday	$2,318.00	$0.00	$2,318.00	$115.90	$2,433.90
	Cremated Remains - Add to Existing Site	$0.00	$501.00	$501.00	$0.00	$501.00
	Casket Remains - Add to Existing Site	$0.00	$1,390.00	$1,390.00	$0.00	$1,390.00
	Wall Niche	$600.00	$0.00	$600.00	$30.00	$630.00
	Wall Niche - Saturday or Sunday	$1,198.00	$0.00	$1,198.00	$59.90	$1,257.90
	Wall Niche - Statutory Holiday	$1,800.00	$0.00	$1,800.00	$90.00	$1,890.00
	Scattering	$174.00	$0.00	$174.00	$8.70	$182.70
	Scattering - Saturday or Sunday	$347.00	$0.00	$347.00	$17.35	$364.35
	Scattering - Satutory Holiday	$522.00	$0.00	$522.00	$26.10	$548.10
Opening and Closing of Lot for Exhumation/Disinterment	Adult Size	$3,180.00	$0.00	$3,180.00	$0.00	$3,180.00

CEMETERIES Fee Type	Description	Cemetery Fees	Cemetery Care Fund	Subtotal Cemetery Fees & Care Fund	Cemetery Capital Improvement Fee	Fees & Charges without tax
	Adult Size - Double Depth	$4,775.00	$0.00	$4,775.00	$0.00	$4,775.00
	Adult Size - If Top Level Occupied	$7,691.00	$0.00	$7,691.00	$0.00	$7,691.00
	Child Size	$2,087.00	$0.00	$2,087.00	$0.00	$2,087.00
	Infant Size	$1,219.00	$0.00	$1,219.00	$0.00	$1,219.00
	Cremated Remains	$577.00	$164.00	$741.00	$0.00	$741.00
Ground Marker Setting Fee	Ground Marker Setting Fee - Flat Marker	$298.00	$127.00	$425.00	$0.00	$425.00
	Ground Marker Setting Fee - Upright Marker	$528.00	$226.00	$754.00	$0.00	$754.00
Marker Reset Fee	Memorial Marker Reset Fee	$139.00	$60.00	$199.00	$0.00	$199.00
Cemetery Products and Other Fees	Late Arrival Interment Fee (after 3:00 pm. Monday - Friday)	$478.00	$0.00	$478.00	$0.00	$478.00
	Granite Memorial Bench	$4,865.00	$2,085.00	$6,950.00	$347.50	$7,297.50
	Replacement Certificate - Right of Interment	$55.00	$0.00	$55.00	$0.00	$55.00
	Transfer Fee	$157.00	$0.00	$157.00	$0.00	$157.00
	Surrender/Sell Back Fee	$157.00	$0.00	$157.00	$0.00	$157.00
	Niche Wall Wreath Plate	Cost plus 50%	10% of Cost	Cost plus 60%	$0.00	Cost plus 60%
	Cremation Liner	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%
	Fibreglass Full Casket Liner	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%
	Concrete Full Casket Liner (lower level double depth)	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%
	In-ground Vase	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%

SCHEDULE 4. FINANCE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

FINANCE Fee Type	Description	Fees & Charges without tax
Tax Notice	Copy of a Tax Notice	N/C
Tax Information Certificates (TIC):		
- Electronic	Tax Information	$40.00
- Issued by TOL	Tax Information	$50.00
Mortgage Tax Information Listing	Mortgage company listing per folio	$15 per folio
Annual Gross Tax Information Report	Report that includes Tax Information for Township properties	$.02 per row of data export
Non Refundable Tender Deposit	Non Refundable Tender Deposits	$50.00-$150.00
Returned Cheque Item	Returned Cheque Charge	$30.00
Refund Cheque	Refund Cheque - Tax and Utility Accounts	$30.00
Title Searches & Registered Documents Fee	Fee to recover Land Title and Survey Authority Fees	$30.00
Interest on Overdue Accounts Receivable	Interest charge will be added to accounts more than 30 days overdue.	Bank of Canada Rate plus 2%
Researching Historical property Related Information	Cost recovery of staff research time	$20.00 per property per year
Apportionment Fee per new strata / child lot	Cost to apportion assessments and taxes from parent parcel to each individual child / strata parcel	$30 per new child / strata lot
Bonding Replacement fee	replacement of a Letter of Credit from one (1) financial institution with that of another institution; replacement of a Letter of Credit with cash for the same amount, replacement of cash with a Letter of Credit for the same amount, or a combination of any of the above. Per replacement	$100.00
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)

SCHEDULE 5. MISCELLANEOUS CORPORATE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

MISCELLANEOUS CORPORATE Fee Type	Description	Fees & Charges without tax
Minutes of Council proceedings (per page)	Minutes of Council proceedings (per page)	$0.50
Copies (per page) (Black & White)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$0.50
Copies (per page) (Colour)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$1.00
Maps, Building Plans and As-builts (Black & White)	Maps, As-builts, and Service Cards Black and White - custom paper size up to 24" X 36"	$5.15
	Maps, As-builts, and Service Cards Black and White - custom paper size up to 36" X 48"	$7.75
Maps, Building Plans and As-builts (Colour)	Maps, As-builts, and Service Cards Colour - custom paper size up to 24" X 36"	$12.30
	Maps, As-builts, and Service Cards Colour - custom paper size up to 36" X 48"	$18.45
Maps (Colour)	Maps - Colour - standard paper size 11” X 17”	$6.15
Survey Certificates	Survey Certificate copies	$10.00
CD (plus cost of production time)	CD - Engineering Servicing Plan	$20.00
Community plans	Community plans	$20.00
Research (per hour)	Research over 15 minutes (per hour)	$63.00
Custom Geomatics	Custom Geomatics Requests (per hour)	$45.00
Board of Variance Application fees	Board of Variance Application fees	$525.00
Board of Variance Application fees work without a permit	Board of Variance Application fees -Work Without a Permit	$675.00
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)
Building Records Search Administration Fee	Administration Fee for Building Records Se	$30.00
Presentation Room Rental - Langley Regional Airport	Commercial Rate Per Hour	$120.50

MISCELLANEOUS CORPORATE Fee Type	Description	Fees & Charges without tax
	Private Rate Per Hour	$80.60
Museum Collection Image - Digital Reproduction	Emailed as tiff or jpg	$12.00
Museum Collection Image - Custom Reproduction	Emailed as tiff or jpg	$13.00
Museum Collection Image - Commercial Use Fee	Per use	$30.00
Museum Collection Image Audio File	Digital audio file	$35.00
Annual Secondary Suite Infrastructure Fee	The Annual Secondary Suite Infrastructure Fee (the “Fee”) is payable in the calendar year of application for registration of a Secondary Suite, except if the Secondary Suite Building Permit is issued after May 1, in which case the Fee is payable in the calendar year subsequent to the calendar year that the application for registration was received. The Fee is non-refundable upon removal of a Secondary Suite, regardless of when the Secondary Suite is removed. The Fee will be rendered once annually, in each year following receipt of an application for registration of a Secondary Suite Building Permit, in accordance with the above, with the billing statement for property taxes and is payable in the same manner as and by the same due/penalty date as ordinary taxes are payable. The Fee will continue to be charged annually until the Secondary Suite is removed to the satisfaction of the Township	$245 in 2025 $145 in 2026 and thereafter Existing Secondary Suite Family $145 in 2025 (category disbanded for 2026) Existing Secondary Suite Compassionate $0 in 2025 $0 in 2026 (category disbanded for 2027)

SCHEDULE 7. FIRE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

FIRE Fee Type	NO.	Description	Fees & Charges without taxes
TRAINING GROUNDS			
BURN BUILDING/CONTAINER BUILDING			
	A1	1/2 Day	$595.00
	A2	Full Day	$895.00
	A3	2 days consecutively	$1,600.00
TEST/BURN PIT			
	B1	Full Day	$690.00
	B2	First and Second Hour	$230.00
	B3	Per hour over 'B2' above	$115.00
ENTIRE GROUNDS PLUS PROPS			
	C1	Full Day	$895.00
	C2	2 days consecutively	$1,600.00
	C3	1 Day Training Ground Classroom	$230.00
PROPS (includes Confined Space and Gas) **NO TECHS (single prop)**	D2	Full Day	$595.00
APPARATUS - TRAINING			
	E1	Engine (Training Engine with 4 SCBA) No staff	$400.00
	E2	SCBA Training Ground - Rental Only (per pack)	$60.00
	E3	Developing lesson plans for groups over 15	$230.00
	E4	Renting SCBA Cylinder (RCMP Exempt)	$15.00 p/cylinder
	E5	Renting of Fire Extingishers	$20.00 p/cylinder
FEES FOR CHARGE COST RECOVERY		prices are subject to change	
STAFF TIME (Non Work Hours)			
	G1	Chief Officer	$230/hr
	G2	Evaluators	$230/hr
	G3	Instructor	$185/hr
	G4	Training Technician	$155/hr
	G7	Inspector - (10th year)	$155/hr
	G8	Captain	$185/hr
	G9	Lieutenant	$170/hr
	G10	Firefighter	$155/hr
	G11	Paid Call Officer	$50/hr
	G12	Paid Call Firefighter	$50/hr
APPARATUS - INCIDENTS			
	H1	Engine - per hour/unit/incident (with 1 Officer & 3 FF)	$900.00
	H2	Rescues - per hour/unit/incident (with 1 Officer & 1 FF)	$900.00
	H3	Quint - per hour/unit/incident (with 1 Officer & 3 FF)	$1,210.00
	H4	Cars/Pickups/Vans	$65/hr
	H5	Mitigation/Cleanup/Transportation/Disposal of Dangerous Goods	Actual Cost
	H6	Specialized Equipment (and Operator)	Actual Cost
	H7	Response to 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	Actual Cost

FIRE Fee Type	NO.	Description	Fees & Charges without taxes
	H8	Response to a fire that has been ignited, set or continued in contravention of Fire Prevention Bylaw 2024 No. 6061 or another enactment has been attended as an incident by the Fire Department.	Actual Cost
	H9	Squad – per hour/unit/incident (with 1 Officer & 2 FF)	$ 900.00
FIRE HALL RENTAL For Filming Rental Rates refer to Schedule 10 - Filiming within the Fees and Charges Bylaw			
Fire Hall	I1	1/2 Day	$225.00
	I2	Full Day	$450.00
	I5	Parking Lot Rental - Per Day	$500.00
PERMITS			
	J1	Outdoor Burning Permit	$30.00
	J2	Land Clearing Permit (including site inspection)	$250.00
	J3	Special Burning Permits	$80.00
	J4	Fuel Dispensing Tank Permit Application	$275.00
	J5	Fireworks Event Permit	$125.00
	J6	Fireworks Sales Permit	$1,800.00
ADMINISTRATION			
	K1	Fire Safety Plan & Construction Safety Plan submission and letter issuance	$115.00
	K2	File Research Letter	$125.00
	K3	Reinspection Fee	$115.00
	K4	Reinspection of Land Clearing	$125.00
	K5	Fire Investigation (Fire Over $5,000.00 structural)	$750.00
	K6	Provision of Access for Inspection Fee	$125.00
	K7	Board-up Fee	Actual Cost
	K8	Attendance Vacant/Unoccupied Property Fee	Actual Cost
	K9	Inspection of Propane Dispensing Facility	Actual Cost
	K10	Removal of Rubbish, Debris and Other Fire Hazards	Actual Cost
	K11	15% Administration Fee added to all invoiced services	15% (max $500.00)
	K12	Special Effects Site Inspections	$125.00
	K13	Security Services	Actual Cost
	K14	Response to Third and Fourth False Alarm	$185.00
	K15	Response to Fifth and Subsequent False Alarms	$375.00
	K16	Reinspection Fee for Commercial Properties - Up to 5,000 sq. ft	$125.00
	K17	Reinspection Fee for Commercial Properties - 5,001 sq. ft to 10,000 sq. ft.	$175.00
	K18	Reinspection Fee for Commercial Properties - 10,001 sq. ft to 15,000 sq. ft.	$225.00
	K19	Reinspection Fee for Commercial Properties - Greater than 15,001 sq. ft.	$300.00
	K20	Reinspection Fee for Multi-Residential Properties - 1 to 5 floors	$175.00
	K21	Reinspection Fee for Multi-Residential Properties - 6 to 10 floors	$200.00
	K22	Reinspection Fee for Multi-Residential Properties - Greater than 10 floors	$300.00
	K23	Mobile Food Vendor Inspection	$125.00

SCHEDULE 8. TRANSPORTATION
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
HIGHWAY USE PERMITS		
Highways Use Application & Permit Fee	Highways Use Permit for construction purposes	$250.00
	Highways Use Permit for public banner installation purposes	$100.00
	Highways Use Permit for private use of public sidewalks	$100.00
	Highways Use Permit for landscaping & tree planting purposes	$125.00
	Highways Use Permit for sandwich board sign purposes	$125.00 (Annual)
	Highways Use Permit for protruding signs	$100.00 (Annual)
	Highways Use Permit for awning/canopy	$100.00 (Annual)
	Highway Use Permit for sidewalk use and street furniture	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)
	Highways Use Permit for use of unopened highway purposes	$125.00 (Annual)
	Highways Use Permit for Traffic Control Training	$125.00
	Highway Use Permit for Horse Drawn Carriages Sight Seeing	$25.00
Highway Use Permit: Signals in Flash	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (business hours)	$150.00
	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (after hours)	$400 minimum charge, or as directed by the Engineer
Highway Use Permit Application Fee: Township of Langley Projects	Highway Use Permit for Township Capital or Operating works	$0.00
Highway Use Permit: Road Usage Fees	Highway Use Permit road usage fees for construction purposes	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater
	Highways Use Permit road usage fees for Special Event (for-profit only)	$150 minimum per event plus $2 per lineal km or $1.50 per m2 (based on nature of special event)
Highway Use Permit Road Usage Fees: Other	Highways Use Permit road usage fees for private use of road right-of-way or non-construction or Special Event (for-profit) uses (ie storage pods)	$100.00 minimum charge per occurrence

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
Highway Use Application and Permits and Road Usage Fees: Filming	See Schedule 10	
SPECIAL EVENTS		
Highway Use Permit	Highways Use Permit for Special Event	$125.00
	Highways Use Permit for Special Event - sponsored by Registered Charity	$62.50
PARKING		
Overtime Parking Permit	Overtime Parking Permit	$25.00
Overtime Parking Permit Daily Charge	Daily Charge for each day of approved Permit	$50.00
OVERSIZE & OVERWEIGHT PERMITS		
Oversize & Overweight Vehicle Permit Application Fee	Oversize or Overweight Vehicle Permit Application	$100.00
Oversize & Overweight Permit Pre & Post Inspection Fee	Pre and Post Inspection for damage to municipal infrastructure. To be charged where applicable, at the discretion of the Municipal Engineer	$500.00
Oversize & Overweight Escort Fee	Large structure, low speed moves (i.e. house move) shall require additional fees for moving the load while on a Township road, including costs for staff escort and potential material or contractor costs to ensure integrity and safety of Township infrastructure.	At Cost
Oversize & Overweight Urgent Repair Fee	Urgent Repair Fee due to damages caused by oversize and/or overweight vehicle	Actual cost, min. charge $2,000.00
For each trip on a Municipal Highway the road usage fee to be charged shall be based on the difference between the allowable weight and the actual weight on any axle or the vehicle as a whole, whichever is greater.		
Overweight Vehicle Weight Charge	Overweight Vehicle Permit (Per Trip) - 0 to 2,000 kg	$100.00
	Overweight Vehicle Permit (Per Trip) - 2,001 to 5,000 kg	$175.00
	Overweight Vehicle Permit (Per Trip) - 5,001 to 10,000 kg	$350.00
	Overweight Vehicle Permit (Per Trip) - 10,001 to 15,000 kg	$600.00
	Overweight Vehicle Permit (Per Trip) - Over 15,000 kg	$1,025.00
SPECIAL ROUTE PERMIT		
Special Route Permit	Special Route Permit (Per Each Trip not on a Truck Route)	$50.00
HIGHWAY CROSSING PERMIT		
Highway Crossing Annual Permit	Annual Highway Crossing Permit	$50.00
RECLAIMING CHATTEL OR FIXTURE		
Sign (Sign area 1.44m2 or less)	Cost to reclaim	$75.00
Sign (Sign area 1.44m2 to 10m2)	Cost to reclaim	$125.00
Sign Removal	Sign area greater than 10m2	$100.00/hr
Lifting Equipment	Charge per hour requiring lifting equipment	$175.00/hr
Permit Extension or Revision Fee	Charge for change requests to any active, issued Highway Use Permit type noted above (location, extension, duration, revised dates). Per occurrence.	$75.00
PAVEMENT CUT		
Pavement Reinstatement Fee	$100/m2, minimum charge $1,000, includes $25/m2 for "Pavement Degradation Fee: to compensate for reduction in pavement life caused by utility cuts	$100.00/m2, min. charge $1,000.00

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
Pavement Reinstatement Fee Township of Langley Works	$25/m2 for Pavement Degradation Fee	$25/m2
Pavement Penalty Charge	$50/m2, minimum charge $250. Would be billed to Permittee in cases where Permittee fails to notify Township with sufficient notice to inspect works in progress	$50.00/m2, min. charge $250.00
Urgent Pavement Repair Fee	Actual cost, minimum charge $2,250 [includes 3 hours work at $750/hr]. Charged to Permittee when Permittee fails to repair utility cut when notified to do so in a timely manner and where municipal crews are called in to perform the repairs	Actual cost, min. charge $2,250.00
DRIVEWAY PERMIT		
Driveway Application & Permit Fee	Application for Driveway Permit.	$100.00
Driveway Permit, 2nd Estimate	A permit fee for a second estimate for both driveways and boulevard tiling will be charged where the first estimate is over 90 days old.	$50.00
CULVERT INSTALLATION		
Boulevard Tiling, Entrance Culverts, Bulkheads, 1st or 2nd driveway	Installation of boulevard tiling, entrance culverts, bulkheads, and/or 1st or second driveway.	At Cost
Enviromental Permitting Fees, Boulevard Installations	Class A or B roadside ditch infills for boulevard tiling	At Cost
Enviromental Permitting Fees, driveway Installations	Per driveway, Class A watercourse, occurring in Summer instream works window	$2,500.00
Enviromental Permitting Fees, driveway Installations	Per driveway, Class B watercourse, occurring in Summer instream works window	$1,500.00
Enviromental Permitting Fees, driveway Installations	Class A or B, occuring outside Summer instream works window	At Cost
LEGAL RESPONSE REVIEW FEES		
Signal Sequencing, Historical Markings/Signs and Similar Data Requests	Per Request	$400.00
SURVEY MONUMENTS		
Standard ISA Monument	Replacement & administration costs for Mascot published class B or C ISA P.Rock or P.Con Monument.	$3,000.00
Legally Referenced / Standard ISA Monument	Replacement & administration costs for 2015 First Order Levelling Framework Network (FOLFN) Monument, Mascot published class B or C ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on a legal plan by a BCLS.	$5,000.00
HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument.	$8,000.00
Legally Referenced / HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on plan by a BCLS.	$10,000.00
Township of Langley Monuments	Replacement and administration costs for non-published survey monuments installed by the Township	$1,000.00
ELECTRIC VEHICLE CHARGERS		

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
Level 2 EVSE	Applies to the first two hours only. Price per hour	$1.50
	Applies to the third consecutive hour and all subsequent hours. Price per hour	$3.00
DC Fast Charger - Patron Use	This standard fee, consistent throughout BC, to recover cost of electricity.	$16.00/hour ($2 minimum charge)
MUNICIPAL ACCESS AGREEMENT		
Plan Approval Fees	For each single location	As per agreement
	For lineal installations <250m	$500.00
	For lineal installations >250m	$500 plus $50 for each additional 100m for anything greater than 250m
OVER STREET BANNERS		
Application Fee	For each individual installation	$50.00
Installation Fee	For each individual installation	$250.00
INSPECTION FEE	Inspections related to all Permits within this schedule	$165.00 per inspection or re-inspection
SECURITY DEPOSIT	Where required, security deposit allowance for all permits in this schedule	As ordered by Engineer
ADMINISTRATION FEE	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 10. FILMING

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6111

FILMING Fee Type	Description	Fees & Charges without tax
USE OF Facilities and Parks		
Facility and Park Rental		
ACC, Cemeteries, Civic Facility, Fire Halls and Training Grounds, MAP, salishan Place by the River, WCP, Williams Park	Per Day Rates - over 6 hrs per day	$3,000.00
	Half Day Rates - up to 6 hrs per day	$1,500.00
AAP, AKC, Bedford Plaza, GPC, WCB, WGC, and all other parks (including trails)	Per Day Rates - over 6 hrs per day	$1,800.00
	Half Day Rates - up to 6 hrs per day	$900.00
Parking Lots		
Parking Lot Use - AAP, Civic Facility, MAP, WCP, Williams Park	Filming w/o use of Facilitiy or Park	$1,500.00
	Filming Prep / Wrap (per day)	$1,500.00
	Parking use only	$800.00
Parking Lot Use - ACC, AKC, Fire Halls, GPC, salishan Place by the River, WCB, WGC, and all other parks (including trails)	Filming w/o use of Facility or Park	$900.00
	Filming Prep / Wrap (per day)	$900.00
	Parking use only	$600.00
USE OF Highways		
Application: Filming on Private Property	Application for filming purposes	$100.00
Application: Filming in Private Property Film Studio	Per Episode. Application for filming purposes	$100.00
Application & Permit Fee: Filming on Public Property	Consolidation of application and Highways Use Permit fees for filming purposes and right-of-way use	$500.00
Highways Use Permit: Inspections: Filming	Inspections related to Highways Use Permit for filming purposes	$165.00
Highways Use Permit: Security Deposits: Filming	Security deposit allowance related to Highways Use Permit for filming purposes	As ordered by Engineer
Highways Use Permit: Changes Filming	Per change. Requests to change approved permit variables (ie: dates, locations, etc.)	$75.00
Highways Use Permit: Temporary Street Lane Closure: Filming	Street lane closure (temporary) related to Highways Use Permit for filming purposes	$500.00
Highways Use Permit: Temporary Full Road Closure: Filming	Full road closure (temporary) related to Highways Use Permit for filming purposes. Fee to be assessed by Engineer based on need complexity	$1,000 minimum
Location Hold Fee: Filming on Public and/or Private Property	Per property. For productions to temporarily place hold on property/location until production dates and related contracts/agreements are confirmed, which then enables film production companies to submit a Film Application.	$100.00
USE OF Airport		
Grounds Parking: Filming	Per day	$500.00
Liaison to Business: Filming	Based on nature and extent of filming, and only as identified as necessary by Airport Manager	At Cost

FILMING Fee Type	Description	Fees & Charges without tax
Runway Closure Fee: Filming	Per day	$3,500.00
Airside Operating Surface Use: Filming	To compensate loss of revenue from other sources due to airside operating surface disruption and/or closure due to filming.	$1,500.00
Location Activity Fee: Filming	To cover costs related to the coordination and monitoring of film activities within leased space at the airport.	$500.00
USE OF Protective Services		
RCMP Traffic/Site Control Assistance: Filming	Per hour with four (4) hour minimum charge for designated RCMP traffic/site control assistance	$150.00
OTHER		
Staff Costs	Staff wages as required	At Cost
Filming Administration Fee	Administration fee on all services invoiced	15% (max $500.00)

SCHEDULE 11. WATERWORKS

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6111

WATERWORKS Fee Type	Description	Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	Cost
Water Connection Estimate Fee	Non-Refundable Estimate Fee	$150.00
Service Connection/Disconnection Fee - Residential Subdivision with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each residential subdivision connection/disconnection, a deposit, to be determined by an estimate wil be required. Such deposit will be no less than $5000	$5,000.00
Service Connection/Disconnection Fee - Non Residential Development with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each non residential connection/disconnection and metered connection, a deposit, to be determined by an estimate will be required. Such deposit will be no less than $7500.	$7,500.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing water line	$165.00
Removal of Abandoned Services	Each removal of an abandoned water service requiring removal	At cost
Fire Hydrant Use - Assembly Rental	Application, meter and backflow assembly rental	$150.00
Fire Hydrant Use - Water Consumption	Minimum per day fee is $50.00. Rate for water use is four (4) times the Tier 2 Metered Water rate. Provision of liability insurance for three (3) million dollars identifying the Township of Langley as additional insured.	$50.00
Inaccessible Meter	For each 7 day period, where meter remains inaccessible, a rate shall apply	$150.00
Special Meter Readings	For each special meter readings, a rate shall apply	$165.00
Meter Testing	For each meter testing	At cost
Meter Testing	Security deposit for each meter testing	$250.00
Water Restriction Exemption Permit: Residential	Permit (21 days) to authorize residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$50.00
Water Restriction Exemption Permit: Family Residential	Permit (21 days) to authorize multi-family residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$200.00
Water Restriction Exemption Permit: Commercial	Permit (21 days) to authorize commercial use of water for newly installed law or landscaping during Stage 1 and 2 water restrictions	$200.00
Water Restriction Exemption Permit: Nematode Applicaton	Permit (21 days) to authorize use of water for nematode application (supported by proof of nematode purchase or hiring of professional nematode application services)	$0.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)
Aqualoader Fob Fee	For each new fob provided for the Aldergrove Aqualoader Terminal	20.00
Aqualoader Fob Replacement Fee	Fee to replace Aldergrove Aqualoader Terminal access fob	20.00

SCHEDULE 14. DEVELOPMENT SERVICES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

DEVELOPMENT SERVICES Fee Type	Description	Fees & Charges without tax
Zoning Bylaw (map amendment) and/or Heritage Revitalization Agreement [1,2,3]	R, RU or SR zone	
	Initial application fee	$4,675.00
	Supplemental fee per proposed lot	$125.00
	RM zone	
	Initial application fee	$5,195.00
	Supplemental fee per proposed residential unit	$125.00
	CD zone	
	Initial application fee	$6,235.00
	Supplemental fee per m^2 of non-residential gross site area being rezoned plus	$1.25
	Supplemental fee per proposed residential lot or unit	$125.00
	C zone	
	Initial application fee	$4,675.00
	Supplemental fee per m^2 of non-residential gross site area being rezoned plus	$1.25
	Supplemental fee per proposed residential lot or unit	$125.00
	M zone	
	Initial application fee	$4,675.00
	Supplemental fee per m^2 of gross site area being rezoned	$0.80
	P zone	
	Initial application fee	$4,675.00
	Supplemental fee per proposed residential unit	$125.00
	MH-1 or FH-1 zone	
	Initial application fee	$3,950.00
	Supplemental fee per lot or unit	$125.00
Zoning Bylaw (text amendment)	Application fee	$4,310.00
Official Community Plan Amendment (map or text) and/or Neighbourhood Plan Amendment (map or text) and/or Sub-Neighbourhood Plan Amendment (map or text)[4]	Application fee	$6,235.00
Development Permit and/or Heritage Alteration Permit[5,6,7]	Initial application fee	$3,690.00
	Supplemental fee:	
	per m^2 of gfa for commercial and non-residential comprehensive development	$1.25
	per m^2 of gfa for industrial and rural development	$0.80
	per m^2 of gfa for institutional	$0.30
	per proposed residential unit	$125.00
Development Variance Permit	Application fee	$3,690.00
Temporary Use Permit	Application fee	$3,690.00
Telecommunication Tower	Application fee	$3,690.00
Liquor Licencing	New Liquor Primary Licence and/or permanent relocation of an existing Liquor Primary Licence and/or Community Gaming Facility or Casino	$3,585.00
	Amendment to an existing Liquor Primary Licence	$2,235.00
	Manufacturer Licence (new or existing) requesting a lounge and/or special event area endorsement	$2,235.00
	Manufacturer Licence (new or existing) requesting a lounge and/or special event area endorsement within the ALR	$500.00
	Food Primary Licence involving temporary use area endorsement, hours of liquor service beyond 1:00am, or patron participation entertainment	$2,235.00
	Requests for confirmation of zoning compliance for any other Liquor Licencing applications	$225.00
ALR	Fees as established by the Agricultural Land Commission	
Subdivision	Conventional, Bareland Strata, Air Space and Strata Conversion application fee plus additional fee per lot proposed to be created	$3,740.00 + $125.00
	Where an applicant makes a significant amendment to a subdivision application resulting in a new letter of decision; or a significant amendment to a letter of decision; or additional fee where a subdivision letter of decision is extended beyond the expiry date	$1,245.00
	Phased Strata Form P Approval	$1,245.00
	Phased Strata Form P Amendment	$520.00
	Phased Strata Plan Approval	$520.00
Streamside Protection and	Development Permit	$3,845.00

DEVELOPMENT SERVICES Fee Type	Description	Fees & Charges without tax
Enhancement Development Permit	Modification Request	$1,975.00
Erosion and Sediment Control Permit	Application fee[10]	$550.00
	Exemption fee	$550.00
	Extension fee	$550.00
	Amendment fee	$550.00
	Re-inspection fee	$260.00
Other	Development Engineering Administration fee payable prior to final reading, final subdivision approval or permit issuance	$625.00
	Green Infrastructure Services Administration fee payable prior to final reading, subdivision approval or permit issuance	$1,245.00
	Landscape Re-inspection fee	$260.00
	Legal Document Review and/or Signing fee	$520.00
	Routley Environmental Monitoring fee[8] per unit being rezoned	$104.00
	Community Planning Administration Fees[9] Willowbrook[8] Fee per unit being rezoned.	$160.00
	Neighbourhood Planning Administration Fees[9] Southwest Gordon Estate[8] Fee per unit being rezoned.	$68.00
	Routley[8] Fee per unit being rezoned.	$154.00
	Yorkson[8] Fee per unit being rezoned.	$149.00
	Walnut Grove Stage 9 (Redwoods)[8] Fee per unit being rezoned.	$171.00
	Carvolth Fee per gross acre being rezoned.	$2,355.00
	Northeast Gordon Estate[9] Fee per unit being rezoned.	$415.00
	Central Gordon Estate[8] Fee per unit being rezoned.	$170.00
	Latimer[8] Fee per unit being rezoned.	$155.00
	Smith[8] Fee per unit being rezoned.	$167.00
	Williams Fee per gross acre being rezoned.	$2,465.00
	Booth, Fernridge and Rinn (in Brookswood-Fernridge) Fee per gross acre being rezoned.	$1,991.69
Extraordinary Charges	Development applications creating extraordinary costs for the Township shall reimburse the Township on the basis of: • Each additional staff report to Council greater than 2 • Township expense of obtaining extraordinary legal or other professional consultant advice needed to evaluate an application • Municipal advertising, notification, facility rental and setup expenses incurred for additional or extended public hearings • Where an applicant makes a significant change to the land use and/or site layout of an application resulting in a new File Review Letter Research and information request	$1,245.00 At cost At cost $3,750.00 At cost
Refundable Portion of Development Application Fees	Upon written request of the owner to withdraw an application: 1. 90% of the initial application fee shall be refunded if such request is received within 14 days of application or 2. $1,000.00 of initial application fee shall be refunded for an application to amend the Zoning Bylaw or OCP Bylaw if such request is received, or if Council declines the application, prior to referral to a Public Hearing	
Cannabis Retail Licence	New cannabis retail store and/or permanent relocation of an existing Cannabis Retail Licence	$3,585.00
	Amendment to an existing Cannabis Retail Licence	$2,235.00
	Requests for confirmation of zoning compliance for potential Cannabis Retail Licencing applications	$225.00

NOTES:

1 Supplemental fees payable prior to final reading of bylaw

2 Maximum application fee payable $50,000

DEVELOPMENT SERVICES Fee Type	Description	Fees & Charges without tax

3 Where one rezoning application proposes more than one zone the highest zone fee shall apply

4 Where one application proposes to amend a Sub-Neighbourhood Plan, Neighbourhood Plan or Official Community Plan, only one fee is payable under this category

5 Supplemental fees payable prior to issuance of a building permit. Single family lots payable prior to issuance of Development Permit

6 Where an application incorporates a Development Variance Permit, each fee category applies

7 Maximum application fee payable $50,000

8 For a non-residential development, the fee is based on 10 units per gross acre

9 No administration fee is payable where lands are being rezoning for Civic Institutional P-1 purposes

10 Or as calculated by the ESC Coordinator at 5% of the supply, installation and maintenance costs up to $2,200

SCHEDULE 16. AIRPORT

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6111

AIRPORT Fee Type	Description	Fees & Charges without tax
Aircraft Parking		
Yearly Asphalt Tie-down Fee	Annual asphalt aircraft tie-down space	$1,363.00
Monthly Tie-down Fee	Monthly aircraft tie-down space	$170.34
Visitor Tie-down Fee	Single Day, overnight aircraft tie-down space	$11.43
Mail Service		
Annual Mailbox Rental Fee	Per unit, onsite community mailbox space	$170.00
Key Deposit	Refundable mailbox key deposit	$50.00
Key Replacement Fee	Mailbox key replacement	$30.00
Gate Access		
Airport Vehicle Operator Permit Application Fee	Permit Application & Administration Fees	$30.00
Airport Vehicle Operator Permit Driving Test Fee	Permit Driving Test	$40.00
Airport Vehicle Operator Permit Access Card Fee	For each card	$30.00
Airside Escort Fees		
During Regular Business Hours	Per hour, minimum 1 hour charge	$75.00
Outside Regular Business Hours	Per hour, minimum 3 hour charge	$150.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 17. RECREATION, ARTS AND CULTURE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
Pool, Fitness, and Arena Admissions		
Single Admissions	Child	$ 3.52
	Youth	$ 4.48
	Adult	$ 7.14
	Senior	$ 5.29
	Super Senior	$ 0.95
	Family	$ 14.29
	Student	$ 5.05
	Drop-in Hockey	$ 7.19
	Loonie Admission	$ 0.95
	Toonie Admission	$ 1.90
10 Pass	Child	$ 31.71
	Youth	$ 40.05
	Adult	$ 64.29
	Senior	$ 47.71
	Super Senior	$ 9.52
	Family	$ 128.62
	Student	$ 45.48
20 Pass	Child	$ 56.38
	Youth	$ 71.14
	Adult	$ 114.33
	Senior	$ 84.81
	Super Senior	$ 19.05
	Family	$ 228.67
	Student	$ 80.76
1 Month	Child	$ 35.29
	Youth	$ 44.43
	Adult	$ 71.48
	Senior	$ 53.05
	Family	$ 142.90
	Student	$ 50.52
3 Months	Child	$ 74.00
	Youth	$ 93.33
	Adult	$ 150.05
	Senior	$ 111.29
	Family	$ 300.05
	Student	$ 106.05
1 Year	Child	$ 141.90
	Youth	$ 189.52
	Adult	$ 514.48
	Senior	$ 381.67
	Super Senior	$ 94.29
	Family	$ 947.62
	Student	$ 363.57

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
Summer Pass	Summer Pass	$ 23.81
Waterpark Single Admissions	Child	$ 5.05
	Youth	$ 6.48
	Adult	$ 10.24
	Senior	$ 7.81
	Super Senior	$ 0.95
	Student	$ 7.33
Waterpark 10 Pass	Child	$ 45.48
	Youth	$ 58.24
	Adult	$ 92.38
	Senior	$ 70.00
	Super Senior	$ 9.52
	Student	$ 65.95
Waterpark 20 Pass	Child	$ 80.76
	Youth	$ 103.48
	Adult	$ 164.14
	Senior	$ 124.43
	Super Senior	$ 19.05
	Student	$ 117.24
Museum Admissions		
Single Admissions	Child	$ 3.52
	Youth	$ 4.48
	Adult	$ 7.14
	Senior	$ 5.29
	Super Senior	$ 0.95
	Family	$ 14.29
	Student	$ 5.05
	Loonie Admission	$ 0.95
	Toonie Admission	$ 1.90
Yearly Membership	Child	$ 8.33
	Youth	$ 10.52
	Adult	$ 16.76
	Senior	$ 12.62
	Super Senior	$ 2.57
	Family	$ 32.76
	Student	$ 11.95
Theatre Rentals		
	Capacity up to 175 - Commercial Use Booking Flat Rate- (more than 8 hours)	$ 1,831.94
	Capacity up to 175 - General Use Booking Flat Rate (more than 8 hours)	$ 916.48
	Capacity up to 175 - Commercial Hourly	$ 173.78
	Capacity up to 175 - Private Hourly	$ 116.20
	Capacity up to 175 - Non-Profit Hourly	$ 58.61
Banquet/Conference Space Rentals		

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Capacity up to 175 - Commercial Use Booking Flat Rate (more than 8 hours)	$ 2,747.40
	Capacity up to 175 - Private Use Booking Flat Rate (more than 8 hours)	$ 1,831.97
	Capacity up to 175 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$ 922.79
	Capacity up to 175 - Commercial Hourly	$ 260.17
	Capacity up to 175 - Private Hourly	$ 231.41
	Capacity up to 175 - Non-Profit Hourly	$ 116.22
Catering Kitchen		
	Catering Kitchen - Commercial Use Booking Flat Rate	$ 142.86
	Catering Kitchen - Private Use Booking Flat Rate	$ 95.24
	Catering Kitchen - Non-profit Use Booking Flat Rate	$ 47.62
Gallery Rentals		
	Main Exhibition Gallery - capacity up to 125 - Commercial Hourly	$ 284.46
	Main Exhibition Gallery - capacity up to 125 - Private Hourly	$ 201.44
	Main Exhibition Gallery - capacity up to 125 - Non-Profit Hourly	$ 118.49
	Feature Exhibition Gallery - capacity up to 75 - Commercial Hourly	$ 189.65
	Feature Exhibition Gallery - capacity up to 75 - Private Hourly	$ 134.29
	Feature Exhibition Gallery - capacity up to 75 - Non-Profit Hourly	$ 79.00
Amphitheatre		
	Capacity up to 84 - Commercial Hourly	$ 33.25
	Capacity up to 84 - Private Hourly	$ 26.72
	Capacity up to 84 - Non-Profit Hourly	$ 13.61
Swimming Pool Rentals		
	Aquaplay - Commercial Prime Hourly	$ 627.83
	Aquaplay - Commercial Non-Prime Hourly	$ 314.41
	Aquaplay - Private Prime Hourly	$ 418.88
	Aquaplay - Private Non-Prime Hourly	$ 209.95
	Aquaplay - Non-Profit Prime Hourly	$ 209.95
	Aquaplay - Non-Profit Non-Prime Hourly	$ 105.46
	Aquatic Club Meet - Non-Profit 12.5m lane - Prime Hourly	$ 25.58
	Aquatic Club Meet - Non-Profit 25m lane - Prime Hourly	$ 50.15
	Aquatic Club Meet - Non-Profit 50m lane - Prime Hourly	$ 99.31
	Aquatic Club Meet - Commercial 12.5m lane - Prime Hourly	$ 9.19
	Aquatic Club Meet - Commercial 25m lane - Prime Hourly	$ 17.38
	Aquatic Club Meet - Commercial 50m lane - Prime Hourly	$ 33.77
	Beachside Green - Commercial Prime Hourly	$ 627.83
	Beachside Green - Commercial Non-Prime Hourly	$ 314.41
	Beachside Green - Private Prime Hourly	$ 418.88
	Beachside Green - Private Non-Prime Hourly	$ 209.95
	Beachside Green - Non-Profit Prime Hourly	$ 209.95

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Beachside Green - Non-Profit Non-Prime Hourly	$ 105.46
	Dive Tank Commercial - Prime Hourly	$ 85.33
	Dive Tank Commercial - Non-Prime Hourly	$ 43.17
	Dive Tank Private - Prime Hourly	$ 57.22
	Dive Tank Private - Non-Prime Hourly	$ 29.11
	Dive Tank Non-Profit - Prime Hourly	$ 29.11
	Dive Tank Non-Profit - Non-Prime Hourly	$15.06
	1/2 Dive Tank Commercial - Prime Hourly	$43.20
	1/2 Dive Tank Commercial - Non-Prime Hourly	$22.11
	1/2 Dive Tank Private - Prime Hourly	$29.13
	1/2 Dive Tank Private - Non-Prime Hourly	$15.07
	1/2 Dive Tank Non-Profit - Prime Hourly	$15.07
	1/2 Dive Tank Non-Profit - Non-Prime Hourly	$8.05
	Lazy River - Commercial Prime Hourly	$836.77
	Lazy River - Commercial Non-Prime Hourly	$418.88
	Lazy River - Private Prime Hourly	$558.17
	Lazy River - Private Non-Prime Hourly	$279.59
	Lazy River - Non-Profit Prime Hourly	$279.59
	Lazy River - Non-Profit Non-Prime Hourly	$140.30
	Leisure Pool - Commercial Prime Hourly	$836.77
	Leisure Pool - Commercial Non-Prime Hourly	$418.88
	Leisure Pool - Private Prime Hourly	$558.17
	Leisure Pool - Private Non-Prime Hourly	$279.59
	Leisure Pool - Non-Profit Prime Hourly	$279.59
	Leisure Pool - Non-Profit Non-Prime Hourly	$140.30
Pacific Lagoon (ACC specific)	Shallow Tank 10m-12.5m - Commercial Prime Hourly	$85.33
	Shallow Tank 10m-12.5m - Commercial Non-Prime Hourly	$43.17
	Shallow Tank 10m-12.5m - Private Prime Hourly	$57.22
	Shallow Tank 10m-12.5m - Private Non-Prime Hourly	$29.11
	Shallow Tank 10m-12.5m - Non-Profit Prime Hourly	$29.11
	Shallow Tank 10m-12.5m - Non-Profit Non-Prime Hourly	$15.06
	Pool Lane 10m-12.5m - Commercial Prime Hourly	$23.01
	Pool Lane 10m-12.5m - Commercial Non-Prime Hourly	$12.04
	Pool Lane 10m-12.5m - Private Prime Hourly	$15.65
	Pool Lane 10m-12.5m - Private Non-Prime Hourly	$8.36
	Pool Lane 10m-12.5m - Non-Profit Prime Hourly	$8.36
	Pool Lane 10m-12.5m - Non-Profit Non-Prime Hourly	$4.67
	Pool Lane 17.5m - Commercial Prime Hourly	$33.93
	Pool Lane 17.5m - Commercial Non-Prime Hourly	$17.50
	Pool Lane 17.5m - Private Prime Hourly	$22.96
	Pool Lane 17.5m - Private Non-Prime Hourly	$11.98
	Pool Lane 17.5m - Non-Profit Prime Hourly	$11.98
	Pool Lane 17.5m - Non-Profit Non-Prime Hourly	$6.51
	Pool Lane 25m - Commercial Prime Hourly	$45.03
	Pool Lane 25m - Commercial Non-Prime Hourly	$23.01
	Pool Lane 25m - Private Prime Hourly	$30.37
	Pool Lane 25m - Private Non-Prime Hourly	$15.65

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Pool Lane 25m - Non-Profit Prime Hourly	$15.65
	Pool Lane 25m - Non-Profit Non-Prime Hourly	$8.36
	Pool Lane 50m - Commercial Prime Hourly	$89.05
	Pool Lane 50m - Commercial Non-Prime Hourly	$45.02
	Pool Lane 50m - Private Prime Hourly	$59.68
	Pool Lane 50m - Private Non-Prime Hourly	$30.37
	Pool Lane 50m - Non-Profit Prime Hourly	$30.37
	Pool Lane 50m - Non-Profit Non-Prime Hourly	$15.65
	Tidal Pool with Video - Commercial Prime Hourly	$836.77
	Tidal Pool with Video - Commercial Non-Prime Hourly	$418.88
	Tidal Pool with Video - Private Prime Hourly	$558.17
	Tidal Pool with Video - Private Non-Prime Hourly	$279.59
	Tidal Pool with Video - Non-Profit Prime Hourly	$279.59
	Tidal Pool with Video - Non-Profit Non-Prime Hourly	$140.30
	Waterslides - Commercial Prime Hourly	$836.77
	Waterslides - Commercial Non-Prime Hourly	$418.88
	Waterslides - Private Prime Hourly	$558.17
	Waterslides - Private Non-Prime Hourly	$279.59
	Waterslides - Non-Profit Prime Hourly	$279.59
	Waterslides - Non-Profit Non-Prime Hourly	$140.30
	Wave Pool - Commercial Prime Hourly	$836.77
	Wave Pool - Commercial Non-Prime Hourly	$418.88
	Wave Pool - Private Prime Hourly	$558.17
	Wave Pool - Private Non-Prime Hourly	$279.59
	Wave Pool - Non-Profit Prime Hourly	$279.59
	Wave Pool - Non-Profit Non-Prime Hourly	$140.30
	Pool Beach Area - Commercial Prime Hourly	$88.93
	Pool Beach Area - Commercial Non-Prime Hourly	$44.97
	Pool Beach Area - Private Prime Hourly	$59.67
	Pool Beach Area - Private Non-Prime Hourly	$30.26
	Pool Beach Area - Non-Profit Prime Hourly	$30.26
	Pool Beach Area - Non-Profit Non-Prime Hourly	$15.70
	Full Waterpark area - Commercial Prime Hourly	$3,298.16
	Full Waterpark area - Commercial Non-Prime Hourly	$1,654.37
	Full Waterpark area - Private Prime Hourly	$2,202.40
	Full Waterpark area - Private Non-Prime Hourly	$1,106.36
	Full Waterpark area - Non-Profit Prime Hourly	$1,106.36
	Full Waterpark area - Non-Profit Non-Prime Hourly	$558.64
Arena Ice Rentals		
	Commercial - Prime Hourly	$535.31
	Commercial - Non-Prime Hourly	$309.26
	Private - Prime Hourly	$440.16
	Private - Non-Prime Hourly	$246.93
	Non-Profit - Prime Hourly	$166.12
	Non-Profit - Non-Prime Hourly	$101.13
	Junior Hockey Game/Practice - Season-Prime Hourly	$198.71
	Junior Hockey Game - Playoff-Prime Hourly,**plus $1.00 per person over first 500	$198.71

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Junior Hockey Practice - Season- Non-Prime Hourly	$115.67
Arena Dry Floor Rentals		
	Commercial - Prime Hourly	$209.30
	Commercial - Non-Prime Hourly	$125.98
	Private - Prime Hourly	$103.87
	Private - Non-Prime Hourly	$62.75
	Non-Profit - Prime Hourly	$54.42
	Non-Profit - Non-Prime Hourly	$33.05
	Senior "A" Lacrosse - Prime Hourly	$131.56
Curling Ice Rentals		
	Commercial - Prime Hourly/Sheet	$46.50
	Adult - Prime Hourly/Sheet	$40.37
	Youth - Prime Hourly/Sheet	$19.90
	Senior - Prime Hourly/Sheet	$21.89
	Commercial - Non-Prime Hourly/Sheet	$28.29
	Adult - Non-Prime Hourly/Sheet	$24.22
	Youth - Non-Prime Hourly/Sheet	$12.34
	Senior - Non-Prime Hourly/Sheet	$13.53
Curling Dry Floor Rentals		
	Commercial - Prime Hourly	$89.46
	Adult - Prime Hourly	$45.24
	Youth - Prime Hourly	$32.48
	Senior - Prime Hourly	$35.02
	Commercial - Non-Prime Hourly	$54.07
	Adult - Non-Prime Hourly	$27.53
	Youth - Non-Prime Hourly	$19.89
	Senior - Non-Prime Hourly	$21.42
Sports Box Class A1 GPC Rentals	Commercial Hourly	$170.66
Includes contribution to park asset replacement reserve fund.	Private Hourly	$99.95
	Adult Non-Profit Hourly	$59.00
	Youth Non-Profit Hourly	$30.77
Facility Rentals		
Aerobic Rooms		
	Aerobics Room - Commercial Hourly	$122.31
	Aerobics Room - Private Hourly	$81.87
	Aerobics Room - Non-Profit Hourly	$41.45
Gymnasiums		
	Gymnasium - Full - Double Gym Non-Prime Private Hourly	$108.38
	Gymnasium - Full - Double Gym Non-Prime Non-Profit Hourly	$54.69
	Gymnasium - Half - Single Gym Non-Prime Private Hourly	$54.69
	Gymnasium - Half - Single Gym Non-Prime Non-Profit Hourly	$27.85
	Gymnasium - Quarter - Half Gym Non-Prime Private Hourly	$27.85
	Gymnasium - Quarter - Half Gym Non-Prime Non-Profit Hourly	$14.42
	Gymnasium - Full - Double Gym - Prime Commercial Hourly	$323.14
	Gymnasium - Full - Double Gym - Prime Private Hourly	$215.75
	Gymnasium - Full - Double Gym - Prime Non-Profit Hourly	$108.38
	Gymnasium - Half - Single Gym - Prime Commercial Hourly	$162.07

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Gymnasium - Half - Single Gym - Prime Private Hourly	$108.38
	Gymnasium - Half - Single Gym - Prime Non-Profit Hourly	$54.69
	Gymnasium - Quarter - Half Gym - Prime Private Hourly	$54.69
	Gymnasium - Quarter - Half Gym - Prime Non-Profit Hourly	$27.85
	Gymnasium - Elementary School - Commercial Hourly	$162.07
	Gymnasium - Elementary School - Private Hourly	$108.38
	Gymnasium - Elementary School - Non-Profit Hourly	$54.69
	Gymnasium - Middle School - Commercial Hourly	$180.28
	Gymnasium - Middle School - Private Hourly	$120.51
	Gymnasium - Middle School - Non-Profit Hourly	$60.76
Lobbies		
	Lobby - Commercial Hourly	$50.08
	Lobby - Private Hourly	$33.73
	Lobby - Non-Profit Hourly	$17.39
Facility Specific Rentals		
ACC Roof Deck	Roof Deck - capacity up to 60 - Commercial Hourly	$150.45
	Roof Deck - capacity up to 60 - Private Hourly	$100.63
	Roof Deck - capacity up to 60 - Non-Profit Hourly	$50.82
ACC Indoor Walking Track	Two Lanes - Commercial Hourly	$26.67
	Two Lanes - Private Hourly	$18.11
	Two Lanes - Non-Profit Hourly	$9.56
Multipurpose Room Rentals	Capacity up to 45 - Commercial Hourly	$50.08
	Capacity up to 45 - Private Hourly	$33.73
	Capacity up to 45 - Non-Profit Hourly	$17.39
	Capacity up to 80 - Commercial Hourly	$75.75
	Capacity up to 80 - Private Hourly	$50.84
	Capacity up to 80 - Non-Profit Hourly	$25.93
	Capacity up to 133 - Commercial Hourly	$87.62
	Capacity up to 133 - Private Hourly	$58.73
	Capacity up to 133 - Non-Profit Hourly	$29.89
George Preston Lower Lounge Rentals	Lower Lounge - Commercial Hourly	$50.08
	Lower Lounge - Private Hourly	$33.73
	Lower Lounge - Non-Profit Hourly	$17.39
George Preston Multipurpose Room Rentals	Multipurpose Room - capacity up to 133 - Commercial Use Booking Flat Rate (more than 8 hours)	$700.99
	Multipurpose Room - capacity up to 133 - Private Use Booking Flat Rate (more than 8 hours)	$469.85
	Multipurpose Room - capacity up to 133 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$239.14

SCHEDULE 18. BUILDING PERMIT FEES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
Refunds	No fees or part thereof paid to the Township shall be refunded if a start has been made on Construction. If no start has been made and if the Building Inspector so certifies, the Township may refund to the Owner or Agent with respect to an issued Permit. Refunds may only be requested within 2 years of date of Permit Issuance and will not be given unless a written request is received by the Building Inspector	A refund may be issued the amount of the Permit fee less $50.00 or 25% whichever is greater, to a maximum value of 50% of the Permit fee
Re-Inspections	Where any inspection carried out pursuant to this Bylaw discloses work not in compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws, and a subsequent inspection is thereby made necessary. Where a Permit Holder fails to have the work inspected, accessible and ready at the time the inspection, has not requested cancellation of an otherwise already requested inspection prior to the commencement of the business day of the subject inspection, or because requirements outlined in the Township's Erosion and Sediment Control Bylaw are not in place, an additional fee for each subsequent call for inspection made necessary thereby may be charged	$165.00/inspection
Change of Owner or Registered Professional	In the event of a change of Owner or Registered Professional before Construction is complete, and providing no changes are proposed to the issued Permit, a valid Permit may be transferred upon payment of a recording fee for each Permit, or in the case of a change of Registered Professional, the above prescribed fee for each change of person. The new Permit Holder must become responsible for depositing with the Township any applicable bond or security amounts	$125.00/ permit
Renewals	Where a Permit has lapsed and the Building Inspector has established that the proposed work complies with the Building Code, the Langley Building Bylaw and all other applicable enactments including other Township bylaws, the Permit may be renewed on payment	$100.00

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
Registered Professional Fee Reduction	Where appropriate Registered Professionals are retained by the Owner and provide Letters of Assurance for design and field review as specified in the Building Code; and the Township indicates in writing to the Owner that in issuing the Permit it is relying on the certification of the Registered Professionals; the Permit fee must be reduced for any one property. This reduction reflects the cost of the work that would otherwise be done by the Building Inspector to determine compliance with the Langley Building Bylaw, the Building Code and all other applicable enactments including other Township Bylaws	Reduction of 2.5% for any one property
Alternative Solution Proposal Review	For the initial review of an alternative solution proposal for Part 9 Buildings . Is payable with each subsequent submission.	$400.00
	For the initial review of an alternative solution proposal for Part 3 Buildings. Is payable with each subsequent submission.	$500.00
	If the initial alternative solution proposal is not acceptable or revisions are submitted, an additional fee for Part 9 Buildings is payable with each subsequent submission	$200.00
	If the initial alternative solution proposal is not acceptable or revisions are submitted, an additional fee Part 3 Buildings, is payable with each subsequent submission	$250.00
Change of Address	A fee must be paid in accordance with the Langley Building Numbering Bylaw, as amended, where an address change can be accommodated and the request is based on personal preference. In addition to this fee, where a valid Building Permit(s) exist and are active on the property that is the subject of the change of address request the fee is calculated based on each hour of staff time, minimum 1 hour.	$100.00/hour
Revision to Issued Building Permit Drawings	Fee is calculated based on each hour of staff time, minimum of 1 hour	$100.00/hour
Revisions Prior to Permit Issuance	Fee is calculated based on each hour of staff time, minimum of 1 hour for an application requiring less than 3, where an Owner or Agent requests revisions to a Permit Application or is required to make revisions where necessary to determine compliance with this Bylaw, the Building Code and all other applicable enactments including other Township Bylaws	$100.00/hour

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
	When a permit requires 3 or more revisions for an application	50% of permit fee
Demolitions	Where a Building or Structure or portion of a Building or Structure is to be demolished	$150.00
Inspection for Moving a Building or Structure	An application fee to move an existing Building or Structure onto a parcel of land within a 50km radius of the Site. Fees for inspections for greater distances will be evaluated on a individual basis	$150.00.
Title Search	When a title search is required by the Township to confirm ownership and all encumbrances on the property, to be paid at time of Permit Issuance	$30.00
Restrictive Covenant Detail	When title searches indicate further detailed restrictive covenant information is required to review the language of the encumbrances on the property in relation to a Permit Application. To be paid at time of Permit Issuance	$50.00/each detailed restrictive covenant
Liquor Licence Review	Review and approval of drawings and documents associated with a Liquor Licence application to the Liquor and Cannabis Regulation Branch	$125.00
Annual Document Filing Fee	An addiministration fee must be paid for the review, filing and follow-up related to Permits that require annual ongoing submission of documentation	$75.00
File Research Letter	Fees payable for a File Research Letter to provide a summary overview of a property based on existing Township of Langley historical Building Permit records, not inclusive of providing copies of documents per address or PID	
	For Single family and two family residential	$150.00
	For Multi-Family residential, Commercial, Industrial, and Institutional	$225.00
School Compliance Letter		$75.00
Driveway Review	For the review of an existing driveway(s) or proposed driveway(s) in conjunction with a Building Permit Application.	$150.00
Driveway Application Fee	Non-refundable application fee	$50.00
Driveway Permit Fee	Percentage of the driveway cost estimate in conjunction with a driveway permit	15% subject to a minimum fee of $300.00
Strata Conversion Inspection Fee	Fee required for inspection to confirm strata conversion	$165.00
Building Permit Fees	In accourdance with the Valuation Schedule the fees payable for issuance of a permit	
	A minimum Building Permit fee	$100.00

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
	For work the valulation of which is not more than $1,000.00.	$52.50
	For each additional $1,000.00 or fraction thereof up to and $50,000.	$9.75
	For each additional $1,000.00 or fraction thereof in excess of $50,000.00 up to and including $1,000,000.00.	$10.00
	For each additional $1,000.00 or fraction thereof in excess of $1,000,000.00.	$9.50
Valuation Schedule	For the purpose of assessing the Building Permit fee, the Construction value shall be determined as:	
	Main Storey	$1,220.00 per m2
	Other Storey Finished	$1,120.00 per m2
	Other Store Unfinished	$385.00 per m2
	Basement Finished	$1050.00 per m2
	Basement Unfinished	$345.00 per m2
	Basement Finish / Secondary Suite	$1,220.00 per m2
	Secondary Suite Conversion	$345.00 per m2
	Secondary Suite Above Grade	$345.00 per m2
	Finishing a storey	$700.00 per m2
	Finishing a basement	$700.00 per m2
	Renovation of existing dwelling	$545.00 per m2
	New Foundation	$400.00 per m2
	Garage or Closed Accessory	$450.00 per m2
	Carport or Open Accessory	$200.00 per m2
	Greenhouses (Glass)	$200.00 per m2
	Greenhouses (Fiberglass)	$130.00 per m2
	Greenhouses (Plastic)	$100.00 per m2
	Wood burning chimneys, Stove, Insert, or Fireplace	$10,000.00 per flu
	Gas/Electric Fireplaces	$4,000.00 each
	For all other classes of Buildings and Structures, the Marshall & Swift Valuation Plan will be used to establish the valuation in accordance with Township Policy No. 07-405	
Plumbing Permit Fees	For the installation of each of the first two plumbing fixtures	$28.75
	For each additional fixture	$20.75/fixture
	For the installation of each sump, catch basin, manhole, interceptor	$30.25
	For the installation of each of the first two fire sprinkler heads	$30.00
	For each additional head	$1.60/head
	For the installation of any fireline main valve	$87.25

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
	For the installation of a Siamese Connection	$57.00
	For 30 m of water & sewer line of 100 mm	$43.50
	For each additional 30 m or part thereof over 100 mm	$21.00
	For the connection to a septic tank/field, sanitary sewer, or water connection	$75.25
	For the installation of each testable backflow prevention device	$58.00
	Minimum Plumbing or Fire Sprinkler Permit	$100.00
	For the installation of a new or conversion to a single family solar system	$150.00
Sign Permit Fees	For the purpose of assessing Permit fees for a Sign Permit, the contract price value for the proposed sign will be used and applied to Building Permit Fees in determining the Permit fee	
	Minimum Sign Permit	$100.00
	For changing of a copy in an existing sign	$46.50
Change of Use	For a Permit to change the occupancy or use of a Building or Structure	$225.00
	Where the change of use requires review time beyond one hour of staff time to determine compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws, a fee calculated based upon staff time must also be paid in addition to the above prescribed change of use fee	$100/hr
File Records	To assist in the cost of preparing permanent digital records of Construction, fees shall be determined as follows utilizing a Construction value as determined in accordance with the valuation schedule	
	For all new single family dwellings, 0.025% of Construction Value	Minimum of $53.75 and a maximum of $107.75
	For all new and or additions of commercial, industrial, institutional and multi-family projects, 0.025% of the Construction value	Minimum of $215.25 and a maximum of $322.75
	For all miscellaneous Permits such as single family additions, accessory, agricultural, sign, plumbing, fire sprinkler, irrigation, tenant improvement Permits, etc, 0.015% of the Construction value	Minimum of $32.25 and a maximum of $107.75

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
Bond Processing Fee	A processing fee for any bond or security amounts as required by the Langley Building Bylaw is required for single family dwellings where submitted in the form of cash or cheque. This is a non-refundable fee	$75.00
	For Buildings and Structures, all new and/or additions of commercial, industrial, institutional and multi-family projects where submitted in the form of an irrevocable letter of credit, with both payable at time of Permit Issuance. This is a non-refundable fee	$150.00
Administration Fee	An administration fee must be applied on each occasion the Township requires Township Property to be cleaned due to sediment, debris, or other deleterious material being tracked onto the roads or sidewalks from Construction; for the process of cancellation of a Permit; for the transfer of a Permit to a new Permit Holder and for similar clerical administration work that the Building Inspector deems a fee is required. This is a non-refundable fee	$75.00
Development Review Fees		
Development Engineering	To assist in the cost of reviewing Site services, lot grading, and stormwater management, where civil drawings are required as part of a Building Permit application, a non-refundable Site plan review fee is required to be paid in the amount of:	
	For commercial, industrial, institutional and multi-family projects, 0.35% of the Construction value	subject to a minimum of $600.00 and a maximum of $9,500.00
	For single family dwelling and agricultural projects, 0.055% of the Construction value	subject to a minimum of $150.00 and a maximum of $400.00
Streamside Protection	To assist in the cost of coordinating implementation of the provincial Riparian Areas Protection Regulation (as amended), or, Schedule 3 (“Development Permit Areas: Streamside Protection and Enhancement”) of the Langley Official Community Plan Bylaw 1979 No. 1842 a review fee is required where a Building Permit Application requires submission of an assessment in conjunction with either of the above noted legislative requirements	$250.00

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
Protective Services	To assist in the cost of review where the Fire Department is involved in the process of either plan review or is required to perform an inspection(s) in order to determine compliance with a multi-family, commercial, industrial, or institutional project, a fee is required to be paid	
	For multi-family projects Part 9 residential	$250.00/permit
	For commercial, industrial, institutional, or Part 3 residential	$750.00/permit
Final Lot Grading Bond	To ensure that the works and services for individual lots is completed in accordance with the accepted plans, a final lot grading bond will be provided at the time of Permit Issuance. The final lot grading bond will be released once the project has received an accepted final inspection	$3,500.00
Moving of Buildings Administration and Security Deposit	Where a Building or Structure is moved in accordance with the provisions of the Langley Building Bylaw, a fee is required to be submitted to conduct the process	$300.00
	A security deposit in the form acceptable to the Township is required at time of Permit Issuance to ensure the Building or Structure is fully completed and an accepted final inspection is obtained within 6 months from the date of the Permit Issuance	$5,000.00
Second Dwelling Security Deposit	A security deposit in the form acceptable to the Township is required at time of Permit Issuance to ensure the Building or Structure is fully completed and an accepted final inspection is obtained within 6 months from the date of the Permit Issuance	$25,000.00
Damage and Compliance Bond	In addition to any other fee payable pursuant to the Langley Building Bylaw, where the Construction Site is served by any street upon which there is a sidewalk, curb and gutter, drainage swale, municipal ditch, street light, street tree, storm sewer, sanitary sewer, water service, or a combination of any of these, either existing or required to be completed prior to final inspection and acceptance of the property, the Owner or Agent for a Permit must at the time of Permit Issuance, deposit a damage and compliance bond with the Township	

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
	For each single family residential unit where the Construction Site fronts a street where a sidewalk or curb and gutter are located	$3,000.00/unit
	For each single family residential unit where the Construction Site does not front a street where a sidewalk or curb and gutter are located	$1,500.00/unit
	For Buildings or Structures that are mobile homes, accessory, additions less than 90 square meters in Building area, swimming pools, signs, or other Buildings or Structures where the Building Inspector deems the proposed works are applicable at this damage and compliance bond rate	$500.00
	For other than single family residential development amount per meter of Site frontage	$150.00/meter to a maximum of $22,500.00
Energy Efficiency Performance Bond	To ensure that energy efficiency works related to each Part 9 dwelling unit are completed in accordance with the required Step of the Energy Step Code as specified in Section 7.5 of the Langley Building Bylaw, an energy efficiency performance bond per dwelling unit, to a maximum per Building Permit or project, will be provided at the time of Permit Issuance. The energy efficiency performance bond will be released once it has been verified that the project has been constructed to achieve the energy efficiency performance level in accordance with the required Step of the Energy Step Code as outlined in the Building Code, and has received an accepted final inspection	$2,500.00/dwelling unit to a maximum of $25,000.00
Green Building Rebate Program	A rebate fee that is issued upon completion of Construction for an Eligible Dwelling Unit where a portion of the original Permit fee is returned to the Permit Holder. Green Building Permit Rebates shall be in the amount specified as follows, except for end units, those being dwelling units located physically at each end of a row in a multiple unit building (maximum two per building) that reach a performance level as indicated shall receive an amount 25% more than as specified below for non end units:	

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
	For a new single family dwelling as designatedin the Township of Langley Zoning Bylaw as amended where constructed to a minimum level of Step 5 of Energy Code, or Passive House Certification	$1,500.00 Step 5
	For each new dwelling unit forming part of a two family dwelling, townhouse, rowhouse, or manorhome as designated in the Township of Langley Zoning Bylaw as amended where constructed to a minimum level of Step 5 of the Energy Step Code, or Passive House certification	$500.00 Step 5
	For each existing single family dwelling where the Building is altered, added to, or renovated where the annual energy consumption rating of the Building is reduced from its pre-existing level by more than 10 gigajoules per year (GJ/year), $15 per GJ/year of the net difference in anticipated annual energy consumption savings calculated between the pre-existing and post construction EnerGuide assessments, to a maximum Green Building Permit Rebate value	$750.00
Sustainable Construction Fee	A fee payable at time of Permit Issuance applicable to all classes of Buildings and Structures as well as alterations, additions, and renovations of single family dwellings. The Sustainable Construction fee is payable at the time of permit issuance	
	For new dwelling units where the valuation of which is not more than $1,000.00	$0.95
	For new dwelling units for each additional $1,000.00 or fraction thereof up to and including $50,000.00	$0.50
	For new dwelling units for each additional $1,000.00 or fraction thereof in excess of $50,000.00 up to and including $500,000.00	$0.35
	For new dwelling units for each additional $1,000.00 or faction thereof in excess of $500,000.00	$0.12
Energy Documentation Review	To assist in the cost of review where the Building Energy Department is involved in the process of either plan review or is required to perform an inspection(s) in order to determine compliance with a single family dwelling, multi-family, commercial, industrial, or institutional project, a fee is required	

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
	For single family dwellings	$200.00/permit
	For multi-family projects Part 9 residential	$250.00/permit
	For commercial, industrial, institutional, or Part 3 residential	$500.00/permit
	If the initial submission is not acceptable and additional revisions are submitted, an additional fee is required and is required with each subsequent submission	$100/permit for Part 9 Buildings $250.00/permit for Part 3 Buildings

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 NO. 4642

AMENDMENT BYLAW NO. 6099

EXPLANATORY NOTE

Bylaw No. 6099 amends the Langley Building Bylaw 2008 No. 4642 as amended, to remove fees from existing Appendix A, now consolidated within Langley Fees and Charges Bylaw 2007 No. 4616. In addition, the proposed amendment includes housekeeping changes and replacing existing “Appendix A” with new” Appendix A” as attached to this bylaw.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 NO. 4642

AMENDMENT BYLAW NO. 6099

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 Building Bylaw 2008 No. 4642 Amendment Bylaw No. 6099”.

2. The “Langley Building Bylaw 2008 No. 4642” as amended is further amended as follows:

   a.) Remove fees from existing “Appendix A” now consolidated within the Langley

   Fees and Charges Bylaw 2007 No. 4616, as amended.

   b.) Replace the text “Appendix A” with the text “Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time” in the following sections:

   2.0
   5.2 d)
   5.3 c)
   5.11 e) f) h)
   9.3 d)
   11.3
   13.6
   13.9
   14.2

   c.) Replace existing “Appendix A” with new “Appendix A” as attached to this bylaw.

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

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 NO. 4642

APPENDIX "A"

1.0 GENERAL

a) **WORK WITHOUT PERMIT** - If any Construction for which a Permit is required under this Bylaw begins before Permit Issuance has occurred, the fee payable as determined in Schedule 18 of the Fees and Charges Bylaw 2007 No. 4616 may be doubled.

b) **WORK CONCEALED PRIOR TO INSPECTION** - If any work for which a Permit has been issued under this Bylaw that has been covered up, completed, or performed without an inspection being accepted, a fee of double the value prescribed in Schedule 18 of the Fees and Charges Bylaw 2007 No. 4616 must be paid for each inspection required where works have been concealed as the Building Inspector deems appropriate prior to the next inspection.

2.0 LANDSCAPE BOND

To ensure that landscape works for constructed projects is completed in accordance with the accepted plans, a landscape bond in the amount of the approved landscape estimate will be provided at the time of Permit Issuance. The landscape bond will be released once the work has been approved by the Township.

3.0 DAMAGE AND COMPLIANCE BOND

a) Damage and compliance bonds collected must be in the form of cash or cheque for the first $5,000.00. Monies in excess of $5,000.00 may be collected in the form of an irrevocable letter of credit.

b) These damage and compliance bonds may be applied by the Township in payment of any costs or expenses which may be incurred by the Township in repairing, installing or replacing Township Properties which are damaged during, and such damage is attributable to, the carrying out or Construction of the works authorized by the said Permit or which are incidental to such works; or, for clearing any debris, materials, dirt, chattels or equipment which has accumulated on any street, road, avenue, alley, sidewalk, boulevard or any part of a road allowance as a result of work carried out in connection with the said Permit.

c) The damage and compliance bond will be returned to the Permit Holder after:

i) a final inspection has been accepted by the Building Inspector,

ii) the Building Inspector has ascertained either that no damage has occurred or that if any damage to Township Property has occurred, the said damage has been repaired or corrected to the satisfaction of the Building Inspector, and

iii) where a development permit has been issued for the Site in conjunction with the Construction included as part of the subject Permit as part of this Bylaw, verification from a Registered Professional or other appropriate industry authority that the Construction works have been completed in substantial conformance with the conditions listed as part of the development permit.

d) The Building Inspector must inspect Township Properties adjacent to the Construction Site after final inspection and acceptance of Construction. Any damage to Township Properties caused directly or indirectly by the Construction related to the Permit not repaired or corrected at the date of such inspection, must be recorded, and the Owner or Agent must be required to repair or correct the damage within 45 days from the date of notification. Failure to repair or correct the damage within the said 45 days, must result in the forfeiture of the full amount of the damage and compliance bond, which will be used by the Township to complete the repairs, and the Permit Holder must have no further claim upon the damage and compliance bond or any part thereof. The Township must, at its convenience, complete the necessary repairs and the full cost of the repairs must be taken from the damage and compliance bond. Should the damage and compliance bond be more than the cost of the repairs the remainder will be returned to the Owner or Agent. Should the cost of the repairs be more than the damage and compliance bond, the Owner or Agent of the property for which the Permit has been issued will be required to pay those costs exceeding the damage and compliance bond. If the costs are not paid they may be added to, and collected in the same manner as taxes.

e) Where during the course of Construction the Building Inspector, discovers that any street, road, avenue, alley, sidewalk, boulevard or any part of a road allowance is obstructed by debris, materials, dirt, chattels or equipment of the Owner or his Agent, he or she will have debris, material dirt, chattels or equipment cleaned up without notice and all costs deducted from the deposited cash, cheque, or irrevocable letter of credit provided by the Owner or Agent. The Owner or Agent will then be required to deposit sufficient money to return the damage and compliance bond to its original amount.

f) Forfeiture of damage and compliance bond moneys in no way relieves the Owner or Agent of responsibility for the total cost of repair or correction should the cost exceed the damage and compliance bond money.

g) The Owner or Agent is responsible for making an inspection of all Township Properties adjacent to the Site and must submit a report, with photographs attached, of any existing damage, to the Township Engineer, prior to

commencing Construction. All damage at final inspections will be assumed to be caused by the Owner or Agent, unless reported as outlined above.

4.0 GREEN BUILDING PERMIT REBATE PROGRAM

A) For the purpose of this Section, the following definitions apply:

1. "**Eligible Dwelling Unit**" means Construction of a new Part 9 dwelling unit less than 600m^2 in Building area, or alteration, addition, or renovation of an existing Part 9 dwelling unit where a Permit Application is submitted on or after January 1, 2014, and upon completion of Construction achieves an efficiency rating, to a performance level of:

   a) for a new dwelling unit to a minimum level of Step 5 of the Energy Step Code, or Passive House certification, as outlined in the BC Building Code for a single family dwelling unit, two family dwellings, townhouses, rowhouses, or manorhomes, or

   b) for an existing single family dwelling where the Building is altered, added to, or renovated, and upon its completion, where the annual energy consumption rating of the Building, electric base loads excluded from the comparison, is reduced from its pre-existing level as established by the EnerGuide Rating System.

B) The Green Building Permit Rebate fee as prescribed in Schedule 18 of the Fees and Charges Bylaw 2007 No. 4616 may be issued for an Eligible Dwelling Unit when the Permit Holder has provided to the satisfaction of the Building Inspector within 90 days of receiving an accepted final inspection notice:

   a) the program enrollment form,

   b) confirmation from a Certified Energy Advisor that a pre-construction energy efficiency evaluation was conducted for the Eligible Dwelling Unit (P or D file),

   c) verification from a Certified Energy Advisor that Construction has achieved the applicable level of performance as specified in the Energy Step Code for consideration as an Eligible Dwelling Unit as described in Schedule 18 of the Fees and Charges Bylaw 2007 No. 4616 in the form of an Energy Efficiency evaluation report (N or E file),

   d) verification that the Eligible Dwelling Unit information file has been submitted and accepted to National Resource Canada's EnerGuide for Houses database, and

   e) in the absence of b), c) or d) above, confirmation of Passive House certification, and

   f) the program rebate submission form.

C) Entitlement to receive a Green Building Permit Rebate under Schedule 18 of the Fees and Charges Bylaw 2007 No. 4616 shall in no way relieve the Owner from full responsibility for carrying out Construction, or having the Construction carried out, in accordance with the requirements of the Building Code, this Bylaw and all other applicable enactments including other Township bylaws.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 10, 2025 - REGULAR MEETING	**REPORT:**	25-31
FROM:	FINANCE DIVISION	**FILE:**	1760-20
SUBJECT:	FACILITIES RENEWAL LOAN AUTHORIZATION BYLAW AND ALTERNATIVE APPROVAL PROCESS		

RECOMMENDATIONS:

That Council give first, second and third reading to Facilities Renewal Loan Authorization Bylaw No. 6113 for the purpose of borrowing funds in the amount of $9,858,586 for the Facilities Renewal capital program within the 2025-2029 Capital Budget repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Facilities Renewal Loan Authorization Bylaw No. 6113 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, June 26, 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:

With council’s approval for the Facilities Renewal capital program, 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.

Facilities Renewal Capital program

The proposed loan authorization bylaw will provide funding for the Facilities Renewal capital program within the 2025-2029 Capital Budget repayable from general revenue.

On February 3rd, 2025, Council approved additional Facilities Renewal for 2025-2026, with a minimum of needed renovations, roof replacements and upgrades, with $5,750,000 for Fire Halls No 3 and No 6, $2,760,000 for WC Blair Recreation Centre, and $1,250,000 for West Langley Hall, funded from external debt with a 10-year amortization.

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 Facilities Renewal capital program within the 2025-2029 Capital Budget repayable from general revenue.

The need to borrow funds for capital may arise because of due to many factors including rising capital costs in recent years, which have depleted funding sources such as surpluses and reserves. Additionally, 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 $9,858,586 repayable over 10 years for this capital program. At current rates of 3.95%, 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	$ 9,760,000	General Revenue	$ 1,231,717
1% Borrowing Costs	$ 98,586		
Total Loan Amount	$ 9,858,586		

PURPOSE:

The purpose of this report is to obtain Council's consideration of three readings of Facilities Renewal Loan Authorization Bylaw No. 6113 ($9,858,586) and provision of an Alternative Approval Process, prior to it being forwarded to the Inspector of Municipalities.

DISCUSSION/ANALYSIS:

With Council's approval for the Facilities Renewal capital program which requires external debt 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.

Facilities Renewal Capital Program

The proposed loan authorization bylaw will provide funding for the Facilities Renewal capital program within the 2025-2029 Capital Program repayable from general revenue.

On February 3rd, 2025, Council approved additional Facilities Renewal for 2025-2026 with a minimum of needed renovations, roof replacements and upgrades, with $5,750,000 for Fire Halls No 3 and No 6, $2,760,000 for WC Blair Recreation Centre, and $1,250,000 for West Langley Hall, funded from external debt with a 10-year amortization.

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 program.

The need to borrow funds for capital may arise due to many factors including rising capital costs in recent years, which have depleted funding sources such as surpluses and reserves. Additionally, 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 programs, 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 programs, 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

With Council's approval of the Facilities Renewal capital program, external borrowing is required. Therefore, 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 $9,858,586 repayable over 10 years for this capital program. At current rates of 3.95%, 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	$ 9,760,000	General Revenue	$ 1,231,717
1% Borrowing Costs	$ 98,586		
Total Loan Amount	$ 9,858,586		

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 Facilities Renewal Capital program. 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, June 26, 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 June 26, 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 June 26, 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, June 26, 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**
FACILITIES	Harb Chohan
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
Facilities Renewal Loan Authorization Bylaw No. 6113

The Township of Langley is seeking elector approval for the borrowing of funds, in the amount of $9,858,586, to undertake the Facilities Renewal capital program within the 2025-2029 Capital Budget 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 Facilities Renewal capital program within the 2025-2029 Capital Budget 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 Facilities Renewal 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 Facilities Renewal, 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, June 26, 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
Facilities Renewal Loan Authorization
Bylaw No. 6113

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 Facilities Renewal.

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 June 26,2025.**

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, June 26, 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
Facilities Renewal Loan Authorization Bylaw No. 6113
The Township of Langley is seeking elector approval for the borrowing of $9,858,586 to undertake the Facilities Renewal capital program within the 2025-2029 Capital Budget 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 Facilities Renewal Loan Authorization Bylaw No. 6113 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 info@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 Facilities Renewal, 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, June 26, 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

FACILITIES RENEWAL LOAN AUTHORIZATION

BYLAW NO. 6113

EXPLANATORY NOTE

Bylaw No. 6113 authorizes the Township of Langley to borrow $9,858,586 towards the estimated cost of the Facilities Renewal capital program.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FACILITIES RENEWAL LOAN AUTHORIZATION

BYLAW NO. 6113

WHEREAS it is deemed desirable and expedient to the Facilities Renewal capital program 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 Facilities Renewal capital program including incidental thereto is equal to the sum of $9,858,586 (Nine million eight hundred fifty-eight thousand five hundred and eighty-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 “Facilities Renewal Loan Authorization Bylaw No. 6113”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the Facilities Renewal capital program 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 $9,858,586 (Nine million eight hundred fifty-eight thousand five hundred and eighty-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 said Facilities Renewal capital program.

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	, 2025
READ A SECOND TIME the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL (SAP – 209 STREET)

BYLAW NO. 6081

EXPLANATORY NOTE

Bylaw No. 6081 authorizes the closure and highway dedication removal from a portion of 209 Street at 76 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL (SAP – 209 STREET)

BYLAW NO. 6081

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 “Highway Closing and Dedication Removal (SAP – 209 Street) Bylaw No. 6081”.

2. That portion of 209 Street in Section 24 Township 8 NWD shown outlined in heavy black line on Reference Plan EPP138572 prepared by Zuzana Rijken, BCLS, a copy of which is attached hereto as Schedule “A”, and more particularly described as:

   all that portion of road containing 390.3 square metres and originally dedicated road on Plan 67446

   shall be closed to traffic.

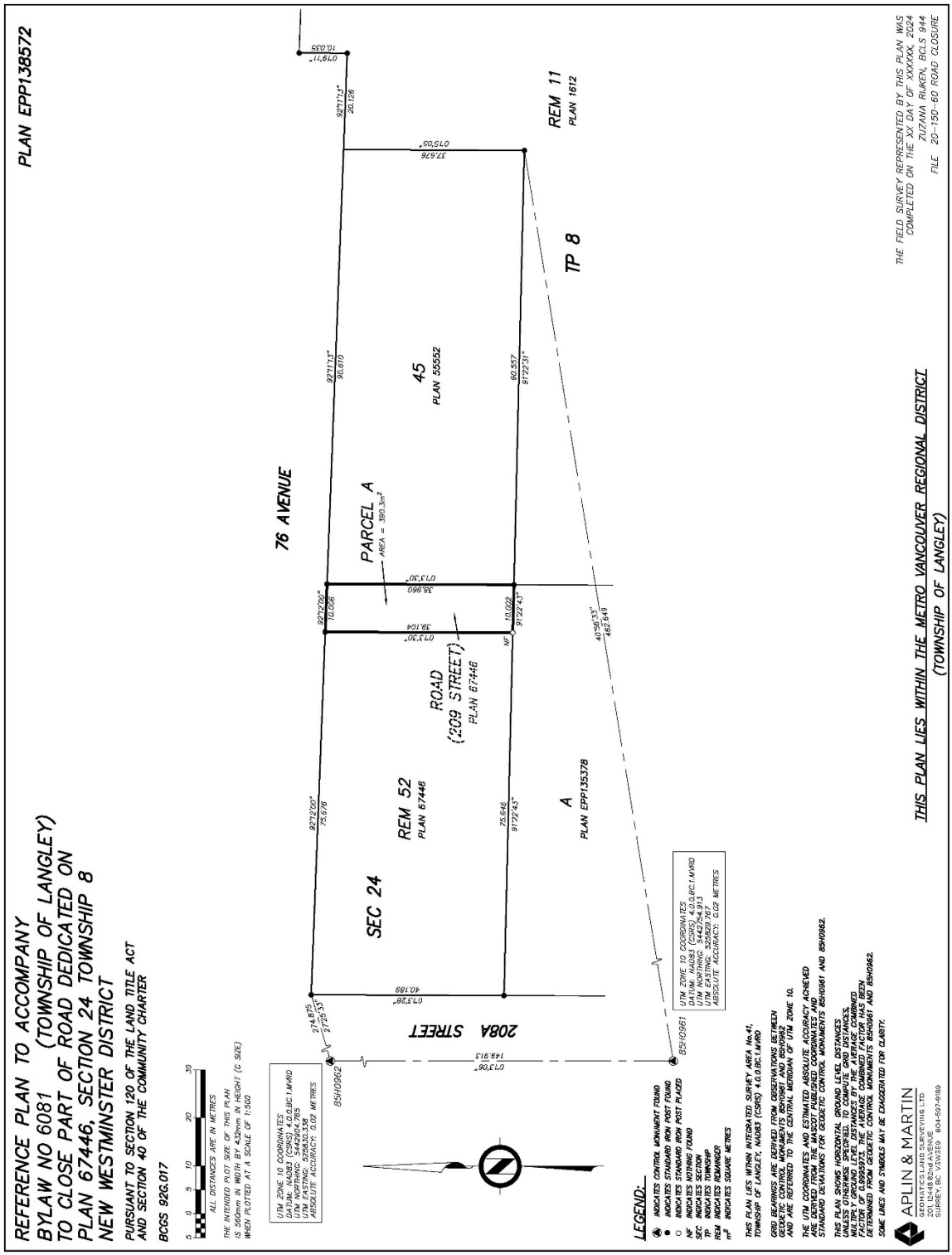
3. The dedication as highway shall be removed from that portion of 209 Street shown on Schedule “A”.

4. The Township Clerk is hereby authorized to sign the plan(s) of survey and any such other instrument(s) as may be required to carry into effect the closure and dedication removal described in this Bylaw.

READ A FIRST TIME the	24	day of	February	, 2025
READ A SECOND TIME the	24	day of	February	, 2025
READ A THIRD TIME the	24	day of	February	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

SCHEDULE A


PLAN EPP138572
REFERENCE PLAN TO ACCOMPANY
BYLAW NO 6081 (TOWNSHIP OF LANGLEY)
TO CLOSE PART OF ROAD DEDICATED ON
PLAN 67446, SECTION 24 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PURSUANT TO SECTION 120 OF THE LAND TITLE ACT
AND SECTION 40 OF THE COMMUNITY CHARTER
BCGS 926.017
ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500
76 AVENUE
PARCEL A
AREA = 350.3m²
45
PLAN 55552
REM 11
PLAN 1612
TP 8
SEC 24
REM 52
PLAN 67446
ROAD
(209 STREET)
PLAN 67446
A
PLAN EPP135378
208A STREET
85H0962
85H0961
LEGEND:
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT
(TOWNSHIP OF LANGLEY)
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE XX DAY OF XXXXXX, 2024
ZUZANNA RUMKEN, BCLS 944
FILE 20-150-60 ROAD CLOSURE
APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd AVENUE
SURREY, BC V3W 3E9 604-597-9189

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL (SAP – 210 STREET)

BYLAW NO. 6082

EXPLANATORY NOTE

Bylaw No. 6082 authorizes the closure and highway dedication removal from a portion of 210 Street at 76 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL (SAP – 210 STREET)

BYLAW NO. 6082

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 “Highway Closing and Dedication Removal (SAP – 210 Street) Bylaw No. 6082”.

2. That portion of 210 Street in Section 24 Township 8 NWD shown outlined in heavy black line on Reference Plan EPP138574 prepared by Zuzana Rijken, BCLS, a copy of which is attached hereto as Schedule “A”, and more particularly described as:

   all that portion of road containing 0.529 hectares and originally dedicated road on Plan 1612

   shall be closed to traffic.

3. The dedication as highway shall be removed from that portion of 210 Street shown on Schedule “A”.

4. The Township Clerk is hereby authorized to sign the plan(s) of survey and any such other instrument(s) as may be required to carry into effect the closure and dedication removal described in this Bylaw.

READ A FIRST TIME the	24	day of	February	, 2025
READ A SECOND TIME the	24	day of	February	, 2025
READ A THIRD TIME the	24	day of	February	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

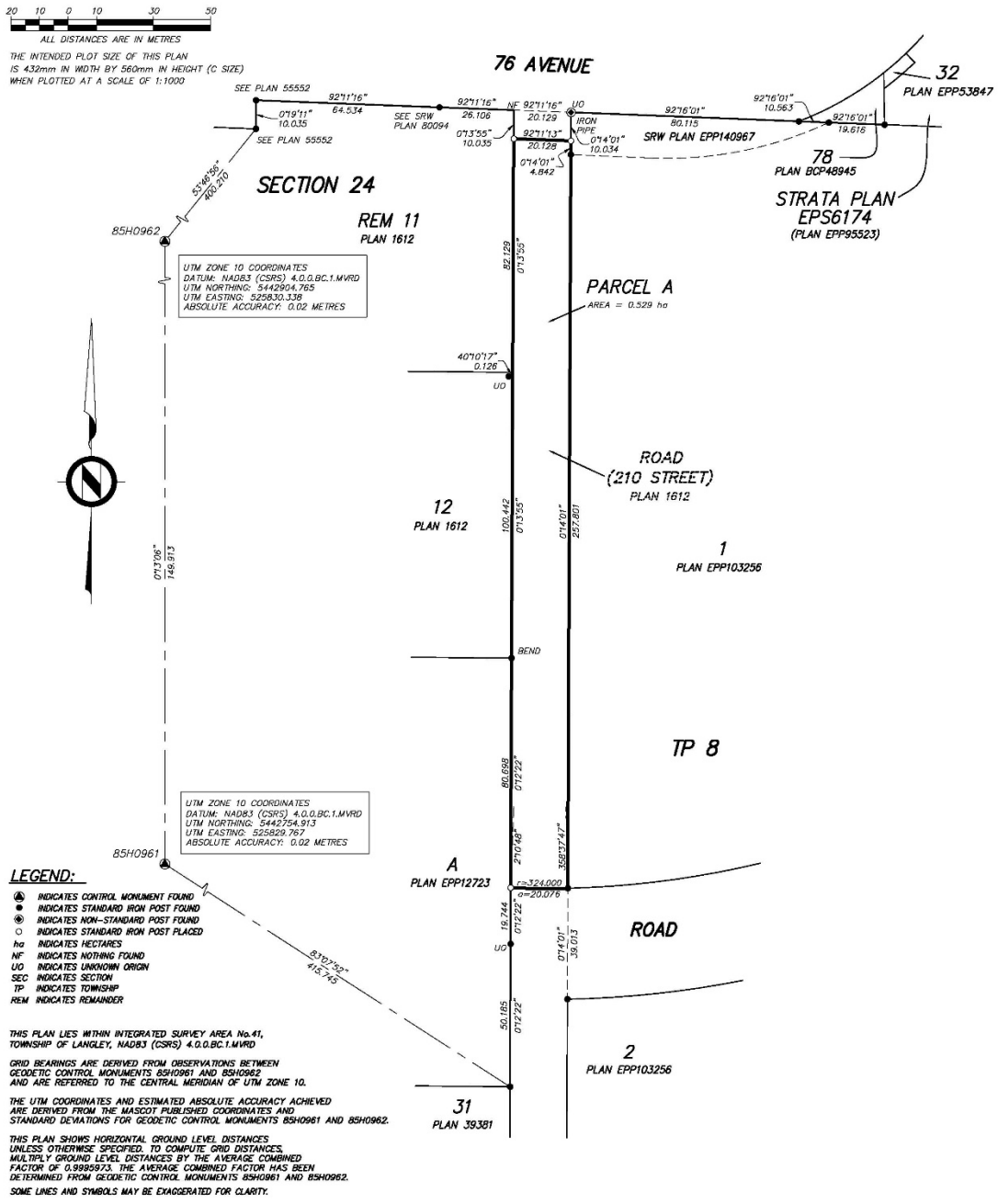
SCHEDULE A

REFERENCE PLAN TO ACCOMPANY BYLAW NO 6082 (TOWNSHIP OF LANGLEY) TO CLOSE PART OF ROAD DEDICATED ON PLAN 1612, SECTION 24 TOWNSHIP 8 NEW WESTMINSTER DISTRICT

PLAN EPP138574

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT
AND SECTION 40 OF THE COMMUNITY CHARTER

BCGS 92G.017



APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd AVENUE
SURREY, BC V3W3E9 604-597-9189

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT
(TOWNSHIP OF LANGLEY)

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE XX DAY OF XXXXXX, 2024
ZUZANA RIJKEN, BCLS 944
FILE 20-150-61 ROAD CLOSURE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

UTILITY RATE BYLAW NO. 6107

EXPLANATORY NOTE

Bylaw No. 6107 sets out Utility User Fee Rates for Water, Sewer and Solid Waste Collection.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

UTILITY RATE BYLAW NO. 6107

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 “Utility Rate Bylaw No. 6107”.

2. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase

3. The Township hereby imposes utility rates for the provision of user pay services as specified in Schedules “1” to “3” attached to and forming part of this bylaw.

READ A FIRST TIME the	24	day of	February	, 2025
READ A SECOND TIME the	24	day of	February	, 2025
READ A THIRD TIME the	24	day of	February	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 1. WATER UTILITY
UTILITY RATE BYLAW NO. 6107

WATER UTILITY Rate Type	Description	Amount
Flat Annual Water Rates	For a distinct Premise or Coach House. Subject to the following: the 2025 annual flat rates shall be multiplied by 365/297 and calculated from March 10, 2025.	$766.56
Secondary Suite Annual Rate	Where a Premises contains a Secondary Suite	Additional 30% fee of Flat Annual Water Rate
Metered Water Rates		
Annual Water Infrastructure charge based on water meter size	For each metered service connection. The 2025 minimum metered infrastructure rates shall be multiplied by 365/297 and calculated from March 10, 2025.	
≤19mm		$463.00
20mm to 25mm		$463.00
26mm to 37mm		$685.00
38mm to 50mm		$907.00
51mm to 75mm		$1,796.00
76mm to 100mm		$2,074.00
101mm to 150mm		$3,945.00
151mm to 200mm		$4,611.00
≥200mm		$4,611.00
Metered Water Unit Rate		
Tier 1 Volumetric Consumption Charge: 0 to 500m^3	500m^3 consumption prorated to billing period	$0.98 /$m^3$
Tier 2 Volumetric Consumption Charge: over 500m^3	500m^3 consumption prorated to billing period	$1.28 /$m^3$
Other Rates		
Water Purchased for Resale		four (4) times the Tier 2 Rate
Municipal Standpipe Use	Prepayment of estimated use over a period of one year is required	four (4) times the Tier 2 Rate
Unauthorized Usage		four (4) times the Tier 2 Rate

SCHEDULE 2. SEWER UTILITY
UTILITY RATE BYLAW NO. 6107

SEWER UTILITY Rate Type	Description	Amount
Flat Annual Sewer Rates	For a distinct Premise or Coach House. The 2025 annual flat rates shall be multiplied by 365/297 and calculated from March 10, 2025.	$782.60
Secondary Suite Annual Rate	Where a Premises contains a Secondary Suite.	Additional 30% fee of Flat Annual Sewer Rate
Metered Sewer Rates		
Annual Sewer Infrastructure charge based on water meter size	For each metered service connection. The 2025 minimum metered infrastructure rates shall be multiplied by 365/297 and calculated from March 10, 2025.	
≤19mm		$595.00
20mm to 25mm		$595.00
26mm to 37mm		$880.00
38mm to 50mm		$1,165.00
51mm to 75mm		$2,307.00
76mm to 100mm		$2,664.00
101mm to 150mm		$5,066.00
151mm to 200mm		$5,923.00
≥200mm		$5,923.00
Metered Sewer Unit Rate		
Tier 1 Volumetric Consumption Charge: 0 to 400m^3	Calculated based on 80% of water consumption. 400m^3 consumption prorated to billing period.	$1.26 /$m^3$
Tier 2 Volumetric Consumption Charge: over 400m^3	Calculated based on 80% of water consumption. 400m^3 consumption prorated to billing period.	
Other Rates		
Contaminated Ground Water	Discharge volume as indicated on the GVS&DD "Application for a Waste Discharge Permit pursuant to GVS&DD Sewer use Bylaw No. 299, 2007."	$1.76 /m3

SCHEDULE 3. SOLID WASTE
UTILITY RATE BYLAW NO. 6107

SOLID WASTE UTILITY Fee Type	Description	Amount
Flat Annual Solid Waste Base Rate	The 2025 annual rates shall be multiplied by 365/297 and calculated from March 10, 2025.	
Curbside Collection	Fee charged per Eligible Property for curbside collection service, all services	$221.00
Centralized Collection - all services	Fee charged per Eligible Property for Centralized Collection service, all services	$146.00
Centralized Collection - Organics service only	Fee charged per Eligible Property for Centralized Collection service, Organics service only	$53.00
Annual Municipal Garbage Collection Service Fee	The 2025 annual rates shall be multiplied by 365/297 and calculated from March 10, 2025	
Container Charge - 120L Garbage Cart	Fee charged per 120L Garbage Cart for garbage collection service	$95.00
Container Charge - 240L Garbage Cart	Fee charged per 240L Garbage Cart for garbage collection service	$190.00
Other Fees		
Extra Garbage Sticker		$3.50
Cart Administration Fee		$50.00
Cart Replacement Fee		$110.00

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW NO. 6074

AMENDMENT BYLAW NO. 6102

EXPLANATORY NOTE

Bylaw No. 6102 amends the Langley Waterworks Regulation Bylaw No. 6074 to facilitate the adoption of Utility Rate Bylaw No. 6107.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW No. 6074

AMENDMENT BYLAW NO. 6102

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 Waterworks Regulation Bylaw 6074 Amendment Bylaw No. 6102”.

2. The Langley Waterworks Regulation Bylaw No. 6074 as amended is further amended by:

   A. In Section 1.2 adding the following definitions:

      “*Utility Rate Bylaw*” means the Utility Rate Bylaw No. 6107 adopted by *Council*, as amended from time to time and any successor legislation thereto.

   B. In Section 6.6 Commercial Irrigation, replacing Schedule “B” to Schedule “A”

   C. Replacing Section 9.1 Collection of Water Rates, Fees and Charges with the following:

      1) All work undertaken by the Municipality on behalf of an Owner, whether through a Service Connection application under Section 3, or where any other costs are incurred by the Municipality on behalf of an Owner under this Bylaw, will be done on a cost recovery basis and shall include the amount expended by the Municipality for all expenditures incurred in doing the work, plus administration charges as per the Fees And Charges Bylaw. All costs incurred by the Municipality under this Bylaw on behalf of an Owner shall be payable by the Owner within 30 days of the billing date. Accounts remaining unpaid after the 30 days shall be charged interest as prescribed in the *Langley Fees And Charges Bylaw*.

      2) All Water System charges shown in the *Utility Rate Bylaw* shall be billed by the Municipality on a schedule established by the Municipality and are payable within 30 days of the billing date. Accounts remaining unpaid after 30 days shall be assessed a ten percent (10%) penalty.

      3) All rates as set out in the *Langley Utility Rate Bylaw*, and all work done at cost as set out in this Bylaw, and all fees and charges as set out in the Fees And Charges Bylaw, shall form a charge, with penalties if applicable, against the Real Property of respective registered Owners using the Water System; and if unpaid at December 31 in each year, shall be transferred to property taxes as arrears and be recovered under the same terms and conditions as ordinary property taxes under the Community Charter.

4) Where a building permit or other permit has been obtained and a plan of subdivision or otherwise has not been registered before the date set by BC Assessment for establishing the assessment roll for the following year based on the land title office reference date, the developer, client, or otherwise will be required to pay in advance for water rates and charges, in an amount as specified by the Collector.

D. In Section 9.2 Rate Grace Period for New Development (3) replacing "Section 3.1 and Schedule "A" of this bylaw" with "the *Utility Rate Bylaw".*

E. In Section 9.3 Rate Grace Period for Other Than New Development (3) replacing "Section 3.1 and Schedule "A" of this bylaw" with "the *Utility Rate Bylaw".*

F. In Section 9.4 Current Year Water Installation replacing (3) with:

The Flat Rate as set out in the *Utility Rate Bylaw* is applicable to this Section. For multifamily development, or other than that as set out in the *Utility Rate Bylaw* the advance payment is based on the Flat Rate under the *Utility Rate Bylaw* multiplied by the number of units being developed under the *Approved* building permit.

G. In Section 9.15 Testing of Meters (3) replacing "Schedule "A" of this Bylaw with 'the *Utility Rate Bylaw*'

H. In Section 10.2 Unauthorized Water Meter Bypass Valve Usage replacing (2) with:

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 the *Utility Rate Bylaw* applied to the water use estimated in accordance with the provisions of Section 9.7 of this Bylaw.

I. In Section 10.3 Unauthorized Hydrant and Standpipe Usage replacing (1) with:

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 the *Utility Rate Bylaw* applied to the water use estimated in accordance with the provisions of Section 9.7 of this Bylaw

J. In Section 10.4 Unauthorized Service Usage replacing (1) with:

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 the *Utility Rate Bylaw* applied to the water use estimated in accordance with the provisions of Section 9.7 of this Bylaw.

K. In Section 10.5 Tampering With a Water Meter (1) replacing "Schedule "A" of this Bylaw with 'the *Utility Rate Bylaw*'

L. Removal of Schedule "A" – Rates and updating subsequent Schedule naming.

READ A FIRST TIME the	24	day of	February	, 2025
READ A SECOND TIME the	24	day of	February	, 2025
READ A THIRD TIME the	24	day of	February	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

AMENDMENT BYLAW NO. 6103

EXPLANATORY NOTE

Bylaw No. 6103 amends the Langley Sewerworks Regulation Bylaw 2018 No. 5367 to facilitate the adoption of Utility Rate Bylaw No. 6107.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 No. 5367

AMENDMENT BYLAW NO. 6103

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. 6103".

2. The Langley Sewerworks Regulation Bylaw 2018 No. 5367 as amended is further amended by:

A. In Section 1.1 adding the following definition

"*Utility Rate Bylaw"* means the Utility Rate Bylaw No.6107 adopted by *Council*, as amended from time to time and any successor legislation thereto.

B. Replacing Section 7.1 Collection of Sewer Rates and Charges with the following:

a. All work undertaken by the *Municipality* on behalf of an *Owner*, whether through a *Service Connection* application under sections 3.2 or 3.6, or where any other costs are incurred by the *Municipality* on behalf of an *Owner* under this Bylaw, will be done on a cost recovery basis and shall include the amount expended by the Municipality for all expenditures incurred in doing the work, plus administration charges as per the *Fees And Charges Bylaw*. All costs incurred by the *Municipality* under this Bylaw on behalf of an *Owner* shall be payable by the *Owner* within 30 days of the billing date. Accounts remaining unpaid after the 30 days shall be charged interest as prescribed in the *Langley Fees And Charges Bylaw*.

b. All *Sanitary Sewer System* charges shown in the *Utility Rate Bylaw* shall be billed by the *Municipality* on a schedule established by the *Municipality* and are payable within 30 days of the billing date. Accounts remaining unpaid after 30 days shall be assessed a ten percent (10%) penalty.

c. All *Sanitary Sewer System* charges shown in the *Utility Rate* Bylaw shall be billed at time of receipt of the approved *Waste Discharge Permit* from Metro Vancouver, and are payable within 30 days of the billing date. Accounts remaining unpaid after 30 days shall be assessed a ten percent (10%) penalty.

d. All rates as set out in the *Utility Rate Bylaw*, and all work done at cost as set out in this Bylaw, and all fees and charges as set out in the *Fees And Charges Bylaw*, shall form a charge, with penalties if applicable, against the *Real Property* of respective registered *Owners* using the *Sanitary Sewer System*; and if unpaid at December 31 in each year, shall be transferred to property taxes as arrears and be recovered under the same terms and conditions as ordinary property taxes under the *Community Charter*.

e. Where a building permit or other permit has been obtained and a plan of subdivision or otherwise has not been registered before the date set by BC Assessment for establishing the assessment roll for the following year based on the land title office reference date, the developer, client, or otherwise will be required to pay in advance for sewer rates and charges, in an amount as specified by the *Collector*.

C. In Section 7.4 Rate Grace Period for New Development (c) replacing "Section 7.1 and Schedule "A" of this Bylaw" with "the *Utility Rate Bylaw*".

D. In Section 7.5 Rate Grace Period for Other Than New Development (c) replacing "Section 7.1 and Schedule "A" of this Bylaw" with "the *Utility Rate Bylaw*".

E. Removal of Schedule "A" – Rates and Fees.

READ A FIRST TIME the	24	day of	February	, 2025
READ A SECOND TIME the	24	day of	February	, 2025
READ A THIRD TIME the	24	day of	February	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SOLID WASTE MANAGEMENT BYLAW 2016 NO. 5200

AMENDMENT BYLAW NO. 6104

EXPLANATORY NOTE

Bylaw No. 6104 amends the Solid Waste Management Bylaw 2016 No. 5200 to facilitate the adoption of Utility Rate Bylaw No. 6107.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SOLID WASTE MANAGEMENT BYLAW 2016 NO. 5200

AMENDMENT BYLAW NO. 6104

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 "Solid Waste Management 2016 Bylaw 5200 Amendment Bylaw No. 6104".

2. The Solid Waste Management Bylaw 2016 No. 5200 as amended is further amended by:

A. In 1.2 Definitions, making the following changes:
   a. adding the following definitions:

CART ADMNISTRATION FEE means the fee charged when an Owner requests changes to the Garbage Cart or Green Cart at their property, in an amount as set out in the Utility Rate Bylaw.

CART REPLACEMENT FEE means the fee charged to an Eligible Property when a Garbage Cart or Green Cart is damaged, lost, or becomes unsuitable for collection due to acts, errors, or negligence of an Owner, in an amount as set out in the Utility Rate Bylaw

UTILITY RATE BYLAW means Township of Langley Utility Rates Bylaw 2025 No. 6107, as amended or replaced from time to time.

   b. Revising the following definitions accordingly
      i. In **COLLECTION FEE** to replacing 'Schedule A "Collections Fees" attached to this Bylaw' with 'the Utility Rate Bylaw' and replacing 'base Eligible Property collection fee' with 'flat annual solid waste base rate'.
      ii. In **ENGINEER** replacing 'General Manager of Engineering' with 'Director Engineering and Public Works'.
      iii. In **GLASS ITEMS** replacing 'Schedule C' with 'Schedule B'
      iv. In **LARGE ITEMS** replacing 'Schedule D' with 'Schedule C'
      v. In **MIXED CONTAINER ITEMS** replacing 'Schedule C' with 'Schedule B'
      vi. In **MIXED PAPER** replacing 'Schedule C' with 'Schedule B'
      vii. In **ORGANICS** replacing 'Schedule B' with 'Schedule A'
      viii. In **RECYCABLE MATERIAL** replacing 'Schedule C' with 'Schedule B'

B. In 2.1.1.a inserting 'Townhouses' after 'Single Family Dwellings,'

C. In 2.1.6 inserting 'add' after 'No person shall remove a cover from a receptacle, or'

D. In 3.3.1 updating 'Schedule E' to 'Schedule D'

E. In 3.3.3.a deleting ‘described in Schedule A’ and ‘Damaged’
F. In 3.3.3.d replacing ‘Collector’ with ‘Municipality’

G. In 3.3.3.e adding ‘negligence’ after ‘due to the acts, errors,’ and removing ‘Damaged’ and ‘as set out in Schedule A’

H. In 3.3.4 replacing ‘Base Eligible Property Fee and Collection Service Fee’ with ‘Collection Fee’ and inserting ‘as set out in the Utility Rate Bylaw’ after ‘standard cart size’

I. In 3.5.2 inserting ‘an’ after ‘Municipality’, replacing ‘Schedule A “Collection Fees”’ with ‘Utility Rate Bylaw’ and adding ‘s’ to the end of ‘sticker’.

J. In 3.7.1 replacing the maximum gross tare weights with the following

Size of Garbage Cart	Maximum gross tare weight
120 litres	50.8 kg (112 lbs)
240 litres	101.6 kg (224 lbs)
360 litres	152 kg (335 lbs)

K. Inserting new 3.3.7 as follows:

Owners shall ensure any items used to secure a Garbage Cart or other receptacle when not set out for collection, including but not limited to bungee cords, chains, and rope, are fully removed from the receptacle when set out for at the curb collection under the Municipal Garbage Collection Service.

L. In 4.3.1 replacing ‘Schedule E’ with ‘Schedule D’

M. Replacing 4.3.3 with the following

An Owner shall, with respect to an Organics Cart made available to him or her:

a. maintain the Organics Cart in a clean and sanitary condition, without modification and free of paint or graffiti or pay;

   i. the Cart Administration Fee to have the cart cleaned, or
   ii. if the Engineer deems the Organics Cart is unable to be used for the Municipal Organics Collection Service due to contamination, or for any other reason, the Cart Replacement Fee

b. ensure that the lid of the Organics Cart remains completely closed at all times, except when it is necessary to open the cover to dispose of Organics;

c. ensure that the Organics Cart is not placed in a location so as to encroach on:
   i. any other Owner’s property; or
   ii. any street, lane or public place, except when required to be placed on

such street, lane or public place for the purposes of the Municipal Organics Collection Service as described in Section 6.1;

d. notify the Municipality if the Organics Cart is damaged, lost or stolen;

e. if the Organics Cart is damaged, lost or stolen:
   i. cooperate with the Municipality's investigation of the damage, loss or theft; and
   ii. if the Municipality determines that the damage, loss or theft was due to the acts, errors, negligence or omissions of the Owner, including for certainty if the Owner has failed to comply with Section 6.1.1h, pay the Cart Replacement Fee

f. leave all Organics Carts on the Premises upon sale of an Eligible Property; and

g. return the Organics Cart to the Collector upon request from the Municipality in accordance with the terms of this Bylaw.

N. In 4.7.1 replacing the maximum gross tare weight with the following:

Size of Organics Cart	Maximum gross tare weight
80 litres	33.3 kg (73.5 lbs)
120 litres	50.8 kg (112 lbs)
240 litres	101.6 kg (224 lbs); or

O. Inserting new 4.7.3 as follows:

Owners shall ensure any items used to secure an Organics Cart or other receptacle when not set out for collection, including but not limited to bungee cords, chains, and rope, are fully removed from the receptacle when set out for at the curb collection under the Municipal Organics Collection Service.

P. In 5.3.2 replacing 'Collector' with 'Municipality'

Q. In 5.7.1 replacing the Maximum gross tare weight with the following:

Size of Cart	Maximum gross tare weight
120 litres	50.8 kg (112 lbs)
360 litres	152 kg (335 lbs)

R. Inserting new 5.7.3 as follows:

For properties receiving Centralized Collection under the Municipal Recycling Collection Service, if Recycling Receptacles are stored in an underground parkade or other location not accessible by collection vehicles, the Collector will arrange for the retrieval and return of Recycling Receptacles as required to carry out collection, up to a maximum of one (1) location per building

S. Inserting 6.1.4 as follows:

The Engineer has the authority to designate areas as 'bear areas', requiring properties in the determined area to set out receptacles or bundles for collection no earlier than 5:00am, and no later than 7:30am on the scheduled Collection Day.

T. In 6.3.1 replacing "Schedule G" with "Schedule D"

U. Replacing 6.3.2 with the following:

If the Engineer approves a request under Section 6.3.1, then the Owner of the Eligible Property shall pay the Cart Administration Fee for each exchanged Garbage Cart and/or Organics Cart. With respect to the exchanged Garbage Cart, if at the time of the application the Collection Fee has already been paid by the Owner:

a. if the size of the Garbage Cart is increasing, the Owner must pay the portion of the Collection Fee that corresponds with the difference in size of the exchanged Garbage Cart pro rata for the remaining balance of the calendar year from the date the cart is delivered; or

b. if the size of the Garbage Cart is decreasing, the portion of the Collection Fee that corresponds with the difference size the exchanged cart pro rata for the remaining balance of the calendar year from the date the cart is delivered shall be applied to the Owner's utility account.

V. Replacing 6.4 Additional Garbage Cart or Organics Cart with the following:

6.4.1 Upon application to the Engineer by an Owner other than a tenant, the number of Garbage Carts available to an Owner may be changed as follows:
a. the Municipality shall make up to two additional Garbage Carts available to an Owner of an Eligible Property that has no Centralized Collection, and the Owner shall pay, with respect to each additional Garbage Cart:

i. the portion of the Collection Fee for the additional Municipal Garbage Collection Service, pro rata to the remaining balance of the calendar year, commencing on the date of cart delivery; and
ii. the Cart Administration Fee.

b. an Owner may return an additional Garbage Cart made available by the Engineer pursuant to Section 6.4.1, and the Owner shall, with respect to each Garbage Cart returned, pay the Cart Administration Fee. If the Engineer, in his or her discretion, allows the application, and:
i. if at the time of the application the Collection Fee has not yet been paid by the Owner, then the Owner shall pay the pro rata portion of the Collection Fee for the additional Municipal Garbage Collection Service applicable to that portion of the calendar year beginning January 1 of the calendar year in which the application is made until the date that the additional cart is removed; and
ii. if at the time of the application the Collection Fee has already been paid by the Owner, then the pro rata portion of the Collection Fee for the additional Municipal Garbage Collection Service applicable to the remaining balance of the calendar year from the date the additional cart is removed shall be applied to the utility account of the Eligible Property.

6.4.2 Upon application to the Engineer by an Owner, the number of Organics Carts available to an Owner may be changed as follows:
a. the Municipality shall make one additional Organics Cart available to an Owner of an Eligible Property that has no Centralized Collection for use by the occupant(s) of a licensed secondary suite or coach house, and the Owner shall pay the Cart Administration Fee, payable on the date of application; and

b. The Municipality shall make additional Organics Carts available to an Owner of an Eligible Property with more than one legally permitted Single Family Dwelling, up to a total number of Organics Carts equivalent to the number of legally permitted Single Family Dwellings present at the Eligible Property. With respect to each Cart, the Owner shall pay the Cart Administration Fee payable on the date of application; and

c. an Owner may return an additional Organics Cart made available by the Engineer pursuant to Section 6.4.2a and 6.4.2b., at no cost.

W. In 6.5.1.b replacing with “With respect to each cart returned, pay the Cart Administration Fee.”

X. Replacing 6.5.2 with the following:

The portion of the Collection Fee for the Municipal Garbage Collection Service will be adjusted to reflect the removal of the Garbage Cart during demolition and construction as follows:

a. If at the time of the cart removal the Collection Fee annual fee that corresponds for the Municipal Garbage Collection Service has not yet been paid by the Owner, then the Owner shall pay the pro rata portion of the Collection Fee for the annual fee for the Municipal Garbage Collection Service applicable to that portion of the calendar year beginning January 1 of the calendar year in which the application is made, until the date the additional cart is removed; or

b. If at the time of the application cart removal the additional portion of the Collection Fee annual fee for the Municipal Garbage Collection Service has already been paid by the Owner, then the pro rata portion of the Collection Fee additional annual fee for the Municipal Garbage Collection Service applicable to the remaining balance of the calendar year from the date the additional cart is removed shall be applied to the utility account of the Eligible Property.

Y. In 6.6.1 replacing ‘cart administration fee set out in Schedule A’ with ‘Cart Administration Fee’

Z. In 7.2.1 replacing ‘Schedule D’ with ‘Schedule C’

AA. In 7.3.1 adding ‘dishwashers’ after ‘iceboxes,’

BB. Replacing Section 8 **COLLECTION FEE** with the following:

<u>8.1 Garbage and Organics Collection Fee</u>

8.1.1 Every Owner of an Eligible Property shall pay the flat annual solid waste base rate portion of the Collection Fee, as set out in the Utility Rate Bylaw. The first flat annual solid waste base rate portion of the Collection Fee shall be the pro rata portion applicable to the remainder of the calendar year from the date the Garbage and Organics Cart(s) are delivered. The flat annual solid waste base rate portion of the Collection Fee applies to all Eligible Properties except:

a. an Owner exempt from the Collection Services pursuant to Section 11.1.1 or 11.2.1; or

b. an Owner that has entered into an agreement with the Municipality under Section 2.4.1, but for certainty, such Owner shall pay the amounts as specified in such agreement for the receipt of collection services.

8.1.2 Every Owner of an Eligible Property shall pay the Annual Municipal Garbage Collection Service portion of the Collection Fee that corresponds to the size and number of Garbage Carts assigned to the Eligible Property, as set out in the Utility Rate Bylaw. The first Annual Municipal Garbage Collection Service portion of the Collection Fee shall be the pro rata portion applicable to the remainder of the calendar year from the date the Garbage Cart is delivered. The portion of the Annual Collection Fee for Municipal Garbage Collection Service applies to all properties in possession of a Garbage Cart, except if:

a. An Owner that has entered into an agreement with the Municipality under Section 2.4.1, but for certainty, such Owner shall pay the amounts as specified in such agreement for the receipt of Collection Services.

8.1.3 Subject to Section 8.1.1 and Section 8.1.2, the Collection Fee is effective for the calendar year. The Collection Fee shall be billed by the Municipality on a schedule established by the Municipality and is payable within 30 days of the billing date. Accounts remaining unpaid after 30 days shall be assessed a 10 percent (10%) penalty and if unpaid at December 31 each year, shall be transferred to property taxes as arrears and be received under the same terms and conditions as ordinary property taxes under the Community Charter.

8.1.4 With respect to each Owner that enters into an agreement with the Engineer pursuant to Section 2.4.1, the Collection Fee shall be payable as per the agreement.

CC. In 10.1.1.b replacing ‘out of public view’ with ‘within the boundaries of their associated property unless directed otherwise by the Engineer,’

DD. Deleting Schedule A and renaming all subsequent schedules accordingly

EE. In the newly renamed Schedule B

a. Adding the following to the list of items in 1.1 Mixed Containers

- Plastic food storage containers
- Plastic cutlery and straws

- Gable-top cartons
- Plastic jugs and bottles
- Plastic clamshells

b. Adding the following to the list of items in 1.3 Mixed Paper

- Paper party décor

READ A FIRST TIME the	24	day of	February	, 2025
READ A SECOND TIME the	24	day of	February	, 2025
READ A THIRD TIME the	24	day of	February	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6112

EXPLANATORY NOTE

Bylaw No. 6112 updates Bylaw Notice Enforcement Bylaw 2008 No. 4703 to update the bylaw descriptions, bylaw cross section references and fine amounts as a result of changes to the Waterworks Regulation Bylaw No. 6074, Langley Sewerworks Regulation Bylaw 2018 No. 5367 and Solid Waste Management Bylaw 2016 No. 5200.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6112

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. 6112”.

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

A. The current designated bylaw contraventions under Schedule A with reference to the Township of Langley Waterworks Regulation Bylaw 1995 No. 3482 be replaced with:

Township of Langley Waterworks Regulation Bylaw No. 6074

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Backflow Prevention Device	5.8	$500.00
• Hydrant or Standpipe Use	7.2	$2,500.00

B. The current designated bylaw contraventions under schedule A with reference to the Township of Langley Solid Waste Management Bylaw 2016 No. 5200 be replaced with:

Township of Langley Solid Waste Management Bylaw 2016 No. 5200

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Failure to separate Garbage, Organics, Recyclable Material and Large Items prior to removal and disposal	2.1.2	$250.00
• Failure of Owner in a Solid Waste Collection Area to arrange for removal or disposal of Garbage, Organics, Recyclable Material or Large Items by	2.1.3	$500.00

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
an applicable Collection Service or by private collection		
• Removal of a cover, by a person other than the Owner, Municipality, Collector, or a person designated by the Engineer, from a receptacle or disturb Garbage, Organics, or Recyclable Material set out for collection	2.1.6	$250.00
• Failure of an Owner to comply with any provision of Township of Langley Solid Waste Management Bylaw 2016, No. 5200, as amended	2.1.10	$250.00
• Possess a Garbage Cart or Organics Cart that was not made available to the Owner of an Eligible Property	3.3.5, 4.3.4	$250.00
• Deposit Organics, Recyclable Material or Prohibited Material in a receptacle used for collection under the Municipal Garbage Collection Service	3.6.1.a.vi	$50.00
• Contaminate a receptacle used for collection under the Municipal Garbage Collection Service or the Municipal Organics Collection Service, or contaminate a Recycling Receptacle	3.6.1.b, 4.6.1.b and 5.6.1.b	$50.00
• Deposit Garbage, Recyclable Material or Prohibited Material in a receptacle used for collection under the Municipal Organics Collection Service	4.6.1.a	$50.00
• Deposit Garbage, Organics or Prohibited Material in a Recycling Receptacle	5.6.1.a.ii	$50.00
• Failure to place receptacle for collection under the Municipal Garbage Collection Service, the Municipal Organics Collection Service or the Municipal Recycling Collection	6.1.1.a	$50.00

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
adjacent to the Eligible Property from which it came		
• Placement of receptacle for collection under the Municipal Garbage Collection Service, the Municipal Organics Collection Service or the Municipal Recycling Collection that interferes with public vehicular, bicycle or pedestrian traffic	6.1.1.f	$50.00
• Failure to remove receptacle for collection under the Municipal Garbage Collection Service, the Municipal Organics Collection Service or the Municipal Recycling Collection from collection location before the end of the Collection Day	6.1.1.h	$50.00
• Failure of an Owner to return cart due to demolition	6.5.1.a	$110.00
• Placement for collection under the Municipal Large Item Collection Service of refrigerators, iceboxes, or other containers with locking devices still attached	7.3.1.b	$250.00
• Failure to remove Large Item from the collection location before the end of the Collection Day	7.4.1.g	$50.00
• Failure to manage Garbage, Organics, Recyclable Material, Large Items and Prohibited Material generated from or used at the Owner's property, or discarded on the portion of a highway that is adjacent to and abutting the Owner's property from the property line to the edge of the roadway surface, in a manner that prevents the Garbage, Organics, Recyclable Material, Large Items and Prohibited Material from creating litter, an unpleasant odour, nuisance, or a health hazard	10.1.1.a	$50.00

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Failure to store all Solid Waste Receptacles and Large Items within the boundaries of their associated property or otherwise directed by the Engineer, except when set out for collection	10.1.1.b	$200.00
• Habitual or repeated failure to (a) manage Garbage, Organics, Recyclable Material, Large Items and Prohibited Material generated from or used at the Owner's property, or discarded on the portion of a highway that is adjacent to and abutting the Owner's property from the property line to the edge of the roadway surface, in a manner that prevents the Garbage, Organics, Recyclable Material, Large Items and Prohibited Material from creating litter, an unpleasant odour, nuisance, or a health hazard; or (b) store all Solid Waste Receptacles and Large Items within the boundaries of their associated property or otherwise directed by the Engineer, except when set out for collection	10.1.2	$500.00
• Discard any Garbage, Organics, Recyclable Material, Large Items or Prohibited Material in a public place or highway, including in a receptacle, if any, provided by the Municipality at the public place which is designated for the collection of litter from the general public	10.2.1	$500.00

C. The following designated bylaw contravention under schedule A with reference to the Township of Langley Highway and Traffic Bylaw 2010 No. 4758 be replaced with:

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Fail to comply with weight and dimension regulations	410 (1-5)	$200.00

READ A FIRST TIME the	24	day of	February	, 2025
READ A SECOND TIME the	24	day of	February	, 2025
READ A THIRD TIME the	24	day of	February	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (KOONER) BYLAW 2016 NO. 5204

EXPLANATORY NOTE

Bylaw 2016 No. 5204 rezones 3.8 ha (9.5 ac) of land located at 3492 – 205 Street to Residential Zone R-1D to permit the subdivision of 43 fee simple single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (KOONER) BYLAW 2016 NO. 5204

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500;

WHEREAS it is deemed necessary and desirable to Township of Langley Zoning Bylaw 1987 No. 2500" as amended;

NOW THEREFORE, 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 (Kooner) Bylaw 2016 No. 5204".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

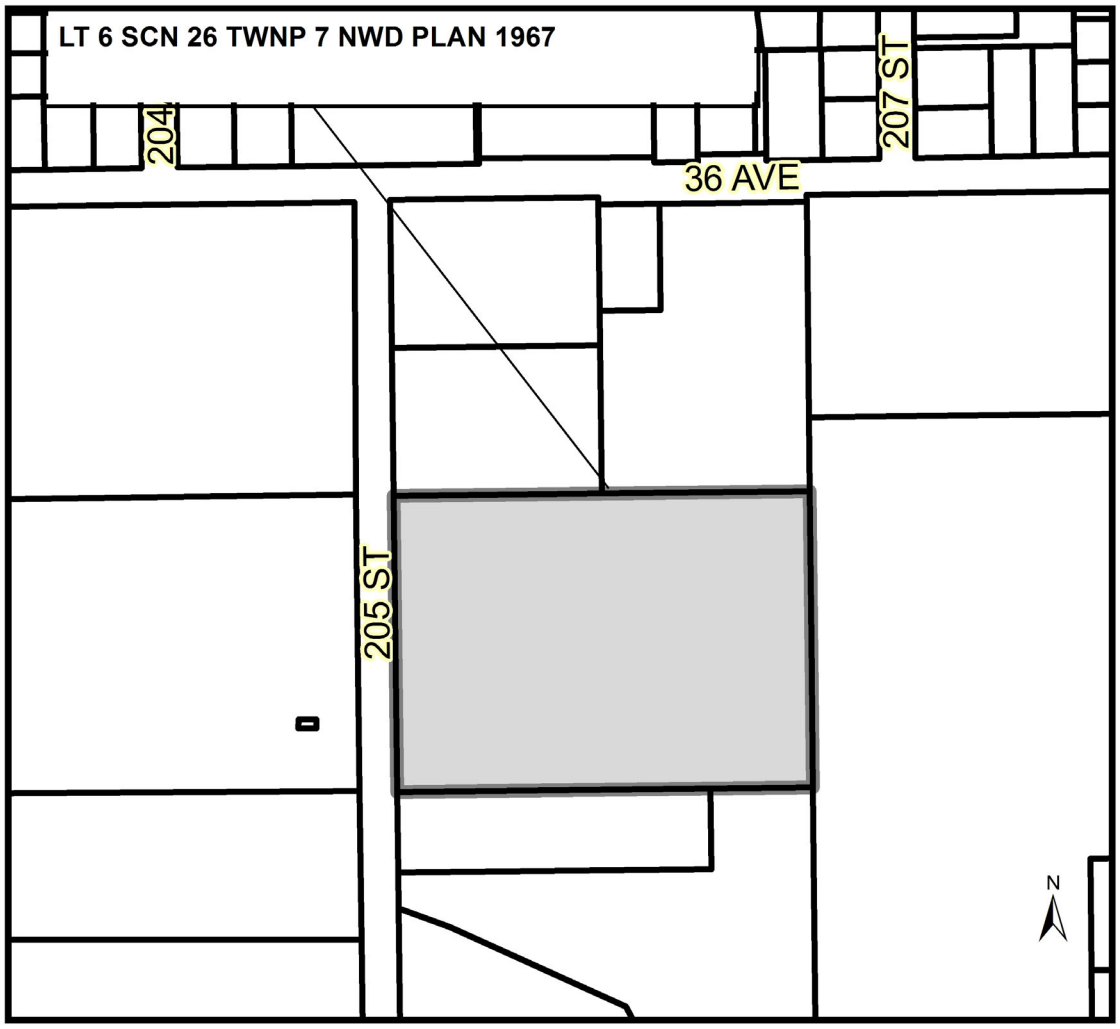
   Lot 6 Section 26 Township 7 New Westminster District Plan 1967

   as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Zone R-1D.

READ A FIRST TIME the	30	day of	May	, 2016.
READ A SECOND TIME the	30	day of	May	, 2016.
PUBLIC HEARING HELD the	13	day of	June	, 2016.
READ A THIRD TIME the	27	day of	June	, 2016.
ADOPTED the		day of		, 2025.

_____ Mayor _____ Deputy Township Clerk

SCHEDULE 'A'
BYLAW NO. 5204



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT (KOONER) BYLAW 2016 NO. 5219

EXPLANATORY NOTE

Bylaw 2016 No. 5219 authorizes the Township of Langley to enter into a phased development agreement with Nirmal Kooner.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT

(KOONER) BYLAW 2016 NO. 5219

A Bylaw to enter into a phased development agreement;

WHEREAS under Section 516 of the *Local Government Act* a municipality may enter into a phased development agreement with the owner of land to provide the municipality with amenities, works and services and other things; provide assurances related to future changes to land use regulations; and allow development to proceed in phases over an extended period of time;

AND WHEREAS Council has considered the bylaw in conjunction with the Official Community Plan*;*

NOW THEREFORE, 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 Phased Development Agreement (Kooner) Bylaw 2016 No. 5219”.
2. Appendix "A” is a copy of the phased development agreement.
3. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the holding of invalidity shall not affect the validity of the remainder of the Bylaw.
4. The Township enters into, and the Mayor and Corporate Officer, are authorized to execute that certain form of phased development agreement attached to and forming part of this bylaw as Appendix “A”.

READ A FIRST TIME the	30	day of	May	, 2016.
READ A SECOND TIME the	30	day of	May	, 2016.
NOTICE WAS ADVERTISED ON	3, 8	day of	June	, 2016.
PUBLIC HEARING HELD the	13	day of	June	, 2016.
READ A THIRD TIME the	27	day of	June	, 2016.
ADOPTED the		day of		, 2016.

_____ Mayor _____ Deputy Township Clerk

APPENDIX "A"

PHASED DEVELOPMENT AGREEMENT

THIS AGREEMENT dated for reference _____, 2016

BETWEEN:

Nirmal Kooner
9956 – 116 Street
Surrey, BC
V3V 7Y4

(the "**Developer**")

AND

The Corporation of the Township of Langley
20338-65 Avenue
Langley, BC
V2Y 3J1

(the "**Township**")

THIS AGREEMENT WITNESSES that, pursuant to section 516 of the *Local Government Act*, and in consideration of the promises hereby contained, the parties agree as follows:

A. Definitions

1. In this Agreement

"**Approving Officer**" means the Approving Officer having jurisdiction for subdivision approval under the *Land Title Act* and *Strata Property Act*;

"**Assumption Agreement**" means an assumption agreement under sections 21(7) through (11);

"Lands" means the lands legally described in Schedule A;

"**PDA Bylaw**" means the bylaw authorizing the entering into of this Agreement, being the "Township of Langley Phased Development Agreement Bylaw No. 5219, 2016;

"**Release**" means a release or discharge sufficient to remove a charge or other interest registered against the title to land at the Land Title Office;

"**Section 219 Covenant**" means a covenant that precludes construction of a building on the Lands, other than for servicing infrastructure, until the conditions of use of buildings or land are satisfied in accordance with the covenant, which Section 219 Covenant will be released when the Township has certified in writing that the conditions have been satisfied;

"**Site Plan"** means the plan attached as Schedule "C" to this Agreement;

"**Specified Bylaw Provisions**" means:

(a) any and all provisions of the Zoning Bylaw that are applicable to the Lands as of the date of this Agreement, that regulate:

(i) the use of land, buildings and other structures;

(ii) the density of the use of land, buildings and other structures;

(iii) the siting, size and dimensions of:

A. buildings and other structures; and

B. uses that are permitted on the land; and

(iv) the location of uses on the land and within buildings and other structures;

(v) the shape, dimensions and area, including the establishment of minimum and maximum sizes, of parcels of land that may be created by subdivision; or

(vi) the conditions that will entitle an owner to different density regulations;

(b) the subdivision and development standards set out in the Subdivision Bylaw as of the reference date of this Agreement;

"**Subdivision Bylaw**" means Township of Langley Subdivision and Development Servicing Bylaw No. 4861, 2011 as it stands on the date of this Agreement, a copy of which is certified by Corporate Officer and delivered to each of the Parties as of the reference date of this Agreement;

"**Term**" means ten (10) years from the date of adoption of the PDA Bylaw;

"**Zoning Bylaw**" means Township of Langley Zoning Bylaw No. 2500, 1987 as it stands on the date of this Agreement, a copy of which is certified by the Corporate Officer and delivered to each of the Parties as the reference date of this Agreement;

B. <u>Phases</u>

2. The phasing of the development of the Lands may proceed in accordance with the phasing plan set out in Schedule C.

C. Amenities and Other Terms and Conditions

3. (a) The Developer shall complete and submit to the Township professional engineering assessments for the proposed development on the Lands as necessary, including a geotechnical assessment to confirm suitability of the Lands for the intended use, a review of any potential impacts on the Township's roads, water, sanitary sewer and drainage systems and traffic circulation, prior to final subdivision approval.

(b) If applicable under Provincial enactments, the Developer shall obtain

(i) approval in principle of a remediation plan from the Ministry of Environment prior to the issuance of a development permit in respect of the Lands, and

(ii) a Certificate of Compliance prior to the issuance of the final building permit in respect of the Lands.

(c) The Developer shall concurrently with this Agreement execute and deliver to the Township if requested by the Township an Indemnity Agreement, satisfactory to the Township Council, protecting the Township from any and all liability or damages arising out of or related to the presence of any contaminated soil on the Lands.

(d) The Developer shall reroute all overhead utility wires underground on the Lands and on any public land adjacent to the Lands.

(e) The Developer shall at all times comply with Best Management Practices from the Ministry of Environment respecting protection of endangered species and species at risk.

4. The Developer at its sole cost shall

(a) transfer land to the Township, in addition to required park land dedications, for public open space pocket parks, and dog off-leash park areas,

(b) provide greenway and multi-use trail improvements,

(c) provide a portion of a new recreation facility,

(d) provide improvements to fire halls, and

(e) provide public art

(the "Amenities") in the Township, all for the benefit of the Township residents. The Developer and Township acknowledge and agree that the maximum liability of the Developer under this section 4 is the amount the parties have agreed to under section 5.

These amenities will be located at sites stipulated by the Township in accordance with specifications and standards stipulated by the Township.

5. The Developer agrees that, without limiting section 4, the Developer has elected in lieu of directly providing the Amenities to pay the Township the sum of $748,030 on or before the date the Township's Approving Officer approves the subdivision after the reference date of this Agreement to allow new development on the Lands, on the understanding that:

   (i) the Township will use the monies solely for one or more of the Amenities; and
   (ii) the Township will in its sole discretion determine the Amenities to be provided, the location in the Township, and the specifications and standards.

D. <u>Bylaw Changes</u>

6. Changes to the definition of the Specified Bylaw Provisions can only be made by amending this Agreement.

7. Changes made during the Term to provisions of the Zoning Bylaw that fall within the definition of the Specified Bylaw Provisions will not apply to the development of the Lands, including any parcels created therefrom, unless:

   (a) the changes fall within the limits established by section 516 of the *Local Government Act*, being:

      (i) changes to enable the Township to comply with an enactment of British Columbia or of Canada;

      (ii) changes to comply with the order of a Court or arbitrator or another direction in respect of which the Township has a legal requirement to obey;

      (iii) changes that, in the opinion of the Township, are necessary to address a hazardous condition of which the Township was unaware at the time it entered into this Agreement; and

      (iv) other changes that may be made as a result of an amendment to the *Local Government Act*;

   (b) this Agreement has been terminated pursuant to sections 15 or 16; or

   (c) the Developer has agreed in writing that the changes apply, in accordance with section 10.

8. Changes made during the Term to provisions of the Subdivision Bylaw that fall within the definition of the Specified Bylaw Provisions will not apply to the development of the Lands, including any parcels created therefrom, unless:

   (a) the change is a change to standards for water, sanitary sewer, or storm sewer that

are of general application across the Township;

(b) the changes fall within the limits established by section 516 of the Local Government Act, being:

(i) changes to enable the Township to comply with an enactment of British Columbia or of Canada;

(ii) changes to comply with the order of a Court or arbitrator or another direction in respect of which the Township has a legal requirement to obey;

(iii) changes that, in the opinion of the Township, are necessary to address a hazardous condition of which the Township was unaware at the time it entered into this Agreement; and

(iv) other changes that may be made as a result of an amendment to the *Local Government Act*;

(c) this Agreement has been terminated pursuant to sections 15 or 16; or

(d) the Developer has agreed in writing that the changes apply, in accordance with section 10.

9. In the event of the repeal by the Township of the Zoning Bylaw or the Subdivision Bylaw in its entirety, including where that bylaw is replaced by one or more bylaws under the Local Government Act, the Developer and the Township agree that the Specified Bylaw Provisions continue to apply to the Lands for the balance of the term of this Agreement, despite such repeal.

10. (1) The agreement of the Developer that changes to provisions of the Zoning Bylaw and the Subdivision Bylaw that fall within the definition of the Specified Bylaw Provisions will apply to the Lands will only be effective if it is in writing and includes the terms set out in Schedule "D";

(2) Following execution of the agreement that includes the terms set out at Schedule "D", section 7 of this Agreement will continue to apply, and further or subsequent changes made by the Township to its Zoning Bylaw and Subdivision Bylaw that fall within the definition of the Specified Bylaw Provisions will not apply to the development of the Lands unless the Developer agrees in writing that they apply, by way of a further agreement that includes the terms set out at Schedule "D"; and

(3) In the event of the transfer of title to a portion of the Lands, the right of consent of the transferee is limited to the lands acquired by the transferee, and the transferee shall not have any right of consent as regards lands that it has not acquired.

11. Changes made to the provisions of the Zoning Bylaw and Subdivision Bylaw that do not fall within the definition of the Specified Bylaw Provisions will apply to the development of the Lands, including any parcels created therefrom. For certainty, the interpretation of whether a section in the Zoning Bylaw and Subdivision Amendment Bylaw is one of the Specified Bylaw Provisions is not impacted by the headings used in the Zoning Bylaw and Subdivision Bylaw.

12. In the event of the transfer of title of a portion of the Lands, the right of consent of the transferee under section 516 of the *Local Government Act* is limited to the lands acquired by the transferee, and the transferee shall not have any right of consent as regards any land that the transferee has not acquired.

F. Amendment, Termination, Enforcement, Arbitration and Title Transfer

F.1. Amendment

13. (1) No amendment to this Agreement shall be effective unless it is made in writing and is duly executed by the Developer and the Township.

(2) The Township, by resolution without a new public hearing, and the Developer, may agree to "minor amendments" of this Agreement. For the purposes of this Agreement, a "minor amendment" is any amendment other than one that proposes the renewal or extension of this Agreement or changes to any of the following provisions of this Agreement:

(a) the Lands;

(b) the definition of the Specified Bylaw Provisions'

(c) the Term of this Agreement;

(d) the provision of this Agreement regarding what cannot constitute a minor amendment; or

(e) the provisions of this Agreement regarding transfer.

(3) Nothing in subsection (2) prevents the Township from deciding to hold a public hearing in advance of a minor amendment to this Agreement if it so chooses.

(4) A public hearing is required as a precondition to an amendment to this Agreement that is not a minor amendment.

F.2 Term, Termination, Enforcement and Arbitration

(1) Term

14. The Term of this Agreement is ten (10) years from the date of the adoption of the PDA Bylaw, unless otherwise terminated in accordance with the provisions hereof.

(2) Termination

15. The parties may terminate this Agreement by mutual written agreement at any time before the transfer of a subdivided parcel within the Lands to a third party.

16. The Township may, but is not obliged to, terminate this Agreement before the expiry of the Term if the Developer does not, at the time it registers the Precinct Subdivision at the Land Title Office, also register the Servicing Covenant against the title to each Precinct to which it applies.

17. Sections 30 and 33 shall survive the termination of this Agreement.

18. The Developer and the Township agree that neither party may terminate this Agreement before the expiry of the Term, except as provided in sections 15 and 16.

(3) Enforcement

19. (a) The Developer and the Township agree that the following enforcement procedures and remedies will be available if the other does not comply with any other section hereof when required:

(i) apart from disputes related to such matters that are referred to in section 20, either party may commence proceedings for a declaration or to otherwise enforce against any breach, and, if successful, will be entitled to recover costs from the other on a solicitor and his own client basis;

(ii) either party may commence proceedings for injunctive relief in connection with a breach, and, if successful, will be entitled to receive costs from the other on a solicitor and his own client basis; and

(iii) the Developer or the Township, as the case may be, will be responsible to the other for the cost, losses and damages that flow from any breach of the terms of the Agreement by the other;

provided however that, in the event of a default in performance of any such sections, each will give the other written notice within thirty days after it becomes aware that any default has occurred, and the other will have thirty days from the date of the written notice to correct the default.

(b) The Developer covenants and agrees that expiry of the Agreement and any termination in accordance with section 15 or 16 or otherwise, does not entitle to recover any portion of the Amenities or to seek restitution in relation thereto or in relation to any other obligation of as performed (and specifically agrees that the Specified Zoning Bylaw Provisions of this Agreement for the period prior to expiry or termination provides sufficient consideration for the Amenities) and the release and indemnity provisions under section 33 apply in this regard.

(c) The Developer covenants and agrees it will not commence or advance a legal proceeding of any kind to seek to quash, set aside, hold invalid this Agreement, or the Zoning Bylaw, or to recover any portion of the Amenities provided under this Agreement, or seek restitution in relation to any of the Amenities provided under this Agreement, and if does any of the foregoing, the Township may provide this Agreement to the Court as a full and complete answer.

(d) Without limitation, paragraphs (b) and (c) apply whether or not the Developer proceeds with any development on the Lands.

(e) The Developer shall execute, deliver and register in the Land Title Office a Covenant under section 219 of the *Land Title Act*, in the form and with the content of Schedule F, concurrently with and conditional upon the adoption of the PDA Bylaw, with the intention that this covenant shall be registered against title to the Lands in order to secure the obligations of the owner of the Lands to use and develop the Lands in accordance with the provisions of this Agreement.

(f) Following termination of this Agreement development of the Lands shall continue to be governed by the section 219 Covenants attached as Schedule B and F.

(4) Interpretation and arbitration

20. (1) In the event of any dispute related to matters under the following provisions:

(a) section 1 and Schedule B and F [terms of section 219 Covenant];

(b) sections 3 and 4 [all issues related to the amenities and other terms and conditions];

(c) section 21 (7) to (10) [Assumption Agreement terms];

and any failure to reach agreement on any matter related thereto, such dispute or disagreement may be submitted by either party to and be finally settled by a single arbitrator pursuant to the *Arbitration Act* (British Columbia), provided that it is understood and agreed that:

(d) the Developer's ability to proceed with construction is not to be delayed while any arbitration related to any of the above matters other than Assumption Agreement terms occurs, but rather the Developer may proceed on the basis of the position it takes on any such matter, provided it first provides security to the Township by way of a clean irrevocable letter of credit securing the reasonable difference in cost of satisfying the matter according to the Developer's position and the costs of satisfying the matter according to the Township's position; and

(e) this section 20 is not intended to, nor is to be construed as, preventing the parties hereto, or either of them, from seeking relief from the courts to establish appropriate terms on which the Developer may proceed with construction pending an arbitration (i.e. regarding the scope of the dedication, obligation, Assumption Agreement terms, etc.);

(2) If the parties cannot agree to a single arbitrator, then such arbitrator shall be chosen by reference to a Judge of the Supreme Court of British Columbia;

(3) The parties shall share equally in the costs of:

(a) referring the choice of an arbitrator to a Judge of the Supreme Court of British Columbia, and

(b) any arbitration;

(4) The determination made by a single arbitrator will be final and binding upon the Developer and the Township; and

(5) The provisions of this section will be deemed to be a submission to arbitration within the provisions of the *Arbitration Act* (British Columbia), except on the question of arbitrator remuneration.

F.3 Rights and obligations upon title transfer

Rights of Developer

21. (1) Nothing in the Agreement in any way limits the right of the Developer to sell all, or any portion of, the Lands.

Rights of transferees – generally

(2) In the event of a sale, the "class of persons" by whom the rights set out in this Agreement may be exercised without further consent by the Township, as contemplated by section 516 of the *Local Government Act,* is any company, partnership, individual or other entity to whom the Developer transfers the Lands, or individual parcels subdivided therefrom, other than companies, partnerships, individuals or entities that are in receivership or bankruptcy. By signing this Agreement, the Township gives its consent to the assignment of such rights to any party within such 'class of persons' consent, with such rights being as more particularly set out in subsections (4) through (10) inclusive of this section.

(3) A company, partnership, individual or entity that is in receivership or bankruptcy may only exercise the rights set out in this Agreement if it first obtains the consent of the Township to the assignment of such rights.

Obligations of transferees – generally

(4) Further to sections 503 and 516 of the *Local Government Act*, the terms of this Agreement are binding on all persons who acquire an interest in the land affected by this Agreement, with such obligations being as more particularly set out in subsections (5) through (10) inclusive of this section.

Obligations of the Developer and transferee – transfer of the whole of the Lands

(5) In the event of a transfer of the whole of the Lands to a party within the "class of persons" referenced in subsection (2), then:

(a) this Agreement is, effective immediately upon such transfer, assigned to the transferee such as to be a Phased Development Agreement between the Township of the transferee, and enforceable as between the Township and the transferee;

(b) the obligations of the Developer to the Township under this Agreement (as compared to the obligations of the transferee to the Township) will cease if, but only if, the Developer provides the Township with an acknowledgement signed by the transferee that the transferee assumes the obligations of the Developer under this Agreement; and

(c) notwithstanding subsection (b), the Developer will not be released as regards any breach of this Agreement that occurred while the Developer was the owner of or had an interest in the Lands, unless the Township provides the Developer with a release to that effect.

Rights of transferee – transfer of a subdivided portion of the Lands

(6) In the event of a transfer of any subdivided portion of the Lands:

(a) the transferee shall have all right, title, benefit, interest, privilege and advantage of the Developer further to Part E [Bylaw changes and development permits] of this Agreement in respect of the portion of the Lands transferred to the transferee, but only in respect of that portion of the Lands transferred; and

(b) for greater certainty, the agreement of the transferee is not and will not be required under Part E [Bylaw changes and development permits] of this Agreement on the issue of whether a change made to the Specified Bylaw Provisions is applicable to the development of lands other than the portion of the Lands transferred to the transferee;

(c) subject to subsection (8), the transferee:

(i) shall not have any rights under any provision of this Agreement other than those in Part E [Bylaw changes and development permits], as against either the Developer or the Township; and

(ii) notwithstanding subsection (1), the transferee shall have no rights, or remedies against either the Developer or the Township, in the event of the termination of this Agreement further to the provisions hereof.

Obligations of the Developer and the transferee – transfer of a subdivided portion of the Lands

(7) Unless an Assumption Agreement is entered into between the Township, the Developer and the transferee, a transfer of a subdivided portion of the Lands does not in any way affect:

(a) the rights and obligations of the Township as against the Developer (as compared to the transferee) under this Agreement;

(b) the rights and obligations of the Developer (as compared to the transferee) as against the Township under this Agreement; or

(c) the Township's right to terminate this Agreement (and by doing so terminate the rights of the transferee) under section 16 of this Agreement.

(8) An Assumption Agreement under subsection (7), entered into between the Township, the Developer and the transferee, can provide that some or all of the rights and obligations of the Developer to the Township under this Agreement are transferred to the transferee and cease to be rights or obligations of the Developer, as set out in the Assumption Agreement.

(9) Unless otherwise provided for in an Assumption Agreement under subsections (7) and (8), the obligation of the transferee in respect of a subdivided portion of the Lands includes an obligation to:

(a) cooperate fully and promptly execute all documentation that the Developer may require; and

(b) provide all authorizations, access and information that the Developer may require

to facilitate or enable the performance and discharge by the Developer of its rights and obligations under this Agreement.

(10) In the event that a transferee transfers all or any part of the transferee's land to a subsequent transferee, the respective rights and obligations of the transferee and the subsequent transferee in respect of such part of the transferee's land, will, insofar as the matters dealt with in subsections (6), (7), (8) and (9) are concerned, be on the basis as set out in those subsections.

(11) The Township will not act unreasonably in deciding whether to enter into an Assumption Agreement, including considering whether its interests are prejudiced in a substantial practical way.

G. Other

Binding Effect and statutory approval

22. This Agreement shall, subject to section 21, enure to the benefit of and be binding upon the parties hereto, and their respective successors and permitted assigns.

23. This Agreement does not restrict any discretion of the Township's Council or officials under its or their statutory powers, apart from the restrictions expressly provided for herein and as provided for at section 516 of the *Local Government Act*.

24. All obligations of the Developer hereunder are subject to the Developer being able to obtain all bylaw and statutorily required approvals therefor.

Further Acts

25. The Developer and the Township shall do all further acts as may be necessary for carrying out this Agreement, including without limitation execution of all required documentation and alterations required to achieve registration at the Land Title Office.

No Other Agreements

26. This Agreement is the entire agreement between the parties regarding its subject. It is mutually understood, acknowledged and agreed by the parties that the Township has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Developer other than those contained in this Agreement. For certainty, the parties also acknowledge and agree that they have also entered into covenant agreements, statutory right of way agreements, a development cost charge front-ender agreement, a latecomer agreement and an agreement of purchase and sale.

Time of the Essence

27. Time is of the essence of this Agreement.

Force Majeure

28. All obligations of the parties shall be suspended so long as the performance of such obligation is prevented, in whole or in part, by reason of labour dispute, fire, act of God, unusual delay by common carriers, earthquake, act of the elements, riot, civil commotion or inability to obtain necessary materials on the open market, and the period in which any party is required to perform any such obligation is extended for the period of such suspension. The impact of the Developer's financial circumstances upon the Developer's ability to perform this Agreement does not suspend the Developer's obligations under this Agreement. This provision does not extend the Term.

No Waiver

29. No provision of this Agreement is to be considered to have been waived by a party unless the waiver is expressed in writing by the party. The waiver by a party of any breach by another party of any provision is not to be construed as or constitute a waiver of any further or other breach.

Severability

30. If any part of this Agreement other than Part E [Bylaw changes and development permits] is held to be invalid, illegal or unenforceable by a Court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part. In the event that Part E is held to be invalid, illegal or unenforceable by a Court having jurisdiction to do so, such a holding shall not limit such nonconforming use protection as has accrued to the Developer or transferee under section 528 of the *Local Government Act* in connection with the subdivision and development of the Lands in keeping with the Site Plan, including by way of the doctrine of "commitment to use", nor the application of the law related to unjust enrichment.

Interpretation

31. In this Agreement:

    (a) the headings and captions are for convenience only and do not form a part of this Agreement and will not be used to interpret, define or limit the scope, extent or intent of this Agreement or any of its provisions;

    (b) the word "including" when following any general term or statement is not to be construed as limiting the general term or statement to the specific items or matters set forth or to similar terms or matters but rather as permitting it to refer to other items or matters that could reasonably fall within its scope;

    (c) a reference to currency means Canadian currency;

(d) a reference to a statute includes every regulation made pursuant thereto, all amendments to the statute or to any such regulation in force from time to time and any statute or regulation that supplements or supersedes such statute or any such regulation;

(e) a reference to time or date is to the local time or date in Langley, British Columbia;

(f) a word importing the masculine gender includes the feminine or neuter, and a word importing the singular includes the plural and vice versa;

(g) a reference to approval, authorization, consent, designation, waiver or notice means written approval, authorization, consent, designation, waiver or notice; and

(h) a reference to a section means a section of this Agreement, unless a specific reference is provided to a statute.

32. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

Indemnity and Release

33. (a) The Developer shall indemnify and keep indemnified the Township from any and all claims, causes of action, suits, demands, fines, penalties, costs, deprivation, expenses or legal fees whatsoever, whether based in law or equity, whether known or unknown, which anyone has or may have against the Township or which the Township incurs as a result of any loss, damage or injury, including economic loss or deprivation, arising out of or connected with or any breach by the Developer of this Agreement.

a. The Developer hereby releases, saves harmless and forever discharges the Township of and from any claims, causes of action, suits, demands, fines, penalties, costs, deprivation, expenses or legal fees whatsoever which the Developer can or may have against the Township, whether based in law or equity, whether known or unknown, for any loss, damage or injury, including economic loss or deprivation, that the Developer may sustain or suffer arising out of or connected with this Agreement, including the restrictions and requirements of this Agreement, the provisions of the Amenities and the development of the Lands as contemplated under this Agreement, or any breach by the Developer of any covenant in this Agreement, save and except as a result of any breach by the Township of this Agreement.

b. The indemnity and release provisions of sections 33(a) through (c) shall survive the expiry or termination of this Agreement.

Notice

34. A notice, demand, statement, request or other evidence required or permitted to be given hereunder must be written and will be sufficiently given if delivered in person or transmitted by facsimile addressed as follows:

(a) if to the Developer:

Nirmal Kooner
9956 – 116 Street
Surrey, BC
V3V 7Y4

With a copy to:

[insert lawyer]

Attention: [insert]

(b) if to the Township:

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

Attention: General Manager, Engineering and Community Development

With a copy to:

Lidstone & Company
128 West Pender Street, Suite 1300
Vancouver, BC V6B 1R8

Attention: Don Lidstone, Q.C.

and a party at any time may give notice to the others of a change of address after which the address so specified will be considered to be the address of the party who gave the notice. Any notice, demand, statement, request or other evidence delivered in person will be considered to have been given at the time of personal delivery and any notice, demand, statement, request or other evidence transmitted by facsimile will be considered to have been given to the party to whom it is addressed on the next business day following the date of such transmission.

Execution

35. This agreement may be executed in counterparts, and such counterparts together shall constitute a single instrument.

Costs

36. Every obligation of the Developer under this Agreement must be satisfied by the Developer at its sole cost.

Schedules

37. The following schedules are annexed to and form part of this Agreement:

Schedule "A" – Lands

Schedule "B" – [Intentionally Deleted]

Schedule "C" – Site Plan

Schedule "D" – Form for Agreement to Bylaw Changes

Schedule "E" – Specified Bylaw Provisions

Schedule "F" – Enforcement Covenant

IN WITNESS WHEREOF the Parties have executed this Agreement as of the date first written above.

Nirmal Kooner

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

TOWNSHIP OF LANGLEY

Per:_____

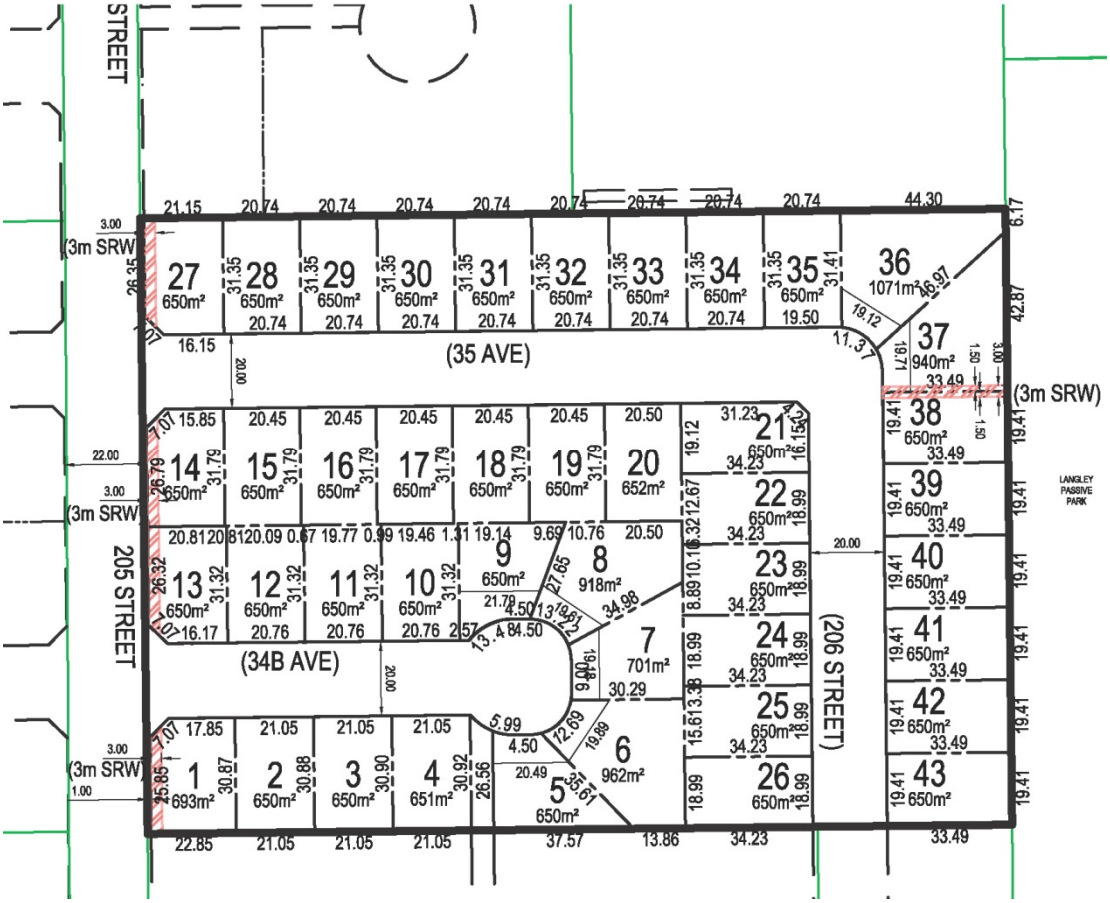
Per:_____

SCHEDULE A
LANDS

Lot 6 Section 26 Township 7 New Westminster District Plan 1967

SCHEDULE B
[Intentionally Deleted]

SCHEDULE C
SITE PLAN



SCHEDULE D
FORM FOR AGREEMENT TO BYLAW CHANGES

This AGREEMENT dated for reference the ___ day of ___, ____

BETWEEN:

Nirmal Kooner
9956 – 116 Street
Surrey, BC
V3V 7Y4

(the "**Developer**")

AND:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
20338-65 Avenue
Langley, BC V2Y 3J1

(the "**Township**")

WHEREAS:

A. The Township has entered into a Phased Development Agreement authorized by Bylaw No. _____ dated the ___ day of _____, _____ (the "**PDA**");

B. The Developer is the registered owner of the lands described below, being all or part of the lands that are the subject of the PDA:

[set out legal description] (the "**Lands**");

C. The Township has, pursuant to Bylaw No. _____,_____ amended the provisions of its Zoning Bylaw or Subdivision Bylaw as set out below:

[set out the amendments that the Township and the Developer agree apply to the Lands]

(the "**Amended Provisions**")

D. The Developer and the Township wish to agree that the Amended Provisions apply to the Lands;

NOW THEREFORE THIS AGREEMENT WITNESSES THAT:

1. The Developer and the Township hereby agree, further to section 516 of the *Local Government Act*, that the Amended Provisions apply to the development of the Lands.

2. Apart from the amendment of the Amended Provisions, the agreement of the Township and the Developer hereunder is not intended to, and does not, in any way:
(a) limit or otherwise alter the rights and responsibilities of the Developer and the Township under the PDA, which shall continue in full force and effect, and be enforceable by both parties, notwithstanding section 1; or

(b) impact lands that may be the subject of the PDA other than the Lands.

3. Without limiting the generality of section 1, the Township and the Developer, noting that neither the definition of Specified Bylaw Provisions in the PDA, nor the provisions of the PDA relating to the Specified Bylaw Provisions, have been amended, agree and confirm that:

(a) the foregoing agreement in respect of the Amended Provisions does not imply, and shall not be construed as implying, that the Developer has waived the protection that the PDA provides to it in respect of the Specified Bylaw Provisions, apart from the application of the Amended Provisions; and

(b) any further or subsequent changes to the Township's Zoning Bylaw or Subdivision Bylaw made by the Township that fall within the definition of Specified Bylaw Provisions in the PDA, other than the Amended Provisions, shall not apply to the development of the Lands unless the Developer agrees in writing that they apply on the basis set out at sections 2 and 3 of this Agreement.

IN WITNESS WHEREOF the Parties have executed this Agreement as of the date first written above.

THE DEVELOPER by its authorized signatory

Per: Authorized Signatory

THE CORPORATION OF THE TOWNSHIP OF LANGLEY by its authorized signatories

Per: Authorized Signatory

Per: Authorized Signatory

SCHEDULE E

SPECIFIED BYLAW PROVISIONS
[Intentionally Deleted]

SCHEDULE F

ENFORCEMENT COVENANT

TERMS OF INSTRUMENT - PART 2

W H E R E A S:

A. The Grantor is the registered owner in fee simple of:

PID

(the "**Lands**");

B. The Grantee is the Township of Langley;

C. The Grantor has agreed to develop the Lands in accordance with a Phased Development Agreement dated for reference the ____ day of ____, 2013 and made between the Grantor and the Grantee (the "**Phased Development Agreement**").

NOW THEREFORE, in consideration of the payment of the sum of $10.00 by the Grantee to the Grantor and the premises and the covenants herein contained and for other valuable consideration, receipt and sufficiency of which is hereby acknowledged by the parties, each of the parties hereto covenants and agrees with the other as follows:

1. In this Covenant the following terms have the following meanings:

   (a) "**Development**" means the Development of the Lands contemplated by the Phased Development Agreement and includes an activity that alters the Lands or any vegetation on the Lands in preparation for or in connection with the installation on the Lands of buildings, improvements, works or services, including without limitation, a highway;

   (b) "**Grantor**" means _____; and

   (c) "**Grantee**" means _____.

2. The Grantor covenants with the Grantee that it will construct and cause to be constructed any building or structure on the Lands in accordance with the Phased Development Agreement and the Development Permit issued in respect of the Lands under No. _____.

3. If the Grantor is in breach of an obligation under the Phased Development Agreement, or the Grantee terminates the Phased Development Agreement as a result of a breach of the Phased Development Agreement by the Grantor, the Grantor covenants that it will not further subdivide the Lands, under the *Land Title Act (British Columbia)* or the *Strata Property Act (British Columbia)* or Regulations under those Acts without the consent of the Township.

4. The restrictions and covenants herein contained shall be covenants running with the Lands and shall be perpetual, and shall continue to bind all of the Lands when subdivided, and shall be registered in the Land Title Office pursuant to section 219 of the *Land Title Act*. Notwithstanding the foregoing, the Grantee agrees to discharge this Agreement from title to the Lands (or the applicable portion thereof) forthwith upon the issuance by the Township of an occupancy permit in respect of any building constructed on the Lands (or the applicable portion thereof).

5. The Grantor and the Grantee agree that the enforcement of this Agreement shall be entirely within the discretion of the Grantee and that the execution and registration of this covenant against the title to the Lands shall not be interpreted as creating any duty on the part of the Grantee to the Grantor or to any other person to enforce any provision or the breach of any provision of this Agreement.

6. Nothing contained or implied herein shall prejudice or affect the rights and powers of the Grantee in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if the Agreement had not been executed and delivered by the Grantor.

7. The Grantor hereby releases and forever discharges the Grantee, its officers, employees and agents, of and from any claim, cause of action, suit, demand, expenses, costs and expenses, and legal fees whatsoever which the Grantor can or may have against the said Grantee for any loss or damage or injury, including economic loss, that the Grantor may sustain or suffer arising out of the breach of this Agreement by the Grantor or a party for whom the Grantor is at responsible at law.

8. The Grantor covenants and agrees to indemnify and save harmless the Grantee, its officers, employees and agents, from any and all claims, causes of action, suits, demands, expenses, costs and expenses, and legal fees whatsoever that anyone might have as owner, occupier or user of the Lands, or by a person who has an interest in or comes onto the Lands, or by anyone who suffers loss of life or injury, including economic loss, to his person or property, that arises out of the breach of this Agreement by the Grantor or a party for whom the Grantor is at responsible at law.

9. It is mutually understood, acknowledged and agreed by the parties hereto that the Grantee has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Grantor other than those contained in this Agreement.

10. This Agreement shall be registered as a first charge against the Lands and the Grantor agrees to execute and deliver all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.

11. The Grantor shall pay the legal fees of the Grantee in connection with the preparation and registration of this Agreement. This is a personal covenant between the parties.

12. The Grantor covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions hereinbefore set out. Notwithstanding the foregoing, it is understood and agreed by the Grantee that this Agreement shall only be binding upon the Grantor as personal covenants during the period of its ownership of the Lands.

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

14. Wherever the expressions "Grantor" and "Grantee" are used herein, they shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require.

15. The Grantor agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.

16. Time is of the essence of this Agreement.

17. If any part of this Agreement is found to be illegal or unenforceable, that part will be considered separate and severable and the remaining parts will not be affected thereby and will be enforceable to the fullest extent permitted by law.

*, the registered holder of a charge by way of * against the within described property which said charge is registered in the Land Title Office under number *, for and in consideration of the sum of One ($1.00) Dollar paid by the Grantee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the Grantee, its successors and assigns, that the within section 219 Covenant shall be an encumbrance upon the within described property in priority to the said charge in the same manner and to the same effect as if it had been dated and registered prior to the said charge.

IN WITNESS WHEREOF the parties hereto hereby acknowledge that this Agreement has been duly executed and delivered by the parties executing Form C (pages 1 and 2) attached hereto.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030
AMENDMENT (1124300 BC LTD.) BYLAW NO. 5964

EXPLANATORY NOTE

Bylaw No. 5964 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan regarding the unit type and unit mix provisions for lands designated Mixed Residential located at 20701 – 84 Avenue, 8440 – 206 Street and 8400 Block of 207A Street. The amendments will allow the development of 18 rowhouse units, 10 semi-detached units and 28 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030
AMENDMENT (1124300 BC LTD.) BYLAW NO. 5964

A Bylaw to amend Yorkson Neighbourhood Plan Bylaw 2001 No. 4030

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1124300 BC Ltd.) Bylaw No. 5964”.

2. Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 as amended is further amended by:

   a) inserting “❁” after “✦” after Single Family Mixed Residential in the first column of Table 4.1-Residential Housing Mix and Densities and the following at the bottom of Table:

      ❁ For lands legally described as Lot 39 Section 26 Township 8 New Westminster District Plan 54886; West Half Lot 10 Section 26 Township 8 New Westminster District Plan 3434; and Lot C Section 26 Township 8 New Westminster District Plan EPP35087 designated “Single Family Mixed Residential (10 UPA)”, Table 4.1 may be modified by:

      - increasing the maximum permitted percentage (Column C) for single family residential types to 43% and increasing the maximum permitted percentage for attached residential types to 64%.
      - decreasing the overall proportion of units (Column E) to 50% for single family residential and increasing the overall proportion of units to 50% for attached residential.

READ A FIRST TIME the	27	day of	May	, 2024.
READ A SECOND TIME the	27	day of	May	, 2024.
PUBLIC HEARING HELD the	10	day of	June	, 2024.
READ A THIRD TIME the	10	day of	June	, 2024.
ADOPTED the		day of		, 2025.

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1124300 BC LTD.) BYLAW NO. 5965

EXPLANATORY NOTE

Bylaw No. 5965 rezones approximately 2.24 ha (5.54 ac) of land located at 20701 – 84 Avenue, 8440 – 206 Street and 8400 Block of 207A Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) to facilitate development of 18 rowhouse units, 10 semi-detached units and 28 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1124300 BC LTD.) BYLAW NO. 5965

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 (1124300 BC Ltd.) Bylaw No. 5965”.

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

   Lot 39 Section 26 Township 8 New Westminster District Plan 54886;

   West Half Lot 10 Section 26 Township 8 New Westminster District Plan 3434; and

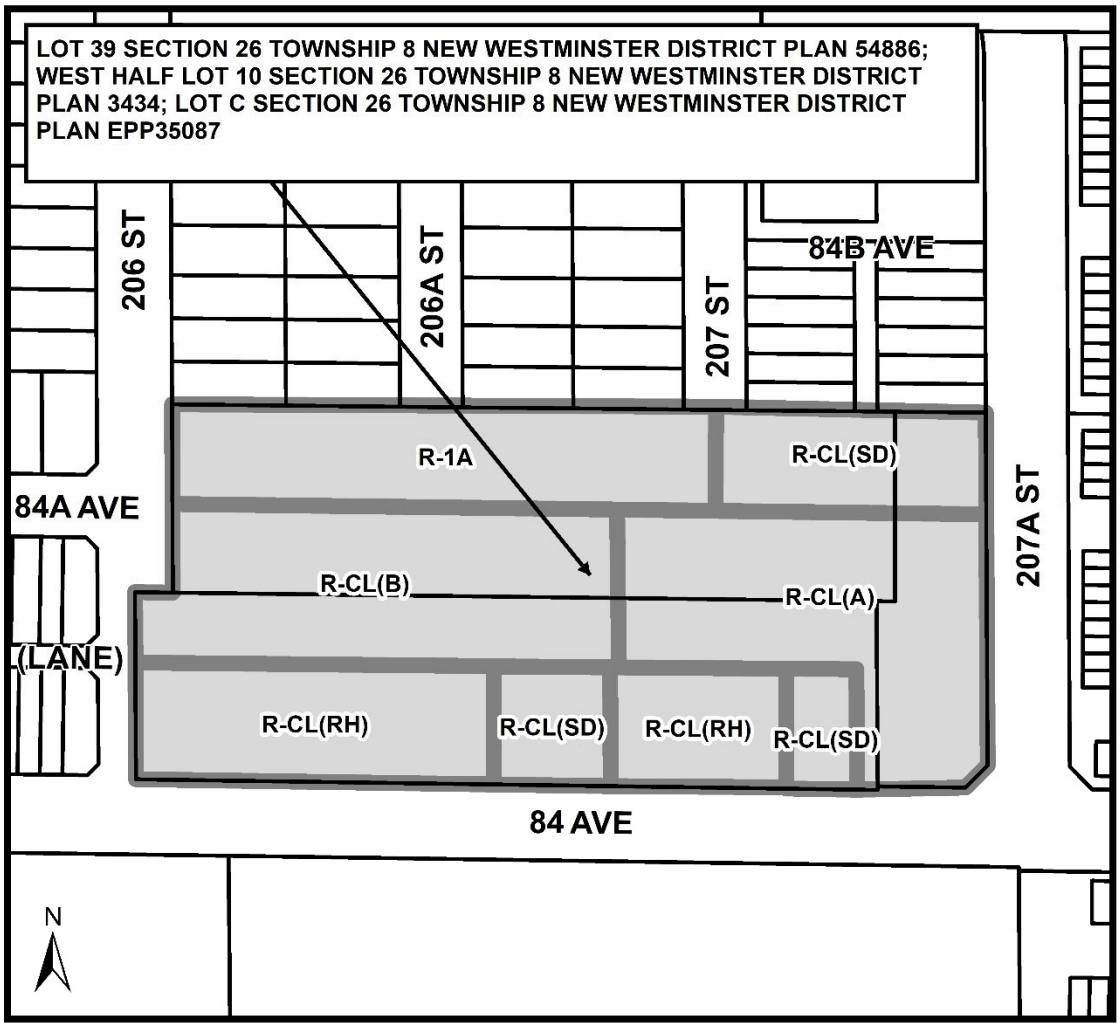
   Lot C Section 26 Township 8 New Westminster District Plan EPP35087

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH).

READ A FIRST TIME the	27	day of	May	, 2024.
READ A SECOND TIME the	27	day of	May	, 2024.
PUBLIC HEARING HELD the	10	day of	June	, 2024.
READ A THIRD TIME the	10	day of	June	, 2024.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	20	day of	June	, 2024.
ADOPTED the		day of		, 2025.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5965



THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT A**

Development Variance Permit No. 100157

This Permit is issued this _____day of _____, 2024 to:

1. Name: 1124300 BC Ltd.

   Address: 201, 6525 – 177B Street
   Surrey BC V3S 5N4

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Portion of Lot 39 Section 26 Township 8 New Westminster District Plan 54886

   CIVIC ADDRESS: Portion of 8440 – 206 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. Section 401.5(1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum front lot line setback requirement from 6 metres to 2.5 metres for the principal building on proposed Lots 1 – 4 as indicated in Schedule A.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Variance Permit shall be substantially commenced within two years after the date the Development Variance Permit is issued.

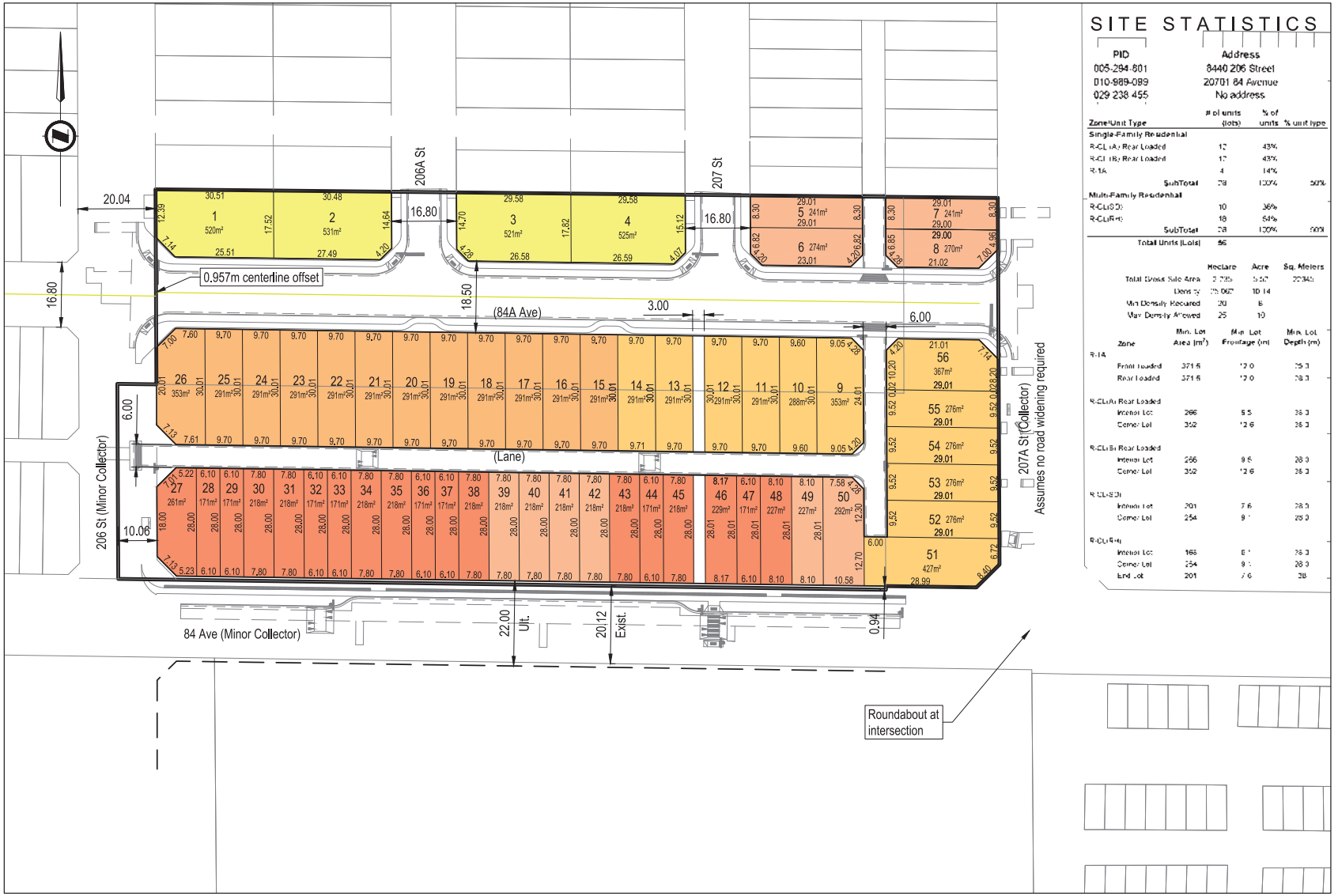
   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2024.

Attachments:
SCHEDULE A Site Plan



SITE STATISTICS

PID	Address
005-294-801	8440 206 Street
010-989-089	20701 84 Avenue
029 238 455	No address

Zone/Unit Type	# of units (lots)	% of units	% unit type
Single-Family Residential			
R-CL(A) Rear Loaded	12	43%	
R-CL(B) Rear Loaded	12	43%	
R-1A	4	14%	
SubTotal	28	100%	50%
Multi-Family Residential			
R-CL(SD):	10	36%	
R-CL(RH):	18	64%	
SubTotal	28	100%	50%
Total Units (Lots)	56		

	Hectare	Acre	Sq. Meters
Total Gross Site Area	2.735	5.67	20345
Density:	20.50	10.14	
Min Density Required	20	8	
Max Density Allowed	25	10	

Zone	Min. Lot Area (m²)	Min. Lot Frontage (m)	Min. Lot Depth (m)
R-1A			
Front Loaded	371.6	12.0	25.3
Rear Loaded	371.6	12.0	28.3
R-CL(A) Rear Loaded			
Interior Lot	266	8.5	28.3
Corner Lot	352	12.6	28.3
R-CL(B) Rear Loaded			
Interior Lot	266	9.5	28.3
Corner Lot	352	12.6	28.3
R-CL(SD)			
Interior Lot	201	7.6	28.3
Corner Lot	254	9.1	28.3
R-CL(RH)			
Interior Lot	165	6.1	28.3
Corner Lot	254	9.1	28.3
End Lot	201	7.6	28

LEGEND

- Subject Site
- Road Right-of-Way (ROW)
- Off-site Road ROW
- Centerline
- R-1A
- R-CL(A) Rear
- R-CL(B) Rear
- R-CL(SD)
- R-CL(RH)

NOTES

1. Subject site perimeter based on of topographic survey, received June 29, 2022.
2. Off-site property lines from Township of Langley Open Data.
3. Road classification per Yorkson Neighbourhood Plan.
   3.1. 206A Street, and 207 Street based on Subdivision and Development Servicing Bylaw 2011 No.4861 local road standard.
4. Developable area excludes area below ToB per Yorkson NP definition.
5. Plan amendment to Column C, D, and E of Table 4.1, Yorkson Neighbourhood Plan.

FOR SUBMISSION

DATE	#	REVISION	INITIAL
2023.08.14	0	Aligned ped path based on staff comments	CM
2023.11.02	1	Internal triplex lot line adjustment	CM

SKETCH 9

Conceptual Layout
84 Avenue / 207A Street
Township of Langley, BC

DATE: November 02, 2023
PREPARED FOR: Qualico Developments
SCALE: 1 : 1000 @ 11" X 17"
McE PROJECT: 2111-03815-09
MUN. PROJECT: 08-26-0233

McElhanney
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050

SCHEDULE A 1.4

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, RELISED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN. THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT. INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2025 - REGULAR MEETING	**REPORT:**	25-19
FROM:	ENGINEERING DIVISION	**FILE:**	5460-05-002
SUBJECT:	72 AVENUE AND 248 STREET/TELEGRAPH TRAIL INTERSECTION REVIEW		

RECOMMENDATION:

That Council direct staff to continue operating and maintaining the intersection at 72 Avenue and 248 Street/Telegraph Trail in its current configuration as a two-way stop with overhead flashing beacons, share speed data collected with the Langley RCMP, and periodically monitor traffic volumes and collision trends.

EXECUTIVE SUMMARY:

Following a motion passed by Council on October 7, 2024, regarding potential intersection improvements at 72 Avenue and 248 Street/Telegraph Trail, staff undertook a comprehensive review to assess the intersection's operational and safety characteristics.

The review indicates that the intersection in its current configuration as a two-way stop operates at an acceptable Level of Service (LOS) with appropriate traffic control measures. No significant safety concerns were identified that would require immediate improvements to this intersection.

Regular inspections and vegetation pruning is undertaken at this, and all intersections, to ensure adequate sightlines are maintained for safety.

A fluctuation in traffic volume has been observed over the past few months, likely due to the diversion of traffic when there are collisions on Highway 1 and the Fraser Valley Highway 1 Corridor Improvement Program construction between 216 Street and 264 Street. As 72 Avenue is the only continuous east-west route north of Highway 1, some drivers may use it to bypass Highway 1 congestion. These traffic diversions are temporary and unpredictable but are expected to decrease once the Highway 1 improvement project is completed.

Based on the findings, no changes or modifications are recommended for the intersection at this time. Staff do recommend sharing the speed data with the Langley RCMP for their consideration in speed enforcement and continuing to monitor traffic volumes and collision trends periodically.

While not warranted, installing a traffic signal at this location with left-turn bays would cost approximately $2,000,000, subject to detailed design.

PURPOSE:

In response to Council’s direction to provide a report on potential improvements and signalization at the intersection of 72 Avenue and 248 Street/Telegraph Trail.

BACKGROUND/HISTORY:

At the October 7, 2024, Regular Meeting, Council passed the following resolution:

> *That staff report to Council on potential improvements and signalization for traffic volume and overall safety at the intersection of 72 Avenue and 248 Street.*

Staff conducted traffic counts and field observations in September 2024 and January 2025, followed by a comprehensive technical review to assess the intersection's operational and safety characteristics.

DISCUSSION/ANALYSIS:

The west leg of 72 Avenue and the south leg of 248 Street are classified as Major Arterial Roads with a posted speed limit of 60 km/h and are designated Truck Routes. The east leg of 72 Avenue is classified as a minor collector with a posted speed limit of 50 km/h. Telegraph Trail is classified as a Local Road and is a designated Heritage Country Road, with a posted speed limit of 50 km/h. The intersection is currently controlled by a two-way stop on 248 Street and Telegraph Trail, enhanced with overhead flashing beacons installed in 2022.

A comprehensive review of the intersection was conducted to evaluate operational performance and safety. Traffic counts were conducted in September 2024 and January 2025 to understand the traffic patterns and distributions. On-site reviews were carried out to assess the intersection sightlines, lighting, traffic signage and pavement markings, driver behavior, and available traffic gaps. The most recent ICBC collision data from 2018 to 2022 was reviewed and confirmed no significant safety concerns requiring immediate improvement.

Based on the data collected, and following the guidelines published by the Transportation Association of Canada, staff conducted a traffic signal warrant analysis. The evaluation takes into consideration many factors such as pedestrian and vehicular traffic volumes, adjacent land use, intersection geometry, vehicle-vehicle conflicts, vehicle-pedestrian conflicts, and vehicle delays for the main road and the side road. Also considered are collisions at the intersection, which may have been prevented with a traffic signal in place. The intersection achieved a warrant score of 39, which is well below the threshold of 100 points required to consider traffic signal installation. As noted in the guide for traffic signals published by the Transportation Association of Canada, traffic signals can also introduce safety problems at an intersection such as increasing the potential for rear-end and sideswipe collisions. As a result, a traffic signal is not recommended at this time.

A similar warrant-led assessment for an all-way stop indicated that the current traffic volumes, delays, and collision data do not meet the criteria for such traffic control measures.

Intersection performance was analyzed during morning and afternoon peak hours using traffic analysis software - Synchro/SimTraffic 12. Key performance metrics included LOS and average delays. LOS A indicates minimal delay, while LOS F represents significant congestion.

The intersection operates at LOS A with all movements achieving acceptable LOS during peak hours. The northbound approach experiences an average delay of 16.5 seconds during the morning peak and 23.7 seconds during the afternoon peak, which are typical for two-way stop-controlled intersections. These delays represent worst-case scenarios during the peak hours and do not reflect average delays over a day.

An afternoon peak-hour traffic gap study was conducted using video recordings from September 2024 to better understand traffic behavior and the availability of turning opportunities for vehicles from 248 Street/Telegraph Trail onto 72 Avenue. The study observed sufficient gaps in traffic to allow safe turning movements at the intersection.

Traffic volumes indicated that traffic levels on 72 Avenue east of 248 Street/Telegraph Trail are relatively stable with an Average Daily Traffic volume of approximately 2850 vehicles per day. However, a spike in westbound traffic was observed on one day in September 2024, likely due to congestion on Highway 1.

Temporary traffic diversions may occur during the Fraser Valley Highway 1 Corridor Improvement Program or collision events, affecting surrounding Township roads such as 56 Avenue and 72 Avenue. Drivers may choose 72 Avenue as an alternate route to reach their destinations or reconnect to Highway 1 via the 232 Street interchange. Upon completion of the Fraser Valley Highway 1 Corridor Improvement Program, increased highway capacity is expected to alleviate traffic pressure on the surrounding Township roads.

Based on the review, staff do not recommend any changes or modifications to the intersection at this time. However, they do recommend sharing speed data with the Langley RCMP to support enforcement in this area and continuing to monitor traffic volumes and collision trends periodically to evaluate the need for potential future upgrades.

As part of preventive maintenance staff ensure roadside vegetation is managed during the summer to maintain adequate sightlines.

If a traffic signal is desired at this location, based on costs from previous similar projects, the estimated cost of installing a traffic signal including left-turn bays would be approximately $2,000,000. This estimate would need to be refined as part of the detailed design process if intersection signalization is directed by Council.

Respectfully submitted,

James Sun
SENIOR TRANSPORTATION ENGINEER
for
ENGINEERING DIVISION

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MARCH 10, 2024
FROM:	BYLAW ENFORCEMENT DIVISION	**FILE NO:**	4010-01
SUBJECT:	RESPONSE TO ODOUR AND AIR QUALITY COMPLAINT AT 21707 82 AVENUE (BROTHERS MUSHROOM FARM)		

This memorandum informs the Mayor and Council about air quality complaints in Walnut Grove, particularly near 216 Street and Highway 1.

Background:

In mid-January 2025, the Township received several complaints of poor air quality and an unpleasant smell in the Walnut Grove area (the “Odour”). Complainants suggested that the Odour was emanating from the Brothers Mushroom Farm located at 21707 82 Avenue in Langley (the “Lands”). In response, the Township, Metro Vancouver, and the Ministry of Agriculture launched an investigation. On January 22, a property representative attributed the odour to pooling water from a damaged tarp and said mitigation was underway. A site visit on January 23 detected a sulphur-like smell at the farm’s entrance.

On January 31, the Township’s Bylaws, Community Development, and Environmental Coordinators, along with representatives from Metro Vancouver’s Air Quality Division and the Ministry of Agriculture, conducted a joint site inspection. While no significant odours were detected, the property representative admitted to mixing mushroom manure to create topsoil. Township staff confirmed that this was not a permitted land use under the Zoning Bylaw and advised the property representative that the activity was not allowed. The property representative agreed to cease this unlawful use of the Lands. Additionally, the Ministry of Agriculture identified potential environmental concerns related to manure mixing and will follow up with the property representative regarding these issues.

Jurisdiction to Regulate Odours and Air Quality:

The Township has authority under the Community Charter and Property Safety Bylaw to regulate odours that disrupt public peace or contaminate the atmosphere. Sections 4.6(a) and 4.6(b) of the Property Safety Bylaw prohibit causing a nuisance or allowing noxious material to accumulate, while Section 12.1 allows penalties if the odour persists. While the Township has general jurisdiction over odours and nuisances and has enforced these regulations under the Property Safety Bylaw, air quality issues typically fall under Metro Vancouver's primary jurisdiction and control. Metro Vancouver’s Air Quality Management Bylaw No. 1082, 2008 grants it authority to regulate air contaminants, pollution, and impose fines on violators. Given

the multi-jurisdictional nature of air quality concerns affecting multiple municipalities, Metro Vancouver remains the lead enforcement agency.

Manure and Agricultural Waste Regulations:

Considering the Ministry of Agriculture's environmental concerns with the mixing of manure at the Lands, the Township has been informed that the Ministry of Environment will be consulted for further review. Agricultural waste, including manure, falls under the jurisdiction of the Ministry of Environment. Specifically, the Environmental Management Act's Code of Practice for Agricultural Environmental Management, B.C. Reg 8/2019 provides best practices for manure handling to prevent environmental contamination and odour issues.

Non-Permitted Land Use:

At the January 31, 2025, site visit, Township staff confirmed that topsoil processing at Brothers Mushroom Farm is not a permitted use under the Zoning Bylaw. The Lands, zoned Rural Zone RU-1, allow agricultural use, but topsoil processing is explicitly not listed as a permitted activity. Additionally, the Lands are within the Agricultural Land Reserve (ALR) and must comply with the Agricultural Land Commission Act. The Agricultural Land Commission (ALC) has not approved this activity, making it likely non-compliant with ALR regulations. Township staff advised property representative that the activity is not permitted, and he agreed to cease operations. The Township will conduct follow-up inspections to ensure compliance. If violations persist, the Township may proceed with enforcement actions as deemed necessary.

Summary of Bylaw Enforcement Department Actions and Intended Next Steps:

Bylaw Enforcement, in coordination with Metro Vancouver and the Ministry of Agriculture, has investigated odour complaints in the Township and taken steps to eliminate the issue. The Township will monitor and enforce compliance as needed.

Going forward, the Township intends to do the following in response to this issue:

- Confirm non-permitted land use with the Agricultural Land Commission and conduct follow-up inspections to ensure compliance.
- Follow up and work with the Ministry of Agriculture to ensure that the owner of the Lands is compliant with manure management best practices; and
- Work with Metro Vancouver to monitor odour and air quality as needed.

The Township is working with regulatory partners to implement corrective measures and will monitor compliance, enforcing actions if violations persist.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MARCH 10, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	8400-01-001
SUBJECT:	AIRPORT ZONING REGULATIONS UPDATE – TERMS OF REFERENCE		

The purpose of this memorandum is to provide Mayor and Council with an update on the process to amend the Langley Airport Zoning Regulation (AZR).

Council's motion on October 21, 2024, directed Township staff to:

1. *Seek an amendment/exemption for the AZR in the Willowbrook Community Plan area.*
2. *Engage an aerodrome expert to prepare a summary report for the amendment/exemption application, with a budget of $150,000.*
3. *Ensure the aerodrome report aligns with the new Langley Regional Airport Strategic Plan.*
4. *Engage with relevant government agencies, including Transport Canada, Nav Canada, BC Ministry of Transportation and Infrastructure, and TransLink.*
5. *Defer the new Willowbrook Community Plan until the aerodrome report is completed and submitted to Transport Canada.*
6. *Include Langley Memorial Hospital in the AZR review process.*

The Langley Regional Airport (YNJ), one of Canada's busiest rotary wing airports, is owned and operated by the Township of Langley. The AZR limits building heights to 53.95 metres geodetic within a 4-kilometer radius of the airport, affecting the Willowbrook community, which is set for significant redevelopment with the Surrey Langley Skytrain (SLS) expected to be operational by late 2029.

In November 2023, new provincial housing legislation introduced minimum height requirements for areas within 800 metres of frequent transit. These Transit Oriented Areas (TOAs) require minimum heights of 20 storeys within 200 metres of a station, conflicting with the current AZR limits of 10-13 storeys in Willowbrook.

To address AZR height limitations, staff will pursue an amendment or exemption for the Willowbrook Community Plan and Langley Memorial Hospital. This involves hiring an aerodrome expert to evaluate regulations and propose changes that balance aerodrome protection with development goals.

As Transport Canada requires, a robust consultation process will be undertaken, including consultation with Transport Canada, NAV Canada, and other relevant agencies and stakeholders, as shown in Attachment A.

The proposed amendment aims to accommodate regional growth and transportation changes while ensuring aviation safety and protecting Langley Regional Airport's airspace. Staff will prepare a Request for Proposal (RFP) to secure a qualified consultant team. Phases 2 and 3, as outlined in Attachment B, will proceed based on the feasibility results from Phase 1, expected to take six (6) months. The total project timeline is approximately two (2) years, with staff reporting back to Council at the end of Phase 1.

Council approved $150,000 on October 21, 2024, to support the AZR amendment process.

ATTACHMENT A AZR Amendment – Transport Canada Process

ATTACHMENT B AZR Amendment Terms of Reference

Transport Canada Transports Canada

ATTACHMENT A

Staff Instruction

Subject: **Airport Zoning Regulation**

Issuing Office:	Civil Aviation		
PAA Sub Activity Area:	Aviation Safety Regulatory Framework	Document No.:	SI 300-001
Classification File No.:	A 5130-9-3 U	Issue No.:	02
RDIMS No.:	5961435-V8	Effective Date:	2010-11-16

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1.0 INTRODUCTION

1.1 Purpose

The purpose of this document is to provide step-by-step procedures to develop airport zoning regulations using both the federal and the federal/provincial process pursuant to the *Aeronautics Act*.

1.2 Applicability

This document applies to Transport Canada Civil Aviation (TCCA) Headquarters (HQ) and regional personnel.

1.3 Description of Changes

Not applicable.

2.0 REFERENCES AND REQUIREMENTS

2.1 Reference Documents

It is intended that the following reference materials be used in conjunction with this document:

(a) *Aeronautics Act;*

(b) Part III of the *Canadian Aviation Regulations* (CARs) **–** *Aerodromes, Airports, and Heliports*;

(c) Treasury Board, *Cabinet Directive, Cabinet Directive on Streamlining Regulations* (CDSR), 2007-04-01;

(d) Transport Canada Publication (TP) 312, 4th Edition, March 1993 (Revised 03/2005); and 3rd Edition, February 1986- *Aerodromes Standards and Recommended Practices*;

(e) TP 1247, Edition 8, May 2005 **–** *Land Use in the Vicinity of Airports*;

(f) TP 8240, AWM Bulletin No. 38, Summer 2007 - *Airport Wildlife Management*.

2.2 Cancelled Documents

Not applicable

2.3 Definitions and Abbreviations

The following definitions and abbreviations are used in this document:

(a) **ANS**: Air Navigation System.

(b) **ANSROD**: Air Navigation System Requirements Operational Directive.

(c) **ARP**: Airport Reference Point.

(d) **ASL**: Above Sea Level.

(e) **AZR**: Airport Zoning Regulation.

(f) **AWM**: Airport Wildlife Management.

(g) **CDSR**: Cabinet Directive on Streamlining Regulations.

(h) **DOJ**: Department of Justice.

(i) **HQ**: Headquarters.

(j) **ICAO**: International Civil Aviation Organization.

(k) **INAC**: Indian and Northern Affairs Canada.

(l) **LTO**: Land Titles Office/Land Registry Office.

(m) **MARs**: Miscellaneous Amendments Regulations.

(n) **NAS**: National Airports System.

(o) **NAVAID**: Navigational Aid.

(p) **OIC**: Order-in-Council.

(q) **PA**: Provincial Authority.

(r) **PCO**: Privy Council Office.

(s) **PWGSC**: Public Works and Government Services Canada.

(t) **RDCA**: Regional Director, Civil Aviation.

(u) **RDG**: Regional Director General.

(v) **RDIMS**: Records, Documents and Information Management System.

(w) **RIAS**: Regulatory Impact Analysis Statement.

(x) **RMAS**: Regional Manager, Aerodrome Safety.

(y) **RU**: Regulations Unit, Legislative Services.

(z) **SEA**: Strategic Environmental Assessment.

(aa) **SOR**: Statutory Orders and Regulations.

(bb) **TB**: Treasury Board.

(cc) **TBRAS**: Treasury Board Regulatory Affairs Secretariat.

(dd) **TC**: Transport Canada.

(ee) **TCCA**: Transport Canada, Civil Aviation.

(ff) **ZLUO**: Zoning and Land Use Officer, Standards Branch, Ottawa

3.0 BACKGROUND

(1) Historically, AZRs were established at TC-owned airports at the Department's cost, in order to prevent incompatible development on privately owned lands adjacent to and in the vicinity of the airport.

(a) In 1991, an operational directive, ANSROD-91-03, was issued and provided direction for ANS Civil Aviation Inspectors in the development of AZRs.

(b) In 1992, the *Aeronautics Act* was amended to include an additional process for zoning airports through agreements with a provincial authority to regulate lands in its jurisdiction to prevent incompatible development around airports.

(c) With the establishment of the NAS in 1994, TC transferred the operation and management of the larger airports to local entities called "airport authorities" while maintaining ownership of the facilities. The smaller airports were transferred outright to local authorities, cities or towns.

(d) The new operators became responsible for day-to-day management of the airport including responsibility for monitoring compliance with AZRs.

(2) These changes coupled with a significant loss of corporate memory and the introduction of new staff, have resulted in the requirement to update Civil Aviation guidance and direction to employees involved with AZRs.

4.0 INFORMATION

(1) It is recognized that each region may have additional requirements and therefore, this SI has been developed as a guidance tool only.

(2) All required templates and instructions are available in RDIMS as working documents for regional Civil Aviation personnel involved in the development of AZRs. The process to develop federal zoning regulations, including Requests for Interpretations of AZRs, working document can be found in RDIMS #5396256. The Process to Develop Federal/Provincial Zoning Regulations working document can be found in RDIMS #5428521. *The referenced documents are for internal use by TC employees. They are accessible to the public for reference purposes only.*

5.0 FEDERAL PROCESS

Outlined below are the steps and procedures to establish AZRs under s. 5.4 of the *Aeronautics Act*. This is known as the federal process. It is recognized that each region may have additional requirements and therefore this is a guidance tool only. A link to the CDSR is provided, as all regulations must satisfy the requirements of this document (http://www.tbs-sct.gc.ca/ri-gr/directive/directivetb-eng.asp).

5.1 Steps to the Pre-Regulatory Phase of the Federal Process

(1) The proponent (airport owner/operator) submits a written request to TC RDCA to make/amend AZRs. If the airport owner and operator are separate entities, the airport owner must send a letter to the RDCA endorsing the airport operator's request. If the owner/operator is TC, the written request would come from the Programs Branch.

(2) The inspector communicates with the proponent to ensure that the proponent clearly understands they are responsible for all zoning costs. The inspector sends to the proponent an AZR requirements form along with an overview of the steps/timetable to establish AZRs. The inspector also provides the proponent with a sample commitment agreement that assigns responsibility to the proponent for all zoning costs, compliance monitoring, and addressing natural growth penetration.

(3) The proponent completes the AZR requirements form, based on factors such as:

- (a) airport's master plan, indicating long term requirements;
- (b) future airfield expansion;
- (c) future approach aids;
- (d) future instrument procedures requirements/limits, and corresponding Obstacle Limitation Surface standards (see TP 312 – *Aerodromes and Standards and Recommended Practices*);
- (e) Bird Hazard Areas based on the AWM Plan & TC's "*Safety Above All*";
- (f) NAVAID sensitive areas, i.e. protection for aeronautical facilities and from communications interference (defined in consultation with NAV CANADA);
- (g) ICAO Type A Obstacle Charts, if applicable;
- (h) aircraft engine-out performance criteria (if a more restrictive approach surface slope is requested, per TP 312 Recommendation 4.2.4.3);
- (i) Long-term municipal plans; and

(j) Special requirements (mobile objects, strip surfaces, future land required outside airport boundaries, etc.).

(4) The proponent sends the completed AZR requirements form to the inspector with a covering letter summarizing the documents and the requested zoning parameters.

(5) The inspector reviews the AZR requirements form (and adjusts as necessary), to ensure that it meets certification requirements for current/future needs. Once accepted by both parties, the form becomes an appendix to the commitment agreement.

(6) The inspector prepares a draft commitment agreement, by filling in the blanks pertaining to the airport.

(7) The inspector compiles the commitment agreement (with all Appendices) and sends to the ZLUO, for review and approval. Once the commitment agreement has been reviewed and approved, it is sent for execution by the RDCA. RDCA must sign two (2) sets of originals. The inspector then sends both sets of originals to the proponent for its execution, with covering letter. The proponent retains one (1) set of the signed originals and returns the other set of signed originals to the inspector.

(8) The inspector prepares a briefing note for the RDCA. A copy is sent to Regional Communications, the appropriate regional officials (if NAS airport), and to the ZLUO.

Note: *A briefing note is only a suggestion; if the region feels an e-mail or memo is sufficient, then that is also acceptable.*

(9) The ZLUO, completes a SEA Preliminary Scan and consults with the Programs Branch Environmental Unit as required. The SEA scan is to be approved by RDG and a final copy is to be sent to the Environmental Programs Branch, Environmental Affairs, Ottawa.

(10) The inspector completes an initial draft of the Triage Questionnaire (part of the Framework for the Triage of Regulatory Submissions). Before sign-off by the RDCA, the inspector forwards the draft Triage Statement to the ZLUO. The ZLUO is responsible for the final version of the Triage and will consult with the inspector, if required. The ZLUO forwards the Triage Statement to TBRAS for review and approval. Once TBRAS approves the Triage and advises the ZLUO of the level of significance and the applicable RIAS format, TBRAS returns the Triage to the ZLUO who will then forward it to the inspector for RDCA sign-off. The RDCA signs the statement and the inspector then forwards a signed copy back to the ZLUO. If any changes to the Triage Questionnaire are made as the process evolves, the Triage Questionnaire must be re-submitted to TBRAS for review and approval.

(11) The proponent obtains estimates for zoning costs from PWGSC or other contractor. *Note: PWGSC has the most experience with the zoning process, although some airports have used other consultants.* PWGSC estimates usually include: survey, intrusions report, title search, draft regulation, translation, public consultation, PCO and LTO registration, and distribution of AZRs/zoning plans to affected jurisdictions.

(12) The proponent proceeds with a preliminary zoning intrusions report to summarize any impediments to proposed zoning parameters in consultation with the inspector.

(13) The proponent undertakes or contracts out the preparation of zoning plans (based on the AZR requirements form) in a format suitable for deposit in its respective provincial/territorial LTO. Zoning plans are developed using the units of measure (metric, imperial or geo-coded) that meet the requirements of the applicable LTO. If the LTO accepts either measurement system, then use metric because it is consistent with TP312. An accredited land surveyor will determine the scale and number of decimal places on the zoning plans.

(a) The zoning plans can be colour-coded for ease of interpretation. Historically, these colours have been used: Yellow for the outer surface; Red for transitional surfaces; Blue

for take-off/approach surfaces; and Green for runway strips. Other colours can be used for additional areas zoned, such as bird hazard areas.

(b) The outer surface is a horizontal surface above an airport and its environs, and is normally established at a constant elevation of 45 m above the assigned elevation of the ARP. Normally the elevation assigned to the ARP is that of the lowest runway threshold unless there is a difference of more than 15 m (50 ft.) between the lowest and the highest threshold, in which case the mean elevation is used. The ARP is measured to the nearest 0.3 m (1 ft.) ASL. For amendments to AZRs, the established height of the outer surface is normally maintained at the existing height.

(c) The preparation of the zoning plan is to include the AZR template of restrictive clauses and the legal description of lands affected.

(d) The zoning plans are part of the regulation and should accompany the text for review and approval. The plans and the text must be in both official languages.

(14) The proponent sends the draft zoning plans and AZR drafting instructions to the inspector for review. The inspector is to review the plans and AZR drafting instructions for compliance with the AZR requirements form.

(15) PWGSC or the inspector arranges translation of AZR drafting instructions into the other official language. Each region has been dealing with this process differently; therefore, it is recommended that the inspector follow the regional process for procuring translation services.

(16) The inspector sends the translated zoning instructions to the RU who prepares a discussion draft. When the discussion draft is returned to the inspector from the RU, there may or may not be some changes/clarification required.

(17) Consultation: (3 levels)

(a) Land Use Authorities: The inspector sends the latest AZR drafting instructions (in both official languages) and zoning plans to local land use authorities/municipal planners. The inspector schedules briefings with the municipalities (with participation by PWGSC/surveyor and TC).

(b) Potentially Affected Landowners: A notice of intent for the proposed zoning regulation is to be published in at least one (1) issue of a local newspaper (English and French, if applicable). The notice must identify the location of the proposed regulation and provide all interested parties and affected landowners with a contact name and number for additional information. This notice must be published prior to *Canada Gazette* Part I after briefings with municipalities have been conducted.

(c) Aboriginal Groups: Aboriginal consultation may be required if the regulation might impact on potential or established Aboriginal or treaty rights. The inspector consults with the regional Aboriginal Consultation Specialist who will advise on the process to be followed. Three (3) engagement template letters are contained in RDIMS and can be used for consultation purposes. *Sending these letters registered mail is strongly recommended.* The inspector is to obtain a written response, where possible, from all parties consulted and address areas of concern. It is extremely important that copies of all correspondence be retained by the inspector and saved in RDIMS (classification number Z 5130-9-3-2 U), including facsimile cover sheets, confirmation of receipts, e-mails, letters, etc.

(18) The inspector updates the briefing note for the RDCA. A copy is sent to Regional Communications, the appropriate regional officials (if NAS airport), and to the ZLUO.

(19) The inspector drafts the initial RIAS, summarizing consultation. The type of RIAS is determined by the TB Analyst and communicated to the regional inspector when the Triage is approved. A Cost and Benefits Identification Report to identify and assess the potential positive and negative economic, environmental and social impacts on Canadians, business and government of the

proposed regulation will be required and must be included in the RIAS. PWGSC or the inspector arranges for translation of the RIAS.

(20) The inspector sends the final AZR drafting instructions, zoning plans and RIAS (in both official languages) to the RU for drafting and examination, and copies the ZLUO.

5.2 Steps to the Regulatory Phase of the Federal Process

(1) The RU prepares a discussion draft using the drafting instructions and zoning plans. If there are any questions or further clarification is required, the RU returns the package to inspector, who determines disposition of the questions and responds as required (cc to the ZLUO). The RU conducts final review.

(2) The inspector updates the briefing note to the RDCA. A copy is sent to Regional Communications, the appropriate regional officials (if NAS airport), and to the ZLUO.

(3) RU blue-stamps the proposed regulation and forwards to the inspector for inclusion in the submission package. The inspector is to complete a Request for Insertion to *Canada Gazette* Part I of the proposed regulation and RIAS. The inspector completes and includes this document in the submission package for the RDG's signature.

(4) The ZLUO, prepares the submission package for the RDG's signature. The ZLUO compiles all the documentation and presents the submission package to the RDG for signature. This package would include the following: covering Route Slip, the Briefing Document to the Minister, the RIAS (English and French), a copy of the blue-stamped regulation (RU to provide), Communications Plan (Communications Group to provide), Supplementary Note, if applicable, (English and French), PCO Transmittal Letter, the SEA Preliminary Scan, SEA Sign-Off Sheet (*if a detailed analysis was done*), and a Request for Insertion in the *Canada Gazette*. After sign-off by the RDG, the inspector forwards the package back to the ZLUO.

(5) The ZLUO, will forward the submission to the appropriate groups for sign-off and transmission to TB/PCO for Part I pre-publication review and approval, prior to publication in *Canada Gazette* Part I. The ZLUO will notify the inspector when the proposed regulation is pre-published in *Canada Gazette* Part I. *The RDG must be available to be in attendance at the Treasury Board (Part B) Governor-in-Council meeting and prepared to answer any questions relevant to the regulation.* TBRAS will advise the ZLUO as to the level of attendance at the TB meeting.

(6) The inspector updates the briefing note to the RDCA. A copy is sent to Regional Communications, the appropriate regional officials (if NAS airport), and to the ZLUO.

(7) The inspector consults with the ZLUO on the timing for the newspaper publication of the public notice in both official languages (generally in newspaper with the largest circulation in the region) in two (2) successive issues. In locations served by separate newspapers in each official language, it is recommended that the English notice be placed in the English newspaper indicating the French language newspaper to consult for the French notice, and vice versa.

(8) The inspector consults with Regional Communications to review the public notice to ensure all requirements are met. The inspector then arranges for newspaper publication (which cannot occur before *Canada Gazette* Part I). The inspector must provide tear sheets from newspaper publication to Regional and HQ Communications, and the ZLUO.

(9) The proposed AZR and explanatory materials, zoning plans, etc. may also be posted on the regional website to provide more comprehensive information for the public along with a statement that the regulation is not in force until deposit in the land registry office and a disclaimer to that effect. Make sure this is done after *Canada Gazette* Part I. The inspector is to check the *Canada Gazette* website to ensure that the regulation has been gazetted.

(10) A 60-day public notice period begins, during which time the proponent hosts public consultation meetings (with participation by PWGSC/surveyor, TC, and NavCan/3rd party approach designers if desired). Interested aboriginal parties should also be included – use the listing of native bands

provided by INAC in Phase 1, Step 17(3). *Note: for finalizing the RIAS, it may be advisable to have a head count of attendees at public meetings (a voluntary sign-in sheet could be used).*

(11) During the notice period, interested parties may submit written representations to the Minister. The RMAS, responds to any representations made as a result of public consultation. The volume of these representations and their areas of concern must be evaluated and summarized for the RIAS, and if warranted, changes to the proposed AZRs may be needed to address the comments. If any changes are required, the inspector coordinates with the proponent and the ZLUO, as required. The inspector then updates the RIAS (particularly the consultation section), obtains revised translation and returns it to the RU for editing of the proposed regulation, if necessary, with a copy to the ZLUO. If there are no substantial changes, then the proposed regulation need only be reviewed again by the RU prior to *Canada Gazette* Part II.

(12) The inspector updates the briefing note to the RDCA. A copy is sent to Regional Communications, the appropriate regional officials (if NAS airport), and to the ZLUO.

(13) RU blue-stamps the proposed AZR and forwards to the inspector. The inspector prepares a Request for Insertion to *Canada Gazette* Part II of the proposed AZRs. The inspector includes this document in the submission package for the RDG's signature.

(14) The ZLUO, prepares the submission package for the RDG's signature. This package includes: a covering Route Slip, the Briefing Document to the Minister, PCO Transmittal Letter, a copy of the blue-stamped regulation, the updated RIAS, a Recommendation to Council, a Communications Plan and Request for Insertion in the *Canada Gazette*. After sign-off by the RDG, the inspector forwards the package back to the ZLUO.

(15) The ZLUO will forward the submission to the appropriate groups for sign-off and transmission to TB/PCO for Part II pre-publication review and approval, prior to publication in *Canada Gazette* Part II. Prior to transmission to TB a copy of the text is sent to the inspector and surveyor for a final review. The ZLUO notifies the inspector when TB has approved the proposed AZRs prior to publication in *Canada Gazette* Part II. The RDG must be available to be in attendance at the TB (Part B) Governor-in-Council meeting and prepared to answer any questions relevant to the regulation.

(16) The AZR and explanatory materials, zoning plans, etc. may also be posted on the regional website to provide more comprehensive information for the public along with a disclaimer stating regulation not in force until deposit in land registry office. Again, ensure this is done after publication in *Canada Gazette* Part II. The inspector is to check the *Canada Gazette* website.

(17) The inspector updates the briefing note to the RDCA. A copy is sent to Regional Communications, the appropriate regional officials (if NAS airport), and to the ZLUO.

5.3 Steps to the Post-Regulatory Phase of the Federal Process

(1) The proponent must submit to the inspector a baseline report of existing intrusions before the AZRs come into force, to provide a legal basis for proving which objects or activities, if any, are grandfathered and therefore not subject to the application of the AZRs. The inspector must retain the baseline report permanently with the AZRs.

(2) The proponent's surveyor updates the zoning plans and obtains the signature of the RMAS who then sends copies to the ZLUO who will obtain the signature of the Minister's representative. The plans, along with the original blue stamped regulations and the original OIC (French and English) are then returned to the proponent's surveyor for deposit along with the text. The number of documents may vary as the number of certified copies required depends on the number of LTOs. The provincial land surveyor signs the zoning plans at the time of deposit. The regulation comes into force upon deposit in the appropriate LTO.

Note: *The practice of having the LTO annotate all affected titles is not prescribed in the Aeronautics Act. Provincial regulations or procedures have, in some cases, been established that would have a bearing on this. The inspector is to determine this with the proponent /LTO/PWGSC/Regional DOJ as applicable.*

(3) Where legally possible, annotating affected land titles is strongly recommended as the foremost proactive method of enhancing voluntary compliance. This is especially beneficial over the long term as properties are sold to new owners who were not exposed to the public communication campaign when the AZRs were originally put in place. Some Regions have found that if AZRs are not noted on title, eventually there is a much greater likelihood of unintentional infringements due to lack of awareness by landowners and lessees. Enforcement after the fact can be a challenge, particularly when contraventions have continued for years with no safety implications.

The inspector updates the briefing note to the RDCA. A copy is sent to Regional Communications, the appropriate regional officials (if NAS airport), and to the ZLUO.

(4) The inspector is to initiate newspaper publication of the full AZRs in both official languages (use final text that has been published on the *Canada Gazette* Website), including key plan of zoning (generally in newspaper with the largest circulation in the region) in two (2) successive issues. In locations served by separate newspapers in each official language, it is recommended that the French notice be placed in the French newspaper indicating the English language newspaper to consult for the English notice, and vice versa.

Note*: At this stage, the entire zoning regulation, as opposed to just the notice, must be published in the local newspapers.*

(5) The inspector coordinates with Regional Communications to review materials to be published, to ensure all requirements are met. The inspector then arranges for newspaper publication. The inspector notifies the ZLUO when the regulation has been published in the local newspapers. The inspector must provide tear sheets from the newspaper publication to Regional and HQ Communications, and the ZLUO.

(6) The proponent provides confirmation of LTO deposit, along with two (2) hard copies and one (1) electronic copy of final zoning plans and AZRs to the inspector, plus additional copies to land use authorities/municipal planners and any other key stakeholders.

(7) AZRs are posted on the TC website. The Coordination and Corporate Secretariat in Executive Services, Ottawa has the mandate for the TC Acts and Regulations website and is responsible for posting and updating AZRs. The website is updated regularly with information from the *Canada Gazette*. The AZR is not in force until it is deposited in the LTO, therefore, when posted to the TC website, there must be a disclaimer attached to the regulation that it is not in force. Any repealing regulations must remain on the TC website until the new regulation comes into force. The inspector is responsible for advising the ZLUO, of deposit of the regulation in the LTO who in turn notifies the Coordination and Corporate Secretariat of Executive Services of the deposit at which time the disclaimer is removed and the repealing regulation is pulled and archived.

6.0 FEDERAL/PROVINCIAL PROCESS

(1) Outlined below are the steps and procedures to establish AZRs under paragraph 5.81(1) of the *Aeronautics Act*. This is known as the federal/provincial process. PA is defined in the *Aeronautics Act* as “an authority in a province responsible for the regulation of land use”. This includes cities, municipalities, districts, townships, etc. PAs do not have jurisdiction to zone Aboriginal First Nations lands. The federal/provincial process was established in the *Aeronautics Act* to provide a constitutionally valid method of delegating federal airport zoning powers to local governments,

who normally have jurisdiction for land use control. The process was designed so that the delegation does not conflict with the separation of federal and provincial powers in the Constitution.

(2) Canadian courts have consistently ruled that the federal government has exclusive constitutional jurisdiction over matters pertaining to aeronautics. Land use by-laws passed by local governments for purposes related to airports or aviation have been ruled ultra vires in past court decisions. It is recognized that each of the five TCCA regions may have additional requirements and therefore this is a guidance tool only and not policy.

6.1 Steps to the Federal/Provincial Process

(1) The proponent (airport owner/operator) submits a written request to the RDCA to establish AZRs. If the airport owner and operator are separate parties, the airport owner must send a letter to the RDCA endorsing the proponent's request.

(2) The inspector sends an information package to the proponent, who is responsible for distributing it to the affected PA.

(3) PA to notify the proponent when they have considered the above documents and are ready to move forward with the federal/provincial process. The proponent then notifies the inspector in writing of the PAs that are willing to engage in the provincial authority process.

Note: *If more than one (1) PA has jurisdiction on lands around the airport, TC can enter into agreements with only the PAs who are interested. Although the result would be that not all lands around the airport would be zoned, the proponent may be of the opinion that having some lands zoned is preferable to no zoning control at all. There may be more than one (1) PA entering into an agreement; therefore, there may be more than one (1) agreement and more than one (1) by-law.*

(4) The inspector sends an AZR requirements form to the proponent. The proponent completes the form, based on factors such as:

(a) airport master plan, indicating long term requirements;

(b) future airfield expansion;

(c) future approach aids;

(d) future instrument procedures requirements/limits, and corresponding Obstacle Limitation Surface standards;

(e) Bird Hazard Areas based on AWM Plan & TC's "Safety Above All";

(f) NAVAID sensitive areas, i.e. protection for aeronautical facilities and from communications interference (defined in consultation with NAV CANADA); and

(g) long-term municipal plans.

(5) The proponent sends the completed AZR requirements form to the inspector with a covering letter summarizing the documents and assumptions on which it based it's requested zoning parameters. The proponent also includes the signed legal agreement, which was included in the preliminary information package. If required, the proponent consults with the inspector regarding the contents of the legal agreement.

(6) The inspector reviews the AZR requirements form (and adjusts if necessary), to ensure that it meets certification requirements for present/future needs. Once accepted by both parties, the form becomes Appendix A to the legal agreement. The inspector forwards the legal agreement to the ZLUO, who will review, in consultation with the RU. The inspector writes to the proponent attaching the updated AZR requirements form, and draft legal agreement and advises the proponent to have the PA proceed in the development of zoning plans and drafting of by-law.

(7) PA undertakes or contracts out preparation of zoning plans and drafting of the by-law. The by-law must protect the areas defined on the AZR requirements form, using whatever format and technology the PA normally uses to define zoned areas, and following the by-law requirements of the province/territory where the airport is located.

(a) Zoning plans are developed using metric measurement units because it is consistent with TP 312. The PA's surveyor will determine the scale and number of decimal places on the zoning plans. The zoning plans must be interpretable by the PA. TC is not responsible for interpreting federal/provincial zoning by-laws for the public.

(b) The zoning plans can be colour-coded for ease of interpretation. Historically, these colours have been used: Yellow for the outer surface; Red for transitional surfaces; Blue for take-off/approach surfaces; and Green for runway strips. Other colours can be used for additional areas zoned, such as bird hazard areas.

(c) The outer surface is a horizontal surface above an airport and its environs, and is normally established at a constant elevation of 45 m above the assigned elevation of the ARP. Normally the elevation assigned to the ARP is that of the lowest threshold unless there is a difference of more than 15 m (50 ft.) between the lowest and the highest threshold, in which case the mean elevation is used. The ARP is measured to the nearest 0.3 m (1 ft.) ASL. For amendments to AZRs, the established height of the outer surface is normally maintained at the existing height.

(d) The zoning plans are part of the regulation and should accompany the text for review and approval. The plans and the text must be in both official languages.

(8) The inspector prepares a briefing note for the RDCA. A copy is sent to Regional Communications and to the ZLUO.

(9) PA sends the draft by-law and zoning plans to the proponent, who reviews them and obtains any necessary corrections, and then submits them to the inspector. The inspector performs an editorial review of the plans and the draft by-laws, checks for compliance to the AZR requirements form and ensures that the by-law is consistent with the legal agreement. PA will have to determine the restrictive clauses based on whether its provincial laws allow it to use restrictive clauses.

Note: *Aboriginal consultation may be required if the regulation might adversely impact on potential or established Aboriginal or treaty rights.*

(10) The inspector consults with the regional Aboriginal Consultation specialist who will advise on the process to be followed. The three (3) engagement template letters are contained in the RDIMS and can be used for consultation purposes. *Sending these letters registered mail is strongly recommended.* The inspector is to obtain a written response from all parties consulted and address areas of concern where possible. It is extremely important that copies of all correspondence be retained by the inspector and saved in RDIMS (classification number Z 5130-9-3-2 U), including facsimile cover sheets, confirmation of receipts, e-mails, letters, etc.

(11) The inspector updates the briefing note for the RDCA. A copy is sent to Regional Communications and to the ZLUO.

(12) The inspector sends the draft zoning plans, by-law and draft legal agreement to their regional DOJ office and HQ RU for review. Regional DOJ/HQ RU ensures that the agreement correctly addresses any matters and legislation that are specific to the applicable province/territory. If there are any questions or if further clarification is required, Regional DOJ/HQ RU returns the package to the inspector, who determines the disposition of questions and responds as required. Regional DOJ/HQ RU conducts a final review and returns the documents to the inspector when they meet all legal requirements.

(13) The inspector arranges the translation of the draft by-law into the other official language. Each region has been dealing with this process differently; therefore, it is recommended that the inspector follow the regional process for procuring translation services.

(14) The inspector compiles two (2) sets of final legal agreement authorized by DOJ (with all Appendices) to the PA for execution. PA signs and returns both sets for execution by the delegated authority in RDCA. The inspector sends one (1) executed set back to the PA. One (1) photocopy is retained in the region and one (1) duplicate copy is sent to the TC Legal Registry, Legal Services, Ottawa.

(15) The inspector updates the briefing note for the RDCA. A copy is sent to Regional Communications and to the ZLUO.

(16) PA undertakes its by-law process, including advertising, consultation process, etc. PA passes the by-law, and within three (3) days of final adoption it must send three (3) certified true copies of the by-law and zoning plans to the RDCA by express courier. PA is to inform the inspector before council meets to consider final adoption so that the inspector can consult with PCO.

(17) The inspector consults with PCO's Registrar of Statutory Instruments to alert them that the by-law will be coming for registration, which must be done within 7 days of being passed.

(18) The inspector urgently compiles the three (3) certified true copies of the by-law and zoning plans, plus the RDCA's set of the executed legal agreement with all Appendices (including the translated version of the by-law). The inspector sends these documents with covering letter by express courier to PCO.

(19) PCO assigns Statutory Orders & Regulations (SOR) #, retains one (1) certified true copy of the documents, and returns the other two (2) copies to the ZLUO, who retains one (1) copy in the TC Legal Registry and returns the other copy to the inspector. The inspector retains a photocopy for regional files and sends the certified true copy to the PA, along with the SOR# provided by PCO. The zoning by-laws are now federal regulations and are in force.

Note: *There is no requirement under the Aeronautics Act or the Legal Agreement for the by-laws to be deposited in the Land Titles Office and in some provinces it is not possible to do this as provincial law does not permit it.*

(20) Within twenty-three (23) days of final adoption, the PA must publish notice of the final adoption of the AZRs, along with a summary of same, in at least one (1) newspaper serving the community in which the affected lands are situated. The proponent must provide tear sheets from newspaper publication to the inspector, who forwards to the ZLUO, to retain with the TC Legal Registry copy of the AZRs.

(21) The inspector is to ensure that an electronic copy of the regulation is obtained and forwarded to the ZLUO.

(22) AZRs are posted on the TC website. The Coordination & Corporate Secretariat in Executive Services, Ottawa has the mandate for the TC Acts and Regulations website and is responsible for posting and updating AZRs.

(23) The inspector updates the briefing note for the RDCA (including summary of publication activities in newspaper and on website). A copy of the briefing note is sent to Regional Communications and to the ZLUO.

7.0 AMENDING AND REPLACING AIRPORT ZONING REGULATIONS

7.1 Amending an Airport Zoning Regulation:

(1) The process to amend an AZR depends on the type of amendment being proposed. If the amendment is significant, all the steps in the Federal process must be completed. Once the

Triage has been reviewed and approved by TBRAS, the TB analyst will advise as to the impact and significance of the proposed amendment and the process to follow. If a proposed amendment to an AZR meets the criteria set for an exemption from pre-publication pursuant to paragraph 5.5(2)(b) of the *Aeronautics Act* and is supported by TBRAS, the RU of Legislative Services will ultimately make the final decision for exemption from pre-publication (*Canada Gazette*, Part I). In the case of errors in regulations that would not have policy implications (non-substantive amendments), the MARs process would apply. The MARs process is used to correct the following:

(a) errors in format, syntax, spelling and punctuation;

(b) typographical errors, archaisms, anomalies and renumbering;

(c) inconsistencies between the English and French version; and

(d) repeal of spent or obsolete regulations.

(2) MARs may also include changes requested by the Standing Joint Committee for the Scrutiny of Regulations (SJC), whether or not they have policy implications. If a proposed amendment is based on a SJC concern, TBRAS will advise as to the process to be followed. The MARs program is a TB program and the eligibility must be strictly adhered to. The ZLUO, will provide functional direction and guidance to the regional inspector in the passage of a proposed amendment through the applicable regulatory channels.

7.2 Repealing an Airport Zoning Regulation:

(1) The process to repeal an AZR is the same as the process to make new regulations. A new regulation would need to be developed to repeal a regulation or regulations and would be entitled "Regulation repealing the _____(name of airport) Zoning Regulations".

(2) All steps in the Federal process would need to be completed, including the Triage, RIAS, Cost Benefit Identification, etc.

8.0 REQUESTS FOR INTERPRETATIONS OF AIRPORT ZONING REGULATIONS

(1) When AZRs are deposited in LTOs, a notation is usually made on each affected land title to the effect that the property is subject to zoning under the *Aeronautics Act*. The notation does not provide any information on the specific restrictions affecting the property. This often generates inquiries from the public, particularly when property is changing ownership. As there can be hundreds of thousands of land titles affected by each zoning regulation, the volume of inquiries from the public can be significant. Often the inquiries are initiated by lawyers who request a written interpretation from TC, on behalf of clients who are being charged fees by lawyers for this service. Therefore, regional offices responsible for Aerodromes and Air Navigation are not required to respond with specific height limitation calculations, as that service is provided by accredited land surveyors. As an alternative, the public can be directed to the LTO where an official copy of the AZR is deposited.

(2) Sample responses that can be used to reply to requests for interpretations of AZRs will be available in RDIMS. For general information and guidance, the public, landowners, law firms and land use authorities can also be referred to a TC regional website such as the following:

(a) Region of Waterloo International AZRs:

http://laws.justice.gc.ca/eng/SOR-2006-78/

(b) Pickering Airport Site Zoning Regulations:

http://laws.justice.gc.ca/eng/SOR-2004-212/

(3) The benefits of having a website for AZRs are that all the information pertaining to the zoning can be included, not just the text which is available on both the *Canada Gazette* website and the DOJ website. This can include maps, guidance material, consultation results, background information, etc.

9.0 ENFORCEMENT OF AIRPORT ZONING REGULATIONS

(1) The Minister has the discretion to determine enforcement priorities, and therefore, TC is not automatically obligated to enforce compliance to AZRs. The airport operator is encouraged to be proactive in monitoring all airport zoned surfaces.

(2) Infringements to AZRs are usually not an immediate threat to aviation safety. To assist airport operators in managing compliance to AZRs, the Minister may delegate to airport operators his authority under section 5.7 of the *Aeronautics Act* (notice of entry to enforce compliance in respect of natural growth). In situations where zoning compliance authority has not been delegated to airport operators, the following policy shall apply:

(a) Natural Growth Infringements: If the AZRs do not contain a natural growth clause, they cannot be used in respect of natural growth violations (because the "Building Restrictions" clause is limited to objects that are "erected" or "constructed"). The airport operator would be responsible for resolving the natural growth issues via other means. If the AZRs contain a natural growth clause, subsection 7.3(3) of the *Aeronautics Act* (summary conviction process) shall not be used for natural growth infringements. Exemptions from AZRs will only be granted for natural growth infringements in exceptional circumstances. Natural growth that existed prior to enactment of AZRs is legally non-conforming in accordance with subsection 5.4(4) of the *Aeronautics Act*. If the airport operator is unable to provide evidence that the natural growth infringement occurred after the AZRs were enacted, enforcement action cannot be taken. However, an agreement with the landowner could be developed. Section 5.7 of the *Aeronautics Act* shall not be used by TC for natural growth infringements when there are other ways of ensuring aviation safety. Where it is possible to use other measures for dealing with infringements, these should be used instead of section 5.7 of the *Aeronautics Act*. An external delegation of authority has been developed in conjunction with Legal Services and is available to those airport operators who request it. The airport operator is to bear all financial costs associated with the removal of natural growth. The delegation of authority document is available in the RDIMS.

(b) Other Obstacle Infringements: In circumstances where a violation to an AZR constitutes an immediate threat to aviation safety, inspectors should contact the Civil Aviation Enforcement Branch for guidance. AZRs can be enforced by the police of jurisdiction pursuant to subsection 7.3(3) of the *Aeronautics Act*. In addition, it may be possible to obtain a court injunction against the violating activity. The Enforcement Branch would determine this on a case-by-case basis in consultation with the DOJ.

10.0 CONTACT OFFICE

For more information, please contact the:

Standards Branch, Program Manager – Noise Management and Airport Zoning or Zoning and Land Use Officer Standards Branch.

Phone: (613) 993-0959
Fax: (613) 954-1602
E-mail: janet.bigras@tc.gc.ca

Suggestions for amendment to this document are invited, and should be submitted via the Transport Canada Civil Aviation Issues Reporting System (CAIRS) at the following Internet address:

http://www.tc.gc.ca/CAIRS

or by e-mail at: CAIRS_NCR@tc.gc.ca

[original signed by Don Sherritt]

Don Sherritt
Director, Standards
Civil Aviation
Transport Canada

ATTACHMENT B

Township of Langley
Est. 1873

AIRPORT ZONING REGULATION AMENDMENT

TERMS OF REFERENCE

INTRODUCTION

Langley Regional Airport (YNJ) is one of the busiest rotary wing airports in Canada. A key transportation node, it is strategically located at the northwest corner of Fraser Highway (Provincial Highway 1A) and 216 Street and is 7 kilometres from the Trans-Canada Highway and 17 kilometres from the Aldergrove-Lynden Border Crossing to the United States. YNJ was developed by the Government of Canada in late 1930s. It has been owned and operated by the Township of Langley under agreement with Transport Canada since 1967. The airport is sited on a 50-hectare property and is serviced by a 640-metre north-south runway and a 700-metre east-west runway.

The Langley Airport Zoning Regulation (AZR), mandated by the federal Aeronautics Act and enforced by Transport Canada, ensures safe and unobstructed aircraft operations by limiting the maximum height of any building or structure to 53.95 metres geodetic (above sea level) on all properties within a 4-kilometre radius of the airport. The AZR building height limitations are in effect for most of the Willowbrook community which is expected to undergo significant redevelopment with the Surrey Langley Skytrain (SLS) currently under construction, with an expected in-service date in late 2029.

In November 2023, the Province of British Columbia (BC) announced housing legislation and associated changes to the Local Government Act, including new requirements for areas within 800 metres of frequent transit. These Transit Oriented Areas (TOAs) are prescribed by the province and include pending SLS station at 196 Street in Willowbrook. TOAs include minimum allowable heights depending on proximity to the station. Within 200 metres of a station, the minimum allowable height is 20 storeys; presently under the AZR, buildings in the TOA would be restricted to 10-13 storeys depending on the location.

On October 21, 2024, the Township of Langley Council directed staff to commence a process to seek an amendment to the AZR in the Willowbrook planning area, in part, to designate and support development in the TOA. In addition to the Willowbrook area, Council directed staff to include the Langley Memorial Hospital as part of the AZR building height review process to accommodate a new patient care tower announced by the province October 2024.

The Terms of Reference outline the policy framework, project goals, planning process, work plan and deliverables.

POLICY FRAMEWORK

An amendment to AZR is informed by federal, provincial, regional and municipal policies and initiatives, as follows:

- The Langley AZR is informed by TP 312 – Aerodrome Standards and Recommended Practices, a document published by Transport Canada. TP 312 provides essential guidance for the development, operation, and safety of aerodromes, outlining the required standards for the safety and functionality of air navigation systems. This framework is integral in shaping the AZR and ensuring the protection of airspace around Langley Regional Airport while allowing for sustainable development in the surrounding areas.

- Jointly funded by the Government of Canada, Province of BC and TransLink, the SLS extension from the King George Station in Surrey to Langley will improve transportation options and increase housing options by emphasizing TOAs around new stations. The budget for the SLS is $5.9 billion, which includes capital costs and active transportation investment. To ensure a reasonable return on investment, a TOA designation is required by the BC Local Government Act, with a minimum allowable height of 20 storeys (approximately 60 metres) within 200 metres of a SkyTrain station. In addition, Overarching Supportive Policies Agreement (OSPA) and Supportive Policies Agreement (SPA) with the Province of BC, TransLink, the City of Surrey, the Township of Langley and the City of Langley are in place to collaborate on the SLS project objectives. The OSPA and SPA are designed to use an integrated approach to support initiatives and policies related to transportation services, land use planning, housing, climate action, active transportation, reconciliation and equity.

- Metro Vancouver Regional Growth Strategy (RGS, Metro 2050) aims to accommodate anticipated future growth and build resiliency by creating a compact urban area, supporting sustainable economy, protecting the environment and responding to climate change and natural hazards, providing diverse and affordable housing options, and supporting sustainable transportation choices.

- The current Willowbrook Community Plan, adopted in 1991 as a regional city centre, will be updated to meet the provincial requirements for the Willowbrook SkyTrain Station as a TOA. The update will also consider increased density from the Bus Rapid Transit (BRT) planned for 200 Street which has a terminus at the Willowbrook station.

- The Township has other community plans, development strategies and functional plans (such as the Transportation and Mobility Strategy, Parks and Recreation Master Plan and Five-year Financial Plan) will be updated on a regular basis to align with changing policy directions from senior levels of government.

PROJECT GOALS

The goals of the AZR amendment are as follows:

1. Review provincial requirements for TOA designation, regional growth objectives and municipal development plans to accommodate (at least) the minimum allowable height of 20 storeys (approximately 60 metres) within 200 metres of the Willowbrook SkyTrain station, with additional geographic consideration for the rest of the Willowbrook community and areas in Langley Memorial Hospital in Murrayville.

2. Evaluate aviation safety to ensure that any changes to the AZR continue to preserve the integrity of the local airspace system and operations.

3. Define ultimate airspace system based on the Langley Regional Airport's strategic land use plan (forthcoming in Spring 2025) by integrating the final runway configuration, considering the current and projected fleet mix at the airport, and determining the necessary level of aerodrome protection.

4. Propose changes to the AZR to balance community and economic development with aerodrome protection by adjusting building height restrictions in Willowbrook and Murrayville to facilitate TOA and hospital development while ensuring airport safety as a priority, based on Transport Canada standards and practices.

5. Engage stakeholders, including Transport Canada, Nav Canada, other key governmental agencies, and airport users and tenants.

6. Present the proposed AZR changes to Transport Canada by submitting a formal application.

PLANNING PROCESS AND WORK PLAN

The timing for undertaking an AZR amendment is approximately two years, based on a process prescribed by Transport Canada. The process will be managed by the YNJ Airport Manager and supported by a multidisciplinary technical team of Township staff. It is anticipated that the AZR amendment process will be undertaken in three (3) phases, as described below:

Phase 1 – Technical Analysis (approximately 6 months)

a) Establish a technical team of Township staff to support the AZR amendment
b) Review background information including relevant plans, policies and regulations and other documents that should be considered for amending the existing AZR
c) Integrate the final runway configuration and other relevant details from the ongoing strategic land use plan for the Langley Regional Airport
d) Incorporate the latest aerodrome survey, as no such survey will be conducted as part of this work
e) Evaluate the airspace surrounding the airport, considering the existing and projected fleet mix, to determine the appropriate level of protection required
f) Assess areas within Willowbrook and hospital lands in Murrayville that are affected by airspace projection surfaces

g) Prepare refined AZR alternative concepts that balance safeguarding the aerodrome and development opportunities
h) Consult with key stakeholders such as Transport Canada and NAV Canada to determine the feasibility of various AZR alternative concepts and refine based on feedback provided
i) Compile findings into a comprehensive report, outlining technical considerations and propose changes to the AZR based on the analysis

Phase 2 – Public Consultation (approximately 12 months)

a) Identify key stakeholders, including local residents, businesses, regional agencies (Transport Canada, Nav Canada, TransLink), and other relevant government bodies
b) Host public information sessions both in person and virtually to present findings from the technical analysis in Phase 1, answer questions, and gather input from the community on the proposed changes to the AZR
c) Provide an informational webpage with opportunities for residents and stakeholders to submit feedback on the proposed amendments
d) Engage directly with affected property owners and businesses, particularly those in the Willowbrook Community Plan area, to understand their concerns and obtain specific feedback
e) Based on the input received, make adjustments to the proposed AZR amendments to address concerns and align with community needs
f) Finalize AZR amendment proposal and consult with Transport Canada and NAV Canada to determine feasibility
g) Compile feedback and summarize key points to inform the final draft of the amendment proposal
h) Finalize aerodrome and draft amendment for the AZR

Phase 3 – Adoption (approximately 6 months)

a) Present the final proposal along with supporting documentation to the Township Council for review and approval
b) Submit the proposed AZR amendment to Transport Canada for review and consideration to ensure alignment with federal regulations
c) Once Transport Canada has reviewed and approved the AZR amendment, update Township bylaws that are relevant to the airport and present any necessary amendments to Township Council for consideration of adoption
d) Notify the public, stakeholders, and relevant agencies about the final adoption of the AZR amendment and its implementation

DELIVERABLES

1. Develop a comprehensive report summarizing the technical analysis, outlining the proposed changes to the AZR, including a visual representation of the proposed new AZR configuration.
2. Conduct public consultation on the proposed AZR changes, incorporating feedback to finalize a draft amendment. This will include a summary of public comments and responses to those comments.
3. Develop and submit the finalized AZR amendment to Transport Canada for review and approval.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MARCH 10, 2025
FROM:	PUBLIC WORKS DIVISION	**FILE NO:**	6130-01
SUBJECT:	CANADIAN NATIONAL TRACK AND FIELD CHAMPIONSHIPS UPDATE		

The purpose of this memo is to provide Mayor and Council with an update on the progress regarding a bid to host the Canadian National Track and Field Championships in 2027 and 2028. The Local Organizing Committee (LOC) has been shortlisted following a letter of intent submission and a track certification process conducted by the Township. The Township will be submitting its formal bid at the end of March 2025.

The LOC hosted the Canadian National Track and Field Championships at McLeod Athletic Park in 2022 and 2023. These events generated direct revenue through facility rentals, increased community pride, and raised the Township's profile nationally. They also offered unique experiences for spectators and delivered significant economic benefits, amounting to an estimated $2,000,000 for local businesses.

The LOC assumed responsibility for organizing the committee, working with national and provincial organizations, recruitment of volunteers, promotion of the event, provision of event officials, obtaining sponsorship, and executing the event.

As the host municipality and facility owners, the Township was responsible for assisting with Council resolutions and confirmation of commitments. The Township provided staff support in participation with the LOC, a World Athletics certified facility, a facility that meets the National event standards, and assisted in operational responsibilities and staff support. This same organizational structure will be proposed for 2027 and 2028.

World Athletics has recently announced that all tracks must have at least a Class 2 Certification to host national-level events. This certification was not a requirement for previous National Championships held in Langley. Without this certification, the Township will no longer be eligible to host national events such as the Canadian National Track and Field Championships, the Harry Jerome Classic, the BC School Sports Provincial Championships, and others.

After a detailed review, the track meets the Class 2 Certification requirements, except for the markings described further on.

The Class 2 Certification and application to host the Canadian National Track and Field Championships have been submitted to World Athletics. In May 2025, World Athletics will provide a result of the certificate to the Township and Athletics Canada. Subsequently in May, Athletics Canada will announce which municipality has been awarded the event.

As part of the application, it is noted that the track markings at McLeod Athletic Park are faded and are required to be repainted prior to hosting the 2027/2028 Canadian National Track and Field Championships. Staff are proposing that the repainting of all lines and markings take place in August 2026. The estimated cost for repainting is $17,000.

Following the repainting, a Certificate of Remeasurement must be submitted and approved by World Athletics to ensure that the lines and measurements are consistent with the original certification. This certificate must be prepared by a qualified surveyor, and the estimated cost for the certified remeasurement is $10,000.

The total cost for painting and the survey is estimated to be $27,000 and would be scheduled for August 2026.

McLeod Athletic Park – possible upgrades for Council's future consideration:
Although the benefit of these upgrades would be for all users of the park and all user groups and events, four items have been identified by staff that would greatly assist the National Track and Field Championships and, although unfunded in the 2025 budget process, could be considered by Council for 2026.

1. **Sound System**
   The current sound system at McLeod Athletic Park includes only four (4) speakers located in the grandstand area. An upgrade would significantly enhance the user and spectator experience, particularly for non-profit organizations and special events, by expanding coverage to other areas of the facility. To meet the requirements for hosting the Canadian National Track and Field Championships, the facility would need an additional 11 speakers, bringing the total to 15 speakers across the site. The estimated cost of this upgrade would be $300,000. Without the necessary upgrades, the LOC would be required to rent portable sound equipment, adding extra costs to the event. The estimated rental cost of the sound equipment is $10,000 per day.

2. **Video Screen**
   The current video screen, purchased second-hand in 2010 from the temporary Empire Stadium, is outdated. The screen's controls are analog and no longer compatible with modern video equipment without the use of third-party applications. Additionally, replacement parts are no longer available. A new video screen would benefit many local non-profit groups, including Langley United Soccer, Langley Rams, North Langley Football, Langley Minor Football, and various large-scale events such as Canada Day, B.C. School Sports, Provincial and National Level Track and Field meets, National Soccer events, and much more. To host the 2027/2028 Canadian National Track and Field Championships, a functional video screen is required and is estimated to cost $200,000 to replace the current screen. If the screen is not replaced, the LOC will need to rent a portable screen, which will incur additional costs. The estimated rental cost is $10,000 per day.

3. **Boiler and Domestic Water Heater**
   The replacement of the boiler and domestic water heater is not directly related to the bid, but it is likely necessary for the facility in the next few years. These units are essential for ensuring the reliability and efficiency of the heating and water systems. The current units have exceeded their useful lifespan, are prone to breakdowns, increase operational costs, and could cause disruptions in service to the public. The cost to upgrade this equipment is $350,000.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MARCH 10, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	5260-21
SUBJECT:	INTEGRATED STORMWATER MANAGEMENT PLANNING UPDATE - LITTLE CAMPBELL RIVER WATERSHED		

The purpose of this memorandum is to provide Mayor and Council with an update on Integrated Stormwater Management Plan (ISMP) updates for the Township of Langley.

An ISMP is a comprehensive plan developed to manage stormwater runoff in urban areas. They aim to protect watercourses and groundwater systems by addressing both the quantity and quality of stormwater. ISMPs include strategies and actions to mitigate the impacts of urban development on the environment, ensuring sustainable and low-impact development practices.

Watercourses provide a habitat for fish and wildlife, as well as opportunities and benefits for human recreation and health. Without proper mitigation, urban land development has the potential to impact stormwater runoff, both in terms of quantity and quality, subsequently leading to potential negative impacts on watercourses and groundwater systems.

The Metro Vancouver Integrated Liquid Waste Resource Management Plan (ILWRMP), approved by the Province in 2011, establishes a coordinated approach for wastewater management in the region. It sets out goals, strategies, and actions for Metro Vancouver and its member jurisdictions that help ensure the protection of human health and the environment while using wastewater as a resource and minimizing treatment costs. One of the regional strategies adopted through the ILWRMP to manage and protect regional water resources is the preparation and implementation of ISMPs and the Monitoring Adaptive Management Framework (MAMF).

It is required that municipalities develop ISMPs for watersheds where 20% or more of the land base is expected to be developed and monitor the watershed following the MAMF. ISMPs are to be reviewed and updated as required, at least every 12 years. In addition, every two years, Metro Vancouver and its member jurisdictions submit a Biennial Report to the Ministry of Environment and Climate Change Strategy, summarizing progress made toward achieving the ILWRMP's goals.

The Township has developed ISMPs (or similar stormwater management guidance documents) for Yorkson Creek, Latimer Creek, Bertrand Creek, Little Campbell River, Anderson Creek, and Upper Nicomekl River. These Plans are publicly available on the Township's Website (Integrated Stormwater Management Plans - Township of Langley). The findings and

recommendations of these ISMPs have guided the implementation of Neighbourhood and Community Plans.

Following recent general updates to the Fernridge and Booth Neighborhood Plans and additional adjustments due to the provincial small-scale multi-unit housing (SSMUH) legislation, Township Staff has retained a team of qualified professionals to update the ISMP for the urban area within the Little Campbell River Watershed, which includes Fernridge Neighborhood, as well as portions of Glenwood and Booth Neighbourhoods (see Attachment A). This work builds upon the 2011 scoping study and the 2014 Fernridge-specific ISMP and will provide updated guidance on low-impact development strategies for future land development and redevelopment while protecting the overall ecological health of the Little Campbell River Watershed.

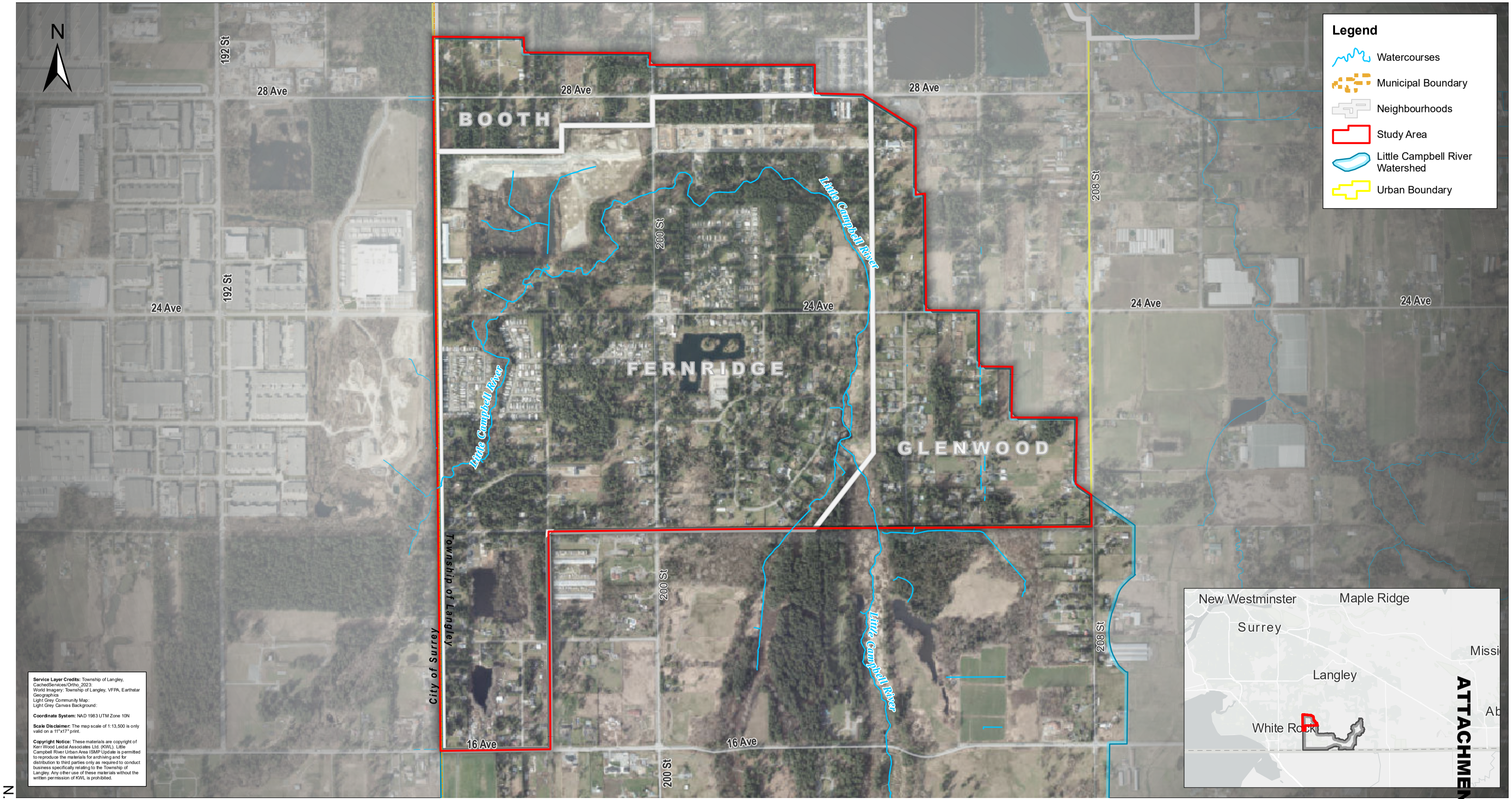
The study is expected to take approximately two years to complete and will include engagement with other government and non-government organizations as well as the public to gather feedback on the proposed strategies. Public engagement will begin with posting a project description on the Township website, followed by reaching out to other organizations in Q2 2025 to invite them to participate in the process. A public survey will be conducted in Q3 2025.

ATTACHMENT A Little Campbell River ISMP Update - Study Area

Township of Langley
Little Campbell River Urban Area ISMP Update

DRAFT

KERR WOOD LEIDAL consulting engineers



Service Layer Credits: Township of Langley, CachedServices/Ortho_2023:
World Imagery: Township of Langley, VFPA, Earthstar Geographics
Light Grey Community Map:
Light Grey Canvas Background:

Coordinate System: NAD 1983 UTM Zone 10N

Scale Disclaimer: The map scale of 1:13,500 is only valid on a 11"x17" print.

Copyright Notice: These materials are copyright of Kerr Wood Leidal Associates Ltd. (KWL). Little Campbell River Urban Area ISMP Update is permitted to reproduce the materials for archiving and for distribution to third parties only as required to conduct business specifically relating to the Township of Langley. Any other use of these materials without the written permission of KWL is prohibited.

Project No.	647.191
Date	February 2025
Scale	1:13,500

0 250 500 1,000 Metres

Study Area (2023 Air Photo)

Figure 1

ATTACHMENT A

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

February 12, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
S. Cook. Community Co-Chair
Councillor T. Baillie, Council Co-Chair
Councill M. Pratt, Council Co-Chair

E. Barbour, A. Castro, J. Clegg, E. Hacker, G. Sarhan, and N. Tiessen

Staff:
K. Young, Deputy Director, Recreation, Arts, and Culture
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

S. Cook acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – February 12, 2025

Moved by J. Clegg,
Seconded by A. Castro,
tat the Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the February 12, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – January 15, 2025

Moved by A. Castro,
Seconded by E. Hacker,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the January 15, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chairperson's Report

S. Cook reported that she attended the opening of salishan Place which was very informative and encouraging.

Councillor Baillie reported that Toque Tuesday was a very successful event which raised money and awareness for homelessness. The Vancouver Giants collected 1,000 pairs of socks to donate to the cause.

2. Museum Advisory Group Report

E. Hacker reported that the Curator of Education Programs attended their meeting to present the different programs that will be provided to school-aged children at the museum. Elementary school field trips will begin soon.

E. CORRESPONDENCE

1. Aldergrove Community Centre Track

Email received from Y. Trost regarding changing the Aldergrove Community Centre walking track to a multi-use track, including staff's reply. K. Young commented that the indoor track was designed as a walking track due to safety concerns. The track is narrow and is used by a variety of users and is used as a walkway to the primary arena washrooms and upper lobby with access to the elevator. It is also used as an entrance to the accessible seating for those in wheelchairs.

There are only two other facilities in the Lower Mainland that have a similar multi-use arena concourse style track – both also only allow walking. All other tracks in the lower mainland are closed style tracks, which allow for running in the outer-most lane as that is the only activity happening in that space.

Staff are continuing to communicate with the resident to discuss alternate solutions.

F. WORK PROGRAM

1. Draft 2025 Work Program

The committee discussed the draft 2025 Work Plan. There was a consensus that the committee would like the opportunity to provide input into the design phase of parks and recreation facilities. As there are often open houses presented for the public to provide input, the committee would like the information brought to the RCPAC meetings as well, if possible.

Accessibility and adaptive signage in parks were raised. Committee member, A. Castor, provided information regarding "Forever Kind Communication Boards"

F. WORK PROGRAM

(FKCB) which she developed as an inclusive, communication tool. By integrating sign language, numbers, and universal symbols, the FKCB ensures children of all abilities can express themselves and engage with peers in meaningful ways. The goal of placing communication boards in park environments is to raise awareness about neurodiversity and empower children who rely on alternative communication methods to feel seen and included. Please see further information in Attachment A.

COUNCIL
Moved by A. Castro,
Seconded by N. Tiessen,
That the Recreation, Culture, and Parks Advisory Committee recommends that Council ask staff to explore the feasibility of including Inclusive Communication Boards in Township parks.
CARRIED

Further discussion ensued regarding receiving presentations from staff for the following:

- Township of Langley events
- Capital projects and parks/trails
- Transportation and Mobility Strategy
- Facilities

Action: Staff to reach out to the respective departments to inquire about the possibility of receiving a presentation and when.

MOTION
Moved by J. Clegg,
Seconded by E. Hacker,
That the Recreation, Culture, and Parks Advisory Committee endorse the draft 2025 Work Plan, as amended.
CARRIED

COUNCIL
Moved by G. Sarhan,
Seconded by E. Hacker,
That the Recreation, Culture, and Parks Advisory Committee recommends that Council approve the Recreation, Culture, and Parks Advisory Committee draft 2025 Work Plan, as amended, presented as Attachment B.
CARRIED

2. Community Liaisons

Staff provided an update regarding the status of the Langley Outdoor Sports Advisory Group and the Trail Advisory Group.

Trail Advisory Group:

- Stopped meeting during Covid and have not met since.
- If this group was to be re-instated, an update to the Terms of Reference with a defined purpose would need to occur.

F. WORK PROGRAM

Langley Outdoor Sports Association Group:

- Stopped meeting during Covid and have not met since.
- This group discussed allocation and parks maintenance issues.
- It was good to have a representative from each of the different groups at the table to discuss issues etc.
- The committee felt it would be good to survey the past participants to see if they feel it would be beneficial to start this group again.

COUNCIL
Moved by J. Clegg,
Seconded by G. Sarhan,
That the Recreation, Culture, and Parks Advisory Committee recommends that Council ask staff to survey the groups who participated on the Langley Outdoor Sports Advisory Group as to their interest and feasibility of re-starting this group.
CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. RCPAC Terms of Reference

Action: to be included in next month's agenda package for information

I. NEXT MEETING

Date: March 12, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by E. Barbour,
Seconded by A. Castro,
That the meeting terminate at 8:42pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Forever Kind Communication Board Bio

The idea for the Forever Kind Communication Board grew from a mother's desire to create an inclusive tool that fosters connection, awareness, and kindness. This innovative adaptation of the Picture Exchange Communication (PEC) system is thoughtfully designed with diversity in mind. By integrating sign language, numbers, and universal symbols, the Forever Kind Communication Board ensures that children of all abilities can express themselves and engage with peers in meaningful ways.

Parks and schools are essential spaces for community, play, and belonging. By placing communication boards in these environments, the goal is to raise awareness about neurodiversity and empower children who rely on alternative communication methods to feel seen and included. These boards provide a gateway for connection, helping to create a shared language that bridges gaps in communication and fosters mutual understanding.

This project is more than just a tool—it's a mission to create a kinder, more inclusive world. A world where every child, regardless of their abilities, feels valued, heard, and understood.

Through a partnership with MJY Fabrications and Forever Kind Learning Inc., this initiative aspires to spark meaningful conversations about inclusion and to build bridges of understanding that will ripple throughout communities. Together, we can lay the foundation for a future where kindness and inclusivity flourish.

About the Communication Board:

- **Mission Statement:** To empower children of all abilities by providing tools for meaningful communication and connection.
- **Core Features:**
    - Picture Exchange Communication (PEC) System
    - Integrated sign language visuals/Braille
    - Numbers and universal symbols for diverse communication needs

Why It Matters:

- Fosters inclusivity in public spaces like parks and schools.
- Empowers children using alternative & inclusive communication methods.
- Encourages peer-to-peer interaction, kindness and mutual understanding.

Community Benefit

The Forever Kind Communication Board directly aligns with values of inclusivity and accessibility by addressing a vital need for effective communication tools in public spaces and schools. Here's how:

1. **Promotes Inclusive Environments**:
   - The board empowers individuals with communication challenges, such as nonverbal or neurodivergent children, to express themselves. This fosters a sense of belonging for families who often feel excluded due to communication barriers.
   - By integrating the board into parks and school planners, Langley City positions itself as a leader in promoting accessibility for all community members.
2. **Enhances Public Spaces**:
   - Parks equipped with the communication board become more welcoming for families with diverse needs, encouraging higher utilization and community engagement.
3. **Strengthens Educational Tools**:
   - Including the board in school planners supports educators and students by providing an accessible tool to promote understanding and interaction in classrooms.
4. **Improves Awareness and Education**:
   - Visible communication boards in public spaces raise awareness about inclusivity and encourage the community to embrace diversity and accessibility.

1. **Engage Parks and Recreation Departments**:
   - Work together to identify a few pilot park locations where the board can be installed. These could be parks with high foot traffic or near schools. **Attached.**

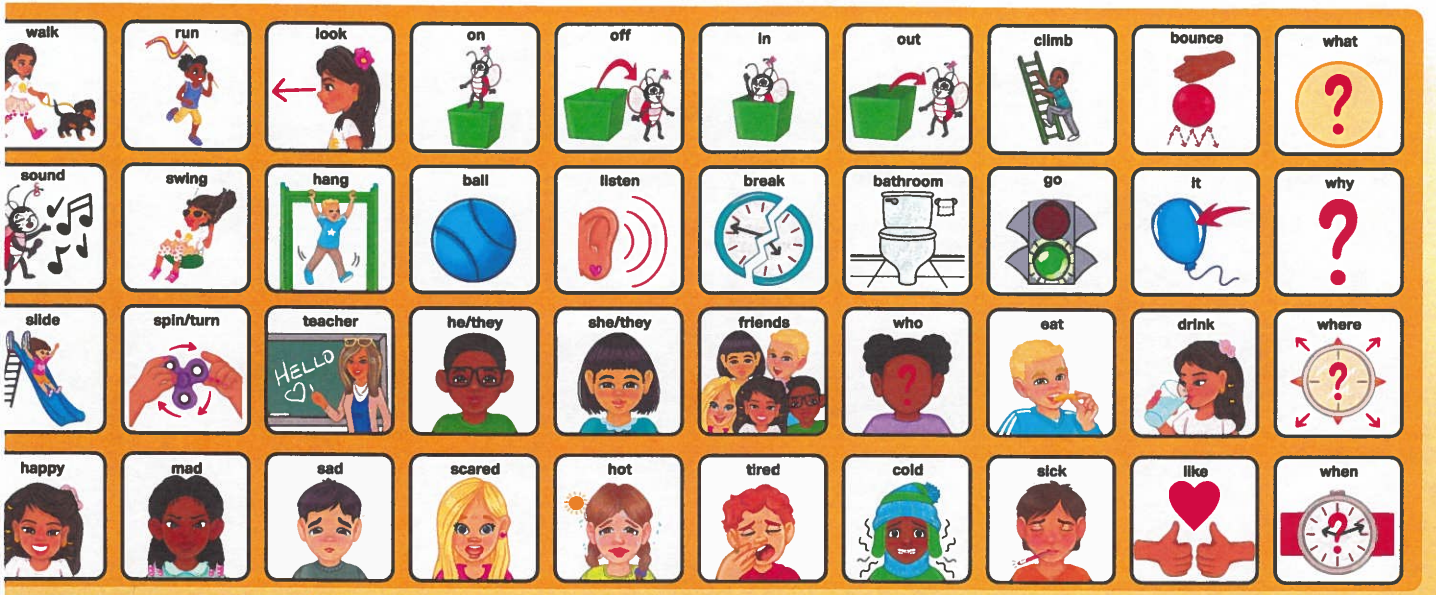
Lead by Example:

- By championing this initiative, we can set a precedent for other communities, showcasing its dedication to building an inclusive and accessible environment.

Introducing the Forever Kind Communication Board in select Langley parks can significantly enhance inclusivity and accessibility. Here are some parks that would be ideal for piloting this initiative:

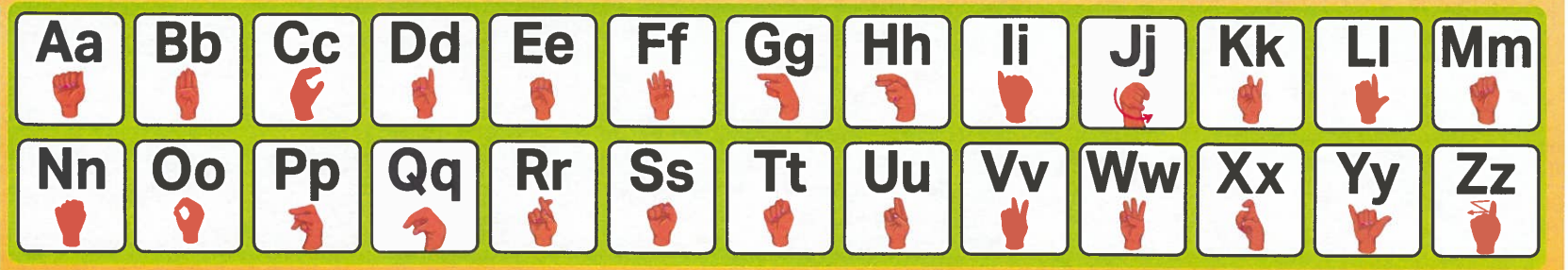
FOREVERKIND.CA
MAKING A DIFFERENCE

FOREVER KIND COMMUNICATION















A Action Required
D Delegation
P Presentation
R Report
R/F Review / Feedback
U Staff/Rep Update

Recreation, Culture, and Parks Advisory Committee 2025 Work Program

Attachment B

General Committee Work

	Jan	Feb	Mar	Apr	May	June	Sept	Oct	Nov
Orientation	P								
Election of Community Co-Chair	A								
2024 Final Report									A
Work Program *Approve and appoint liaison roles*	R/F A	R/F A							
Conference *BCRPA 2025 annual conference. Selection of 1 member to attend and to provide report to committee.*		R/F	A		U				
Fees and Charges *Staff update re: 2024/2025 fees and charges*				U					
Terms of Reference Review *Review is every 2 yrs (reviewed in 2024)*									

Projects, Programs and Events

	Jan	Feb	Mar	Apr	May	June	Sept	Oct	Nov
Township of Langley Christmas Events	U								
2025 Special Events Plan			P						
Parks Projects			P						
Youth Programs and Services *Youth week, first week in May*				P R/F					
Transportation & Mobility Plan					P R/F				
Seniors Programs and Services *Seniors week, second week in June*					P R/F				
Parks Tour						P			
Langley Walk *First Sunday in May*					U				
Adult Programs and Services							P R/F		
Facility Projects							P		
Cultural Programs									P
Library Services *FVRL annual update*								P	
Summer Events							U		

A Action Required
D Delegation
P Presentation
R Report
R/F Review / Feedback
U Staff/Rep Update

Recreation, Culture, and Parks Advisory Committee 2025 Work Program

Annual Task Forces

	Jan	Feb	Mar	Apr	May	June	Sept	Oct	Nov
Langley Awards *Appointment of 3 representatives and subsequent updates* *Pete Swensson Outstanding Community Youth* *Eric Flowerdew Volunteer of the Year* *John & Muriel Arnason Volunteers of the Year* ***Selection Task Force*** *Staff: C. Naples* *Committee Representatives: S. Cook, E. Barbour, A Castro*	A		U	U					

Community Liaisons

	Jan	Feb	Mar	Apr	May	June	Sept	Oct	Nov
ADHOC Groups *Appointment of representatives and subsequent updates* ***Langley Outdoor Sports Advisory Group (LOSAG)*** *Staff: T. Bucker* *Committee Representative: TBD*	A	Not currently meeting – at the February 12, 2025 meeting, the committee put forward a recommendation to Council to aske Parks Staff to conduct survey of Users to determine if it should restart.							
Museum Advisory Group *Staff: R.Schmidt* *Committee Representative: E. Hacker*	A	Updates to be provided following meetings.							

SENIORS ADVISORY COMMITTEE

Wednesday, February 19, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
K. Ludlam, Community Co-Chair
Councillor T. Baillie, Council Co-Chair

T. Baty-Thomas, S. Bennett, F. Chan, P. Chhina, L. Dysart, S. Hedao, and S. Tingley

In Attendance:
P. Crump, Langley Seniors in Action

Staff:
M. Gunn, Planner II, Community and Policy Planning
A. Jensen, Manager, Strategic and Social Planning
C. Naples, Special Events Coordinator
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

K. Ludlam acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – February 19, 2025

Moved by P. Chhina,
Seconded by S. Hedao,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the February 19, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – January 22, 2025

Moved by L. Dysart,
Seconded by P. Chhina,
That the Seniors Advisory Committee adopt the Minutes of the January 22, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Corporate Events: Seniors Week

C. Naples, Special Events Coordinator with the Township of Langley, attended the meeting to seek input from the committee regarding the large event during Seniors' Week and what the members would like to see offered. He noted that during Seniors' Week in 2024, the Township organized a Seniors' Tea at West Langley Hall and the Recreation Department offered other activities and programs. The Tea was a successful event and may be offered again in 2025.

The following other ideas were provided by the committee:

- Make use of the areas at the Langley Events Centre such as the Bocce court, amphitheatre, soccer field, spirit square etc. and have an all-day event with several activities happening at once and a lunch. Activities could include:
    - Bocce
    - Wine tasting from local wineries
    - Walking Soccer
    - Stick Curling
    - Service Provider Fair
    - Scam / fraud awareness sessions
    - Storytelling tent (including Indigenous presenters)
    - Tai Chi
    - Walk and talk
    - Painting class taught by youth
    - Digital workshop
    - Incorporate youth in some of the events
    - Food (food trucks)
    - Entertainment (music)
- Washroom accessibility is essential and some form of cover if it is raining or hot.
- Could be beneficial to offer satellite events in other communities for those who cannot travel to Willoughby.

D. REPORTS

1. Council Co-Chair Report

Councillor Baillie commented on the "Hospital on the Hill" book event he attended and the importance of preserving our history by potentially forming a "Speakers Bureau" who would be a group of historical speakers who could be called upon to speak at events or local schools.

E. CORRESPONDENCE

F. WORK PROGRAM

1. 2025 Work Program

Staff presented the draft work program based on the comments and suggestions provided at the last meeting.

MOTION
Moved by L. Dysart,
Seconded by S. Hedao,
That the Seniors Advisory Committee endorse the draft 2025 Work Program, as amended.
CARRIED

COUNCIL
Moved by S. Bennett,
Seconded by F. Chan,
That the Seniors Advisory Committee recommends that Council approve the draft 2025 Work Program, presented as Attachment A.
CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. SAC Photo

A photo was taken of the committee for the Township website.

I. NEXT MEETING

Date: Wednesday, March 19, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by P. Chhina,
Seconded by S. Hedao,
That the meeting terminate at 8:42pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Seniors Advisory Committee
2025 Work Program

The Seniors Advisory Committee proposes to undertake the following work in 2025 consistent with the Committee's purpose and mandate. Calendar months show the time and duration of the work.

Project & Associated Tasks	J	F	M	A	M	J	J	A	S	O	N	D
Seniors Week Events[2] • Presentations from TOL staff • Discussion of events and ideas		√	√	√	√	√						
Transportation[3] • Presentation from Langley Seniors in Action • Presentation from TOL Transportation staff: Transportation & Mobility Strategy					√							
Health and Aging[4] • Presentation from Rec. Arts & Culture • Primary Care Network: Frail and Elderly Network • Presentation from Langley Senior Resource Society: Programming & Events				√	√				√	√		
Accessibility Plan • Information and engagement • Work to remove and prevent barriers				√	√	√						
Housing[3] • Seniors at Risk of Homelessness • Presentation on barriers to seniors housing • Housing Options & Resources • Update on Housing Projects in TOL • Emergency Preparedness					√	√			√	√	√	
Seniors Workforce[1 & 5] • Skill sharing activities and benefits of older people in the workforce • Age-friendly Business Recognition • Presentation from Chamber of Commerce									√	√	√	

Age and Dementia Friendly Strategy
[1]Priority 1 - Civic Participation and Employment
[2]Priority 2 - Communication and Information
[3]Priority 3 - Places and Mobility
[4]Priority 4 – Community Support and Health
[5]Priority 5 – Social Connection and Participation

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, February 26, 2025 at 7:06pm
Salmon River Committee 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

J. Green, A. Hamer, R. Ross, A. Smith, and B. Venechuk

Staff:
M. Gunn, Planner II, Community and Policy Planning
K. Stepto, Recording Secretary

Guest:
N. Marples, Executive Director, Langley Environmental Partners Society

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 – February 26, 2025

Moved by B. Venechuk,
Seconded by J. Green,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the February 26, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – January 29, 2025

Moved by R. Ross,
Seconded by A. Smith,
That the Agricultural Advisory Committee adopt the minutes of the January 29, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Langley Environmental Partners Society

N. Marples, Executive Director, provided a presentation, on behalf of the Historic Berry Community Farm Coalition, regarding a draft concept for the Historic Berry Community Farm. The Coalition is composed of: The Langley Environmental Partners Society, Encompass Support Services Society, Foodlands Cooperative of BC and Langley Meals on Wheels. The farm is located at 21025, 21151 and 21193 Old Yale Road in Murrayville on approximately 55 acres. The following information was provided:

History and Context:

- Originally owned and farmed by the JW Berry Family.
- Purchased by the Township of Langley in 2018.
- Has numerous outbuildings and an onsite caretaker.
- Underutilized agricultural capacity.
- The Historic Berry Community Fam Coalition has been meeting to advance its proposed concept for the property

The Concept:

- A community legacy celebrating the rich heritage of agriculture in the Township, providing educational and experiential opportunities for citizens, promoting local agriculture, supporting new farmers, addressing food insecurity, and building a sustainable food system for the Township.
- Cultivate an engaging community space where residents of all ages come together to build relationships around food, community gatherings and events.
- Care for the land, encourage farming in an environmentally sustainable and socially responsible way, focus on small-scale regenerative methods that encourage biodiversity, soil building, pollinator protection, and cultural heritage.
- Create opportunities for community members to have equal access to fresh produce and the knowledge of how to produce it themselves.

Proposed Elements-Phase Approach:

- Engage classrooms and community in food systems learning and action.
- Support new entrant farmers, showcase small scale agri-business, and production of local food.
- Provide space for cultivating traditional medicines and food crops.

This proposal aligns with a number of the Township's plans and strategies including:

- Sustainability Charter
- Official Community Plan
- Agricultural Viability Strategy
- Heritage Strategy
- Climate Action Strategy

C. DELEGATIONS AND PRESENTATIONS

There are several possible funding opportunities with local organizations and businesses.

Action: Committee members to consider this proposal and come to the next meeting with feedback and a potential endorsement.

D. REPORTS

1. Co-Chair Reports

No reports.

E. CORRESPONDENCE

F. WORK PROGRAM

1. 2025 Work Program

The draft work program was presented based on suggestions and feedback provided at the last meeting. The following members volunteered to be on the Farm Tour Working Group:

J. Caldarella
A. Hamer
B. Venechuk

MOTION
Moved by B. Venechuk,
Seconded by A. Hamer,
That the Agricultural Advisory Committee endorse the draft 2025 Work Program, as amended.
CARRIED

COUNCIL
Moved by R. Ross,
Seconded by J. Green,
That the Agricultural Advisory Committee recommends that Council approve the Agricultural Advisory Committee draft 2025 Work Program, presented as Attachment A.
CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported that the Meet and Greet for rural residents and farmers took place on February 24 and was a successful event. It gave farmers the opportunity to discuss common issues, including water usage and the strain on aquifers, and access to grants and other funding. The next event will take place in August and Council will be invited to attend. Members are being reminder to renew their membership for $10 per year.

2. AAC Photo

Deferred to next month.

I. NEXT MEETING

Date: Wednesday, March 26, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by J. Green,
Seconded by B. Venechuk,
That the meeting terminate at 8:36pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Agricultural Advisory Committee 2025 Work Program

Attachment A

The Agricultural Advisory Committee proposes to undertake the following work in 2025 consistent with the Committee's purpose and mandate. Calendar months show the time and duration of the work.

Project & Associated Tasks	J	F	M	A	M	J	J	A	S	O	N	D
Agricultural Viability Strategy (AVS) Provide advice, support, input and direction in the implementation of the AVS.			√	√	√	√			√	√	√	√
2.1.2 *Update the Agriculture Profile* Based on data from 2021 Census of Agriculture and Ministry of Agriculture Land Use Inventory.			O	O	O	O						
2.1.3 *Support partnerships with other organizations* Invite the following to make a presentation to the committee: • Langley 4-H Club • Langley Sustainable Agriculture Foundation • Buy BC • Ministry of Agriculture and Food • TOL Transportation and Mobility Strategy • Metro Vancouver			√	√	√				√	√	√	
2.1.4 *Promotion of Agriculture and 2.1.11 Agri-Tourism* Review TOL practices to promote agriculture and encourage agri-tourism.			√	√	√				√	√	√	
2.2.8 *Farms on ALR* Identify TOL land inventory in the ALR and potential to lease to farmers.				√	√				√	√	√	
Farm Tour Plan and host the Annual Farm Tour; late spring working with the Heritage Advisory Committee.				√	√	√						
Consider or inquire into matters as requested by Council Respond to requests as they arise.		√	√	√	√	√			√	√	√	√

Key:

√ = Committee-led, Council initiative
O = On-going initiative, based on staff work programs and respective strategies

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	FEBRUARY 24, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	5260-21-015-01
SUBJECT:	BEDFORD CHANNEL DREDGING PROJECT UPDATE		

The purpose of this memorandum is to provide Mayor and Council with an update on the project extent, initial findings, and progress to date regarding the dredging of Bedford Channel.

Kwantlen First Nations (KFN) and recreational user groups have expressed concerns about ongoing sediment deposition in the upstream section of Bedford Channel (from Jacob Haldi Bridge to the east), which is reducing water depth and usability.

Historically, the Bedford Channel was regularly dredged by commercial users, who ceased operations decades ago. The most recent dredging occurred in 2006 during the development of Bedford Landing by ParkLane Homes, in partnership with KFN and the Township of Langley. This dredging was conducted under a land tenure held by KFN, which expired in 2021.

As directed by Council, Township staff have liaised with KFN to support a land tenure replacement application, submitted on March 25, 2024, through Front Counter BC. Steps have been identified to potentially consider dredging the Bedford Channel.

On May 27, 2024, Council authorized the allocation of $150,000 to retain qualified engineering and environmental professionals to advance the necessary studies and dredging plans required for regulatory permitting.

A qualified professional was retained to conduct a bathymetric survey and channel bed sediment sampling for the 2.0 km-long reach in the upstream portion of Bedford Channel (within the KFN land tenure extent, as shown in Attachment A). Surveys were conducted in June and December 2024.

Since the last survey in 2018, the channel section has experienced a net deposition of 32,000 m^3. Navigation depth is influenced by bed levels, seasonal river flow, and tidal conditions. To achieve a target minimum water depth of 2.4 m over the 2 km stretch during September, approximately 150,000 m^3 of dredging will be required. Dredging alters the natural sediment equilibrium, leading to faster deposition until equilibrium is restored. Regular dredging is necessary to maintain water depths.

Finding a nearby location for stockpiling the dredged sand is challenging due to the area's inclusion in the Agricultural Land Reserve, which requires permission from the Agricultural Land Commission.

Initial feedback from regulatory agencies highlighted the need for a Water Sustainability Act (WSA) Change Approval and consideration of sturgeon fish presence. This necessitates an Impact Assessment Study to identify existing environmental conditions, including fish and fish habitat, aquatic species at risk, and an Environmental Protection Plan, both of which are underway.

A qualified professional has been retained to prepare the required documentation and support the environmental permitting process. Work has commenced under the assumption that the project will not be funded through federal funding programs, which require a more extensive permitting process, and that a nearby location for material stockpiling will be identified. A WSA application is anticipated to be submitted by Spring 2025. Additional assessment/permitting may be required for the sand stockpile location once identified.

The land tenure and other regulatory requirements are held by KFN. Township staff will continue to liaise with their representatives to support permitting efforts.

The preliminary estimated cost for dredging alone (excluding regulatory requirements and stockpiling/handling costs) is approximately $2.3 million, provided the dredged sand can be stockpiled nearby. Disposal at sea would increase the estimated cost to approximately $6 million.

No grant funding sources for channel dredging have been identified to date. Some funding may be available for maintaining Seyem' Qwantlen Harbour through the Small Craft Harbours program run by Fisheries and Oceans Canada (DFO).

Township staff contacted other municipalities regarding their approach to Fraser River dredging. In Richmond and Delta, dredging is largely managed by the Port of Vancouver and Steveston Harbour Authority. Funding agreements have been used in the past, with municipalities contributing about 25% of the cost, and the remainder covered by the Province, DFO, and the Harbour Authority. The City of Mission recently undertook dredging as part of a public utility installation.

According to a recent report from the Port of Vancouver, the Canadian Coast Guard ceased dredging the Fraser River in 1998, and this responsibility was not reassigned. The Fraser Port Authority developed an annual dredging program for certain areas within its jurisdiction, excluding Bedford Channel.

Staff will continue to advance the engineering and environmental studies for the Bedford Channel Dredging Project to support the necessary permitting and will liaise with KFN representatives.

ATTACHMENT A Bedford Channel Survey Extent and Preliminary Results, December 2024

ATTACHMENT A

