REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, March 24, 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 24, 2025

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held March 24, 2025.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – March 10, 2025

That Council adopt the Minutes of the Regular Council meeting held March 10, 2025.

C. DELEGATIONS

1. David Winter
File 0550-07

Request by David Winter, to appear before Council to discuss 9U baseball at Fort Langley Park.

D. PRESENTATIONS

1. Interim Draft Liquid Waste Management Plan

Presentation by Abin Antony, Program Manager, Utility Planning, and Paul Kadota, Director, LWS Policy, Planning & Analysis, Metro Vancouver, regarding the Interim Draft Liquid Waste Management Plan.

2. Emergency Management Program

Presentation by Chief de Roy and Harpreet Jaswal, Emergency Program Manager, regarding the Emergency Management Program.

E. REPORTS TO COUNCIL

1. Pedestrian Safety for People with Vision Loss
Report 25-37
File ENG 5400-09-007

That Council direct staff to include the double curb ramp design as the preferred standard, with the combined curb ramp design as an alternative in the forthcoming Subdivision and Development Servicing Bylaw update, and in the interim incorporate the double curb ramp design into any future capital projects and land development projects where appropriate and feasible.

2. Cricket Pitch Options – Follow Up
Report 25-42
File CP 0810-30

That Council direct staff to remove the asphalt and granular materials installed at Bell Park, return the area to its original state as grass athletic playing fields, and authorize an additional $7,000 beyond the previous budget allocation, to be funded from Council Contingency.

3. Agriculture Water Infrastructure Program Grant Submission
Report 25-36
File ENG 1855-95

That Council authorize an application to the Investment Agriculture Foundation of BC’s Agriculture Water Infrastructure Program - Stream 3 for $75,000 of funding for the Little Campbell River Flood Plain Mapping project.

E. REPORTS TO COUNCIL

4. Capital Request - 210 Street and 48 Avenue
AC Watermain Replacement
Report 25-35
File ENG 5330-27-110

That Council authorize the use of $1,260,000 from the Water Capital Works Reserve for the design and construction of the 210 Street and 48 Avenue Asbestos Cement Watermain Replacement project.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Bylaw Review Project 2025
Bylaw No. 6114
Report 25-41
File LS 3900-25

That Council give first, second, and third reading to “Repeal Bylaw No. 6114”.

That Council abandon the following bylaws:

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sandhill) Bylaw 2007 No. 4638

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Onnuri Vision Church) Bylaw 2010 No. 4675

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollon) Bylaw 2008 No. 4688

Zoning Bylaw 1987 No. 2500 Amendment (Guo - Yip) Bylaw 2009 No. 4730

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Teck Construction Ltd.) Bylaw 2010 No. 4789

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pooni) Bylaw 2012 No. 4856

Scrap Metal Dealers Regulation Bylaw 2011 No. 4871

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0900706 BC LTD. / HY Engineering Ltd.) Bylaw 2011 No. 4883

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bhungu / Dhillon) Bylaw 2011 No. 4891

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Medical Marihuana) Bylaw 2013 No. 5037

Township of Langley Land Use Contract No. 92 Amendment (Cloverdale Disposal Ltd.) Bylaw 2014 No. 5128

"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 (QC Holdings Ltd.) Bylaw 2015 No. 5139

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Kang) 2016 Bylaw No. 5148

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Forum Projects Ltd.) Bylaw 2016 No. 5196

Township of Langley Phased Development Agreement (Tribune Developments GP Inc.) Bylaw 2016 No. 5222

Township of Langley Phased Development Agreement (505050 Development Corporation / Kooner) Bylaw 2016 No. 5224

Township of Langley Phased Development Agreement (Watt) Bylaw 2016 No. 5229

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jagdeo) Bylaw 2017 No. 5264

Township of Langley Phased Development Agreement (Blaauw / Triple J Poultry Farm Ltd. / Seymour) Bylaw 2017 No. 5290

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ICBC/Unitow) Bylaw 2018 No. 5306

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2017 No. 5312

Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Sandhill Homes Ltd.) Bylaw 2018 No. 5378

Township of Langley Phased Development Agreement (Platinum Group) Bylaw 2018 No. 5403

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sikham / Saran) Bylaw 2019 No. 5483

Township of Langley Phased Development Agreement (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5506

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Township of Langley Phased Development Agreement (Wesmont Homes (76 Avenue) Ltd.) Bylaw 2019 No. 5546

Township of Langley Phased Development Agreement (1159338 BC Ltd.) Bylaw 2020 No. 5549

Township of Langley Phased Development Agreement (0808469 BC Ltd. / 1024426 BC Ltd.) Bylaw 2020 No. 5561

Township of Langley Phased Development Agreement (Sikham) Bylaw 2020 No. 5572

Township of Langley Phased Development Agreement (SH1 Development Corporation) Bylaw 2020 No. 5588

Township of Langley Phased Development Agreement (1094941 BC Ltd.) Bylaw 2020 No. 5591

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw 2020 No. 5635

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Willoughby Business Centre Ltd.) Bylaw 2020 No. 5655

Explanation – Bylaw No. 6114

Bylaw No. 6114 repeals a number of bylaws that have become obsolete, included in current bylaws, or were not repealed at the time the parent bylaw was repealed.

2. Repeal of Bylaw No. 5766
Mail Ballot Option for Local Elections
Bylaw No. 6120
Report 25-40
File LS 3900-25

That Council give first, second and third reading to “General Local Government Election Bylaw 2010 No. 4844 Amendment Bylaw No. 5766 Repeal Bylaw No. 6120”.

Explanation – Bylaw No. 6120

Bylaw No. 6120 repeals General Local Government Election Bylaw 2010 No. 4844 Amending Bylaw No. 5766 removing the use of mail ballots for local elections.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

3. Election and Political Signs Bylaw
Bylaw No. 6118
Bylaw No. 6119
Report 25-39
File BE 3900-25

That Council give first, second and third reading to the Election and Political Signs Bylaw No. 6118.

That Council give first, second and third reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6119.

Explanation – Bylaw No. 6118

Bylaw No. 6118 sets out the rules and regulations regarding the placement of election and political signs on both public and private property within the Township of Langley.

Explanation – Bylaw No. 6119

Bylaw No. 6119 updates the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 to insert appropriate references to the Election and Political Signs Bylaw No. 6118.

4. Public Spaces Regulation Bylaw Replacement
Bylaw No. 6059
Bylaw No. 6060
Report 25-38
File PW 6130-01

That Council give first, second, and third reading to the Public Spaces Regulation Bylaw No. 6059.

That Council give first, second, and third reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6060.

Explanation – Bylaw No. 6059

Public Spaces Bylaw No. 6059 repeals and replaces Langley Public Spaces Regulation Bylaw 2018 No. 5298 and regulates the use of public spaces in the Township of Langley.

Explanation – Bylaw No. 6060

Bylaw No. 6060 updates Bylaw Notice Enforcement Bylaw 2008 No. 4703 to update the bylaw descriptions, bylaw cross section references as a result of the adoption of the Public Spaces Bylaw No. 6059.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

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

That Council give final reading to "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6111", and

"Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 6099".

Explanation – Bylaw No. 6111

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

Explanation – Bylaw No. 6099

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.

Clerk's Note: Council amended the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6111 at the March 10, 2025 Regular meeting.

I. BYLAWS FOR FINAL ADOPTION

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

That Council give final reading to "Strategic Land Loan Authorization Bylaw No. 6080".

Explanation – Bylaw No. 6080

Bylaw No. 6080 authorizes the Township of Langley to borrow $27,119,517 towards the estimated cost of the Strategic Land purchases.

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

That Council give final reading to "Ice and Dry Arenas Phase 2 Loan Authorization Bylaw No. 6079".

Explanation – Bylaw No. 6079

Bylaw No. 6079 authorizes the Township of Langley to borrow $25,252,525 towards the estimated cost of the Ice and Dry Arenas Phase 2 capital project.

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

That Council give final reading to "Smith Athletic Park Development Phase 2 Loan Authorization Bylaw No. 6078".

Explanation – Bylaw No. 6078

Bylaw No. 6078 authorizes the Township of Langley to borrow $39,267,677 towards the estimated cost of the Smith Athletic Park Development Phase 2 capital project.

I. BYLAWS FOR FINAL ADOPTION

5. Official Community Plan Amendment and Rezoning Application No. 100182 and Development Permit Application No. 101375 (North Arc Properties 200th Street Inc. / 8393 – 200 Street) Bylaw No. 5946 Bylaw No. 5947 Report 23-229
File CD 08-27-0066

That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5946", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5947".

Explanation – Bylaw No. 5946

Bylaw No. 5946 amends the Carvolth Neighbourhood Plan for lands located at 8393 - 200 Street to accommodate development of 195 apartment units and 74 townhouse units by changing the land use designations for a portion of the site from Townhouse (50 upa) to Medium Density Apartment (1.9 FSR) with a site specific density allowance of 2.1 FSR.

Explanation – Bylaw No. 5947

Bylaw No. 5947 rezones property located at 8393 - 200 Street from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-197 to accommodate development of 195 apartment units and 74 townhouse units.

Development Permit No. 101375

That Council authorize issuance of Development Permit No. 101375 (North Arc Properties 200th Street Inc. / 8393 – 200 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and 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.

I. BYLAWS FOR FINAL ADOPTION

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.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of October 23, 2023 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on November 6, 2023 with third reading given on November 6, 2023. In accordance with Council policy, staff advise that the Public Hearing for the Bylaws was held more than a year prior to the proposed final reading date. Resolution of the development prerequisite items was on-going.

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

M. FOR INFORMATION

1. **Fire Truck Purchases**
   Memorandum – Finance Division
   File 1610-01

2. **The Corporation of the Township of Langley (the "Township") – 1003 – 212 Street, Langley, BC (the "Lands") – Walnut Creek Farms (the "Owner" – Regulation of Poultry Farming Use at the Lands**
   Memorandum – Permits, Licences and Inspections Division
   File BP154466

M. FOR INFORMATION

3. **Council Strategic Priorities Workshop Facilitator's Summary**
   Memorandum – Municipal Administration Division
   File 0530-06

4. **Fort Langley Community Park Allocations**
   Memorandum – Public Works Division
   File 5920-01

5. **Transportation and Mobility Strategy Phase 3 Update**
   Memorandum – Engineering Division
   File 8330-20-003

6. **Small-Scale Multi-Unit Housing (SSMUH) Implementation: Engineering Capacity Study and Development Permit Area**
   Memorandum – Community Development Division
   File LRP00026

7. **Inclusive Communication Boards in Parks**
   Memorandum – Corporate Projects Division
   File 0810-30

8. **Heritage Advisory Committee**
   Minutes – March 5, 2025
   File 0540-20

9. **Recreation, Culture, and Parks Advisory Committee**
   Minutes – March 12, 2025
   File 0540-20

N. MOTIONS ARISING FROM INFORMATION

O. OTHER BUSINESS

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

1. **Bell Park Playground Improvements**

   Be it resolved that Council pre-approve a Bell Park Playground Improvements Capital Project with $235,000 from the Capital Projects Reserve within the 2026 Budget; and

   That Council directs staff to initiate applicable planning and neighbourhood engagement on potential improvements throughout 2025 for implementation within 2026.

P. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (e) Property, (k) Negotiations
Item G.1 - Section 90(1) (b) Personal
Item I.1 - Section 90(1) (b) Personal
Item I.2 - Section 90(1) (b) Personal

Q. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, March 10, 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

S. Little 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 – March 10, 2025

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held March 10, 2025, as amended.
CARRIED

Clerk's Note: Item C.5 was moved to after Item C.1, and Item C.6 was added to the agenda.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – February 24, 2025

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held February 24, 2025.
CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – February 24, 2025

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council adopt the Minutes of the Public Hearing meeting held February 24, 2025.
CARRIED

3. Special Council Meeting – February 28, 2025

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Special Council meeting held February 28, 2025.
CARRIED

C. DELEGATIONS

1. Bryn Jones
Langley Bee Club
File 0550-07

Bryn Jones, Langley Bee Club, appeared before Council to discuss a partnership proposal by making the Township of Langley an official Bee City. He noted that the Langley Bee Club's Mission is to promote sustainable beekeeping through honeybee health and education, and to increase awareness of what makes a healthy habitat for pollinators. He stated that pollinators around the world are in decline and that pesticide use and habitat loss are key factors. The Township of Langley could help mitigate habitat loss through thoughtful planning, planting, and policy. He asked for the Township of Langley to follow the suggested recommendations of Bee City Canada to have the Township declared a Bee City. Becoming a Bee City would help support pollinator sustainability by creating, maintaining and improving pollinator habitat, educating about the importance of pollinators and celebrating pollinators.

REFERRAL
Moved by Councillor Kunst,
Seconded by Councillor Baillie,
That the delegation from Bryn Jones be referred to staff to investigate what is required to be designated a Bee City.
CARRIED

C. DELEGATIONS

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

Tumia Knott, Kwantlen First Nation, Derrick Mitchell, Kwantlen Lands Resources and Stewardship, and Hereditary Chief Marilyn Gabriel appeared before Council to discuss dredging the Bedford Channel. The Bedford Channel is in-filling at a remarkable rate and regular dredging is required. When there is a freshet with high water, flooding is a concern. Kwantlen First Nations has acknowledged that dredging is part of their responsibility. A plan is being developed with technical staff at Kwantlen First Nations and the Township of Langley for dredging and transporting the debris. They are looking for support from the community and different levels of government to support the cost of dredging. Once the licence from the Ministry of Water, Land and Resource Stewardship is in place and the permit from the Department of Fisheries is approved, then work may commence. Kwantlen would like to use the dredge material to support their development project. Re-using this material would lower the cost of transporting and disposing the debris.

3. Darren Chan
File 0550-07

Darren Chan appeared before Council to discuss park use and intended purpose for the cricket field proposal at Bell Park. He stated that Bell Park is a residential park that improves the quality of life for residents. He commented that installing a cricket pitch in the middle of the field is too close to the playground and walking paths. He further commented on the need for more accessible play equipment in the park. He submitted a 239 signature petition asking for the cricket pitch to be removed and stated that there is an online petition with 350 signatures so far.

Councillor vanPopta entered the meeting at 2:33pm.

4. Stephen Janzen
File 0550-07

Stephen Janzen appeared before Council to discuss cricket game regulations and safety impacts for the cricket field proposal at Bell Park. He stated that the dimensions required for a cricket pitch are not in congruence with the size of the grass field at the park. He commented that the sport is dangerous for other users of the park, specifically the children's playground area. He further expressed concerns regarding the length of the game. He stated that an athletic park would be a better location for a cricket pitch and asked for the current pitch to be removed and the grass re-seeded.

C. DELEGATIONS

5. Debbie Moore
File 0550-07

Debbie Moore appeared before Council to discuss the lack of infrastructure and amenities for the cricket field proposal at Bell Park. She stated that there are inadequate washroom facilities in the park for the long games, and only six parking stalls. Cricket games could potentially bring in 50 people per game. She suggested that more garbage bins would be needed. She further commented on the lack of information and collaboration with local users of the park. She asked Council to halt the construction of the cricket pitch and move it to a more suitable location.

6. Beverlee Rasmussen
File 0550-07

Beverlee Rasmussen appeared before Council to discuss exclusive use of Bell Park by a single user for cricket. She stated that even if the cricket pitch is made to the smallest dimensions, it would still be too close to the playground and walking trails. She stated that community members will lose access to the park on weekends for several months of the year. She asked Council to pause this agreement until public consultation has occurred and to consider alternative locations that are better suited for cricket.

MEETING RECESSED
The meeting recessed at 3:00pm.

MEETING RECONVENED
The meeting reconvened at 3:07pm.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

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

Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
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.
CARRIED

Mayor Woodward and Councillor Rindt opposed

E. REPORTS TO COUNCIL

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

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council authorize an application to BC Hydro's Sustainable Communities Grant for $72,000 of funding.
CARRIED

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

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 3:17pm.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That the Fees and Charges for the Super Senior Admissions and Passes within Schedule 17 be reduced by 50%;

That the Fees and Charges for Senior Admissions and Passes within Schedule 17 be reduced by 35%; and

That the proposed Williams Park Picnic Fee and Park Picnic Shelter Fee be reduced by 25%.
CARRIED

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

ASSOCIATED MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That annual licencing fees and multi-year discounts outlined within Licencing Bylaw 5878 Schedules A and B be incorporated into the Fees and Charges Bylaw No 4616, for Council's consideration, before the end of Q2 2025.
CARRIED

Councillor Richter re-entered the meeting at 3:23pm.

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

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
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.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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*.

CARRIED

Councillor Richter opposed

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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".
CARRIED

I. BYLAWS FOR FINAL ADOPTION

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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".
CARRIED

Councillor Richter opposed

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

Moved by Councillor Rindt,
Seconded by Councillor Kunst,
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".
CARRIED

Mayor Woodward opposed

I. BYLAWS FOR FINAL ADOPTION

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

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
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".
CARRIED

Development Variance Permit No. 100157

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
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.

CARRIED

J. ITEMS FROM PRIOR MEETINGS

1. 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

J. ITEMS FROM PRIOR MEETINGS

with the Langley RCMP, and periodically monitor traffic volumes and collision trends.

AMENDMENT
Moved by Councillor Rindt,
Seconded by Mayor Woodward,
That staff report to Council with the cost and potential benefits or lack thereof of converting 72 Avenue and 248 Street to a four-way stop, for Council's consideration.
CARRIED

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

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson commented that cooking grease must go into the green bin and that he attended a Metro Vancouver Parks Committee.

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

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

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

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

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council ask staff to explore the feasibility of including Inclusive Communication Boards in Township parks.
CARRIED

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

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council approve the Recreation, Culture, and Parks Advisory Committee draft 2025 Work Plan, as amended, presented as Attachment B.
CARRIED

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

Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
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

Mayor Woodward and Councillors Baillie, Rindt and vanPopta opposed

Clerk's Note: Please see Item P.4.

4. Seniors Advisory Committee Recommended Motion
File 0540-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council approve the draft 2025 Work Program, presented as Attachment A.
CARRIED

O. MOTIONS ARISING FROM INFORMATION

5. Agricultural Advisory Committee Recommended Motion
File 0540-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council approve the Agricultural Advisory Committee draft 2025 Work Program, presented as Attachment A.
CARRIED

P. OTHER BUSINESS

1. Potential Partnerships for Dredging of the Bedford Channel

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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

P. OTHER BUSINESS

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.

AMENDMENT
Moved by Councillor Richter,
Seconded by Mayor Woodward,
That direction #5 be added that states that Council send a letter of advocacy and support for the November 2025 to February 2026 dredging window to the Department of Fisheries, with a copy to Kwantlen First Nations.
CARRIED

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

2. Fraser Highway Employment Lands Reference Plan

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
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;

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

P. OTHER BUSINESS

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 1 and 2 be reduced, as it may be appropriate for Council to consider, to remove lands: (a) east of 232 Street and in direct proximity to 46 Avenue; (b) fronting Old Yale Road without access to Fraser Highway or 232 Street north of 4104-232 Street; and (c) north of 44 Avenue and east of 23433 - 44 Avenue.

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 4 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 Metro Vancouver Regional Growth Strategy, if 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 proposed ultimate design for 240 Street and Fraser Highway.

That staff Present to Council on its legal and practical options regarding the current operation, potential expansion and/or beneficial relocation of the Vancouver Ready Mix at 22765 Fraser Highway, given that is an existing legal non-conforming use within the Urban Containment Boundary.
CARRIED

3. Cricket Pitch Delegations

Moved by Councillor Kunst,
Seconded by Councillor Baillie,
That the delegations and concerns from the community regarding a Cricket Pitch in Bell Park be referred to staff to explore other locations, and that Council direct staff to cease current work on installing the Cricket Pitch until further direction from Council.

P. OTHER BUSINESS

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council direct staff to provide a report on what other facilities are being used by the British Columbia Mainland Cricket League.
CARRIED

Councillor Richter opposed

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

Mayor Woodward directed reconsideration of item O.3. from the March 10, 2024 Regular Meeting of Council in accordance with Section 131 of the *Community Charter*:

4. Reconsideration of Item O.3

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
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.
DEFEATED

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

Q. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (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,
- Section 90(2) (b) Intergovernmental Relations
Item I.3 - Section 90(1) (b) Personal
Item I.4 - Section 90(2) (b) Intergovernmental Relations

Item I.5 - Section 90(1) (e) Property, (k) Negotiations.
CARRIED

R. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That the meeting terminate at 4:06pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by David Winter
Date: Wednesday, March 12, 2025 2:57:23 PM

Please note the following response to Delegation Requests has been submitted at Wednesday March 12th 2025 2:54 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  3/24/2025
- **Name of delegate or organization wishing to appear**
  david winter
- **Topic**
  9u baseball fort langley park
- **Purpose of presentation**
  Other
- **for other, describe here:**
  reallocation of a portion of league activities to other parks in langley city and township
- **Desired resolution**
  a reduction of the amount of baseball games and practices currently scheduled at the fort langley family park we have been discussing with the township park managers for 4 years and we are not getting anywhere
- **Full name**
  David Winter
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 24, 2025 - REGULAR MEETING	**REPORT:**	25-37
FROM:	ENGINEERING DIVISION	**FILE:**	5400-09-007
SUBJECT:	PEDESTRIAN SAFETY FOR PEOPLE WITH VISION LOSS		

RECOMMENDATION:

That Council direct staff to include the double curb ramp design as the preferred standard, with the combined curb ramp design as an alternative in the forthcoming Subdivision and Development Servicing Bylaw update, and in the interim incorporate the double curb ramp design into any future capital projects and land development projects where appropriate and feasible.

EXECUTIVE SUMMARY:

At the September 23, 2024, Regular Afternoon Meeting, representatives from the Walkers' Caucus requested adding the definition of a curb ramp in the Highway and Traffic Bylaw, designing and constructing double curb ramps at each corner of an intersection, installing accessible pedestrian signals with pedestrian push buttons that have adjustable locator and crossing sounds, and installing pedestrian push buttons on the same pole with each button facing their respective street.

Council directed staff to report back on pedestrian safety concerns for people with vision loss. Staff reviewed federal and provincial design guidelines, and the current practices of other municipalities in the Lower Mainland.

Both the 2017 Geometric Design Guide for Canadian Roads and the 2019 British Columbia Active Transportation Design Guide recommend double curb ramps at each corner of an intersection. A review of the design standards of other Lower Mainland municipalities reveals that many specify double curb ramp designs, some allow both single and double curb ramps without a preference, and others only include single curb ramp designs.

To maintain consistency with the national and provincial design guides, and industry best practices, staff recommend adopting the double curb ramp design as the preferred standard in the forthcoming Subdivision and Development Servicing Bylaw update. The combined curb ramp design can also be included as an alternative for constrained sites.

It is the Township's standard practice to install accessible pedestrian signals including audible pedestrian buttons at new signalized intersections. The locator tone and crossing sound can be adjusted for ambient sound. The Township's current standard is to install two pedestrian push buttons on the same pole and orient them parallel to the crosswalk they control. The poles would typically be placed within 2.0 meters of the top of curb ramps.

PURPOSE:

To review current design standards and best practices for curb ramps and accessible pedestrian signals, as directed by Council at the September 23, 2024 Regular Meeting.

BACKGROUND/HISTORY:

Representatives from the Walker's Caucus appeared as a delegation to Council at the the September 23, 2024, Regular Afternoon Meeting. They proposed the following resolutions from the perspectives of people with vision loss:

- Define a "curb ramp" in the Highway and Traffic Bylaw as a "smooth, graded transition between sidewalk and the road".
- Design and construct each curb ramp to lead directly to the centre of the crosswalk. If there are two crosswalks from one corner, there should be two curb ramps and a raised curb between them to prevent vehicles from going onto a curb ramp or misdirecting visually impaired people from going to the centre of an intersection.
- When purchasing and installing accessible pedestrian signals with pedestrian push buttons, ensure there is both a locator sound, and a crossing sound that can be adjusted for ambient sound, such as traffic or construction noise.
- When installing pedestrian push buttons for accessible pedestrian signals, ensure they are placed on the same pole and each facing their respective street (not away from the street). Preferably the pole will be within 2.0 meters of the curb ramp.

At the meeting, Council directed staff to report back on the pedestrian safety concerns for people with vision loss raised by the Walkers' Caucus.

DISCUSSION/ANALYSIS:

Staff reviewed the current design standards of curb ramps and accessible pedestrian signals in the Township and the best practices of curb ramp design in other Lower Mainland municipalities.

Curb Ramps:

The wheelchair ramp is shared by two crosswalks that are perpendicular to each other. However, staff have started using double curb ramps in recent intersection designs where appropriate. Photos of typical installations in the Township are shown in Attachment A.

Transportation and Association of Canada's Guidelines:

The 2017 Geometric Design Guide for Canadian Roads (GDGCR), published by the Transportation and Association of Canada (TAC), states a dedicated curb ramp should be provided for each crosswalk. This means each corner of an intersection will have two curb ramps if there are two crosswalks at that corner. Two types of curb ramps are mentioned in the GDGCR.

Perpendicular curb ramps are the most common application. They allow wheelchair users and visually impaired people to directly enter the crosswalk rather than going onto the road at an angle. In highly constrained situations, a combined curb ramp should be used even though it lacks the separation offered by perpendicular curb ramps.

BC Ministry of Transportation and Transit Guidelines:

The 2019 British Columbia Active Transportation Design Guide (BCATDG), published by the Ministry of Transportation and Transit (MOTT), recommends double curb ramps at each corner of an intersection as they provide full universal access by landing pedestrians directly in the crossing area and in the desired direction of travel, rather than entering the road at an angle and having to reorient themselves. They are especially beneficial to pedestrians using mobility devices and visually impaired people.
When there is insufficient space for double curb ramps, a combined curb ramp design is to be used to allow people using wheelchairs to enter the crosswalk along a straight trajectory, unlike a single curb ramp design in the MMCD that is located at an angle to the road. Both double curb ramps and combined curb ramps are shown in Attachment B.

Best Practices in the Lower Mainland:

Staff completed an extensive review of the engineering design standards in other Lower Mainland municipalities as noted below:

- Seven municipalities indicate that double curb ramps are preferred at intersections, such as the Cities of Vancouver, Surrey, Langley, Richmond, Coquitlam, Port Moody, and New Westminster. All these municipalities have similar curb ramp designs including separation between curbs and score lines, with the City of Langley being an exception that shows tactile walking surface indicators as an additional feature.
- The District of North Vancouver and the City of North Vancouver are the two municipalities that have design standards showing both single curb ramps and double curb ramps with no preference specified. It is worth noting the single curb ramp detail drawings from those two municipalities show similar designs to the combined curb ramp design in the BCATDG.
- Eight municipalities have only single curb ramps shown in their design standards, including the Cities of Burnaby, Maple Ridge, Port Coquitlam, Delta, White Rock, Pitt Meadows, Abbotsford, and Mission.

The Township's Development Engineering Department has initiated a process to update the Subdivision Bylaw and anticipates completing a major update in Q4 2025. To maintain consistency with the national and provincial design guides, and industry best practices, staff recommend adopting the double curb ramp design as the preferred standard in the forthcoming Subdivision Bylaw update. The combined curb ramp design could also be included as an alternative for constrained sites.

Staff could incorporate the double curb ramp design in any future capital projects and land development projects. Retrofitting existing curb ramps would require significant resources to implement, as the high-level estimated cost for each intersection is approximately $150,000.

This cost estimate is preliminary and does not account for detailed design, utility relocations, or signal pole adjustments. In some locations, the site may be constrained and a double ramp may not be feasible at all corners of an intersection. With an estimated cost of $150,000 per intersection and 131 existing signalized intersections in the Township, the total cost to retrofit signalized intersections with double ramps would be $20,000,000. As this may not be feasible, staff could prepare a prioritized list for implementation that would likely start with the existing traffic signals fronting schools, parks, or other high pedestrian volume locations for the consideration of Council if so directed.

Accessible Pedestrian Signals:

It is the Township's standard practice to install accessible pedestrian signals (APS) including audible pedestrian buttons at new signalized intersections. The locator tone and crossing sounds are adjusted for ambient sounds such as traffic or construction noise. For existing signalized intersections without audible pedestrian buttons, the Road Operations Department upgrades them on an as-need basis.

The Township's current practice is to install two pedestrian push buttons on the same pole and align them with their respective crosswalk. The Manual of Uniform Traffic Control Devices in Canada (MUTCDC), published by the TAC, indicates the pedestrian push buttons are typically located within 1.0 to 3.0 meters of the back of the curb. It can be challenging to place signal poles in the ideal location due to overhead utility conflicts, and underground utility conflicts in crowded utility corridors. The delegation's request is generally in line with the Township's current practice concerning APS.

Furthermore, the Township is updating the 2009 Master Transportation Plan. The new Transportation and Mobility Strategy (TMS) is entering the third round of engagement in the spring of 2025. As suggested by Council at the September 23, 2024, meeting, the Walkers' Caucus will be included as an interest group in the upcoming public engagement activities to provide their input and feedback.

Respectfully submitted,

PAUL CORDEIRO
MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

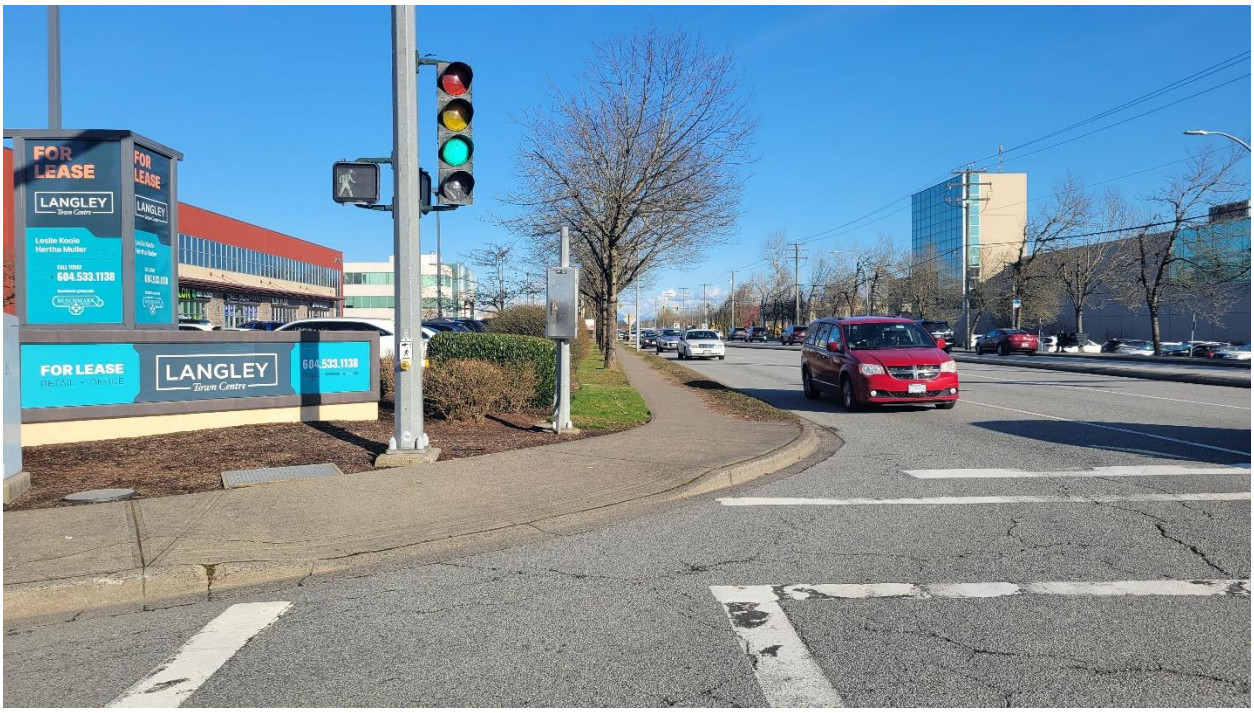
This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
DEVELOPMENT ENGINEERING	D. ANDERSON

ATTACHMENT A Typical Township Wheelchair Ramp Installation Examples

ATTACHMENT B Double and Combined Curb Ramp Examples

ATTACHMENT A



Single Curb Ramp at 64 Avenue and 203 Street



Double Curb Ramps at 65 Avenue and Willowbrook Connector

ATTACHMENT B

Double Curb Ramps and Combined Curb Ramps as per the 2019 British Columbia Active Transportation Design Guide

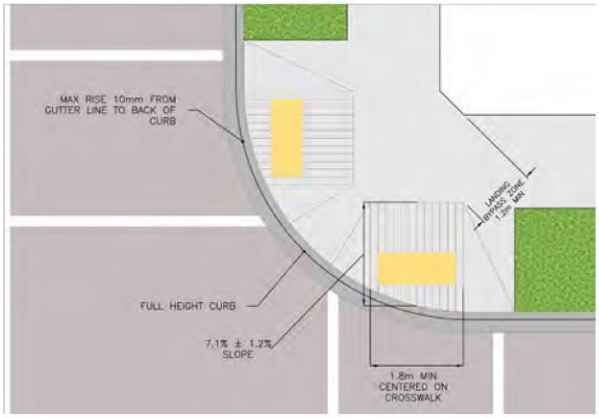


FIGURE G-81 // DOUBLE CURB RAMP

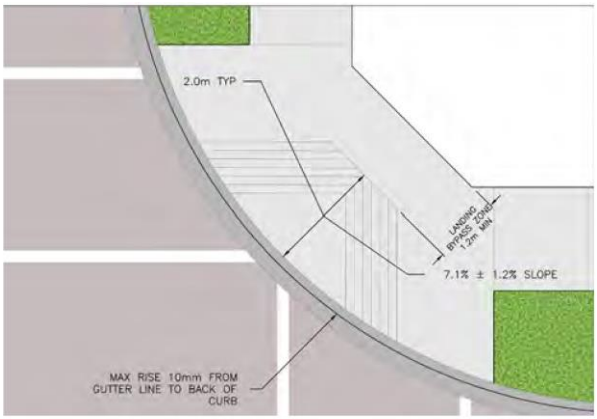


FIGURE G-82 // COMBINED CURB RAMP

Source: 2019 British Columbia Active Transportation Design Guide

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 24, 2025 - REGULAR MEETING	**REPORT:**	25-42
FROM:	COPORATE PROJECTS DIVISION	**FILE:**	0810-30
SUBJECT:	CRICKET PITCH OPTIONS – FOLLOW UP		

RECOMMENDATION:

That Council direct staff to remove the asphalt and granular materials installed at Bell Park, return the area to its original state as grass athletic playing fields, and authorize an additional $7,000 beyond the previous budget allocation, to be funded from Council Contingency.

EXECUTIVE SUMMARY:

At its March 10, 2025 Regular Council Meeting following the receipt of public delegations, Council provided the following direction to staff:

> *"That the delegations and concerns from the community regarding a Cricket Pitch in Bell Park be referred to staff to explore other locations, and that Council direct staff to cease current work on installing the Cricket Pitch until further direction from Council.*
>
> *That Council direct staff to provide a report on what other facilities are being used by the British Columbia Mainland Cricket League."*

Given the discussion and direction by Council, staff recommend returning Bell Park to its prior condition as grass athletic playing fields without the cricket bowls area and recommend that Council further consider other options for a cricket pitch for the 2026 season.

The cost of restoration is estimated to be $14,000, however approximately $7,000 remains from the original budget envelope of $31,000, therefore requiring an additional $7,000 to be funded.

For Council's consideration of other options available, the previous staff report received by Council on September 23, 2024 is included as Attachment A. A summary review by staff of other facilities used by the BC Mainland Cricket League is included as Attachment B.

BACKGROUND/HISTORY – BELL PARK:

Bell Park was purchased by the Township in 1951 as Bell Pit for the purposes of gravel extraction. Following extraction, the site was backfilled for reclamation. In the 1980's the site was considered for sale as residential development which did not proceed, with the site's 5.5 acres of Neighbourhood Park eventually developed in 1989. This remains the park's current design layout. In the early 90's the site was subdivided and a portion along 32 Avenue was sold for use as a church. The children's play area was upgraded with new equipment in 2017 and a pit latrine installed.

Uses for a Neighbourhood Park in the Township include active scheduled sport, and Bell Park has not been an exception including serving as the home of the Langley Girls Soccer Association for many years. Since covid though, the fields have mostly remained unscheduled from active sport, and available for general community use. Council may wish to consider other uses, improvements, or revised maintenance standards for the park given its location and the public feedback.

BACKGROUND/HISTORY – TOWNSHIP CRICKET USE:

Community participation in cricket is growing rapidly within the Township. Currently the Township provides one cricket pitch and field located at Brown Park, 51 Avenue and 2450 Street.

Cricket requires a bowling pitch that is paved with either asphalt or concrete and covered with synthetic turf. This bowling pitch is then surrounded by a grass oval playing field. Play can be adjusted to reduce the required size of the grass field if necessary. On shared-use fields that host multiple sports, the dimensions of cricket can require two soccer sized playfields or be in baseball/softball outfields.

DISCUSSION/ANALYSIS – CRICKET FIELDS:

The British Columbia Mainland Cricket League lists 41 locations at which the league plays including some outside the region. They list 14 locations in the City of Surrey, six (6) in the City of Vancouver, two (2) each in the District of North Vancouver, West Vancouver, Burnaby, Delta and Abbotsford, and one (1) in each of Maple Ridge, Mission, Richmond, Coquitlam and the Township.

The locations are a mix of different park types with many in neighbourhood parks and school related parks. More developed cricket focussed pitches tend to be in large athletic parks, but a few are in neighbourhood parks. Most of the locations are in shared parks with the majority of those where the cricket bowling pitch in the outfields of baseball/softball fields (at least 15 locations) and a few located in the space between grass soccer fields which would mean two fields are in use for cricket when booked.

Field sizes vary throughout the list with many sharing space with other fields and restricted in rectangular spaces that are active or past fields for other sports.

Respectfully submitted,

Scott Groves
DIRECTOR
for
CORPORATE PROJECTS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
PUBLIC WORKS DIVISION	A. Ruhl

ATTACHMENT A Council Report September 23, 2024

ATTACHMENT B Summary of Facilities used by BC Mainland Cricket League

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 - REGULAR MEETING	**REPORT:**	24-189
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	0810-30
SUBJECT:	CRICKET PITCH OPTIONS		

RECOMMENDATION:

That Council approve $31,000 from Capital Projects Reserve for the development and installation of the base for a cricket bowling pitch at Bell Park.

EXECUTVE SUMMARY:

Demand for cricket pitches and fields is increasing in the region.

At the July 15, 2024 Regular Council Meeting, Council carried the following resolution (further to a previous resolution) providing further direction to staff regarding Cricket Pitch Options:

> *"That Council confirms Yorkson Community Park, Brown Park, and Bell Park as the three options for staff to consider and review further."*

A review of cricket uses, existing facilities, and options for increasing availability of facilities was completed. This report seeks Council confirmation of recommendations to install the required base and establish an additional pitch in the Township, to be located at Bell Park, as reviewed and approved by the Langley Eagles and the British Columbia Mainland Cricket League so as to provide them a home pitch and field.

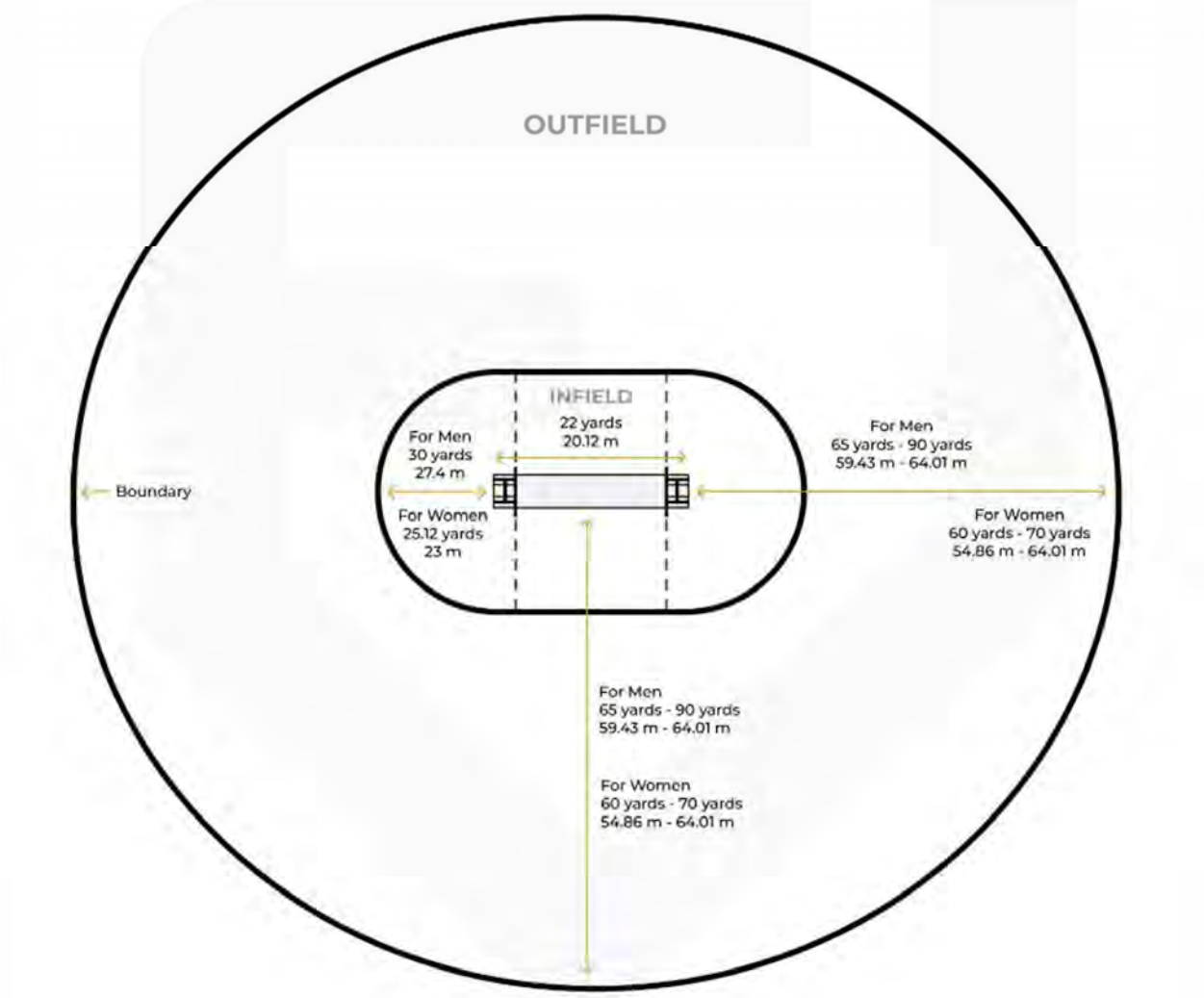
PURPOSE:

To report back to Council with options to address demand for cricket and to provide information for consideration for both current needs and future opportunities.

BACKGROUND/HISTORY:

Community participation in cricket is growing rapidly within the Township. Currently the Township provides one cricket pitch and field located at Brown Park, 51 Avenue and 2450 Street.

Cricket requires a bowling pitch that is paved with either asphalt or concrete and covered with synthetic turf. This bowling pitch is then surrounded by a grass oval playing field. Play can be adjusted to reduce the required size of the grass field if necessary. On shared-use fields that host multiple sports, the dimensions of cricket require two soccer sized playfields.



Current cricket users playing at Brown Park include the following groups;

- Langley Lightning Cricket Club
- BC Mainland Cricket league
- Maple Cricket Club
- Team to be named.

Staff have been approached by The Langley Eagles, another local cricket group, requesting an additional pitch be installed in a Township park. This new pitch would provide the Eagles with a home field, which is a requirement for each club to join the Mainland Cricket League and host other teams in competition. Staff have reviewed the proposed locations as requested by Council.

DISCUSSION/ANALYSIS:

Staff have reviewed opportunities in the Township, including those specifically as directed by Council:

Yorkson Community Park

The existing grass oval field at Yorkson Community Park (south of 82 Avenue) is dimensionally suitable to accommodate regulation size cricket without significant alterations to the fields. Utilizing the oval for cricket, would displace the current users of both soccer fields contained within the oval. The majority of these users are Langley youth and without alternate locations to play, use of these fields for cricket is not preferred, therefore staff have not further pursued any options at this location.

Brown Park

Brown Park fields are currently shared for use by cricket and adult slo-pitch user groups. During the overlapping slo-pitch and cricket seasons (April – September), the fields are used for cricket on Saturdays and Sundays and slow pitch on the remaining days of the week. Slo-pitch occasionally displaces cricket to host weekend tournaments but the field sharing arrangement is currently agreeable to all parties.

The cricket field at Brown Park is currently restricted in length and play would benefit from expansion to the north and south. This is a significant undertaking that would require clearing of vegetation, excavation of banks, construction of retaining walls, and relocation of field lights that are used for slo-pitch. Updating the existing field lights to LED fixtures would be required to achieve current lighting standards for softball with relocating the light poles further from the ball fields to accommodate.

Bell Park

The existing field at Bell Park historically was heavily used, especially by girls' soccer. The soil-based field includes irrigation but lacks drainage infrastructure. Additional amenities at Bell Park include a children's play area that was upgraded with new equipment in 2017 and a pit latrine.

Since the merger of the soccer associations, and construction of improved sand based and synthetic fields elsewhere in the Township, this park has minimal programmed use by local sport groups and the grass field is a good candidate for new sport development. Installation of a cricket pitch within the existing grass field would meet the minimum requirements for The Langley Eagles, allow them to establish a home field of play, and join the local cricket league.

The Langley Eagles indicate that this park will work well for them, and their intended use is on Saturdays and Sundays, with their 22 players and limited spectators arriving around 11:00am and their single match using the park throughout the day until approximately 6:00pm. Their season of league play is approximately mid March through the end of September.

Bell Park does not currently offer on-site parking, but the Langley Eagles have suggested that there is enough on street parking for their use as they will carpool. There are seven (7) street parking stalls along the 38 Avenue park frontage and additional street parking along 205A Street as shown in photos on the next page.

Although the long time location of a programmed park and sports field, the programming and user group events has been greatly reduced since covid in 2020, and the addition of cricket at Bell Park could increase parking pressure in the adjacent residential neighbourhood.



38 Avenue park frontage with seven (7) street parking stalls



Gravel shoulder parking along 205A Street

This parking pressure could be reduced by negotiating an agreement with the adjacent church for shared use of their parking lot, in particular on Saturdays. To facilitate this shared parking, a park trail could be constructed in a future phase to connect the parking area and developed park. Future expansion of Bell Park into the currently undeveloped portions of the site could allow the cricket field to be extended to full regulation dimensions and a second field could also be constructed to the south. Further development of Bell Park is anticipated to occur as residential development occurs in the Brookswood and Fernridge community.

The attached site plans indicate both the short term and longer term opportunities at Bell Park, and Brown Park.**Financial Implications:**

BELL PARK

PHASE 1 - recommended:
Installation of Cricket Bowling Pitch Base (synthetic turf supplied and installed by Cricket Club and League) at Bell Park.
Estimated Budget: $31,000
See Attachment A layout

PHASE 2 – for future consideration:
Installation of multi-use trail south to connect 36 Avenue to the park field.
Estimated Budget: $120,000
See Attachment A layout

FUTURE ALTERNATE A:
Expansion of the existing field to provide one (1) regulation sized cricket pitch and field.
Estimate Budget: $644,000
See Attachment B layout

FUTURE ALTERNATE B:
Complete development of Bell Park with two (2) regulation cricket fields, and other park amenities.
Estimated Budget: $9.2M based on average park development costs of 11.6 acres at $800K per acre. Further site analysis and design will be required to determine scope and accurate budget.
See Attachment B layout

BROWN PARK

FUTURE OPTION:
Expansion of the existing field at Brown Park to provide one (1) regulation sized cricket pitch and field. Relocation of light poles and upgrade to LED Field Lights.
Estimated Budget: $1,500,000
See Attachment C layout

Respectfully submitted,

Chris Marshall
MANAGER, PARKS DESIGN AND DEVELOPMENT
for
CORPORATE PROJECTS DIVISION

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

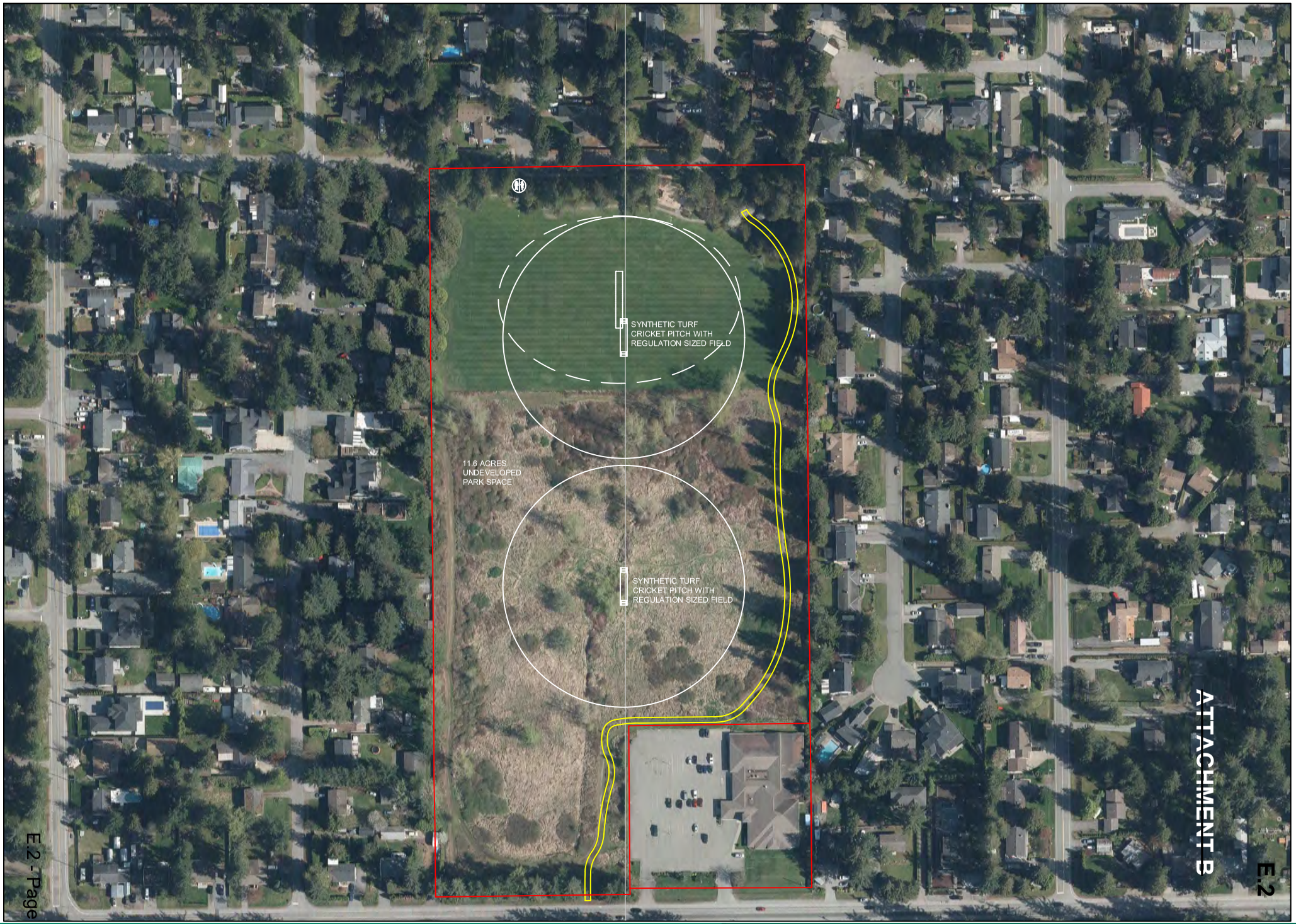
CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Nam
PUBLIC WORKS DIVISION	T. Buckner

ATTACHMENT A – Bell Park phase 1 and 2 layout
ATTACHMENT B – Bell Park alternate for future development layout
ATTACHMENT C – Brown Park future option layout

ATTACHMENT A

BELL PARK CRICKET PHASE 1 & 2

Township of Langley



ATTACHMENT B

E.2

Township of Langley

BELL PARK CRICKET
FUTURE ALTERNATES 1 & 2

~~ATTACHMENT C~~

BROWN PARK CRICKET FUTURE OPTION

Township of Langley

	Lower Mainland			
#	Field	City	Type of park (shared facilities)	Maps
1	AHP Matthew Elementary (AHP Matthew)	Surrey	Elementary School Park (in baseball outfield)	A. H. P. Matthew Elementary - Google Maps
2	Bakerview Elementary (Bakerview)	Abbotsford	Cricket focussed	Bakerview Cricket Stadium - Google Maps
3	Bridgeview Park Cricket Ground (Bridgeview)	Surrey	Community Park (in baseball outfield)	Bridgeview Park - Google Maps
4	CFV Exhibition (CFV Exhibition)	Abbotsford	Athletic Park (pitch between soccer fields)	Abbotsford Exhibition Park - Google Maps
5	Chilliwack (Chilliwack)	Chilliwack	Middle School (in baseball outfield)	Meadowbrook Park - Google Maps
6	Connaught (Connaught)	Vancouver	Athletic Park (share with baseball, soccer, football)	Connaught Park - Google Maps
7	Cougar Creek (Cougar Creek Park)	Surrey	Neighbourhood Park (beside soccer field)	Cougar Creek Park - Google Maps
8	Crescent North (Crescent North)	Surrey	Neighbourhood Park (in baseball outfield)	Crescent Park - Google Maps
9	Crescent South (Crescent South)	Surrey	Neighbourhood Park (in baseball outfield)	Crescent Park - Google Maps
12	Delview Cricket Ground (Delview)	Delta	Neighbourhood Park (in baseball outfield)	Delview Park - Google Maps
13	Douglas (Douglas)	Vancouver	Athletic Park - Softball focussed (in outfield)	Douglas Park - Google Maps
14	Enver Creek (Enver Creek)	Surrey	High School (in baseball outfield)	Enver Creek Park - Google Maps
16	Hugo Ray 1 (Hugo Ray 1)	West Vancouver	Cricket focussed	Hugo Ray Park - Google Maps
17	Hugo Ray 2 (Hugo Ray 2)	West Vancouver	Cricket focussed	Hugo Ray Park - Google Maps
21	Langley (Brown park) (Langley)	Township of Langley		Brown Park - Google Maps
22	Lower Brockton (Lower Brockton)	Vancouver	Athletic Park (cricket, ball, running track)	Brockton Pavilion - Google Maps
23	Mackin (Mackin)	Coquitlam	Community Park (in baseball outfield)	Mackin Park - Google Maps
24	Maple Park (Maple Park)	Surrey	Elementary School/Neighbourhood Park	Maple Park - Google Maps
25	Memorial (Memorial)	Vancouver	Athletic Park (inside running track)	Memorial South Park - Google Maps
26	Minoru (Minoru)	Richmond	Athletic Park (beside soccer and track & field)	Minoru Park - Google Maps
27	Newton Athletic East (Newton Athletic East)	Surrey	Athletic Park (pitches between grass soccer fields)	Newton Athletic Park - Google Maps
28	Newton Athletic West (Newton Athletic West)	Surrey	Athletic Park (pitches between grass soccer fields)	Newton Athletic Park - Google Maps
29	Norgate Park (Norgate)	District of North Vancouver	Neighbourhood Park (in baseball outfield)	Norgate Park - Google Maps
30	North Surrey Community Park (NSCP)	Surrey	High School/Community Park (in baseball outfields)	North Surrey Community Park - Google Maps
31	North Vancouver Inter River (Inter River)	District of North Vancouver	Community Park (in old soccer field)	Northshore Cricket club grounds @ inter river - Google Maps
32	Selvey Park Maple Ridge (Selvey Park)	Maple Ridge	Neighbourhood Park (in baseball outfield)	Selvey Park - Google Maps
33	Silverdale Park (Silverdale)	Mission	Neighbourhood Park (share with soccer field - no permanent pitch?)	Silverdale Park - Google Maps
34	South Surrey Athletic Park (South Surrey)	Surrey	Athletic Park (no evidence on aerial of cricket pitch, lots of soccer and ball)	south surrey athletic park - Google Maps
35	Sperling #1 - North Ground (Sperling North)	Burnaby	Athletic Park (cricket, soccer, rugby)	Burnaby Sperling North Cricket Ground - Google Maps
36	Sperling #2 - South Ground (Sperling South)	Burnaby	Athletic Park (cricket, soccer, rugby)	Burnaby Sperling North Cricket Ground - Google Maps
37	Sullivan Heights (Sullivan)	Surrey	High school/Neighbourhood Park (soccer, cricket)	Sullivan Heights Park - Google Maps
38	Trafalgar Park (Trafalgar)	Vancouver	Elementary School/Neighbourhood Park (in baseball outfield)	Trafalgar Park - Google Maps
39	Upper Brockton (Upper Brockton)	Vancouver	Athletic Park (cricket, ball, running track)	upper brockton - Google Maps
40	West Newton Ground (West Newton)	Surrey	Neighbourhood Park (cricket, playground)	https://maps.app.goo.gl/vetfTSKHFYZdsKHZ8
41	Westerman School (Westerman)	Surrey	Elementary Schools (2) Park (in baseball outfield)	Westerman Elementary School - Google Maps

	Interior	
#	Field	Maps
1	Glenmore Soccer Field	Glenmore Soccer Field - Google Maps
2	Rae-Mor Park	Rae-Mor Park - Google Maps
3	Kelowna Calisthenics Park	Kelowna Cricket Club - Google Maps
4	Okanagan Falls	Keogan Sports Park - Google Maps

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 24, 2025 - REGULAR MEETING	**REPORT:**	25-36
FROM:	ENGINEERING DIVISION	**FILE:**	1855-95
SUBJECT:	AGRICULTURE WATER INFRASTRUCTURE PROGRAM GRANT SUBMISSION		

RECOMMENDATION:

That Council authorize an application to the Investment Agriculture Foundation of BC's Agriculture Water Infrastructure Program - Stream 3 for $75,000 of funding for the Little Campbell River Flood Plain Mapping project.

ANALYSIS:

The Investment Agriculture Foundation (IAF) of BC, through the Agriculture Water Infrastructure Program (AWP), is offering funding for assessments, engineering studies, or plans. This program aims to support plans required before implementing on-ground infrastructure work, enhance the understanding of water supply operational or developmental limitations, and ensure projects account for predicted climate change scenarios. The AWP - Stream 3 provides 50% cost sharing of eligible costs, up to a maximum funding amount of $200,000 per project.

Staff are proposing submission of the Little Campbell River Flood Plain Mapping project, which is part of the Integrated Stormwater Management Plan (ISMP) update. The Little Campbell River Flood Plain Mapping project aims to update the current flood plain mapping using hydrologic modelling of current conditions, future development, and climate (Year 2100) conditions for the Little Campbell River region. The total cost of the Little Campbell River Flood Plain Mapping project is estimated to be $150,000 and is currently being undertaken within the 2025 Stormwater Operating Budget.

Financial Implications:

Currently, the total project cost is being covered within the 2025 Stormwater Operating Budget. Should the Township be successful with the application, it will receive funding of $75,000 covering 50% of the estimated project costs, reducing the required Township contribution.

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 24, 2025 - REGULAR MEETING	**REPORT:**	25-35
FROM:	ENGINEERING DIVISION	**FILE:**	5330-27-110
SUBJECT:	CAPITAL REQUEST - 210 STREET AND 48 AVENUE AC WATERMAIN REPLACEMENT		

RECOMMENDATION:

That Council authorize the use of $1,260,000 from the Water Capital Works Reserve for the design and construction of the 210 Street and 48 Avenue Asbestos Cement Watermain Replacement project.

ANALYSIS:

The 210 Street and 48 Avenue Asbestos Cement (AC) Watermain Replacement Project includes approximately 570m of 100mm asbestos cement watermain along 210 Street, 48 Avenue, 47 Avenue, and 46A Avenue. Our records indicate this watermain network was installed in 1970 and currently services 18 residential properties.

In March 2024, a section of watermain along 47 Avenue suffered a break requiring emergency repair by staff. An initial repair was completed but failed two days later due to the advanced deterioration of the pipe wall. This required a second, larger emergency repair to resolve the leak.

Pipe samples were collected from the break and sent for analysis. The analysis revealed that the pipe samples were at the end of their service life with extensive wall loss and did not have sufficient strength for typical surge pressures.

In December 2024, there was another break within the network occurring on 210 Street, south of 48 Avenue, which also required another emergency repair. With the watermain breaks occurring on two different branches and the pipe wall testing completed, it is anticipated that the entire AC watermain network in this location is in similar condition at the end of its service life.

The cost for the two emergency repairs and investigative work was approximately $30,000. Attachment A shows the extent of the AC watermain network and the locations of the recent breaks.

It is recommended that the AC watermain network be replaced as soon as possible to avoid further service outages to residents and repairs from future breaks. Staff have begun preliminary design work for the replacement watermain. Should Council approve the capital request, staff will complete the design with the intention of starting construction in Q3 2025.

It is recommended that the AC watermain network be replaced as soon as possible to avoid further service outages to residents and repairs from future breaks. Staff have begun preliminary design work for the replacement watermain. Should Council approve the capital request, staff will complete the design with the intention of starting construction in Q3 2025.

Financial Implications:

Design and construction are estimated at $1,260,000 with further funding details outlined in the following tables.

Township of Langley Capital Project Description						
Project Title:	210 Street and 48 Avenue AC Watermain Replacement					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$1,260,000				
Budget Remaining						
Total Projected Cost		$1,260,000				

Project Description *(Phased Project)	Design and construction of the 210 Street and 48 Avenue AC watermain replacement.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Continued risk of potable water outages to residents and emergency repairs related to future watermain breaks.

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

Length of Project (years):	1	Initial Year of Approval:	n/a

Township of Langley Capital Project Description						
Project Title: 210 Street and 48 Avenue AC Watermain Replacement						
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						
Development Cost Charges						
Reserve: Water Capital Works		$1,260,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded						
Total Currently Unfunded		**$1,260,000**				

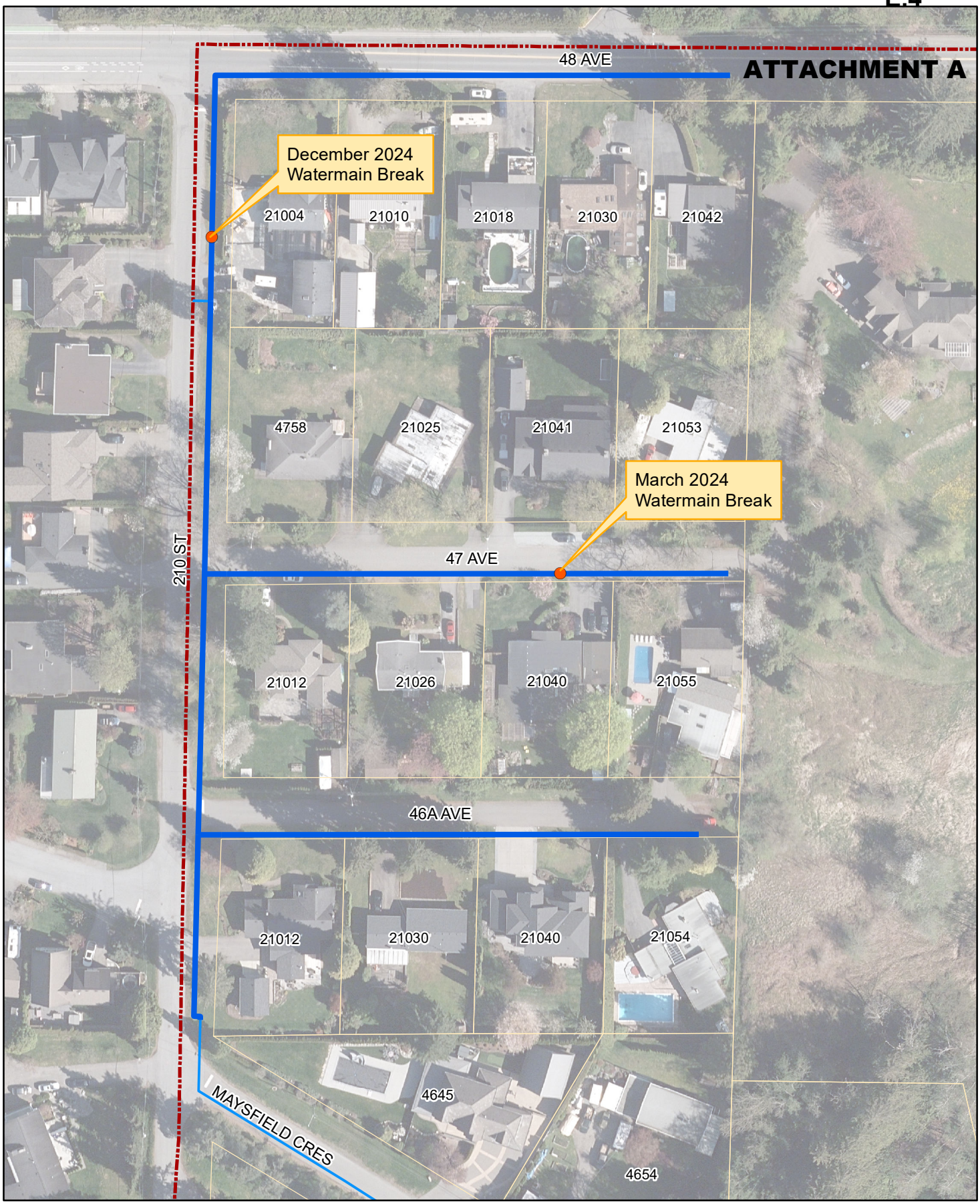
Respectfully submitted,

Robby Brar
PROJECT ENGINEER
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 210 Street and 48 Avenue AC Watermain Site Map



Township of Langley BC
Est. 1873

210 St & 48 Ave AC Watermain

100 mm AC Watermain (to be replaced)

200 mm PVC Watermain (to remain)

TOL\COL Boundary

N W E S

0 12.5 25 50 Meters

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 24, 2025 - REGULAR MEETING	**REPORT:**	25-41
FROM:	LEGISLATIVE SERVICES DIVISION	**FILE:**	3900-25
SUBJECT:	BYLAW REVIEW PROJECT 2025		

RECOMMENDATIONS:

That Council give first, second, and third reading to "Repeal Bylaw No. 6114".

That Council abandon the following bylaws:

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sandhill) Bylaw 2007 No. 4638

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Onnuri Vision Church) Bylaw 2010 No. 4675

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollon) Bylaw 2008 No. 4688

Zoning Bylaw 1987 No. 2500 Amendment (Guo - Yip) Bylaw 2009 No. 4730

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Teck Construction Ltd.) Bylaw 2010 No. 4789

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pooni) Bylaw 2012 No. 4856

Scrap Metal Dealers Regulation Bylaw 2011 No. 4871

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0900706 BC LTD. / HY Engineering Ltd.) Bylaw 2011 No. 4883

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bhungu / Dhillon) Bylaw 2011 No. 4891

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Medical Marihuana) Bylaw 2013 No. 5037

Township of Langley Land Use Contract No. 92 Amendment (Cloverdale Disposal Ltd.) Bylaw 2014 No. 5128

"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 (QC Holdings Ltd.) Bylaw 2015 No. 5139

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Kang) 2016 Bylaw No. 5148

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Forum Projects Ltd.) Bylaw 2016 No. 5196

Township of Langley Phased Development Agreement (Tribune Developments GP Inc.) Bylaw 2016 No. 5222

Township of Langley Phased Development Agreement (505050 Development Corporation / Kooner) Bylaw 2016 No. 5224

Township of Langley Phased Development Agreement (Watt) Bylaw 2016 No. 5229

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jagdeo) Bylaw 2017 No. 5264

Township of Langley Phased Development Agreement (Blaauw / Triple J Poultry Farm Ltd. / Seymour) Bylaw 2017 No. 5290

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ICBC/Unitow) Bylaw 2018 No. 5306

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2017 No. 5312

Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Sandhill Homes Ltd.) Bylaw 2018 No. 5378

Township of Langley Phased Development Agreement (Platinum Group) Bylaw 2018 No. 5403

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sikham / Saran) Bylaw 2019 No. 5483

Township of Langley Phased Development Agreement (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5506

Township of Langley Phased Development Agreement (Wesmont Homes (76 Avenue) Ltd.) Bylaw 2019 No. 5546

Township of Langley Phased Development Agreement (1159338 BC Ltd.) Bylaw 2020 No. 5549

Township of Langley Phased Development Agreement (0808469 BC Ltd. / 1024426 BC Ltd.) Bylaw 2020 No. 5561

Township of Langley Phased Development Agreement (Sikham) Bylaw 2020 No. 5572

Township of Langley Phased Development Agreement (SH1 Development Corporation) Bylaw 2020 No. 5588

Township of Langley Phased Development Agreement (1094941 BC Ltd.) Bylaw 2020 No. 5591

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw 2020 No. 5635

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Willoughby Business Centre Ltd.) Bylaw 2020 No. 5655

EXECUTIVE SUMMARY:

At the October 21, 2024 Regular Meeting of Council, Council adopted a resolution directing staff to report to Council with the necessary bylaw to repeal bylaws that are obsolete, superseded or otherwise unneeded. Staff have also used the opportunity to review bylaws that have not been adopted but have received readings by Council and are not proceeding further. Staff are recommending that Council adopt Bylaw No. 6114 to repeal bylaws that are no longer useful and abandon bylaws that have had Council readings but will not be coming forward for final adoption by Council. The report provides two tables that summarize the information on each bylaw providing the background as to why the bylaws maybe repealed or abandoned. Copies of each bylaw that has been recommended to be repealed are attached to this report.

PURPOSE:

It is advisable for legislative and information hygiene that from time-to-time bylaws and bylaws in progress are reviewed to ensure they are not obsolete, should have been previously repealed or in the case of bylaws in process, are still actively being pursued. This report and accompanying motions provide the tools necessary to achieve the goal.

BACKGROUND/HISTORY:

At the October 21, 2024 Council adopted the following resolution.

> **Obsolete Bylaw Repeals and/or Updates**
>
> Whereas:
>
> 1. There are numerous bylaws that date back to 1947 that should be reviewed and potentially repealed due to obsolescence and/or effective replacement by subsequent bylaws; and
>
> 2. Many of these bylaws technically remain in law and effect despite obsolescence of their intent or replacement by subsequent bylaws;
>
> Therefore be it resolved that Council directs staff to report to Council with the necessary bylaw repeals and/or other adjustments for bylaws that are obsolete, superseded and/or otherwise unneeded.
> **CARRIED**

The review of bylaws was last undertaken in 2008, and due to continued change to bylaws, bylaw repeals, and bylaws becoming outdated it was appropriate to perform the review again.

In responding to Council direction staff have taken the opportunity to not only review all adopted Township bylaws, but all in progress bylaws to determine if their processing could be abandoned thereby closing the bylaw file.

DISCUSSION/ANALYSIS:

Repeal Bylaw No. 6114 includes all bylaws that staff are recommending for repeal. These bylaws have become obsolete, superseded, or were not repealed at the time the parent bylaw was repealed. Attachment A provides supporting information for the recommendation for the repeal of each bylaw and each bylaw is included in Attachment C.

Attachment B includes a group of bylaws in process that staff is recommending for abandonment. These bylaw processes have halted, and it has been confirmed they will not be coming forward for final adoption. While it is not legislatively necessary to abandon bylaws, staff are recommending it for information hygiene. It ensures that the process for the bylaw has come to an end and closes the file. If bylaws are not formally abandoned, there is a risk that bylaws that are no longer applicable, or originally drafted when requirements and circumstances were different could be brought before Council at a much later date. In each case staff have confirmed that the bylaw can be abandoned. Bylaws in which staff were unable to confirm the status will continue to be investigated and potentially brought forward in the future. Information for each bylaw recommended for abandonment is provided in Attachment B.

This marks the first time the Township has abandoned bylaws in this manner. In previous bylaw reviews, notations were made that the bylaw was abandoned in bylaw tracking information, but the process was never undertaken via Council resolution. As a result, staff have elected to begin the process with bylaws that received first reading on or after 2008. This was the date of the last bylaw review. In future staff are anticipating providing a report annually to request that bylaws that are not proceeding any further be abandoned. This will aid in keeping the bylaw tracking up to date.

Respectfully submitted,

Wendy Bauer
TOWNSHIP CLERK
for
LEGISLATIVE SERVICES DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Community Development Division	S. Richardson
Community Policy and Planning Division	J. Chu
Engineering Division	A. Ruhl
Finance Division	S. Ruff
Permits, Licences and Inspections Division	R. Cesaretti
Protective Services - Fire	J. de Roy

ATTACHMENT A Bylaws to be Repealed
ATTACHMENT B Bylaws to be Abandoned
ATTACHMENT C Copies of Bylaws for Repeal

ATTACHMENT A

Bylaws to be Repealed

Bylaw Number	Bylaw Name	Notes
1545	Heritage Advisory Committee Establishment By-Law, 1975 No. 1545	Superseded by Council Advisory Committee Establishment Bylaw 2008 No. 4700.
1601	Glen Valley Dyking District Agreement Bylaw 1976	The administration for this dyking district is now managed by the City of Abbotsford.
1844	Feed Lot control By-Law, 1979 No. 1844	The definition for "Feed Lot" is now contained in "Zoning Bylaw 1987, No. 2500" and requirements were adopted in Provincial legislation in 2019.
1958	Feed Lot Control Bylaw 1979 Amendment Bylaw 1980	Amendment Bylaw to Bylaw No. 1844, recommended for repeal above.
2000	Penalty Sections of Sundry Bylaws Amendment Bylaw 1981	All fines have now been moved to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 or the related bylaw repealed
2067	Holiday Shopping Regulation By-Law, 1981 Bylaw No. 2067	The Provincial regulation that required this Bylaw was repealed 2003-12-05, resulting in the bylaw being obsolete.
2220	B.C. Farm Museum Tax Exemption By-Law No. 2220, 1983	Now included in the Permissive Tax Exemption Bylaw program. Current bylaw is the "Permissive Tax Exemption Bylaw No. 6058".
2316	Sheep and Poultry Compensation By-law 1985 No. 2316	Bylaw no longer required.
2468	Joint Recreation Facilities Agreement with Langley City, Bylaw 1987 No. 2468	The recreation facilities are no longer jointly managed, and the agreement has expired.
2670	Parks Regulation Bylaw 1976 No. 1575 Amendment Bylaw 1988	Parent Bylaw repealed September 17, 2018
3104	Licenced Premises Entertainment Regulation Bylaw 1991 No. 3104	Currently included in "Licencing Bylaw No. 5878".
3188	Arcade and Pool Hall Bylaw 1992 No. 3188	Currently included in "Zoning Bylaw 1987, No. 2500".
3190	The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642 Amendment Bylaw 1992 No. 3190	Parent Bylaw repealed August 27, 2007.
3233	The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642 Amendment Bylaw 1993 No. 3233	Parent Bylaw repealed August 27, 2007.
3298	Township of Langley Local Government Election Procedure Bylaw 1993 No. 3298	The current bylaw is "General Local Government Election Bylaw 2010 No. 4844".

Bylaw Number	Bylaw Name	Notes
3330	The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642 Amendment Bylaw 1993 No. 3330	Parent Bylaw repealed August 27, 2007.
3365	The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642 Amendment Bylaw 1994 No. 3365	Parent Bylaw repealed August 27, 2007.
3405	Council Expense Bylaw 1994 No. 3405	Change in Provincial Legislation resulted in expenses being incorporated into Council Policy 01-017
3486	Security Alarm System Regulation Bylaw 1995 No. 3486	Fees have been moved to the Fees and Charges Bylaw 2007 No. 4616
3577	Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1995 No. 3577	Parent Bylaw repealed September 8, 2008
3602	Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1996 No. 3602	Parent Bylaw repealed September 8, 2008
3614	Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1996 No. 3614	Parent Bylaw repealed September 8, 2008
3661	Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1996 No. 3661	Parent Bylaw repealed September 8, 2008
3672	Langley Waterworks Regulations Bylaw 1986 No. 3482 Amendment Bylaw 1997 No. 3672	Parent Bylaw repealed September 8, 2008
3706	Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1997 No. 3706	Parent Bylaw repealed September 8, 2008
3787	Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1998 No. 3787	Parent Bylaw repealed September 8, 2008
3868	Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1999 No. 3868	Parent Bylaw repealed September 8, 2008
4071	Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2001 No. 4071	Parent Bylaw repealed September 8, 2008
4100	Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2003 No. 4100	Parent Bylaw repealed September 8, 2008
4133	Langley Waterworks Regulation Bylaw 1995 No.3482 Amendment Bylaw 2002 No.4133	Parent Bylaw repealed September 8, 2008
4202	Langley Arcade And Pool Hall Amendment Bylaw 2003 No. 4202	Amendment Bylaw to Bylaw No. 3188, recommended for repeal above.

Bylaw Number	Bylaw Name	Notes
4263	Fire Department Miscellaneous Fee Establishment Bylaw 2003 No. 4263	These fees have been incorporated into the “Fees and Charges Bylaw 2007 No. 4616”
4407	Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2005 No. 4407	Parent Bylaw repealed September 8, 2008
4429	Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2005 No. 4429	Parent Bylaw repealed September 8, 2008
4497	Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2006 No. 4497	Parent Bylaw repealed September 8, 2008
4507	Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2006 No. 4507	Parent Bylaw repealed September 8, 2008
4570	Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2007 No. 4570	Parent Bylaw repealed September 8, 2008
4652	Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2008 No. 4652	Parent Bylaw repealed September 8, 2008
5112	Security Alarm System Regulation Bylaw 1995 No. 3486 Amendment Bylaw 2014 No. 5112	Fees have been moved to the Fees and Charges Bylaw 2007 No. 4616

ATTACHMENT B

Bylaws to be Abandoned

Bylaw Number	Bylaw Name	Notes
4638	Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sandhill) Bylaw 2007 No. 4638	Application cancelled and proceeded under Bylaws 4756 and 4757.
4675	Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Onnuri Vision Church) Bylaw 2010 No. 4675	Community Development Division has advised that due to inactivity on the application, retire Bylaw No. 4675 as "not adopted".
4688	Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollon) Bylaw 2008 No. 4688	Application cancelled
4730	Zoning Bylaw 1987 No. 2500 Amendment (Guo - Yip) Bylaw 2009 No. 4730	Cancelled and proceeded under Bylaw No. 4854
4789	Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Teck Construction Ltd.) Bylaw 2010 No. 4789	Application cancelled
4856	Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pooni) Bylaw 2012 No.4856	Application cancelled
4871	Scrap Metal Dealers Regulation Bylaw 2011 No. 4871	Did not return to Council after April 11, 2011. Notes indicate it can be abandoned
4883	Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0900706 BC LTD. / HY Engineering Ltd.) Bylaw 2011 No. 4883	Cancelled and proceeded under Bylaw No. 4735
4891	Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bhungu / Dhillon) Bylaw 2011 No. 4891	Cancelled and proceeded under Bylaw No. 5544
5037	Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Medical Marihuana) Bylaw 2013 No. 5037	Cancelled - Ministry of Agriculture authorization not received
5128	Township of Langley Land Use Contract No. 92 Amendment (Cloverdale Disposal Ltd.) Bylaw 2014 No. 5128	Application cancelled

Bylaw Number	Bylaw Name	Notes
5139	"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 (QC Holdings Ltd.) Bylaw 2015 No. 5139	Application cancelled
5148	Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Kang) 2016 Bylaw No. 5148	Application cancelled due to change of ownership and no response to communication sent to new owner.
5196	Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Forum Projects Ltd.) Bylaw 2016 No. 5196	Application cancelled due to ownership change and stratification of the property.
5222	Township of Langley Phased Development Agreement (Tribune Developments GP Inc.) Bylaw 2016 No. 5222	Owner no longer wanted to abide by the terms of the PDA so replaced it with an Acknowledgment and Release agreement and paid amount specified in PDA.
5224	Township of Langley Phased Development Agreement (505050 Development Corporation / Kooner) Bylaw 2016 No. 5224	Ownership changed so unable to adopt Phased Development Agreement. Replaced with an Acknowledgment and Release Agreement
5229	Township of Langley Phased Development Agreement (Watt) Bylaw 2016 No. 5229	Ownership changed so unable to adopt Phased Development Agreement. Replaced with an Acknowledgment and Release Agreement
5264	Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jagdeo) Bylaw 2017 No. 5264	Cancelled by applicant
5290	Township of Langley Phased Development Agreement (Blaauw / Triple J Poultry Farm Ltd. / Seymour) Bylaw 2017 No. 5290	Ownership changed so unable to adopt Phased Development Agreement. Replaced with an Acknowledgment and Release Agreement
5306	Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ICBC/Unitow) Bylaw 2018 No. 5306	Application cancelled
5312	Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2017 No. 5312	Application cancelled and proceeded under Bylaw. No. 5447
5378	Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Sandhill Homes Ltd.) Bylaw 2018 No. 5378	Bylaw discontinued as a result of Amendment resolution to Bylaw No. 5397 on June 11, 2018 making it unnecessary.

Bylaw Number	Bylaw Name	Notes
5403	Township of Langley Phased Development Agreement (Platinum Group) Bylaw 2018 No. 5403	Ownership changed so unable to adopt Phased Development Agreement. Replaced with an Acknowledgment and Release Agreement
5483	Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sikham / Saran) Bylaw 2019 No. 5483	Application Cancelled.
5506	Township of Langley Phased Development Agreement (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5506	Ownership changed so unable to adopt Phased Development Agreement. Replaced with an Acknowledgment and Release Agreement
5546	Township of Langley Phased Development Agreement (Wesmont Homes (76 Avenue) Ltd.) Bylaw 2019 No. 5546	Ownership changed so unable to adopt Phased Development Agreement. Replaced with an Acknowledgment and Release Agreement
5549	Township of Langley Phased Development Agreement (1159338 BC Ltd.) Bylaw 2020 No. 5549	Ownership changed so unable to adopt Phased Development Agreement. Replaced with an Acknowledgment and Release Agreement
5561	Township of Langley Phased Development Agreement (0808469 BC Ltd. / 1024426 BC Ltd.) Bylaw 2020 No. 5561	Ownership changed so unable to adopt Phased Development Agreement. Replaced with an Acknowledgment and Release Agreement
5572	Township of Langley Phased Development Agreement (Sikham) Bylaw 2020 No. 5572	Ownership changed so unable to adopt Phased Development Agreement. Replaced with an Acknowledgment and Release Agreement
5588	Township of Langley Phased Development Agreement (SH1 Development Corporation) Bylaw 2020 No. 5588	Ownership changed so unable to adopt Phased Development Agreement. Replaced with an Acknowledgment and Release Agreement
5591	Township of Langley Phased Development Agreement (1094941 BC Ltd.) Bylaw 2020 No. 5591	Unit count increased so unable to adopt PDA bylaw. Replaced with an Acknowledgment and Release Agreement
5635	Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw 2020 No. 5635	Application cancelled and proceeded under Bylaw Nos. 5964 & 5965
5655	Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Willoughby Business Centre Ltd.) Bylaw 2020 No. 5655	Application cancelled

Bylaws to be Repealed **ATTACHMENT C**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

"HERITAGE ADVISORY COMMITTEE ESTABLISHMENT BY-LAW, 1975"

NO. 1545

A By-law to establish a Heritage Advisory Committee in and for the Township of Langley.

The Municipal Council of The Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS as follows:

1. A Committee to be known as the "Heritage Advisory Committee" (hereinafter referred to as "The Committee") is hereby established pursuant to Section 714A of the "Municipal Act", R. S. B. C. 1960, Chapter 255.

2. (a) The Committee shall consist of Fifteen (15) members, all of whom shall be appointed by the Municipal Council, and shall be selected as follows:

(i) one (1) member shall be a member of the Municipal Council and one (1) member shall be a member of the City Council.

(ii) one (1) member shall be a member of the Architectural Institute of British Columbia and be a resident of Langley.

(iii) one (1) member shall be selected on the basis of his knowledge of local history.

(iv) one (1) member shall be a member of the Arts Council.

(v) two (2) members shall be selected on the basis of their experience and knowledge of building restoration and preservation and local heritage values.

(vi) one (1) member shall be a member of the Native Sons of B. C. Post No. 9.

(vii) one (1) member shall be a member of the Native Daughters of B. C. Post No. 6.

(viii) six (6) members shall be selected from the community at large.

(b) Each member so appointed shall hold office for a term of one (1) year or until his successor is appointed, but a member may be re-appointed for a further term or terms.

(c) In the event of a vacancy occurring among the appointed members of the Committee, the Municipal Council shall forthwith appoint a new member to fill such vacancy for the unexpired portion of the term.

(d) (i) No member of the Committee shall receive compensation for his services other than reimbursement of actual expenses necessarily incurred in the discharge of his official duties.

(ii) The Council shall include in its annual budget such sums as are necessary to defray the expenses of the Committee.

(e) Seven (7) members of the Committee shall constitute a quorum.

3. (a) The Committee shall be presided over by a Chairman who shall be elected annually by a majority vote of the members of the Committee from among the said members;

(b) The Chairman may from time to time appoint a member of the Committee as Acting Chairman to preside in his absence.

(c) Meetings of the Committee shall be at the call of the Chairman, who shall give or cause to be given to each member not less than 24 hours notice of each meeting, provided that such notice may be waived by unanimous vote of the Committee.

(d) The Chairman shall preserve order at all meetings and decide all points of order which may arise.

(e) All questions before any meeting of the Committee shall be decided by a majority of the members present including the Chairman and the Chairman shall in addition have a deciding vote in the event of an equality of votes.

(f) The Chairman shall cause minutes of all meetings and proceedings of the Committee to be recorded in a book kept for that purpose and shall forthwith after the adoption by the Committee of such minutes sign and deliver the same to the Municipal Clerk.

(g) Save with respect to matters expressly dealt with or provided for in this By-law, the rules governing proceedings of the Committee shall be those governing proceedings of Standing Committees of the Council insofar as the said rules may be applicable.

4. (a) It shall be the duty of the Committee to advise the Council on those matters coming within the scope of Section 714A of the Municipal Act which are from time to time referred to it by the Council and, in particular, to make recommendations to Council respecting designation of heritage buildings, structures, and lands and the demolition, preservation, alteration, or renovation of those buildings, structures and lands.

(b) When any matter is referred to the Committee pursuant to this By-law the Committee shall, where possible, meet and report back on such matter to the next general meeting of the Council.

5. Municipal Staff members shall serve the Committee as technical advisers as and when required.

6. This By-law may be cited as the "Heritage Advisory Committee Establishment By-law, 1975" No. 1545.

Passed by an affirmative vote of at least two-thirds of all the members of the Municipal Council the 10th day of November, A. D. 1975.

Reconsidered, adopted and finally passed by an affirmative vote of at least two-thirds of all the members of the Council the 24th day of November A. D. 1975.

MAYOR
GEORGE H. B. PRESTON

CLERK
D. J. DOUBLEDAY

This is to certify that the foregoing is a true and correct copy of "Heritage Advisory Committee Establishment By-law, 1975" No. 1545 as passed by the Municipal Council of The Corporation of the Township of Langley on the 24th day of November, A.D. 1975

CLERK

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

"GLEN VALLEY DYKING DISTRICT AGREEMENT BY-LAW, 1976"

NO. 1601

A By-Law to authorize an agreement with the Glen Valley Dyking District to collect dyking taxes.

WHEREAS under the provisions of Section 413 of the Municipal Act, a Council may by By-Law enter into an agreement with another taxing authority having taxing powers in respect of land or land and improvements situate within the Municipality, respecting the collection of taxes;

AND WHEREAS the Glen Valley Dyking District has requested The Corporation of the Township of Langley to enter into an agreement with respect to the collection of dyking taxes owing to the Dyking District;

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

1. This By-Law may be cited as the "Glen Valley Dyking District Agreement By-Law, 1976" No. 1601.

2. In this By-Law unless the context otherwise requires:

   "District" - means the Glen Valley Dyking District;

   "Municipality" - means The Corporation of the Township of Langley;

   "Taxes" - means dyking taxes owing to Glen Valley Dyking District which are in arrears or delinquent.

3. The Mayor and Clerk are hereby authorized to enter in an agreement with the Glen Valley Dyking District to administer the collection of dyking taxes, in arrears or delinquent, on behalf of the Dyking District.

4. This agreement shall come into effect on the date of adoption of this By-Law.

5. This By-Law may be cited for all purposes as the "Glen Valley Dyking District Agreement By-Law, 1976" No. 1601.

INTRODUCED AND PASSED three readings on the 12 day of October, 1976.

RECONSIDERED AND ADOPTED on the 25 day of October, 1976.

G. Driediger — MAYOR
GEORGE DRIEDIGER

D. J. Doubleday — CLERK
D. J. DOUBLEDAY

This is to certify that the foregoing is a true and correct copy of "Glen Valley Dyking District Agreement By-Law, 1976" No. 1601, as passed by the Municipal Council of The Corporation of the Township of Langley on the 25 day of October 1976.

D. J. Doubleday — CLERK
D. J. DOUBLEDAY

THIS AGREEMENT made the day of in the year of our Lord, One Thousand, Nine Hundred and Seventy-six.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY of 4914 - 221st Street, Langley, in the Province of British Columbia;

(hereinafter called the "Municipality")

AND:

THE GLEN VALLEY DYKING DISTRICT of c/o The Corporation of the Township of Langley 4914 - 221st Street, Langley, in the Province of British Columbia;

(hereinafter called the "District")

WITNESSETH THAT:

1. The Municipality agrees to administer the collection of all arrears of dyking taxes and delinquent dyking taxes owing to the District.

2. Current dyking taxes shall be billed by means of Glen Valley Dyking District dyking tax notices, and not by the Municipality.

3. Arrears of dyking taxes and delinquent dyking taxes shall be billed by means of the tax notices of the Municipality.

4. All dyking tax receipts received by the Municipality shall be held in trust on behalf of the District.

5. All current, arrears and delinquent dyking taxes shall be subject to the provisions of Part IX, Division (2) of the Municipal Act.

IT IS EXPRESSLY AGREED between the parties hereto that all grants, convenants, provisos and agreements, rights, powers, privileges and liabilities contained herein shall be so read and held as made by and with, granted to and imposed upon the respective parties hereto and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND hwerever the singular or masculine is used herein, the same shall be construed as meaning the plural of feminine, or the body politic or corporate where the context or the parties hereto so require, and where a party is more than one person, all convenants shall be joint and several.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the day and year first above written, and where the Grantor hereto is a corporate entity the corporate seal was affixed in the presence of its authorized officers.

THE SEAL OF THE GLEN VALLEY DYKING DISTRICT WAS AFFIXED IN THE PRESENCE OF:

_____

_____

THE SEAL OF THE CORPORATION OF THE TOWNSHIP OF LANGLEY WAS AFFIXED IN THE PRESENCE OF:

_____
MAYOR

_____
CLERK

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEED LOT CONTROL BY-LAW, 1979

NO. 1844

A By-law to regulate the establishment and operation of Feed Lots.

WHEREAS by virtue of Section 871, Subsection (1) (d) of the Municipal Act, being Chapter 255 of the REVISED STATUTES OF BRITISH COLUMBIA, 1960, a Municipal Council may, by By-law, regulate the keeping of cattle.

NOW THEREFORE, the Municipal Council of The Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS as follows:

1. "Cattle" shall mean any cow, steer, heifer, bull or bullock.

   "Feed Lot" shall mean any building, place or farm where cattle are raised, maintained, or kept, and where the concentration of such cattle is greater than five (5) animals per acre of land upon which the Feed Lot is located, but shall not apply where cattle are for the sole purpose of supplying milk.

2. No person shall operate a Feed Lot within the boundaries of The Corporation of the Township of Langley, unless he is the holder of a valid and subsisting permit issued under this by-law. Feed Lots may be established only within those areas designated RURAL or AGRICULTURAL by the Municipal Zoning By-laws, provided that:

   (a) The subject property lies wholly within the Agricultural Land Reserve.

   (b) The subject property is not less than six (6) hectares (14.826 acres) in size. The said property shall be comprised of a single legal parcel of land, only.

   (c) A legible sign, not less than one (1) square metre (11 square feet) single faced, or not more than 2.2 square metres (24 square feet) double faced, be erected and clearly visible from the fronting street, suitably identifying the premises as a Feed Lot.

3. The buildings, pens, enclosures or places where cattle are kept and manure is stored shall be located not less than:

   (a) One Hundred and Twenty Two (122) metres (400.26 feet) from any street, road, lane, highway or other public thoroughfare.

   (b) Fifty-three (53) metres (173.88 feet) from the nearest lot line.

   (c) Three Hundred and Sixty-five (365) metres (1197.5 feet) from a School or Institutional occupancy.

   (d) Ninety One point Five (91.5) Metres (300.19 Feet) from any dwelling unit, other than that of the owner or his employees, on property designated as Agricultural Land Reserve. One Hundred and Eighty (180) Metres (590.5 Feet) from any dwelling unit, other than that of the owner or his employees, on property not designated as Agricultural Land Reserve. Three Hundred and Sixty Five (365) Metres (1197.5 Feet) from any residential, urban, or semi-urban zoning boundary; including those of neighbouring Municipalities.

continued...

(e) One Hundred (100) Metres (328 Feet) from any stream or existing well.

4. The land upon which it is proposed to establish a Feed Lot shall be inspected and approved by the Medical Health Officer for the Municipality, or his duly appointed agent, and, where applicable, by the Provincial Fish and Wildlife Branch, before a permit may be issued.

5. The standards of construction and operation of a feed lot shall be as follows:

(a) The land upon which the feed lot is situated shall be suitably drained and free of surface water.

(b) Liquid Waste - all liquid waste shall be disposed of according to the requirements of the Medical Health Officer and/or the Public Health Inspector.

(c) Manure - all manure and other waste shall be removed from the pens periodically as may be necessary to prevent the accumulation of waste and occurance of odours. Manure, when stored, shall be protected from leaching by a drainage diversion ditch situated on the up-slope above the storage area. Piled manure shall be removed from the premises monthly. Manure, thinly spread on pasture, fallow or ploughed land, shall be considered as an acceptable means of disposal.

(d) Fly, Rodent & Insect Control - all measures necessary to control flies, rodents and insects shall be undertaken.

(e) Buildings - detailed plans for all buildings and structures shall be submitted and shall receive the approval of the Health Authorities before a building permit is issued for the construction of same.

(f) Contaminants - the owner, operator, manager, or any other person responsible for the operation of a Feed Lot shall not allow leaching of manure or any other contaminants from the operation of said Feed Lot to enter directly, or indirectly, into any water course or municipal ditch.

6. Application for Feed Lot Permit

(1) Every application to operate a Feed Lot shall be made to the Building Inspection Department, and shall be accompanied by all the information necessary to process the said applicaton.

(2) Each application, together with a full report on the said operations, shall be presented to the Municipal Council. The report shall contain a recommendation as to whether or not the permit should be issued, and any conditions which should be attached to the permit, if approved.

(3) The Municipal Council may, if it is satisfied that a permit should be issued, by resolution, instruct the Building Inspector to cause a permit to be issued containing such terms and conditions as it may direct, and of such duration as it may direct.

continued...

7. This By-law shall not apply to any person(s) who operates a Dairy Farm, or who raises, or keeps, not more than five (5) animals per acre.

8. Every person or Corporation who is guilty of a breach of this By-law shall be guilty of an offence and upon summary conviciton, shall be liable to a fine or penalty not exceeding One Thousand Dollars ($1,000.00).

9. This By-law shall become effective upon the date of its adoption.

10. This By-law may be cited for all purposes as "Feed Lot Control By-law 1979, No. 1844.

READ A FIRST, SECOND AND THIRD TIME THIS 10 DAY OF Sept., A.D. 1979.

RECONSIDERED, FINALLY PASED AND ADOPTED THIS 24 DAY OF Sept., A.D. 1979.

DEPUTY MAYOR
~~George Driediger~~

CLERK
D. J. Doubleday

This is to certify that the foregoing is a true and correct copy of Feed Lot Control By-law, 1979 No. 1844 as passed by the Municipal Council of The Corporation of the Township of Langley on the 24 day of Sept., A.D. 1979.

CLERK
D. J. Doubleday

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

APPLICATION FOR OPERATING PERMIT, PURSUANT TO THE

__ Hog Raising Control By-law 1978, No. 1752

__ Feed Lot Control By-law 1979, No. 1844

__ Fur Farm Control By-law 1964, No. 1128

1. APPLICANT _____ __ OWNER __ AGENT
   ADDRESS _____ PHONE NO. _____

2. PROPERTY ADDRESS _____ ACREAGE _____ DIMENSIONS _____
   LEGAL DESCRIPTION _____

3. EXISTING BUILDINGS _____
   _____

4. BRIEF DESCRIPTION OF PROPOSED OPERATION _____
   _____
   _____
   _____

5. METHOD OF MANURE DISPOSAL _____
   _____

6. FEED STORAGE _____
   _____

7. USE REVERSE SIDE FOR NECESSARY SKETCH.

8. ADDITIONAL INFORMATION _____
   _____

SIGNATURE OF APPLICANT _____ DATE REC'D. _____

DATE SUBMITTED _____ BY WHOM _____

AN OPERATING PERMIT, pursuant to this application and subject to the conditions listed below, is hereby granted.

CONDITIONS: _____
_____
_____
_____

By resolution of Council
Dated _____

_____
P. Jarvis, Chief Bldg. Inspector

NOTE: THIS OPERATING PERMIT IS NOT TRANSFERRABLE AND EXPIRES SIX MONTHS FROM THE DATE OF ISSUE. CONSTRUCTION MAY NOT COMMENCE UNTIL A BUILDING PERMIT HAS BEEN SECURED.

This space is to be used to show the property and, using a reasonable scale, locate existing and proposed buildings, own well, any neighbour's dwelling and/or well within 300', direction of drainage slope, water courses and any information pertinent to the application.

SHOW NORTH ARROW

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

"FEED LOT CONTROL BY-LAW, 1979, AMENDMENT BY-LAW, 1980"

NO. 1958

A By-Law to amend By-Law No. 1844.

WHEREAS the Municipal Council of The Corporation of the Township of Langley may amend, alter or repeal any By-Law;

AND WHEREAS it is deemed expedient to amend the "Feed Lot Control By-Law, No. 1844;

NOW THEREFORE the Municipal Council of The Corporation of the Township of Langley in Open Meeting Assembled ENACTS as follows:

1. "Feed Lot Control By-Law, 1979, No. 1844 shall be amended as follows:

   (a) ADD "having attained a weight in excess of 300 pounds or an age in excess of three (3) months.", to the definition of "Cattle".

   DELETE the words "animal" and substitute the word "cattle".

   (b) Section 6(2) - after the words "Municipal Council" ADD the words "for information"; All words thereafter in Section 6(2) be DELETED.

   (c) Section 6(3) - be DELETED.

   (d) Section 7 - DELETE the word "animals" and substitute the word "cattle".

2. This By-Law shall become effective on the date of its adoption.

3. This By-Law may be cited for all purposes as the "Feed Lot Control By-Law, 1979, Amendment By-Law, 1980" No. 1958.

READ A FIRST, SECOND AND THIRD TIME this 23rd day of June , A.D. 1980.

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 30th day of June , A.D. 1980.

GEORGE H.B. PRESTON — MAYOR

D.J. DOUBLEDAY — CLERK

This is to certify that the foregoing is a true and correct copy of the "Feed Lot Control By-Law, 1979, Amendment By-Law, 1980" No. 1958 as passed by the Municipal Council of The Corporation of the Township of Langley on the 30th day of June , A.D. 1980.

D.J. DOUBLEDAY — CLERK

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

"PENALTY SECTIONS OF SUNDRY BY-LAWS AMENDMENT BY-LAW, 1981

NO. 2000

A By-law to amend the penalty sections contained in the By-laws listed.

WHEREAS a Municipal Council may amend any By-law;

AND WHEREAS it is deemed advisable to amend the penalty sections contained in certain by-laws in order to provide for uniformity in the penalties imposed;

NOW, THEREFORE, the Municipal Council of The Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS as follows:

1. Wherever a maximum penalty is stated in the following by-law such words and/or figures shall be deleted, and the words and figures 'one thousand dollars ($1,000.00)' shall be substituted therefor:

"Zoning By-law No. 1799" Section 10 (3)(a);
"Brookswood-Belmont Zoning By-law, No. 1304" Section 11(b);
"Building By-law, No. 1620" Section 2-16(a)
"Fort Langley Zoning By-law, No. 677" Section 10(b);
"Mobile Home Park By-law, No. 1505" Section 25;
"Murrayville Zoning By-law No. 720" Section 10(b);
"Noise Control By-law, No. 1217" Section 4;
"Poolrooms Regulations By-law, No. 1126" Section 6;
"Signs Control By-law, No. 1501" Section 5.8(1) & (2);
"Untidy & Unsightly Premises By-law, No. 1418" Section 9 (a) & (b);
"Zoning By-law, No. 1302" Section 5 (2);
"Blasting By-law, No. 859" Section 8;
"Fire Prevention By-law, No. 985" Section 18;
"Business Licence By-law, No. 1577" Section 15;
"Commercial Vehicle Licencing By-law, No. 1553" Section 15 (i) (a) & (b);
"Fur Farm Control By-law, No. 1128" Section 5;
"Garbage Disposal By-law, No. 1611" Section (7);
"Swine Control By-law, No. 1938" Section 10;
"Second Hand Dealers, Junk Dealers & Auto Wreckers Control By-law, No. 1127" Section 13.

2. In the following by-law sections, the words "where an offence against or an act in contravention of this by-law is of a continuing nature, a separate offence shall be deemed to be committed on each day on which an infraction occurs or continues" shall be added:

"Zoning By-law, No. 1302" Section 5(2);
"Blasting By-law, No. 859" Section 8;
"Fire Prevention By-law, No. 985" Section 18;
"Business Licencing By-law, No. 1577" Section 15;
"Commercial Vehicle Licencing By-law, No. 1553" Section 13;
"Fur Farm Control By-law, No. 1128" Section 5;
"Garbage Disposal By-law, No. 1611" Section (7);
"Second Hand Dealers, Junk Dealers and Auto Wreckers Control By-law, No. 1127" Section 13.

3. This By-law shall become effective on the date of its adoption.

4. This By-law may be cited for all purposes as "Penalty Sections of Sundry By-law's Amendment By-law, 1981" No. 2000.

READ A FIRST, SECOND AND THIRD TIME on the 12TH day of JANUARY, A.D. 1981.

RECONSIDERED, PASSED AND FINALLY ADOPTED on the 26TH day of JANUARY, A. D. 1981.

GEORGE H. B. PRESTON MAYOR

D. J. DOUBLEDAY CLERK

This is to certify that the foregoing is a true and correct copy of "Penalty Sections of Sundry By-law's Amendment By-law, 1981" No. 2000, as passed by the Municipal Council of The Corporation of the Township of Langley on the 26TH day of JANUARY A.D. 1981.

D. J. DOUBLEDAY CLERK

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

"HOLIDAY SHOPPING REGULATION BY-LAW, 1981"

BY-LAW NO. 2067

A By-law to permit certain retail businesses to be open for business on holidays.

WHEREAS the "Holiday Shopping Regulation Act" provides that no retail business, except those retail businesses exempted by the Act shall carry on business or admit the public on a holiday;

AND WHEREAS the Council may permit those retail businesses not already permitted to do so by the "Holiday Shopping Regulation Act" to carry on business or admit the public on a holiday;

NOW THEREFORE the Council of The Corporation of the Township of Langley, in open meeting assembled, hereby enacts as follows:

1) All retail businesses not already permitted to do so by the "Holiday Shopping Regulation Act", are permitted to carry on business, sell or offer for sale goods and services, and admit the public on any holiday as defined by the said "Holiday Shopping Regulation Act";

2) This By-law may be cited for all purposes as "Holiday Shopping Regulation By-law, 1981, 2067".

READ A FIRST, SECOND AND THIRD TIME this 28 day of SEPTEMBER A.D., 1981.

RECEIVED the assent of the Electors on the 21st day of NOVEMBER 1981.

RECONSIDERED, FINALLY PASSED AND ADOPTED this 30th day of NOVEMBER A.D., 1981.

MAYOR
G.H.B. PRESTON

CLERK
D.J. DOUBLEDAY

This is to certify that the foregoing is a true and correct copy of the "Holiday Shopping Regulation By-law, 1981" No. 2067 as passed by the Municipal Council of The Corporation of the Township of Langley on the 30 day of NOVEMBER A.D., 1981.

CLERK
D.J. DOUBLEDAY

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BY-LAW NO. 2220

A By-law to provide for Tax Exemption for the
B.C. Farm Machinery and Agricultural Museum Association

WHEREAS Section 400 of the "Municipal Act" R.S.B.C. 1979, provides that Council may, by By-law, adopted by two-thirds of its members, exempt from taxation pursuant to Section 273 (a), (b), and (c) of the "Municipal Act" for the next calendar year, land, improvements, or both, on property owned and used exclusively by a horticultural or agricultural society;

AND WHEREAS it is deemed desirable to provide for a taxation exemption pursuant to Section 400 for land owned by the B.C. Farm Machinery and Agricultural Museum Association;

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

1. This By-law may be cited for all purposes as "Langley Township B.C. Farm Museum Tax Exemption By-law No. 2220, 1983".

2. The lands hereinafter described and the buildings and improvements located on those lands are exempt from taxation for the year 1984;

   (a) Lots 4 and 5, Block 15, District Lot 19, Group 2, Plan 8855, New Westminster District, located at 9142 Queen Street, having Roll No. 5521-A0.

   (b) Lot 68, District Lot 19, Group 2, Plan 30531, New Westminster District, located at 9131 Kings Street, and having Roll No. 5526-AA.

READ A FIRST TIME this 31st day of October, 1983.

READ A SECOND TIME this 31st day of October, 1983.

READ A THIRD TIME this 31st day of October, 1983.

RECONSIDERED AND FINALLY ADOPTED, Signed by the Mayor and Clerk and Sealed with the Corporate Seal this 14th day of November, 1983.

W.C. Blair MAYOR Ted Edwards CLERK

SHEEP AND POULTRY COMPENSATION BY-LAW 1985 NO. 2316

BY-LAW NO. 2316

EXPLANATORY MEMO

By-law No. 2316 is a By-law to provide for the payment of compensation to the owners of sheep, goats, poultry, or domestic rabbits that have been destroyed or injured by dogs whose owners are unknown.

The By-law sets out the rates of compensation for the animals, a maximum claim per instance, and establishes the procedures for seeking compensation.

Prior to compensation being approved, the Poundkeeper must review the incident and make a recommendation as to whether or not compensation should be paid.

By-law No. 2316 repeals the previous Sheep/Poultry Compensation By-law No. 1282.

By-law No. 2316 was approved for advancement to the required readings by Council on May 6, 1985.

SHEEP AND POULTRY COMPENSATION BY-LAW 1985 NO. 2316

BY-LAW NO. 2316

A By-law to provide for the payment of compensation to the owners of sheep, goats, poultry, or domestic rabbits killed or injured by dogs whose owners are unknown.

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

1. This By-law may be cited as the "Sheep and Poultry Compensation By-law 1985 No. 2316."

2. COMPENSATION FOR SHEEP, GOATS, POULTRY, OR DOMESTIC RABBITS KILLED

   The owner of any sheep, goats, poultry or domestic rabbits killed or injured by any dog apparently over the age of four months, the owner of which is unknown and, after diligent inquiry cannot be found, is entitled to compensation as provided under the provisions of this By-law, provided funds are available therefor.

3. ANNUAL FUND ESTABLISHED

   There shall be set aside in the Annual Budget an amount to be known as the "Sheep and Poultry Compensation Account", which amount shall be the maximum sum available in that year for the purposes of compensation.

4. CLAIMS

   (a) Persons seeking compensation under this By-law shall notify the Poundkeeper of the killing or injury within twenty-four (24) hours after discovery of the killing or injury of the sheep, goats, poultry or domestic rabbits. Details of the incident shall be completed on the form presented as Schedule "A" to this By-law.

   (b) The Poundkeeper shall, upon being notified pursuant to Section 4 (a) above, complete a report and file it with the Municipal Clerk.

   (c) Where it is shown to the satisfaction of the Municipal Clerk that all the provisions of this By-law have been complied with, the Treasurer shall pay the claimant compensation according to the rates set out in Schedule "B", attached hereto and forming part of this By-law, and entitled "Rates of Compensation under the Sheep and Poultry Compensation By-law."

(d) A claimant has the right of appeal to the Council from any decision made under this By-law, provided that he forwards to the Municipal Clerk within ten (10) days of the decision, notice of intention to appeal.

5. OWNER TO PROTECT ANIMALS AND POULTRY

No claim shall be paid under this By-law unless the Poundkeeper is satisfied that the owner of the sheep, goats, poultry or domestic rabbits submitting the claim has taken all reasonable precautions for protecting such sheep, goats, poultry or domestic rabbits.

6. By-law No.1282 cited as "Sheep and Poultry Compensation By-law, 1969" is hereby repealed.

READ A FIRST TIME the 13th day of May , 1985.

READ A SECOND TIME the 13th day of May , 1985.

READ A THIRD TIME the 13th day of May , 1985.

RECONSIDERED, AND FINALLY ADOPTED, Signed by the Mayor and Clerk and Sealed with the Corporate Seal the 27 day of May , 1985.

Elford Trundal DEPUTY MAYOR Rod Edwards CLERK

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SCHEDULE "A" to BY-LAW NO. 2316

APPLICATION FOR COMPENSATION
under the
"Sheep and Poultry Compensation By-law 1985 No. 2316"

1. NAME _____

2. ADDRESS _____

3. AT _____ a.m./p.m. on _____ 19____, the following were killed or injured by dogs whose owners are unknown.

	No.	Type	Age	Compensation Rate
Sheep				
Lamb				
Goat				
Kid				
Chicken				
Duck				
Turkeys & Goose				
Rabbit				

4. Within 24 hours of (3) I notified the Poundkeeper.

5. I now claim the sum of $ _____ in accordance with the rates of compensation pursuant to By-law No. 2316.

I solemnly declare that the above is a true and correct statement.

_____ _____

Owner's Signature Date

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SCHEDULE "B" TO BY-LAW NO. 2316

RATES OF COMPENSATION
under the
"Sheep and Poultry Compensation By-law 1985 No. 2316"

Sheep	$45.00 each	Maximum claim $180.00
Lamb	35.00 each	Maximum claim $145.00
Goat	50.00 each	Maximum claim $200.00
Kid	25.00 each	Maximum claim $100.00
Chicken	1.50 each	Maximum claim $ 15.00
Duck	2.50 each	Maximum claim $ 25.00
Turkey and Goose	5.00 each	Maximum claim $ 50.00
Rabbit	2.00 each	Maximum claim $ 10.00

POUNDKEEPER COMMENTS

1. Are owners of dogs known? No _____. Yes _____. If yes, owner(s) name(s) and address(es) _____
_____
_____

2. Is property adequately fenced to keep animals in and predators out with minimum 3' page wire? No _____. Yes ____.
Are animals properly caged? No _____. Yes _____. N/A _____.

3. Animals appear to be killed/injured by dogs. No ____. Yes ____.

4. Compensation recommended. No ____. Yes ____. Other _____
(Explain Below)

5. Comments _____
_____
_____
_____
_____

_____ _____
Poundkeeper Date

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

JOINT RECREATION FACILITIES AGREEMENT WITH LANGLEY CITY,
BYLAW 1987 NO. 2468

EXPLANATORY MEMO

Bylaw No. 2468 authorizes the formation of a Joint Facilities Committee with the City of Langley to provide for the operation and management of the Civic Centre and the W.C. Blair Recreation Centre. Both of these centres are owned jointly by the Township and the City.

The terms, conditions, responsibilities, and powers granted to the Facilities Committee are contained in Schedule "A" attached to the Bylaw.

The bylaw also repeals existing Bylaw No. 1792 which provided for a joint Arena Committee for operation and management of the Civic Centre before construction of the W.C. Blair Recreation Centre.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

JOINT RECREATION FACILITIES AGREEMENT WITH LANGLEY CITY,
BYLAW 1987 NO. 2468

A by-law to enter into an agreement with
The Corporation of the City of Langley
for the joint management, maintenance, improvement,
operation, control and use of property for pleasure,
recreation and community uses.

WHEREAS, Section 679 of the "Municipal Act," being Chapter 290 of the Revised Statutes of British Columbia, provides that the Council may by bylaw make agreements, for any term, with other municipalities for the joint management, maintenance, improvement, operation, control and use of property for pleasure, recreation or community uses of the public and held by any municipality party to the agreement, and, for the purpose of giving effect to the agreements, establish in conjunction with the other municipality, joint Boards or Committees;

AND WHEREAS, it is deemed desirable to enter into an agreement with The Corporation of the City of Langley to establish a joint Committee to provide for the management and maintenance of a Civic Centre building, including ice rink facilities, curling facilities and multi-purpose rooms, and an indoor aquatic centre, including multi-purpose rooms;

NOW THEREFORE, the Council of The Corporation of the Township of Langley, in open meeting assembled, ENACTS AS FOLLOWS:

1. The bylaw may be cited for all purposes as the "Joint Recreation Facilities Agreement with Langley City, Bylaw 1987 No. 2468."

2. The Mayor and the Clerk are hereby empowered to sign and affix the Corporate Seal to an agreement, as outlined in Schedule "A", attached hereto, with The Corporation of the City of Langley to provide for the joint management, maintenance, improvement, operation, control, and use of property for pleasure, recreation and community uses.

3. Bylaw No. 1792 cited as "Langley Civic Centre Joint Agreement By-law, 1979" is hereby repealed.

READ A FIRST TIME the 26th day of January , 1987.

READ A SECOND TIME the 26th day of January , 1987.

READ A THIRD TIME the 26th day of January , 1987.

RECONSIDERED AND FINALLY ADOPTED, Signed by the Mayor and Clerk, and Sealed with the Corporate Seal the 2nd day of February , 1987.

Mayor

Clerk

"SCHEDULE A"
TO BYLAW 1987 No. 2468

THIS AGREEMENT dated the Thirty-first day of December, 1986.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP
OF LANGLEY, of 4914 - 221st Street,
Langley, British Columbia,

(hereinafter called the "Township")

OF THE FIRST PART

AND:

THE CORPORATION OF THE CITY OF LANGLEY,
of 5549 - 204th Street, Langley,
British Columbia,

(hereinafter called the "City")

OF THE SECOND PART

WHEREAS the Township and the City have previously agreed to share in the cost of the construction of the recreational facility consisting of a community hall, a curling rink and an ice arena which is commonly referred to as the "Langley Civic Centre" and located at 20699 - 42nd Avenue, in the Township of Langley, on lands which are more particularly known and described as Lot 236, South East Quarter of Section 35, Township 7, Plan 42935, New Westminster District.

AND WHEREAS the Township and the City have previously agreed to share in the cost of the construction of the second recreational facility consisting of an indoor aquatic centre, multi-purpose rooms, studio and other related facilities which is commonly referred to as the "W.C. Blair Recreation Centre" and located at 22200 Fraser Highway, in the Township of

Langley, on lands which are more particularly known and described as Lot 5, South-east Quarter of Section 6, Township 11, Plan 61815, New Westminster District.

AND WHEREAS it is deemed desirable for the citizens of both the Township and the City for the parties hereto to enter into an agreement regarding the management, operation and maintenance of the Langley Civic Centre and the W.C. Blair Recreation Centre.

NOW THEREFORE the parties hereto mutually agree as follows:

1. The Township and the City each covenant and agree to appoint three elected members from their respective Councils to a Recreation Facilities Committee.

2. The said Recreation Facilities Committee shall:

   a) develop a policy guideline manual for the operation of the two recreation facilities which shall be approved by both the City Council and the Township Council.

   b) have operating authority from the Councils of the City and the Township and shall implement approved policies for the two facilities;

   c) have authority to spend money within a budget approved by both Councils;

   d) determine and set down in the policy, the management criteria for the day to day operation, scheduling and

marketing of the two Centres, and shall meet as often as determined necessary by the said Committee for that purpose;

e) annually appoint one of their members to act as Chairman of the Committee who shall preside over the proceedings at all meetings of the Committee and shall be entitled to vote on all matters coming before the Committee.

3. Notwithstanding anything to the contrary, the City Council and the Township Council shall approve the following items:

a) operating and capital budgets;

b) changes to major items in the capital budget;

c) public admission fees and rental rates for both facilities.

d) amendments to the policy guideline manual.

4. a) The Township hereby covenants and agrees to operate and maintain the facilities composing the Langley Civic Centre and to place and maintain comprehensive public liability insurance and property damage insurance providing coverage up to $3,000,000.00 inclusive against liability for bodily injury or death or damage to property on an all risk occurence basis.

b) The Township covenants and agrees to:

i) hire and appoint a Civic Centre Manager upon the recommendation of the Committee;

ii) hire and appoint such other staff members as may be necessary to carry out the policies established by the Municipalities;

iii) and to operate the Langley Civic Centre on a day to day basis.

c) The Township covenants and agrees to submit by November 1 of each year, to the City for the approval by the City, the estimated annual budget for the maintenance, management and operation of the Langley Civic Centre.

d) The City shall approve the budget by November 30th in each year and failing such approval, the budget shall be settled and determined by arbitration pursuant to the Arbitration Act of the Province of British Columbia on or before the 31st day of December in the year in which the budget was submitted.

e) After the annual budget for the management, maintenance and operation of the Langley Civic Centre has been agreed upon or settled in each year, the City shall during the next year (the year that the budget is in effect for) pay to the Township, the City's share of such cost which shall be determined by multiplying the total cost for the year by the

quotient obtained by dividing the value of the total school assessment for that year within the City by the total School District assessment for that year within the Township and the City. As at the date of this agreement, the City's share of the cost as determined by such formula is approximately 25% of the total cost and the parties understand and agree that the exact percentage may vary from year to year depending upon School District No. 35 assessments in the City and the Township.

f) The Township will invoice the City on a semi annual basis (March 31 for the period January 1 to June 30 and on September 30 for the period July 1 to December 31) for the City's share of the operation of the Langley Civic Centre and the City covenants and agrees to pay its share of the costs to the Township forthwith, upon the receipt of such invoices.

5. a) The City and Township shall consider entering into an agreement with the Langley YM-YWCA for the operation and management of the W.C. Blair Recreation Centre. If an agreement is enacted, the budget (hereinafter referred to as the "Y Budget") for each year, submitted by the said YM-YWCA shall be approved by both the City Council and the Township of Langley by November 30th in each year. The budget for the year 1986 shall be as attached to and forming part of this agreement.

b) The administration of the agreement with the YM/YWCA shall be carried out by the Township.

c) The Township covenants and agrees to submit by November 1 of each year, to the City for approval by the City, the estimated annual budget (hereinafter referred to as the "Township Budget") for administration of the contract with the YM/YWCA, insurance costs, if any, landscaping maintenance costs and other expense incurred by the Township in carrying out the administration of the said agreement with the Y.

d) The City shall approve the budget by November 30 in each year and failing such approval, the budget shall be settled and determined by arbitration pursuant to the Arbitration Act of the Province of British Columbia on or before the 31st day of December in the year in which the budget was submitted.

e) After the annual Y budget (which does not include the Township budget) for the management, maintenance and operation of the W. C. Blair Recreation Centre has been agreed upon or settled in each year, the City and the Township shall both during the next year (the year that the budget is in effect for) pay to the Langley YM-YMCA, their respective share of such cost which shall be determined by multiplying the total cost for the year by the quotient obtained by dividing the value of the total School District assessment for that year within the City by the total school assessment for that year within the Township and the City. As at the date of this agreement, the City's share of the cost as determined by such formula is approximately 25% of the total cost and the Township share is

approximately 75% of the total cost. The parties understand and agree that the exact percentage may vary from year to year depending upon School District No. 35 assessments in the City and the Township.

f) The Township will invoice the City on a semi annual basis, (March 31 for the period January 1 to June 30 and on September 30 for the period July 1 to December 31) for the City's share of the administration of the contract (the Township budget) with the said YM/YWCA and the City covenants and agrees to pay its share of the costs to the Township forthwith, upon receipt of such invoices.

6. The Township of Langley may charge to the City, and the City shall pay if so levied, an administration fee at a rate to be agreed upon from time to time between the parties, of the City's portion, as determined under Section 4 e) hereof, of the total actual expenditures of the Civic Centre. The administration costs by the Township of Langley associated with the Recreation Centre, shall be included under Section 5 c) hereof.

7. This agreement shall remain in effect for a period of twenty years from the First day of January, 1987. Either party may cancel this agreement upon sixty (60) days written notice to the other party.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

The Corporate Seal of THE CORPORATION OF THE TOWNSHIP OF LANGLEY was hereunto affixed in the presence of its duly authorized officers;

_____
MAYOR

_____
CLERK

The Corporate Seal of THE CORPORATION OF THE CITY OF LANGLEY was hereunto affixed in the presence of its duly authorized officers;

R.F. Eavingwood
MAYOR

R. D. Wilson
CLERK

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PARKS REGULATION BY-LAW, 1976 NO. 1575 AMENDMENT BYLAW 1988 NO. 2670

EXPLANATORY MEMO

Bylaw No. 2670 amends Section 6 of our existing Parks Bylaw to reflect that parks close at sundown each day of the year and open at 9 a.m. the following day.

The existing Parks Bylaw regulates evening use of the park by providing that during the months of April through October, parks close at 10 p.m., and during the months November through March, they close at 6 p.m.

The change to close the park at sundown will assist police authorities in exercising their powers to clear parks in late evenings.

Council approved amending the bylaw on August 29, 1988, pursuant to Report No. 88-419.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PARKS REGULATION BY-LAW, 1976 NO. 1575 AMENDMENT BYLAW 1988 NO. 2670

A bylaw to amend the Parks Regulation Bylaw to reflect that parks close at Sundown each day of the year and open at 9 a.m. the following day

WHEREAS it is deemed expedient to amend the Parks Regulation Bylaw to regulate evening use of parks;

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 as "Parks Regulation By-law, 1976 No. 1575 Amendment Bylaw 1988 No. 2670."

2. Bylaw No. 1575 cited as "Parks Regulation By-law, 1976" is amended by deleting Section 6 and substituting the following therefor:

   "(6). All parks in the Township of Langley shall be closed to the public and to all vehicles each day of the year from sundown until 9 a.m. of the following day and all persons found therein shall be treated as being in the park unlawfully. Provided, however, any person who has entered into a contract with the Township, to rent or to use the park(s) or who is in attendance at a legitimate function held in the park(s) for which a contract has been entered into is exempt from this section. The foregoing restrictions shall not apply to officers, officials, and employees of the Township who must in the course of their duties be in a park during hours of closure, nor to Township vehicles used by those personnel carrying out their duties during the closure hours. This section shall not apply to a park caretaker or his family residing in a park or to any guests of the caretaker or his family."

READ A FIRST TIME THE 12th day of December , 1988.

READ A SECOND TIME the 12th day of December , 1988.

READ A THIRD TIME the 12th day of December , 1988.

RECONSIDERED AND ADOPTED the 19th day of December , 1988.

Mayor

Clerk

EXPLANATORY NOTE

LANGLEY LICENCED PREMISES ENTERTAINMENT BYLAW 1991 NO. 3104

Bylaw No. 3104 prohibits "exotic performers" from being presented as entertainment in Neighbourhood Pubs in the Township of Langley.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY LICENCED PREMISES ENTERTAINMENT BYLAW 1991 NO. 3104

A Bylaw to prohibit certain types of
entertainment in premises licenced under
the Liquor Control and Licencing Act

WHEREAS pursuant to Section 50(1) of the Liquor Control and Licencing Act, R.S.B.C. 1979 Chap. 237, the Council may restrict or prohibit any or all of the types of entertainment permitted under the Regulations pursuant to that Act or the terms and conditions of a licence issued pursuant to that Act.

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 as the "Licenced Premises Entertainment Regulation Bylaw 1991 No. 3104".

2. In this Bylaw "Exotic Performer" means a person who:

   (a) removes a majority or all of that person's clothing;

   (b) is nude;

   (c) exposes any portion of that person's pubic area to view by another person; or

   (d) exposes that person's female breasts to view by another person.

3. All types of entertainment involving an Exotic Performer are prohibited in any premises which is licenced under the Liquor Control and Licencing Act as a Neighbourhood Public House ("D" Licence).

4. No person, being the holder of a licence for a Neighbourhood Public House ("D" Licence) under the Liquor Control and Licencing Act to operate any premises in the Township of Langley, shall suffer or permit any type of entertainment in such premises involving an Exotic Performer.

5. Any person who contravenes or violates any provision of this Bylaw or who suffers or permits any act or thing to be done in contravention or violation of this Bylaw commits an offence and, on summary conviction, shall be liable to a fine of not less than $500.00 and not more than the maximum penalties provided under the Offence Act and, where the offence is a continuing one, each day that the offence continues shall constitute a separate offence.

READ A FIRST TIME the 9th day of December , 1991.

READ A SECOND TIME the 9th day of December , 1991.

READ A THIRD TIME the 9th day of December , 1991.

RECONSIDERED AND ADOPTED the 16th day of December , 1991.

MAYOR CLERK

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ARCADE AND POOL HALL BYLAW 1992 NO. 3188

EXPLANATORY MEMO

Bylaw No. 3188 will replace Bylaw No. 2218 regulating the operation of arcades and pool halls within the Township. The significant changes between Bylaw No. 2218 and Bylaw No. 3188 are:

- The definition of "Arcade" has been changed to exclude class "A" licenced establishments and public recreation, entertainment or assembly use permitted under Land Use Contract No. 74.

- A definition of "Floor area" has been added where "Floor area" means the total area of any portion of a building regulated by Land Use Contract No. 74 and used for public recreation, entertainment or assembly use.

- The definition of "Pool Hall" has been changed to exempt class "A" licenced establishments.

- A standard administrative section has replaced the current sections regulating disorderly conduct, inspections and suspension of business licences.

- The maximum penalty for violation of the provisions of the bylaw has been increased from $1,000.00 to $2,000.00 to be consistent with other Township bylaws.

- Exemptions from the restrictions on hours of operation have been provided for arcades operating within regional malls on land covered by Land Use Contract No. 74 (i.e. Willowbrook Mall).

- Exemptions from the restriction on ages of children allowed to be on the premises of an arcade or to play the amusement machines have been made for arcades in regional malls covered by Land Use Contract No. 74 (i.e Willowbrook Mall), where supervision of minors is provided by the operator at the request of a parent or legal guardian.

CL8/14-18

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ARCADE AND POOL HALL BYLAW 1992 NO. 3188

A Bylaw to regulate the Operation of
Arcades and Pool Halls

WHEREAS, under the provisions of Section 526 of the "Municipal Act," being Chapter 290 of the Revised Statutes of British Columbia, 1979, a Municipal Council may by bylaw regulate the carrying on of business in the Municipality for the purpose of protecting the public or preventing or minimizing nuisances;

AND WHEREAS, it is deemed necessary to regulate the operation of Arcades and Pool Halls;

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

PART 1 - ADMINISTRATION

1.1 TITLE

This Bylaw may be cited as the "Arcade and Pool Hall Bylaw 1992 No 3188."

1.2 APPLICATION

This Bylaw shall apply to all the Township of Langley

1.3 DEFINITIONS

In this Bylaw, unless the context otherwise requires:

"Amusement machine" means any device or machine with a display that is mechanically, electronically or otherwise operated by the insertion of a slug, a coin, or coins, and which is primarily for the amusement and enjoyment of the public.

"Arcade" means any place where more than four (4) amusement machines are kept and the public may attend to play the various amusement machines, other than;

a) an establishment holding a current class "A" liquor licence under the Liquor Control and Licencing Act, or,

b) a public recreation, entertainment or assembly use permitted under Land Use Contract No. 74 in which a maximum of 10% of the floor area is used for amusement machines and where no less than 4 m^2 of floor space is provided for each machine.

"Floor area" means the total area of any portion of a building regulated by Land Use Contract No. 74 and used for a public recreation, entertainment or assembly use.

"Operator" means any person who, as a proprietor, lessee, manager, employee, or otherwise, carries on the business of keeping a pool hall or arcade, whether such pool hall or arcade is separated from or connected with other premises.

"Pool" includes the games of pool, billiards, snooker, or other similar games played on a table.

"Pool hall" means a place other than an establishment holding a current Class "A" liquor licence under the Liquor Control and Licencing Act where more than three pool tables are kept and the public may attend to play pool.

1.4 SEVERABILITY

If any portion of this bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, it shall not affect the validity of the remaining parts of this bylaw.

1.5 POWERS

The Licence Inspector, Property Use Inspector or a Peace Officer may enter any building or premises at any reasonable time for the purposes of administering this bylaw.

1.6 PROHIBITIONS

No person or persons may operate an arcade or pool hall unless they are the holders of a valid and subsisting Business Licence issued under the provisions of the Township of Langley Business Licence Bylaw 1988 No. 2626 as amended.

1.7 PENALTIES

Any person who violates any provision of this Bylaw or who suffers or permits any act or thing to be done in contravention of any of the provisions of this Bylaw, or neglects to do or refrains from doing anything required to be done by any of the provisions of this Bylaw is guilty of an offence and shall be liable, upon summary conviction, to a penalty not exceeding Two Thousand Dollars ($2,000.00) and to imprisonment to a term not exceeding six (6) months.

PART 2 - REGULATIONS

2.1 HOURS OF OPERATION

Except in an enclosed mall in an area regulated by Land Use Contract 74 where the hours of operation are governed by the mall management, no operator of an arcade or pool hall shall permit any amusement machine to be operated, game of pool to be played or any member of the public to remain on the premises between the hours of twelve o'clock midnight (24:00 hours) and eleven o'clock in the morning (11:00 hours).

2.2 MINIMUM AGE

Except for an arcade in an enclosed regional mall in an area regulated by Land Use Contract 74 where supervision of minors is provided by the operator at the request of a parent or legal guardian:

(a) No person under the age of sixteen years, shall enter or remain in any arcade or pool hall unless accompanied by a parent or legal guardian, and no person under the age of sixteen years shall loiter about the premises upon which an arcade or pool hall is situated.

(b) No arcade or pool hall operator shall permit any person under the age of sixteen years, to be on the premises of the arcade or pool hall unless accompanied by a parent or legal guardian;

(c) No person under the age of sixteen years, shall operate any amusement machine in an arcade or play pool in a pool hall unless accompanied by a parent or legal guardian.

(d) No operator of any arcade or pool hall shall permit any person under the age of sixteen years to operate any amusement machine in an arcade or play pool in a pool hall unless accompanied by a parent or legal guardian.

2.3 PROOF OF AGE

Where reasonable doubt exists as to whether the age of a person on the premises of a pool hall or arcade is sixteen years or over, the operator, Licence Inspector, Property Use Inspector or Peace Officer may demand two pieces of documented proof of age from any person on the premises of the arcade or pool hall and shall require any person, who is unable to provide documented proof of age, to leave the premises of the arcade or pool hall.

2.4 VISIBILITY

Every arcade and pool hall operator shall keep the premises well lit and clean, and shall not cover up any windows in a manner so as to prevent a clear view of the interior of the premises.

PART 3 - ADOPTION

3.1 BYLAWS REPEALED

"The Langley Arcade and Pool Hall Regulations By-law 1983 No. 2218" and amendments thereto are hereby repealed.

READ A FIRST TIME the	2nd	day of	November	, 1992.
READ A SECOND TIME the	2nd	day of	November	, 1992.
READ A THIRD TIME the	14th	day of	December	, 1992.
RECONSIDERED AND ADOPTED the	21st	day of	December	, 1992.

MAYOR CLERK

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

THE TOWNSHIP OF LANGLEY PROHIBITION OF SOIL REMOVAL BYLAW 1988 NO. 2642 AMENDMENT BYLAW 1992 NO. 3190

EXPLANATORY MEMO

Bylaw No. 3190 provides for the exemption of property located at 27413 - 8th Avenue from the prohibition of Soil Removal Bylaw No. 2642.

Exempting the property at 27413 - 8th Avenue from the prohibition of Soil Removal will allow West Coast Aggregates to remove gravel from the property. Council, on October 5th, 1992 pursuant to Report No. 92-374 authorized West Coast Aggregates to remove gravel from property at 27413 - 8th Avenue conditional upon a legal agreement being entered into based on the Township's draft Soil Removal Bylaw No. 2499.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

THE TOWNSHIP OF LANGLEY PROHIBITION OF SOIL REMOVAL BYLAW 1988 NO. 2642 AMENDMENT BYLAW 1992 NO. 3190

WHEREAS as the Council of The Corporation of the Township of Langley has adopted Bylaw No. 2642 which prohibits the removal of soil, sand, gravel, rock or other substance of which land is composed except for conditions and lands outlined in Section 2 of Bylaw No. 2642;

WHEREAS Schedule 'A' to Bylaw No. 2642 provides the legal description of those lands which are exempted from the prohibition of soil removal;

AND WHEREAS it is deemed desirable to add to Schedule 'A' the legal description of lands located at 27413 - 8th Avenue;

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 as "The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642 Amendment Bylaw 1992 No. 3190."

2. Bylaw No. 2642 cited as "The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642" is amended by adding the following legal description to Schedule 'A' of Bylaw No. 2642:

   "P.I.D. 013-331-400, Part West 1/2 of East 1/2 of South 1/2 of SW 1/4, Section 8, Township 13, New Westminster District."

READ A FIRST TIME the	19th	day of	October	, 1992.
READ A SECOND TIME the	19th	day of	October	, 1992.
READ A THIRD TIME the	19th	day of	October	, 1992.
RECONSIDERED AND ADOPTED the	1st	day of	February	, 1993.

MAYOR CLERK

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

THE TOWNSHIP OF LANGLEY PROHIBITION OF SOIL REMOVAL BYLAW 1988 NO. 2642 AMENDMENT BYLAW 1993 NO. 3233

EXPLANATORY MEMO

Bylaw No. 3233 provides for the exemption of property located at 1030 - 272 Street from the prohibition of Soil Removal Bylaw No. 2642.

Exempting the property at 1030 - 272 Street from the prohibition of Soil Removal will allow the Township to remove gravel from the property. Council, on January 11th, 1993 pursuant to Report No. 93-6 authorized the Township to purchase the gravel berm adjacent to the Township's Jackman pit conditional upon a legal agreement being entered into and adoption of a bylaw to allow the gravel removal. A public meeting will be held before consideration of adoption of Bylaw 3233.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

THE TOWNSHIP OF LANGLEY PROHIBITION OF SOIL REMOVAL BYLAW 1988 NO. 2642 AMENDMENT BYLAW 1993 NO. 3233

WHEREAS as the Council of The Corporation of the Township of Langley has adopted Bylaw No. 2642 which prohibits the removal of soil, sand, gravel, rock or other substance of which land is composed except for conditions and lands outlined in Section 2 of Bylaw No. 2642;

WHEREAS Schedule 'A' to Bylaw No. 2642 provides the legal description of those lands which are exempted from the prohibition of soil removal;

AND WHEREAS it is deemed desirable to add to Schedule 'A' the legal description of lands located at 1030 - 272 Street;

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 as "The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642 Amendment Bylaw 1993 No. 3233."

2. Bylaw No. 2642 cited as "The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642" is amended by adding the following legal description to Schedule 'A':

   "P.I.D. 010-299-963, Lot 1, Section 8, Township 13, Part SW 1/4, Plan 17643, New Westminster District."

READ A FIRST TIME the	3rd	day of	May	, 1993.
READ A SECOND TIME the	3rd	day of	May	, 1993.
HEARING HELD the	7th	day of	June	, 1993.
READ A THIRD TIME the	14th	day of	June	, 1993.
RECONSIDERED AND ADOPTED the	21st	day of	June	, 1993.

MAYOR CLERK

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LOCAL GOVERNMENT ELECTION PROCEDURE 1993 BYLAW NO. 3298

EXPLANATORY MEMO

Bylaw No. 3298 provides for election procedures in accordance with recent amendments pursuant to Bill 35 of the "Municipal Act". The new bylaw covers three specific areas relating to elections dealing with the list of voters, advance voting opportunities and special voting opportunities.

The Local Elections Reform Act 1993, being Bill 35, provides that municipalities, instead of maintaining an ongoing registrar of resident electors may, by bylaw, provide for use of the provincial list of voters prepared by Elections B.C. The provincial list of voters becomes the registrar of resident electors for a municipality and must be applicable no later than 52 days before general voting day for any election. The opportunity is still provided pursuant to Bill 35 for people who are not on the list of voters to register on voting day provided they meet the qualifications to vote. The new Bill does, however, provide certain restrictions for those non-resident electors who are property owners. Property electors, to register on voting day, must obtain a certificate at least 14 days before general voting day from the Municipal Clerk, must provide proof satisfactory that they will be entitled to register, must have the written consent from other registered owners of the real property (as only one property elector is permitted per property to be eligible to vote). As the list of electors maintained by Elections B.C. is updated every two weeks, there is no advantage in the municipality maintaining a similar list.

Requirements for holding an advance poll are now referred to as an advance voting opportunity and in accordance with the new Act, must be held on the tenth day preceding general voting day and at least one other voting day.

It is deemed advisable to conduct the advance poll on the tenth day before voting day and also, on the fifth, fourth and third days before voting day. The fifth, fourth and third would be the Monday, Tuesday and Wednesday preceding the general voting day on Saturday. These arrangements alleviate any possible difficulties in the November 11th date falling on a day that may be scheduled for an advance poll or the advance poll being held on a Saturday or Sunday. The location of the advance poll would remain at the Municipal Hall with the hours from 8:00 a.m. to 8:00 p.m.

Under the new legislation, mobile polls are now referred to as special voting opportunities and the new bylaw reflects the new name. The locations and times for the special voting opportunities are those currently established by Council pursuant to Bylaw No. 3249.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LOCAL GOVERNMENT ELECTION PROCEDURE 1993 BYLAW NO. 3298

A bylaw to provide for the determination of various procedures for the conduct of local government elections and other voting.

WHEREAS under the terms of the "Municipal Act" the Council may, by bylaw, determine various procedures and requirements to be applied in the conduct of local government elections and other voting;

AND WHEREAS the Council of the Corporation of the Township of Langley wishes to establish various procedures and requirements under that authority;

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 as "Township of Langley Local Government Election Procedure 1993 Bylaw No. 3298."

2. (a) As authorized under Section 60 of the "Municipal Act" the most current list of voters prepared under the "Election Act", existing at the time an election or other voting is to be held, is deemed to be the registrar of resident electors for the Corporation of the Township of Langley;

   (b) The Provincial List of Voters becomes the Registrar of Resident Electors no later than 52 days before general voting day for each election or other voting for the Municipality.

3. (a) In addition to the advance voting opportunity that must be held from 8:00 a.m. to 8:00 p.m. on the 10th day before general voting day pursuant to Section 97 of the "Municipal Act", there is hereby authorized under Section 98 of the "Municipal Act" additional advanced voting opportunities to be held in advance of general voting on the third, fourth and fifth days before general voting day between the hours of 8:00 a.m. and 8:00 p.m.;

   (b) The advance poll shall be held at the Municipal Hall, 4914 - 221 Street, Langley, B.C.

4. To give electors who may otherwise be unable to vote an opportunity to do so, the Council will provide a special voting opportunity as authorized under Section 99 of the "Municipal Act" for each election or other voting at the location and times on general voting day as follows:

   (a) Jackman Manor, 27477 - 28th Avenue, Aldergrove, from 8:00 a.m. to 9:00 a.m.

(b) Simpson's Private Hospital, 8838 Glover Road, Fort Langley, from 9:45 a.m. to 10:15 a.m.

(c) Cedar Hill Hospital, 22051 Fraser Highway, Langley from 11:00 a.m. to 12:00 noon.

(d) Maple Hill Hospital, 22051 Fraser Highway, Langley from 1:00 p.m. to 2:00 p.m.

(e) Langley Memorial Hospital, 20051 Fraser Highway, Langley from 2:15 p.m. to 6:30 p.m.

5. The order of names on the ballots is to be determined by lot and the procedure for conduct and determination will be as set out in Section 107 of "The Local Elections Reform Act, 1993".

6. Bylaw No. 2443 cited as "Advance Poll Bylaw 1986 No. 2443" and Bylaw No. 2964 cited as "Mobile Poll Bylaw 1993 No. 3249" are hereby repealed.

READ A FIRST TIME the	26th	day of	July	, 1993.
READ A SECOND TIME the	26th	day of	July	, 1993.
READ A THIRD TIME the	26th	day of	July	, 1993.
RECONSIDERED AND ADOPTED the	23rd	day of	August	, 1993.

MAYOR CLERK

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

THE TOWNSHIP OF LANGLEY PROHIBITION OF SOIL REMOVAL BYLAW 1988 NO. 2642 AMENDMENT BYLAW 1993 NO. 3330

EXPLANATORY MEMO

Bylaw No. 3330 provides for the exemption of property located at 26055 Zero Avenue from the prohibition of Soil Removal Bylaw No. 2642.

Exempting the property at 26055 Zero Avenue from the prohibition of Soil Removal will allow Brondell Holsteins Ltd. (Bruno Giacomazzi) to remove gravel from the property. Council, on October 25th, 1993 pursuant to Report No. 93-418 authorized Brondell Holsteins Ltd. (Bruno Giacomazzi) to remove gravel from property at 26055 Zero Avenue conditional upon a legal agreement being entered and subject to exemption from Prohibition of Soil Removal Bylaw No. 2642.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

THE TOWNSHIP OF LANGLEY PROHIBITION OF SOIL REMOVAL BYLAW 1988 NO. 2642 AMENDMENT BYLAW 1993 NO. 3330

WHEREAS as the Council of The Corporation of the Township of Langley has adopted Bylaw No. 2642 which prohibits the removal of soil, sand, gravel, rock or other substance of which land is composed except for conditions and lands outlined in Section 2 of Bylaw No. 2642;

AND WHEREAS Schedule 'A' to Bylaw No. 2642 provides the legal description of those lands which are exempted from the prohibition of soil removal;

AND WHEREAS it is deemed desirable to add to Schedule 'A' the legal description of lands located at 26055 Zero Avenue;

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 as "The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642 Amendment Bylaw 1993 No. 3330."

2. Bylaw No. 2642 cited as "The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642" is amended by adding the following legal description to Schedule 'A' of Bylaw No. 2642:

   "P.I.D. 007 858 221, West Half of the South East Quarter, Section 1, Township 10 EXCEPT: FIRSTLY: North West 660 feet by 1320 feet having a frontage of 660 feet on the North boundary by 1320 feet on the West boundary of the said South East Quarter SECONDLY: North 33 feet THIRDLY: Parcel "A" (Bylaw Plan 40863), New Westminster District."

READ A FIRST TIME the	1st	day of	November	, 1993.
READ A SECOND TIME the	1st	day of	November	, 1993.
READ A THIRD TIME the	15th	day of	November	, 1993.
RECONSIDERED AND ADOPTED the	22nd	day of	November	, 1993.

MAYOR CLERK

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

THE TOWNSHIP OF LANGLEY PROHIBITION OF SOIL REMOVAL BYLAW 1988 NO. 2642 AMENDMENT BYLAW 1994 NO. 3365

EXPLANATORY MEMO

Bylaw No. 3365 provides for the exemption of property located at the MacDonald Cedar Mill in Fort Langley from the prohibition of Soil Removal Bylaw No. 2642.

Exempting the property at the MacDonald Cedar Mill in Fort Langley from the prohibition of Soil Removal will allow for the removal of sand from Bedford Channel to allow continued mill operations. The sand will be stockpiled and subsequently removed from the Mill property.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

THE TOWNSHIP OF LANGLEY PROHIBITION OF SOIL REMOVAL BYLAW 1988 NO. 2642 AMENDMENT BYLAW 1994 NO. 3365

WHEREAS as the Council of The Corporation of the Township of Langley has adopted Bylaw No. 2642 which prohibits the removal of soil, sand, gravel, rock or other substance of which land is composed except for conditions and lands outlined in Section 2 of Bylaw No. 2642;

AND WHEREAS Schedule 'A' to Bylaw No. 2642 provides the legal description of those lands which are exempted from the prohibition of soil removal;

AND WHEREAS it is deemed desirable to add to Schedule 'A' the legal description of lands located at 9269 Glover Road, Fort Langley;

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 as "The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642 Amendment Bylaw 1994 No. 3365."

2. Bylaw No. 2642 cited as "The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642" is amended by adding the following legal description to Schedule 'A' of Bylaw No. 2642:

   "P.I.D. 009-953-728, Lot "G", District Lot 79, Group 2, New Westminster District, Plan 14343."

READ A FIRST TIME the	28th	day of	March	, 1994.
READ A SECOND TIME the	28th	day of	March	, 1994.
PUBLIC MEETING HELD the	9th	day of	May	, 1994
READ A THIRD TIME the	30th	day of	May	, 1994.
RECONSIDERED AND ADOPTED the	13th	day of	June	, 1994.

MAYOR _____ CLERK

9-100

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL EXPENSE BYLAW 1994 NO. 3405

EXPLANATORY MEMO

Bylaw No. 3405 provides for reimbursement of expenses incurred when a Council member is representing the Municipality, engages in Municipal business or attending meetings, courses or conventions outside the boundaries of Langley Township or Langley City.

Pursuant to Section 267 of the "Municipal Act" a bylaw must be adopted to provide for the reimbursement of expenses to a member of Council.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL EXPENSE BYLAW 1994 NO. 3405

A bylaw to provide for the payment of expenses
to members of Council while on Municipal business.

WHEREAS Section 267 of the "Municipal Act" empowers Council to provide for payment of certain expenditures and expenses by Council members while the member is on municipal business;

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 as "Council Expense Bylaw 1994 No. 3405."

2. Council members shall be reimbursed expenses incurred when a Council member is:

   a) representing the Municipality beyond the boundaries of Langley Township or Langley City;

   b) engaging in Municipal business beyond the boundaries of Langley Township or Langley City; or

   c) attending a course or convention beyond the boundaries of Langley Township or Langley City.

3. The types of expenses and expenditures that may quality for payment under Section 2 are:

   a) hotels;
   b) transportation other than by way of a Council member's own motor vehicle;
   c) transportation by way of a Council member's own motor vehicle;
   d) telephone or facsimile transmission;
   e) photocopying;
   f) meals;
   g) car rentals;
   h) travel insurance;
   i) parking;
   j) registration fees.

4. Reimbursement for transportation by the use of the member's own motor vehicle shall be at the prevailing rate as contained in the Collective Agreement or, if at a lower cost, the economy air fare including ground transportation costs to and from airports.

5. All expenditures must be supported by original receipts.

6. The Treasurer may accept a claim without a receipt where no receipt could be obtained or the receipt was lost, upon submission of a signed declaration that the expense was incurred provided the Treasurer shall obtain Council's authorization in advance for payment of any claim in excess of $50.00 that is not supported by receipts.

7. A claim for reimbursement of any personal expenditures or extraordinary expenses not covered by this bylaw shall be submitted in writing with supporting receipts to Council through the Treasurer for Council's consideration.

READ A FIRST TIME the	11th	day of	July	, 1994.
READ A SECOND TIME the	11th	day of	July	, 1994.
READ A THIRD TIME the	11th	day of	July	, 1994.
RECONSIDERED AND ADOPTED the	25th	day of	July	, 1994.

Mayor Rod Edwards Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SECURITY ALARM SYSTEM REGULATION

BYLAW 1995 NO. 3486

EXPLANATORY MEMO

The purpose of Bylaw No. 3486 is to provide for the establishment of a fee for service to be paid by the owner or occupier of real property to which Fire or Policing services are provided in response to the second or subsequent false alarm of a security alarm system in a 6 month period.

Council, on November 27, 1995, authorized preparation of a Fee for Service Bylaw for excessive alarms pursuant to Report No. 95-240.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SECURITY ALARM SYSTEM REGULATION

BYLAW 1995 NO. 3486

A Bylaw to Establish a Fee for Service for Responding to a False Alarm of a Security System.

WHEREAS section 932.1 of the "Municipal Act" provides that Council may establish fees to be paid by the owner or occupier of real property to which services are provided in response to a false alarm of a security system;

AND WHEREAS false alarms are being permitted in some instances, to occur by the owners or users of such security alarm systems;

AND WHEREAS these false alarms require unnecessary emergency responses from Fire and Police personnel;

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 as "Security Alarm System Regulation Bylaw 1995 No. 3486."

2. In this Bylaw, the following definitions shall apply:

   a) **alarm system** means a device or devices installed on or in real property and designed to emit sound, or transmit an electrical or electronic signal in the event of fire, unauthorized entry, intrusion, other emergency, or holdup.

   b) **false alarm** means any activation of an alarm system, done intentionally or unintentionally, including activation by malfunction of the alarm system which causes the unnecessary response of the R.C.M.P. or the Fire Department or both.

3. An owner or occupier of real property to which attendance of the R.C.M.P. or the Fire Department is made as a result of a false alarm generated by an alarm system shall pay the following fee for service:

   For any 6 month period

Description	Cost
first false alarm response	No Fee
second and subsequent false alarm response	$ 50.00

4. The owner of real property shall be responsible for the proper use, installation, maintenance and operation of any security alarm system or alarm system installed on or in the real property to ensure the prevention of false alarms.

5. This Bylaw does not apply to fire alarm systems that are intended to alert only the occupants of the dwelling unit in which they are installed.

6. Fees payable by an owner or occupier of real property pursuant to Section 3 shall be paid to the Corporation of the Township of Langley within 15 days of the date of the false alarm response. In addition to any rights and remedies The Corporation of the Township of Langley may have with respect to collection of fees payable, any fees established under this Bylaw remaining unpaid on December 31st in any year shall be added to and form part of the taxes payable on the real property in respect of which the fee was payable as taxes in arrear.

READ A FIRST TIME the	18th	day of	December	, 1995
READ A SECOND TIME the	18th	day of	December	, 1995
READ A THIRD TIME the	18th	day of	December	, 1995
RECONSIDERED AND ADOPTED the	8th	day of	January	, 1996

Mayor

Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW
1995 NO. 3482 AMENDMENT BYLAW 1995 NO. 3577

EXPLANATORY MEMO

Bylaw No. 3577 sets the flat rate and minimum charge for metered water customers at $62.50 for each six-month period on the first 110 cubic metres used and $0.1455 per cubic metre for the remainder. The rate for water purchased for resale is set at $0.28 per cubic metre.

Current rates for metered water customers are $67.10 on the first 110 cubic metres per six-month period and $0.1164 for the remainder. The current rate for water purchased for resale is $0.25 per cubic metre.

The flat rate for residential customers will be $125.00. The current rate is $115.46.

Water user rates are being raised due to a deficit in the water fund, and to cover the increasing expenses of providing water to Langley customers. The metered flat rate minimum charge is being lowered so that it is consistent with the residential flat rate.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW
1995 NO. 3482 AMENDMENT BYLAW 1995 NO. 3577

WHEREAS Bylaw No. 3482, cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 3482;

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 as "Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1995 No. 3577."

2. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" is amended by deleting Section 1, Section 2, Section 7, and Section 8 of Schedule "A" attached to Bylaw 3482 and substituting the following therefor:

"1. **BASIC RATES**

The annual flat rate for a distinct premises is $125.00.

Where there are two or more distinct premises on one property, the basic rate will be multiplied by the number of distinct premises.

Where there is multiple occupancy of a building, the basic rate shall be multiplied by the number of distinct occupancies."

"2. **RATES FOR METERED SERVICE**

The two (2) annual meter billings are based on the consumption for the preceding six (6) month period:
The first 110 cubic metres at a flat rate of $62.50 per distinct premises.
The remainder at $.01455 per cubic metre.
The minimum charge for each six month period is $62.50 per distinct premises plus meter rent."

"7. **WATER PURCHASED FOR RESALE**

The rate for such water use is $0.28 per cubic metre."

"8. **MUNICIPAL STANDPIPE USE**

Payment for an estimate of amount of water to be used over a period of one year is required.

Prepayment for such water use is $0.28 per cubic metre."

READ A FIRST TIME the	4th	day of	December	, 1995.
READ A SECOND TIME the	4th	day of	December	, 1995.
READ A THIRD TIME the	4th	day of	December	, 1995.
RECONSIDERED AND ADOPTED the	11th	day of	December	, 1995.

Mayor Clerk

LANGLEY WATERWORKS REGULATION BYLAW 1995

NO. 3482

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482.....1
Consolidated for convenience only as amended by Bylaws 3577, 3602, 3614 (96.05.13), 3661 (96.12.16) 3672 (97.01.13), 3706 (97.05.05) 3787 (98.03.16) 3868 (99.03.01) 4071 (01.05.07), (4133 (02.04.22).....1
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LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482

CONSOLIDATED FOR CONVENIENCE ONLY
AS AMENDED BY BYLAWS 3577, 3602, 3614 (96.05.13), 3661 (96.12.16) 3672 (97.01.13), 3706 (97.05.05) 3787 (98.03.16) 3868 (99.03.01) 4071 (01.05.07), 4133 (02.04.22)

A Bylaw to regulate the Water Works System, water supply and rates.

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

1. THIS BYLAW MAY BE CITED AS THE

"LANGLEY WATERWORKS REGULATION BYLAW 1995 NO 3482."

PART I INTERPRETATION

2. DEFINITIONS

In this Bylaw, unless the context otherwise requires:

BACK FLOW PREVENTION DEVICE means a mechanical device intended to prevent the entry of undesirable substances into the potable water system.

COLLECTOR means the Municipal Collector of the Corporation of the Township of Langley or his authorized representative.

COMMERCIAL UNIT means one or more habitable rooms occupied or intended to be occupied for commercial use, whether or not such unit is located within a commercial zone. Bylaw 3614

COUNCIL means the Municipal Council of the Corporation of the Township of Langley.

CURB STOP means the municipally owned valve on a service located at the customer's property line.

CUSTOMER or OWNER means the owner of real property as set out in the Municipal Act or his authorized representative.

DISCONNECTION means the removal of a service including detachment from the municipal water main.

DISCONTINUANCE means to shut off a service for a period in excess of 30 days.

DISTINCT PREMISES means each occurrence of a Commercial Unit, Dwelling Unit, Industrial Unit, or Institutional Unit. Bylaw 3614

DWELLING UNIT means one or more habitable rooms occupied or intended to be occupied as residential accommodation and usually containing or providing for cooking, eating, living sleeping and sanitary facilities.

ENGINEER means the Director of Engineering of the Corporation of the Township of Langley or his authorized representative.

FARM CLASSIFICATION means land that is farmed and produces a primary agricultural product as determined by the B.C. Assessment Authority.

FIRE SERVICE means a service that is intended for the purpose of providing a stand-by supply of water for fire protection purposes.

GVWD means Greater Vancouver Water District.

INDUSTRIAL UNIT means one or more habitable rooms occupied or intended to be occupied for industrial use, whether or not such unit is located within an industrial zone. Bylaw 3614

INSPECTOR means the Chief Inspector of the Corporation of the Township of Langley or his authorized representative.

INSTITUTIONAL UNIT means one or more habitable rooms occupied or intended to be occupied for institutional use, whether or not such unit is located within an institutional zone. Bylaw 3614

IRRIGATION means the use of municipally supplied water to irrigate crops grown for commercial purposes.

METERED SERVICE means a service having attached thereto a meter or other measuring device for determining the quantity of water used by such service.

MUNICIPALITY means the Corporation of the Township of Langley.

NORMAL USE means the use of water for normal residential, institutional, commercial, or industrial purposes, including residential lawn sprinkling, but not including fire protection, agricultural use or irrigation.

INSTITUTIONAL UNIT means one or more habitable rooms occupied or intended to be occupied for institutional use, whether or not such unit is located within an institutional zone.

PREMISES means one or more habitable buildings containing one or more Distinct Premises. Bylaw 3614

PRIVATE SERVICE means the privately owned pipe and fittings intended to distribute water within a premises or to a property. Bylaw 3614

SERVICE means the municipally owned pipe and fittings on a highway, municipal land or service right of way, intended to carry water from the municipal water main to the furthest downstream municipally installed fitting to which a private service is to be connected, with municipal ownership extending to the downstream face of the municipal fitting.

SHUT OFF means closing the curb stop.

SPECIAL READING means a meter reading which occurs other than on the scheduled reading date, usually at the request of the customer.

TURN ON means opening the curb stop.

WSRP means the Water Shortage Response Plan prepared by the GVRD.

PART II ESTABLISHMENT AND DISCONNECTION OF SERVICE

3. TO ESTABLISH SERVICE

BYLAW 3614

To establish a service, the customer shall complete the prescribed application and submit it to the Engineer. Service connection fees shall be charged as prescribed in Schedule "A". Where application for service is made as a result of current subdivision, such service shall be designated as subdivision connection.

A property shall be restricted to one service except where more than one service is required to provide adequate fireflow or where, in the opinion of the Engineer, it is not practical to supply on site water requirements from a single service.

Where a property does not have water utility frontage the Municipality shall not be obligated in any way to provide the service unless the owner is prepared to pay the cost of extending the municipal water main in accordance with Section 22.

Where the municipal water main is not adequate to supply the service to standards specified in any applicable provincial enactment or municipal bylaw, the Engineer will require the municipal water main to be upgraded and the customer shall pay the cost in accordance with Section 22.

The customer is required to provide a pressure reducing valve for each service to his premises.

No person shall connect any private service to the municipal water system without making application and obtaining permission in writing from the Engineer. No person other than an employee of the Municipality shall undertake turn ons, shut offs, work, addition or alterations of any kind to the portion of any Municipal Waterworks, including any service connection to private property, within a Municipal roadway, right of way or other municipal jurisdiction without permission in writing from the Engineer.

4. LOCATION OF SERVICE

The location of a service shall be at the discretion of the Engineer. If a customer requests that a service be installed at a location other than that proposed by the Engineer, and if the Engineer approves such location, the customer shall pay all additional costs associated with installing the service at the new location.

Where a disconnected service of appropriate and adequate size exists, the Engineer may choose to re-establish such service.

5. SERVICES REQUIRED TO BE METERED (3706)

Meters shall be supplied by the Municipality and installed by the Owner, and the Municipality shall charge the Owner a rental fee as prescribed in Schedule "A" of this Bylaw.

The Owner shall install a municipally supplied meter on the following services:

(a) Any service larger than 19 mm in diameter except on any service to a multifamily dwelling.

(b) Any service used for commercial, institutional, or industrial purposes.

(c) Any service to a property with farm classification as identified by the B.C. Assessment Authority.

The Owner shall install a meter setter and chamber on any new service with a diameter of 19 mm used for residential purposes at a location satisfactory to the Engineer.

The Engineer may file a report for the consideration of Council where an unmetered service, in his opinion, should be metered and Council has the authority to order the service to be metered.

Notwithstanding the provisions of the foregoing the Council may at any time by Bylaw determine that any or all services in the Municipality shall be metered.

Water meters and flow detecting devices shall be installed in accordance with the standards specified in Schedule "B"."

6. LOCATION OF METERS (3706)

With the exception of residential (19 mm) water meters, the meter shall be located in heated storage. Where there is no suitable building on the property the meter shall be located on the property in an underground meter chamber. If a suitable building becomes available the meter shall be moved from the underground meter chamber into heated storage. Where the meter is located on private property the customer shall provide access to the Municipality and its agents for installing and maintaining the meter and the appurtenances for meter reading.

Any customer served by a privately located meter which has, in the opinion of the Engineer, become inaccessible for reading or maintenance may be billed an additional charge as prescribed in Schedule "A", while the meter remains inaccessible.

The Engineer may supply, and order the owner to install, a remote meter register. Any delay in the installation of such register shall be deemed to be an inaccessible meter.

Where in the opinion of the Engineer a customer-located meter or its accessory is situated in an unsafe or inappropriate working area or where its location creates a dangerous situation to a meter reader, the meter shall be deemed to be an inaccessible meter."

7. SERVICE DURING CONSTRUCTION

Where an owner or contractor requires a service during construction, and contingent upon receipt of an Accepted Service Connection Inspection from the Building Inspector, such service may be connected and water supplied without charge for a grace period as follows: Bylaw 3614 a-b

(a) for construction of a single family residential building, being one detached dwelling unit on a single lot, a grace period of three (3) months commencing from the issue date of the building permit.

(b) for construction of buildings other than that set out in (a) a grace period of six (6) months commencing from the issue date of the building permit.

Any portion of a month shall be considered to be a full month for the purposes of the issuance date of the building permit.

For a current year water installation, utilities shall be payable in advance on a pro rata basis from the end if the grace period. If the grace period falls, or a strata plan is registered, after October 31 in any year the utility rates for the current and following year shall be payable in advance from the end date of the grace period. No interest will be earned on advance payments.

The basic rate as set out in Schedule "A" shall be applicable to this section. For multifamily-family development, or other than that as set out in (a), the advance payment shall be based on the basic rate multiplied by the number of units being developed under the building permit.

8. APPLICATION FOR TURN-ON OR SHUT-OFF

The service to any premises may be turned on or shut off upon written application by the customer on the form prescribed by the Engineer. One service call for turn on and one service call for shut off may be made during normal working hours in any 30 day period. If more than one service call of each type is made in any 30 day period the customer shall pay the rates as prescribed in Schedule "A".

A customer may in an emergency, or for any other special reason, request by telephone a service call outside of normal working hours. If the request is for an emergency service call no fees shall apply. If the request is for other than an emergency service call the customer shall pay the fee as prescribed in Schedule "A".

9. APPLICATIONS TO DISCONNECT SERVICE

The service to any premises may be disconnected upon written application by the customer on the form prescribed by the Engineer. The customer shall pay the rates as prescribed in Schedule "A".

PART III RESPONSIBILITIES OF THE CUSTOMER

10. FAILURE TO COMPLY

The Engineer or Inspector may give notice to the customer to effect necessary repairs or replacements to the private service, to stop wastage or improper use of water, or to correct a fault. If the customer fails to comply with such notice within the time specified, the Engineer may:

(a) have the service shut off until the requirements of the notice have been complied with, or

(b) in the case of an unmetered service, have a meter installed, or

(c) have the necessary work done, and any cost incurred may be recovered from the customer as a charge under this Bylaw, or

(d) take such other action either on or off the customer's property as the Engineer deems appropriate, and any cost incurred may be recovered from the customer as a charge under this Bylaw.

11. ADMISSION OF MUNICIPAL EMPLOYEES

Employees of the Municipality shall be authorized to enter on customers' property at all reasonable times in order to inspect, remove, replace or repair any water meter upon such premises. Such employees shall, on request, show proper identification.

12. REPAIR OF LEAKS

Every customer shall maintain pipes, fittings, meter chambers, meter supports and fixtures in proper order and free from leakage or wastage.

13. PROTECTION FROM FROST AND OTHER DAMAGE

Where meters are located on private property the customer shall protect the meter from frost and shall also protect the meter and any remote registers from damage from any other cause within the customer's control.

The customer shall indemnify and pay to the Municipality any costs incurred by the Municipality in repairing damage to meters or remote registers caused by frost or other causes within the control of the customer.

14. ABATEMENT OF NOISES AND PRESSURE SURGES

No apparatus, fitting, or fixture shall be connected, allowed to remain connected, or operated in a manner which will cause noises, pressure surges or other disturbances which may, in the opinion of the Engineer, result in annoyance to other customers, damage to their water system or damage to the municipal water system.

15. PREVENTION OF CONTAMINATION

No person shall connect, cause to be connected or allow to remain connected, any piping, fixture, fitting, container or appliance in a manner which under any circumstances may allow water, waste water, or any substance to enter the municipal water system.

Where, in the opinion of the Engineer or Inspector, a hazard or potential hazard exists, service to a customer shall be provided only on the provision that the customer has installed on the private service an approved back flow prevention device.

Where an approved back flow prevention device is required to be installed, it shall be installed in accordance with the standards prescribed in the British Columbia Plumbing Code.

The owner of any property on which an approved back flow prevention device is installed shall:

(a maintain the approved back flow prevention device in proper working order at all times.

(b) have the approved back flow prevention device tested by a certified tester upon installation and thereafter annually.

(c) submit a report from a certified tester upon installation of the device and thereafter annually within thirty (30) days of such test.

The service shall not be turned on until approved by the Inspector. This shall not prohibit the use of a temporary service for construction purposes for a limited time upon approval of the Engineer.

16. USE OF WATER

No water shall be sold or conveyed beyond the property served other than for licensed commercial resale. Proposed water use for other than normal use or fire protection use as required by any applicable provincial enactment or municipal bylaw requires the written authorization of the Engineer. The Engineer may file a report for the consideration of Council where a proposed use, in his opinion, should not be included in the normal use category.

17. IRRIGATION

No municipally supplied water shall be used for outdoor irrigation except for those commercial operations approved prior to the effective date of this Bylaw. No municipally supplied water shall be used for indoor irrigation unless approved by resolution of Council, excepting those commercial operations approved prior to the effective date of this Bylaw.

18. SPRINKLING RESTRICTIONS

Sprinkling includes the distribution of water by sprinkling or any other means on lawns, gardens, or other outdoor areas. Upon the direction of the Greater Vancouver Water District, restrictions on sprinkling shall be imposed as outlined in the GVWD Water Shortage Response Plan. The Municipality shall implement the GVWD WSRP restrictions in the manner outlined in Schedule "C" . Additional restrictions may be imposed by resolution of Council. Sufficient notice of such restrictions shall be deemed to have been given by publication in a local newspaper.

19. HYDRANT AND STANDPIPE USE

No person, except an employee of the Municipality in the course of his employment, shall without the written authority of the Engineer, open any hydrant, standpipe or valve or use water therefrom. The Municipality may stop such use at any time for any reason.

To establish hydrant or standpipe use, the user shall submit to the Engineer, on the prescribed form, an application stating such particulars as may be deemed appropriate by the Engineer.

Every person who receives authority to use water from a hydrant shall deposit with the Municipality a copy of the insurance policy, an application fee, and a user fee as prescribed in Schedule "A" of this Bylaw.

Every person who receives authority to use water from a hydrant shall install and use an approved back flow prevention device.

Every person who receives authority to use water from a standpipe shall estimate the quantity of water to be obtained over a period of one year and deposit with the Municipality sufficient funds to prepay for the usage as prescribed in Schedule "A" of this Bylaw.

PART IV OPERATION AND INSPECTION

20. PRESSURE, SUPPLY AND QUALITY

The Municipality does not guarantee pressure or continuous supply of water, or accept responsibility for the maintenance of pressure in its water mains or for increases or decreases in pressure. The Municipality reserves the right at any time, without notice, to shut off the water supply for the purposes of making repairs, extensions, alterations or improvements, or for any other reason, or to increase or reduce pressure.

The Municipality, its officers, employees or agents shall not incur any liability of any kind whatever by reason of the cessation in whole or in part of water pressure or water supply, or changes in operating pressures, or by reason of the water containing sediments, deposits, or other foreign matter.

Users depending on a continuous and uninterrupted supply of water or having processes or equipment that require particularly clear or pure water shall provide the required means to ensure a continuous and adequate supply of water suitable to their requirements.

21. REMOVAL, RELOCATION OR ALTERATION OF FACILITIES

Except as provided in Section 23 and hereinafter, and subject to the Engineer's approval, any person desiring the removal, relocation or any other change of municipally owned water facilities shall bear all costs of such removal, relocation or alteration in accordance with Section 22. Where an existing or disconnected service to a single family or duplex dwelling must be replaced with a larger service to accommodate residential fire sprinklers the property owner shall bear all costs of replacement.

22. WORK DONE AT COST

Bylaw 3614

Where work is done at cost, the cost shall include the amount expended by the Municipality for all expenditures incurred in doing the work, plus administration charges. The Municipality will supply an estimate of cost and will require an advance payment prior to commencement of the work. Any additional cost shall be paid to the Municipality in accordance with Section 29 and any surplus shall be refunded.

23. REPLACEMENT OF OLD SERVICES

Where a customer has replaced a private service and the service has deteriorated to the point of leaking or significantly losing capacity, the Municipality may, at the customer's request, replace at no charge an old service with a new service equal in size to the old service, or in the standard size for the capacity and use of the original installation.

24. OWNERSHIP OF PRIVATE SERVICES

Every private service shall remain the property of the customer and the customer shall be responsible for its maintenance. If, in the installation, maintenance, or removal of any private service, it is necessary for any person to occupy or excavate in the street or to remove or re-lay any sidewalk or other street improvement, that person shall do so in a manner satisfactory to the Engineer and shall obtain any permits required and pay the appropriate fees or charges.

25. OVERLOADED METERS

Wherever excessive flow or consumption periodically overloads the capacity of a meter used to measure the service to any premises, the Engineer may so notify the customer. A replacement meter shall be supplied by the Municipality and installed by the Owner within 30 days.

26. INTERCONNECTED SERVICES

The Engineer may require that the water piping within premises served by two or more services for similar uses be interconnected. Where premises are supplied by two or more services and these services are interconnected within the premises, the customer shall install and maintain an approved back flow prevention device on all private services in such locations as necessary to prevent back flow from any private service into the municipal water system.

27. THAWING SERVICES

A customer who believes that the service is frozen may request that the Municipality thaw the service. A deposit, as specified in Schedule "A" shall be required prior to the commencement of the work. Should the service prove to be frozen, there will be no thawing charge to the customer, and the deposit will be refunded. However, should the frozen portion be found to be on the customer's property, the expense of checking the service will be charged to the customer at cost in accordance with Section 22. It is the customer's responsibility to arrange for the thawing of the private service.

28. EXISTING OR FUTURE FIRE SERVICES:

All fire services shall be so installed that water used or which can be used for other than fire purposes shall be metered.

A fire service intended to be used for fire purposes only shall have an approved detector check valve installed.

If unmetered water is being used from a fire service for purposes other than fire fighting, the Engineer may shut off the service until an approved fire service meter has been installed at the expense of the owner.

All fire service meters and detector check valves used on fire services shall be of such make and pattern as may be approved by the Engineer.

The cost of all fire service meters, gate valves, detector check valves, and installation of same shall be borne by the customer.

PART V BILLING AND COLLECTION

29. COLLECTION OF WATER RATES AND CHARGES

The several rates, rents and fees specified in Schedule "A" of this Bylaw are hereby imposed and levied for water supplied by the Municipality. All such rates, rents, fees or any penalties shall form a charge on the lands of the respective registered owners using such water and if unpaid at December 31 in each year shall be recovered in the same manner and by the same means as ordinary property taxes in arrears.

Accounts for flat rate service shall be rendered once yearly with the billing statement for property taxes and shall be payable by the same due/penalty date as ordinary taxes are payable. Accounts not paid by the property tax due/penalty date shall have a penalty of 10% added.

Accounts for metered service shall be rendered semi annually and shall be payable within thirty (30) days from the billing/mailing date and if not paid by that date shall have a penalty of 10% added on the amount unpaid.

Accounts for work done at cost shall be paid to the Municipality within 30 days of billing, and if not paid within 30 days of billing shall be subject to interest at the rate prescribed under section 11(3) of the Taxation (Rural Area) Act.

30. METERING OF WATER

For each metered service there shall be a meter rental charge in addition to a charge for water consumed as measured by the meter.

The meter rental charge shall be as prescribed in Schedule "A", based on the size of meter installed, irrespective of the size of the service.

In the case of new applications, the rates and charges shall commence as of the date the service is turned on but in any event not later than 14 days after installation of the meter.

Where a customer requests a special reading to validate a regularly scheduled reading, the Engineer may authorize a special reading. If an error in the regularly scheduled reading is indicated, no fee will be charged for the special reading. If an error in the regularly scheduled reading is not indicated, a fee will be charged as prescribed in Schedule "A".

Where a customer requests a special reading that does not involve validation of a regularly scheduled reading, a fee will be charged as prescribed in Schedule "A".

31. WATER PURCHASED FOR RESALE

Where the Engineer has approved the purchase of municipal water for resale the water shall be provided at the rate as prescribed in Schedule "A".

32. ADJUSTMENT FOR UNDETECTED LEAKS

Where an underground leak is discovered, the Engineer, if satisfied as to the facts and of the opinion that the customer could not reasonably have been expected to be aware of the leak, may adjust the charge in accordance with the provisions of Section 35 of this Bylaw, provided however, that no such adjustment shall be made unless such underground leak is repaired within the time specified by the Engineer.

33. STANDBY FIRE SERVICE

For each standby fire service there shall be a standby fire service charge based on the size of the fire service as prescribed in Schedule "A".

34. METERED WATER USED TO FIGHT FIRES

Where water from a metered service is used to fight a fire, charges for the appropriate billing period will, at the request of the customer, be adjusted so that the customer does not pay for the water so used.

35. NON REGISTERING METERS

If a meter fails to register or to properly indicate the flow of water, the Engineer shall estimate the consumption and render a bill based on the average previous consumption adjusted to take into account seasonal variations, changes in occupancy, or other factors, which, in the opinion of the Engineer, may affect the consumption of water.

36. TESTING OF METERS

The Municipality will test a meter on written request by the customer and upon deposit of a fee as provided for in Schedule "A". The customer may be present at such a test.

If the meter is found to over-register by more than 5%, the test fee shall be returned. The Engineer shall estimate the resultant over-charges or under-charges, and settle with the customer accordingly. No such settlement shall extend for a period beyond one year prior to the test, and any refund shall be made only to the person who overpaid.

If the inaccuracy of the meter does not exceed 5%, the test fee shall be retained by the Municipality to offset the cost of the test.

37. TESTING OF BACKFLOW PREVENTION DEVICES

For each backflow prevention device there shall be a charge for processing each report of certification as prescribed in Schedule "A".

38. CHANGE IN USE OR OCCUPANCY OF PROPERTY SERVED

The customer shall notify the Collector in writing within 30 days of metered billing of any change in the use, occupancy, or any matter which may affect the fees or charges payable under the Bylaw.

Should any change result in an increase or decrease in charges such change shall take effect from the date of change in use or occupancy or, if the date is unknown, from receipt of the notice. Any changes or adjustments for a partial month shall be considered to be a full month.

PART VI GENERAL

39. BYLAW VIOLATION

Every person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this Bylaw, is guilty of an offence against this Bylaw and liable to the penalties hereby imposed. Each day that a violation is permitted to exist shall constitute a separate offence.

Every person who commits an offence against this Bylaw is liable to a fine of not more than $5,000.00 and not less than $50.00 for each offence and in default of payment thereof or, in the alternative, to imprisonment for a period not exceeding two months.

The Municipality may reduce the quantity of water supplied to, or disconnect the service of, any customer who has violated any of the provisions of this Bylaw or when, in the opinion of the Engineer, the public interest requires such action.

40. REPEAL

By-law No. 1045 cited as "Langley Waterworks Regulation By-law, 1961" is hereby repealed.

READ A FIRST TIME the 5th day of June ,1995.

READ A SECOND TIME the 5th day of June ,1995.

READ A THIRD TIME the 5th day of June ,1995.

RECONSIDERED AND ADOPTED the 26th day of June ,1995.

LANGLEY WATERWORKS REGULATION BYLAW 3482

SCHEDULE "A"
RATES, RENTS AND FEES

AS AMENDED BY BYLAWS NO. 3577, 3602, 3614 (96.12.16) 3672 (97.01.13)
3787 (98.03.16) 3868 (99.03.01) 4071 (01.05.07) 4133 (02.04.22)

1. BASIC RATES (4133 02.04.22)

The annual flat rate for a distinct premise is $ 145.88

Where there are two or more distinct premises on one property, the basic rate will be multiplied by the number of distinct premises.

Where there is multiple occupancy of a building, the basic rate will be multiplied by the number of distinct occupancies.

2. RATES FOR METERED SERVICE (4133 02.04.22)

The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:
The first 110 cubic meters at a flat rate of $ 72.94 per distinct premise.
The remainder at $ 0.3295 per cubic meter.
The minimum charge is $ 72.94 per distinct premises plus meter rent."

3. METER RENTALS (3672 - 97.01.13)

The following rents shall be charged for meters in addition to the charge for water supplied:

SEMI ANNUAL RENTAL FEE				
Meter Size	**Positive Displacement Meter**	**Turbo Meter**	**Compound Meter**	**Fireline Meter**
19 mm	$14			
25 mm	$17			
37 mm	$32			
50 mm	$43			
75 mm		$69	$149	
100 mm		$138	$236	$509
150 mm		$195	$400	$594
200 mm		$358		$782
250 mm		$480		$1103

4. STANDBY FIRE SERVICE RATES

Size Of Service	Semi Annual Rates
37 mm	$8.00
50 mm	$13.00
62 mm	$26.00
75 mm	$39.00
87 mm	$51.00
100 mm	$67.00
150 mm	$101.00
200 mm	$134.00
250 mm	$200.00
300 mm	$267.00

5. SERVICE CONNECTION FEES

Residential 19 mm connection		$785.00
Residential 19 mm subdivision connection	at cost - minimum fee	$785.00
All connections over 19 mm	at cost - minimum fee	$785.00
All metered connections	at cost - minimum fee	$785.00

For each residential 19 mm subdivision connection a deposit, to be determined by an estimate, will be required. Such deposit shall be no less than $785.00.

For each connection over 19 mm and each metered connection a deposit, to be determined by an estimate, will be required. Such deposit shall be no less $1,575.00.

6. SERVICE DISCONNECTION FEES

All disconnections	at cost

7. WATER PURCHASED FOR RESALE

The rate for such water use is $0.28 per cubic metre.

8. MUNICIPAL STANDPIPE USE

Payment for an estimate of amount of water to be used over a period of one year is required.

Prepayment for such water use is $0.28 per cubic metre.

9. FIRE HYDRANT USE

Application fee	$75.00
Daily use fee (including weekends)	$50.00

Three million dollars liability insurance is required.

10. INACCESSIBLE METERS

For each 30 day period the meter remains inaccessible	$50.00

11.	**SPECIAL READINGS**	
	Each special reading	$30.00
12.	**SERVICE CALLS**	
	Each turn on additional to one per 30 day period	$30.00
	Each shut off additional to one per 30 day period	$30.00
	Service call after normal working hours	$60.00
	Discontinuance of service	$30.00
13.	**DEPOSIT FOR THAWING SERVICE**	
	Single family dwellings	$60.00
	All other properties	$100.00
14.	**TESTING OF METERS**	
	Deposit for each meter requiring testing	$100.00
15.	**PROCESSING REPORT OF CERTIFICATION OF BACKFLOW PREVENTION DEVICES**	
	Each report for each device	$20.00

Bylaw 3577 (adopted 1995.12.11) amending sections 1, 2, 7, and 8
Bylaw 3602 (adopted 1996.04.01) amending sections 9, 11, and 12

LANGLEY WATERWORKS REGULATION BYLAW 3482

SCHEDULE "B"

WATER METER INSTALLATION GUIDE

SPECIFICATIONS

The location of all water meters on private property must have the approval of the Inspector.

1. ALL INSTALLATIONS

1.1 ANCHORS AND SUPPORTS

1.1.1 For meters up to and including 50 mm the connections must be rigid and capable of withstanding the forces resulting from hydraulic thrusts.

1.1.2 For meters 75 mm and larger anchors and supports shall be capable of withstanding all forces including hydraulic thrust.

1.2 GENERAL REQUIREMENTS

1.2.1 No hose bib or valve through which water may be taken shall be located upstream of the meter.

1.2.2 For all meters except positive displacement meters, check valves, pressure reducing devices, elbows, bends, and non concentric reducers shall be a minimum of ten (10) pipe diameters upstream of the meter.

1.2.3 For all meters except positive displacement meters, check valves, pressure reducing devices, elbows, bends, and non concentric reducers shall be a minimum of five (5) pipe diameters downstream of the meter.

1.2.4 For all meters except positive displacement meters, installation shall be such that the height from the floor to the centre line of pipe is a minimum of 0.50 m and a maximum of 1.0 m.

2. INDOOR INSTALLATIONS

2.1 SPACE AND ACCESS REQUIREMENTS

2.1.1 Reasonable access shall be provided for installing, repairing, and reading the meter.

2.1.2 A 1.0 m x 1.0 m minimum working area immediately adjacent to the meter as well as the space above the meter shall be free of obstruction to a height of 2.0 m from the floor level. The minimum clearance between the meter and an overhead obstruction shall be 1.0 m.

2.1.3 Tables and sketches are incorporated in this Schedule giving measurements for proper space and access requirements for various size and type of indoor water meter installations.

2.2 GENERAL PIPING REQUIREMENTS

2.2.1 Floor drains shall be provided for the testing, repairing and replacing of 75 mm and larger meters.

2.2.2 The customer may insulate the meter if he so desires. The Municipality, when repairing, servicing, or replacing the meter will not guarantee the restoration of the insulation.

2.2.3 The meter should be located close to the wall through which the service enters,and with no more than 2.0 m of pipe between the entry point and the meter.

2.2.4 All piping shall be arranged so that the meter will sit in a horizontal plane. The face of the meter register must be 90 degrees to the vertical.

3. OUTDOOR INSTALLATIONS

3.1 UNDERGROUND WATER METER CHAMBERS

3706 3.1.1 With the exception of residential (19 mm) water meter chambers, meter chambers shall not be installed in any area where there is a possibility of vehicular traffic, either moving or parked; either at the time of installation or in the foreseeable future. Meter chambers shall be easily and completely accessible at all times

3.1.2 Chambers for meters 75 mm and larger are to be provided by the owner and shall be of a rigid and permanent construction to withstand external pressures. Chambers shall be from A.E. Concrete Precast Product Ltd. or equivalent.

3.1.3 Tables and sketches are incorporated in this Schedule giving piping and chamber details, and measurements for proper space and access requirements for various size and type of outdoor water meter installations.

3.1.4 Thrust blocks and tie backs may be required to compensate for thrust forces. Design and installation of thrust blocks and tie backs shall be the responsibility of the owner.

3.2 GENERAL LAYOUT REQUIREMENTS

3.2.1 For meters up to and including 50 mm the depth to the meter face from ground or cover level shall be no more than .75m. If any change in landscaping occurs which will increase the meter face depth, the meter assembly shall be restructured at the owners expense to provide the required depth.

3.2.2 All piping shall be arranged so that the meter will sit in a horizontal plane. The face of the meter register must be 90 degrees to the vertical.

LANGLEY WATERWORKS REGULATION BYLAW 3482

SCHEDULE "C"

WATER SHORTAGE RESPONSE PLAN

1. PROHIBITION

Between the last Saturday of May and September 30th in each year no person shall sprinkle or allow sprinkling except in compliance with the provisions of this bylaw.

2. SPRINKLING RESTRICTIONS

2.1 If the Commissioner of GVWD advises the District in writing that in accordance with the WSRP a reduction in water use is necessary requiring Stage II restrictions under the WSRP, no person shall sprinkle or allow sprinkling except at premises;

(a) with even numbered civic addresses on Wednesdays and Saturdays between the hours of 4:00 a.m. and 9:00 a.m. and between the hours of 7:00 p.m. and 10:00 p.m.;and

(b) with odd numbered civic addresses on Thursdays and Sundays between the hours of 4:00 a.m. and 9:00 a.m. and between the hours of 7:00 p.m. and 10:00 p.m.

2.2 If the Commissioner of GVWD advises the District in writing that in accordance with the WSRP a reduction in water use is necessary requiring Stage III restrictions under the WSRP, no person shall;

(a) sprinkle or allow sprinkling except at premises

(i) with even numbered civic addresses on Wednesdays between the hours of 4:00 a.m. and 9:00 a.m. and between the hours of 7:00 p.m. and 10:00 p.m.,

(ii) with odd numbered civic addresses on Thursdays between the hours of 4:00 a.m. and 9:00 a.m. and between the hours of 7:00 p.m. and 10:00 p.m.;

(b) utilizing a hose wash down or hose sidewalks or driveways or other outdoor surfaces at any time;

(c) wash motor vehicles with a hose unless the hose is equipped with a shut off device that is spring loaded and operates by using hand pressure.

2.3 If the Commissioner of GVWD advises the District in writing that in accordance with the WSRP a reduction in water use is necessary requiring Stage IV restrictions under the WSRP, no person shall

(a) sprinkle or allow sprinkling at any time;

(b) utilizing a hose wash down or hose sidewalks or driveways or other outdoor surfaces at any time;

(c) at any time water or spray any trees, shrubs, flowers or vegetables (except for large gardens forming part of apartments, townhouses or other multi-dwelling premises and commercial buildings where hand watering is impractical) or wash motor vehicles with a hose unless such spraying, watering or washing is done by way of a hand held container or hose equipped with a shut off device that is spring loaded and operates by using hand pressure.

The provisions of Section 2.2 to 2.3 inclusive do not apply to a person who has a valid and subsisting permit issued under Section 4.1 or to the class of water users exempted in Section 5.1, and the provisions of paragraphs 2.2(b) and 2.3(b) do not apply to outdoor areas which may be required by law to be cleaned so as to comply with health or safety standards.

3. NOTICE

3.1 Sufficient notice of the restriction set out in Section 2 of this bylaw or in any change or revocation thereof shall be deemed to have been given by an announcement made on behalf of the District through a radio or television station broadcasting in the area of the District or by one publication in a newspaper not less than 72 hours prior to the commencement, change or revocation of the restrictions.

4. PERMITS

4.1 A person who has installed a new lawn, either by placing sod or turf or by seeding, or who has installed new landscaping on a substantial part of the outdoor portion of a premise may apply to the District for a permit which will entitle the permittee to sprinkle at any time during the currency of the permit.

4.2 The District shall issue a permit to an applicant pursuant to Section 4.1 upon payment to the District of a fee in an amount determined by the Council of the District.

4.3 A permit issued under Section 4.1 shall be valid for a period of 21 days after the date of its issue and shall be conspicuously displayed at the premises for which it was issued.

4.4 A person may apply for and obtain one subsequent permit under Section 4.1

5. EXEMPTIONS

5.1 The provisions of Sections 2.1 to 2.3 inclusive shall not apply to the following class of water users which rely upon the steady supply and use of water:

(a) nurseries, farms, turf farms, tree farms

(b) golf courses and pitch-and-putt courses provided they comply with the provisions of Section 5.2;

5.2 Golf course and pitch-and-putt operators shall be exempted under paragraph 5.1(b) provided their consumption of water complies with consumption quotas established by the Council of the District.

6. ENFORCEMENT

6.1 Enforcement of sprinkling restrictions shall be by warning letters and a fine of $75.00 if violation persists.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 1996 NO. 3602

EXPLANATORY MEMO

Bylaw No. 3602 amends "Langley Waterworks Regulation Bylaw 1995 No. 3482" by increasing fees charged for daily use of fire hydrants, special meter readings and service calls by municipal forces.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482

AMENDMENT BYLAW 1996 NO. 3602

A bylaw to amend Schedule "A" Rates, Rents and Fees

WHEREAS Bylaw No. 3482, cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 3482;

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 as "Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1996 No. 3602".

2. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" is amended by deleting Section 9, Section 11, and Section 12 of Schedule "A" attached to Bylaw 3482 and substituting the following therefor:

"9. FIRE HYDRANT USE

Application Fee	75.00
Daily Use Fee	50.00 (including weekends)

Three million dollars liability insurance is required."

"11.SPECIAL READINGS

Each Special Reading	$30.00."

"12.SERVICE CALLS

Each turn on additional to one per 30 day period	$30.00
Each shut off additional to one per 30 day period	$30.00
Service call after normal working hours	$60.00
Discontinuance of Service	$30.00"

READ A FIRST TIME the 25th day of March , 1996

READ A SECOND TIME the 25th day of March , 1996

READ A THIRD TIME the 25th day of March , 1996

RECONSIDERED AND ADOPTED the 1st day of April , 1996

Mayor

Clerk

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 1996 NO. 3614

EXPLANATORY MEMO

Bylaw No. 3614 amends "Langley Waterworks Regulation Bylaw 1995 No. 3482" by addition and revision of definitions, by revision of the requirements for establishing service and addition of qualifying factors for multiple services, by revision of the requirements for service during construction, and by revision of the requirements for work done at cost.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482

AMENDMENT BYLAW 1996 NO. 3614

A bylaw to amend certain definitions and requirements

WHEREAS Bylaw No. 3482, cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 3482;

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 as "Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1996 No. 3614".

2. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" is amended by incorporating four new definitions and by deleting the definitions for PREMISES and PRIVATE SERVICE and substituting new definitions therefor:

   COMMERCIAL UNIT means one or more habitable rooms occupied or intended to be occupied for commercial use, whether or not such unit is located within a commercial zone.

   DISTINCT PREMISES means each occurrence of a Commercial Unit, Dwelling Unit, Industrial Unit, or Institutional Unit.

   INDUSTRIAL UNIT means one or more habitable rooms occupied or intended to be occupied for industrial use, whether or not such unit is located within an industrial zone.

   INSTITUTIONAL UNIT means one or more habitable rooms occupied or intended to be occupied for institutional use, whether or not such unit is located within an institutional zone.

   PREMISES means one or more habitable buildings containing one or more Distinct Premises.

   PRIVATE SERVICE means the privately owned pipe and fittings intended to distribute water within a premises or to a property.

3. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" is amended by deleting Section 3 and substituting the following therefor:

"3. TO ESTABLISH SERVICE

To establish a service, the customer shall complete the prescribed application and submit it to the Engineer. Service connection fees shall be charged as prescribed in Schedule "A". Where application for service is made as a result of current subdivision, such service shall be designated as subdivision connection.

A property shall be restricted to one service except where more than one service is required to provide adequate fireflow or where, in the opinion of the Engineer, it is not practical to supply on site water requirements from a single service.

Where a property does not have water utility frontage the Municipality shall not be obligated in any way to provide the service unless the owner is prepared to pay the cost of extending the municipal water main in accordance with Section 22.

Where the municipal water main is not adequate to supply the service to standards specified in any applicable provincial enactment or municipal bylaw, the Engineer will require the municipal water main to be upgraded and the customer shall pay the cost in accordance with Section 22.

The customer is required to provide a pressure reducing valve for each service to his premises.

No person shall connect any private service to the municipal water system without making application and obtaining permission in writing from the Engineer. No person other than an employee of the Municipality shall undertake turn ons, shut offs, work, addition or alterations of any kind to the portion of any Municipal Waterworks, including any service connection to private property, within a Municipal roadway, right of way or other municipal jurisdiction without permission in writing from the Engineer.

4. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" is amended by the first paragraph of Section 7 including subsections (a) and (b) and substituting the following therefor:

"7. SERVICE DURING CONSTRUCTION

Where an owner or contractor requires a service during construction, and contingent upon receipt of an Accepted Service Connection Inspection from the Building Inspector, such service may be connected and water supplied without charge for a grace period as follows:

(a) for construction of a single family residential building, being one detached dwelling unit on a single lot, a grace period of three (3) months commencing from the issue date of the building permit.

(b) for construction of buildings other than that set out in (a) a grace period of six (6) months commencing from the issue date of the building permit.

5. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" is amended by deleting Section 22 of Bylaw 3482 and substituting the following therefor:

"22. WORK DONE AT COST

Where work is done at cost, the cost shall include the amount expended by the Municipality for all expenditures incurred in doing the work, plus administration charges. The Municipality will supply an estimate of cost and will require an advance payment prior to commencement of the work. Any additional cost shall be paid to the Municipality in accordance with Section 29 and any surplus shall be refunded.

READ A FIRST TIME the	6th	day of	May	, 1996
READ A SECOND TIME the	6th	day of	May	, 1996
READ A THIRD TIME the	6th	day of	May	, 1996
RECONSIDERED AND ADOPTED the	13th	day of	May	, 1996

Mayor

Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 1996 NO. 3661

EXPLANATORY MEMO

Bylaw No. 3661 sets the minimum charge for metered water customers at $65.00 for each six-month period for the first 110 cubic meters of water consumed, and $0.2183 per cubic meter for the remainder. Current rates for metered water customers are $62.50 for the first 110 cubic meters per six-month period and $0.1455 for the remainder.

The flat rate for residential customers will be $130.00. The current rate is $125.00.

These changes represent a 4% increase in residential user and metered minimum fees, and a 50% increase in the metered water rate. The increase in metered rates is in response to the rapid increase in the GVWD bulk water costs, and to alleviate a current inequity between residential and metered rates.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 1996 NO. 3661

WHEREAS Bylaw No. 3482, cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 3482;

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 as "Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1996 No. 3661."

2. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" is amended by deleting Section 1 and Section 2 of Schedule "A" attached to Bylaw 3482 and substituting the following therefor:

"1. **BASIC RATES**

The annual flat rate for a distinct premises is $130.00.

Where there are two or more distinct premises on one property, the basic rate will be multiplied by the number of distinct premises.

Where there is multiple occupancy of a building, the basic rate will be multiplied by the number of distinct occupancies.

2. **RATES FOR METERED SERVICE**

The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for the first billing will be:
The first 110 cubic meters at a flat rate of $65.00 per distinct premises.
The remainder at $0.1819 per cubic meter.
The minimum charge is $65.00 per distinct premises plus meter rent."

The rates for the second billing will be:
The first 110 cubic meters at a flat rate of $65.00 per distinct premises.
The remainder at $0.2183 per cubic meter.
The minimum charge is $65.00 per distinct premises plus meter rent."

READ A FIRST TIME the	9th	day of	December	, 1996.
READ A SECOND TIME the	9th	day of	December	, 1996.
READ A THIRD TIME the	9th	day of	December	, 1996.
RECONSIDERED AND ADOPTED the	16th	day of	December	, 1996.

Mayor "Rod Edwards" Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482

AMENDMENT BYLAW 1997 NO. 3672

EXPLANATORY MEMO

Bylaw No. 3672 sets the rental rates charged for metered water customers for each six month period as specified in the following schedule:

SEMI ANNUAL RENTAL FEE				
Meter Size	**Positive Displacement Meter**	**Turbo Meter**	**Compound Meter**	**Fireline Meter**
19 mm	$14			
25 mm	$17			
37 mm	$32			
50 mm	$43			
75 mm		$69	$149	
100 mm		$138	$236	$509
150 mm		$195	$400	$594
200 mm		$358		$782
250 mm		$480		$1103

Current rental rates for metered water customers per six month period are specified in the following schedule:

METER SIZE	CURRENT SEMI-ANNUAL RENTAL FEE
19 mm	$25
25 mm	$33
37 mm	$50
50 mm	$72
75 mm	$90
100 mm	$108
150 mm	$146

These charges represent a decrease in rental rates for meter sizes 19 mm to 50 mm (together with the 75 mm turbo meter) affecting the majority of our customers and an increase in rates for meter sizes 75 mm to 150 mm. No rate currently exists for 200 mm and 250 mm meters.

The change in rental rates is to provide a more equitable system for metered water customers.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482

AMENDMENT BYLAW 1997 NO. 3672

WHEREAS Bylaw No. 3482, cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 3482;

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 as "Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1997 No. 3672."

2. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" is amended by deleting Section 3 of Schedule "A" attached to Bylaw 3482 and substituting the following therefor:

" 3. **METER RENTALS**

The following rents shall be charged for meters in addition to the charge for water supplied:

SEMI ANNUAL RENTAL FEE				
Meter Size	**Positive Displacement Meter**	**Turbo Meter**	**Compound Meter**	**Fireline Meter**
19 mm	$14			
25 mm	$17			
37 mm	$32			
50 mm	$43			
75 mm		$69	$149	
100 mm		$138	$236	$509
150 mm		$195	$400	$594
200 mm		$358		$782
250 mm		$480		$1103

"

READ A FIRST TIME the 6th day of January , 1997

READ A SECOND TIME the 6th day of January , 1997

READ A THIRD TIME the 6th day of January , 1997

RECONSIDERED AND ADOPTED the 13th day of January , 1997

Mayor Clerk

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 1997 NO. 3706

EXPLANATORY MEMO

Bylaw No. 3706 acts to require the installation of a residential (19 mm) water meter setter and chamber during the construction of any single family dwelling constructed in the Township after the date of adoption of the bylaw. This will facilitate the future installation of residential water meters for single family dwellings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 1997 NO. 3706

WHEREAS Bylaw No. 3482, cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" provides for the regulation of the Township's water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 3482;

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 as "Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1997 No. 3706."

2. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" is amended as follows:

   a) By deleting Section 5. "Services Required to be Metered" and substituting the following therefor:

"5. SERVICES REQUIRED TO BE METERED

Meters shall be supplied by the Municipality and installed by the Owner, and the Municipality shall charge the Owner a rental fee as prescribed in Schedule "A" of this Bylaw.

The Owner shall install a municipally supplied meter on the following services:

(a) Any service larger than 19 mm in diameter except on any service to a multifamily dwelling.

(b) Any service used for commercial, institutional, or industrial purposes.

(c) Any service to a property with farm classification as identified by the B.C. Assessment Authority.

The Owner shall install a meter setter and chamber on any new service with a diameter of 19 mm used for residential purposes at a location satisfactory to the Engineer.

The Engineer may file a report for the consideration of Council where an unmetered service, in his opinion, should be metered and Council has the authority to order the service to be metered.

Notwithstanding the provisions of the foregoing the Council may at any time by Bylaw determine that any or all services in the Municipality shall be metered.

Water meters and flow detecting devices shall be installed in accordance with the standards specified in Schedule "B"."

b) By deleting Section 6. "Location of Meters" and substituting the following therefor:

"6. LOCATION OF METERS

With the exception of residential (19 mm) water meters, the meter shall be located in heated storage. Where there is no suitable building on the property the meter shall be located on the property in an underground meter chamber. If a suitable building becomes available the meter shall be moved from the underground meter chamber into heated storage. Where the meter is located on private property the customer shall provide access to the Municipality and its agents for installing and maintaining the meter and the appurtenances for meter reading.

Any customer served by a privately located meter which has, in the opinion of the Engineer, become inaccessible for reading or maintenance may be billed an additional charge as prescribed in Schedule "A", while the meter remains inaccessible.

The Engineer may supply, and order the owner to install, a remote meter register. Any delay in the installation of such register shall be deemed to be an inaccessible meter.

Where in the opinion of the Engineer a customer-located meter or its accessory is situated in an unsafe or inappropriate working area or where its location creates a dangerous situation to a meter reader, the meter shall be deemed to be an inaccessible meter."

c) By deleting clause 3.1.1 of Schedule "B" and substituting the following therefor:

"3.1.1 With the exception of residential (19 mm) water meter chambers, meter chambers shall not be installed in any area where there is a possibility of vehicular traffic, either moving or parked; either at the time of installation or in the foreseeable future. Meter chambers shall be easily and completely accessible at all times."

READ A FIRST TIME the	14th	day of	April	, 1997
READ A SECOND TIME the	14th	day of	April	, 1997
READ A THIRD TIME the	14th	day of	April	, 1997
RECONSIDERED AND ADOPTED the	5th	day of	May	, 1997

Mayor

Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482

AMENDMENT BYLAW 1998 NO. 3787

EXPLANATORY MEMO

Bylaw No. 3787 sets the minimum charge for metered water customers at $67.50 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $65.00. The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.2947 per cubic meter. The current rate is $0.2183 per cubic meter.

The flat rate for residential customers will be $135.00. The current rate is $130.00.

These changes represent a 4% increase in residential user and metered minimum fees, and a 35% increase in the rate per cu. m. for consumption over and above the 110 cu. m. The increase in metered rates is in response to the rapid increase in the GVWD bulk water costs.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482 AMENDMENT BYLAW 1998 NO. 3787

WHEREAS Bylaw No. 3482, cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 3482;

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 as "Langley Waterworks Regulation Bylaw 1998 No. 3787 Amendment Bylaw 1996 No. 3661."

2. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" is amended by deleting Section 1 and Section 2 of Schedule "A" attached to Bylaw 3482 and substituting the following therefor:

"1. **BASIC RATES**

The annual flat rate for a distinct premises is $135.00.

Where there are two or more distinct premises on one property, the basic rate will be multiplied by the number of distinct premises.

Where there is multiple occupancy of a building, the basic rate will be multiplied by the number of distinct occupancies.

2. **RATES FOR METERED SERVICE**

The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for the each billing will be:
The first 110 cubic meters at a flat rate of $67.50 per distinct premises.
The remainder at $0.2947 per cubic meter.
The minimum charge is $67.50 per distinct premises plus meter rent."

READ A FIRST TIME the	23rd	day of	February	, 1998
READ A SECOND TIME the	23rd	day of	February	, 1998
READ A THIRD TIME the	23rd	day of	February	, 1998
RECONSIDERED AND ADOPTED the	16th	day of	March	, 1998

Mayor

Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482

AMENDMENT BYLAW 1999 NO. 3868

EXPLANATORY MEMO

Bylaw No. 3868 sets the minimum charge for metered water customers at $70.00 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $67.50. The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.3167 per cubic meter. The current rate is $0.2947 per cubic meter.

The flat rate for residential customers will be $140.00. The current rate is $135.00.

These changes represent a 3.7% increase in residential user and metered minimum fees, and a 7.5% increase in the rate per cu. m. for consumption over and above the 110 cu. m. The increase in metered rates is in response to the rapid increase in the GVWD bulk water costs.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 1999 NO. 3868

WHEREAS Bylaw No. 3482, cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 3482;

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 as "Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1999 No. 3868."

2. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" is amended by deleting Section 1 and Section 2 of Schedule "A" attached to Bylaw 3482 and substituting the following therefor:

"1. **BASIC RATES**

The annual flat rate for a distinct premises is $140.00.

Where there are two or more distinct premises on one property, the basic rate will be multiplied by the number of distinct premises.

Where there is multiple occupancy of a building, the basic rate will be multiplied by the number of distinct occupancies.

2. **RATES FOR METERED SERVICE**

The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for the each billing will be:
The first 110 cubic meters at a flat rate of $70.00 per distinct premises.
The remainder at $0.3167 per cubic meter.
The minimum charge is $70.00 per distinct premises plus meter rent."

READ A FIRST TIME the	22nd	day of	February	, 1999
READ A SECOND TIME the	22nd	day of	February	, 1999
READ A THIRD TIME the	22nd	day of	February	, 1999
RECONSIDERED AND ADOPTED the	1st	day of	March	, 1999

Mayor

Deputy Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 2001 NO. 4071

EXPLANATORY MEMO

Bylaw No. 4071 sets the minimum charge for metered water customers at $ 71.51 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $ 70.00.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $ 0.323 per cubic meter. The current rate is $ 0.3167 per cubic meter.

The flat rate for residential customers will be $ 143.01. The current rate is $ 140.00.

These changes represent a 2.15% increase in residential user, metered minimum fees, and the rate per cu. m. for consumption over and above the 110 cu. m.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482

AMENDMENT BYLAW 2001 NO. 4071

WHEREAS Bylaw No. 3482, cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 3482;

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

1. This Bylaw may be cited for all purposes as "Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2001 No. 4071."

2. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482 is amended by deleting Section 1 and Section 2 of Schedule "A" attached to Bylaw 3482 and substituting the following therefor:

"1. BASIC RATES
The annual flat rate for a distinct premise is $ 143.01

Where there are two or more distinct premises on one property, the basic rate will be multiplied by the number of distinct premises.

Where there is multiple occupancy of a building, the basic rate will be multiplied by the number of distinct occupancies.

2. RATES FOR METERED SERVICE
The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:
The first 110 cubic meters at a flat rate of $ 71.51 per distinct premise.
The remainder at $ 0.323 per cubic meter.
The minimum charge is $ 71.51 per distinct premises plus meter rent."

READ A FIRST TIME the	30th	day of	April	, 2001
READ A SECOND TIME the	30th	day of	April	, 2001
READ A THIRD TIME the	30th	day of	April	, 2001
RECONSIDERED AND ADOPTED the	7th	day of	May	, 2001

Mayor

Assistant Manager of Corporate Administration

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Langley Waterworks Regulation Bylaw 1995 No. 3482
Amendment Bylaw 2003 No. 4100

EXPLANATORY MEMO

Bylaw No. 4100 acts to establish an appropriate course of action to enforce compliance of the bylaw to ensure that owners have their backflow prevention devices tested on an annual basis and supply the Township with documentation indicating that the device(s) have successfully passed the testing.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2003 No. 4100

WHEREAS it is deemed necessary and desirable to amend Bylaw 3482;

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 "Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2003 No. 4100".

2. The " Langley Waterworks Regulation Bylaw 1995 No. 3482 " as amended is further amended:

   a) By inserting the following paragraph into Bylaw Section 39. "Bylaw Violation" as paragraph three, thus changing the current paragraph three into paragraph four.

      Not withstanding remedies, penalties and fines specified within this Bylaw, a person in violation of the regulations contained in this Bylaw may be subject to penalties specified in "The Corporation of the Township of Langley Municipal Ticket Information Bylaw 1995 No. 3600", as amended.

   b) By inserting the following sentence into Bylaw Section 37. "Testing of Backflow Prevention Devices" as sentence one, thus changing the current sentence one into sentence two.

      37. TESTING OF BACKFLOW PREVENTION DEVICES

      For each backflow prevention device there shall be an annual device validation test as set out in Section 15, and a report of the test results shall be submitted to the Engineer within 30 days of such test.

READ A FIRST TIME the	8th	day of	September	, 2003
READ A SECOND TIME the	8th	day of	September	, 2003
READ A THIRD TIME the	8th	day of	September	, 2003
RECONSIDERED AND ADOPTED the	29th	day of	September	, 2003

Mayor Acting Township Clerk

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 2002 NO. 4133

EXPLANATORY MEMO

Bylaw No. 4133 sets the minimum charge for metered water customers at $ 72.94 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $ 71.51.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $ 0.3295 per cubic meter. The current rate is $ 0.323 per cubic meter.

The flat rate for residential customers will be $ 145.88. The current rate is $ 143.01.

These changes represent a 2.00% increase in residential user, metered minimum fees, and the rate per cu. m. for consumption over and above the 110 cu. m.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482

AMENDMENT BYLAW 2002 NO. 4133

WHEREAS Bylaw No. 3482, cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 3482;

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

1. This Bylaw may be cited for all purposes as "Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2002 No. 4133."

2. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482 is amended by deleting Section 1 and Section 2 of Schedule "A" attached to Bylaw 3482 and substituting the following therefor:

"1. BASIC RATES
The annual flat rate for a distinct premise is $ 145.88

Where there are two or more distinct premises on one property, the basic rate will be multiplied by the number of distinct premises.

Where there is multiple occupancy of a building, the basic rate will be multiplied by the number of distinct occupancies.

2. RATES FOR METERED SERVICE
The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:
The first 110 cubic meters at a flat rate of $ 72.94 per distinct premise.
The remainder at $ 0.3295 per cubic meter.
The minimum charge is $ 72.94 per distinct premises plus meter rent."

READ A FIRST TIME the	8th	day of	April	, 2002
READ A SECOND TIME the	8th	day of	April	, 2002
READ A THIRD TIME the	8th	day of	April	, 2002
RECONSIDERED AND ADOPTED the	22nd	day of	April	, 2002

MAYOR

acting TOWNSHIP CLERK

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY ARCADE AND POOL HALL REGULATIONS BYLAW 1992 NO.3188

AMENDMENT (ARCADES AND POOL HALLS) BYLAW 2003 NO. 4202

EXPLANATORY MEMO

Langley Arcade and Pool Hall Amendment Bylaw 2003 No. 4202. Provides for internet or on-site intranet video gaming businesses to be included and considered as arcades under the Arcade and Pool Hall Bylaw. The clarification of the definition for an amusement machine will effectively require these businesses to comply with all provisions of this bylaw including:

1. Hours of operation,
2. Age restrictions on persons served without attendance of a parent or legal guardian.
3. Limiting access to inappropriate games and websites,
4. Ensuring the premises are well lit and clean, and
5. Windows are not covered or the activities within concealed.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY ARCADE AND POOL HALL REGULATIONS BYLAW 1992 NO.3188
AMENDMENT (ARCADES AND POOL HALLS) BYLAW 2003 NO. 4202

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WHEREAS it is deemed necessary and desirable to ensure the regulation of businesses renting video gaming terminals on a per hour or time basis as arcades;

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 "Langley Arcade and Pool Hall Amendment Bylaw 2003 No. 4202".

2. The "Langley Arcade and Pool Hall Amendment Bylaw 2003 No. 4202" as amended is further amended:

   Section 1.3 Definitions:

   > "Amusement machine" – means any device or machine which is primarily for the amusement or enjoyment of the public; having a video display, or that is mechanically, electronically, or otherwise operated; either by the insertion of a slug, a coin or coins on a per game basis, or by payment to "the operator" either on a per game basis or on an hourly or time for use basis.

   Section 1.6 Prohibitions, add the following:

   > Notwithstanding any other requirements or limitations contained within other sections of this bylaw, any person operating a business in the Municipality that offers to the public the use of computers, gaming systems, consoles, or other technology for the operation of video games or internet access shall comply with all applicable legislation and, to the extent not in conflict with such legislation, shall ensure that on the business premises:
   >
   > a) no person under the age of 18 is permitted to operate or view a video game classified as adult, mature, or unclassified video game by the Entertainment Software Rating Board (ESRB);
   >
   > b) no person under the age of 18 is permitted to access or view websites or webpages classified as mature or adults only websites or webpages by the ESRB;

c) filtering software suitable to effectively restrict access to websites and webpages in accordance with the requirements of (a) & (b) and for all unclassified websites or webpages is installed on all relevant computers or video terminals.

READ A FIRST TIME the	3rd	day of	March	, 2003
READ A SECOND TIME the	3rd	day of	March	, 2003
READ A THIRD TIME the	3rd	day of	March	, 2003
RECONSIDERED AND ADOPTED the	17th	day of	March	, 2003

Mayor

Acting Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FIRE DEPARTMENT MISCELLANEOUS FEE ESTABLISHMENT BYLAW 2003 NO. 4263

EXPLANATORY MEMO

Bylaw No. 4263 provides for the establishment of rates and fees to be charged by the Fire Department for their services, rentals of equipment and the Training Grounds.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FIRE DEPARTMENT MISCELLANEOUS FEE ESTABLISHMENT BYLAW 2003 NO. 4263

WHERAS the *Local Government Act,* R.S.B.C. 1996 chp. 323 authorizes municipal Councils to impose a fee or charge payable in respect of all or part of a service of the municipality;

AND WHEREAS the Fire Department of the Township provides certain services in respect of public education, fire training, rental of equipment as well as the Training Grounds,
and other educational training and seeks to recover the cost of providing such services and equipment;

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 as "Fire Department Miscellaneous Fee Establishment Bylaw 2003 No. 4263."

2. The rates and fees are those listed in Appendix "A" to this bylaw.

READ A FIRST TIME the	29th	day of	September	, 2003
READ A SECOND TIME the	29th	day of	September	, 2003
READ A THIRD TIME the	29th	day of	September	, 2003
RECONSIDERED AND ADOPTED the	6th	day of	October	, 2003

Mayor

Acting Township Clerk

Appendix "A"

Rates and Fees

Training tower	$400/half day or $650/day $1100 /2 days
Gas props	$150/half day or $300/day
Con space prop	$150/half day or $300/day
Search building	$75/half day or $150/day
Classroom	$75/half day or $150/day
Gas station	$75/half day or $150/day
Other Props	$75/half day or $150/day
Entire TG	$1500/day or $2500/2 days
Smoke machines or portable propane props.	$75 /day plus propane or fog fluid use
Test Pit	$300/day
Underground Tank Permit	$100
Above Ground Tank Permit (Industrial/Commercial)	$100
Above Ground Tank Permit (Residential)	$25
Comfort Letters/File Search	$100
Fire Plans	$100
Apparatus	
Pumper/Tanker	$350/hr
Aerial Platform	$500/hr
Rescue Vehicle	$250/hr
Equipment Vehicle	$250/hr
Other Vehicles	$50/hr
Fire Truck (pub education)	$100/event
Miscellaneous incidentals (pub ed)	$100/event
Staff	
Chief Officers	$50/hr
Paid-call Officers	$35/hr
Paid-call Firefighter	$30/hr
Technician	$30/hr
Safety Officer	$35/hr

Halls, Grounds and props	
Entire hall or grounds	$100/half day 300/day
Individual room	$ 75/half day 150/day
Training	
Lesson Development	
Prepared lessons	no charge
Modified lessons	$10.00
Developed lessons	$50.00
Developed scenarios	$25.00
Facility Setup – their site	$15.00 per member
Setup – our site	no charge
Clean up – their site	$15.00 per member
Clean up – our site	$15.00 per member
Travel time	$20.00 per member
Vehicles (fuel)	$10.00 per vehicle
Props (fuel)	$10.00 per prop
Other Costs	
Portable Fire Extinguishers	$15.00 each
Other items	Fire Department cost

Rentals, labour and services are all subject to GST, permits are not.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 2005 NO. 4407

EXPLANATORY MEMO

Bylaw No. 4407 sets the minimum charge for metered water customers at $ 74.22 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $ 72.94.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $ 0.3353 per cubic meter. The current rate is $ 0.3295 per cubic meter.

The flat rate for residential customers will be $ 148.43. The current rate is $ 145.88.

These changes represent a 1.75% increase in residential user, metered minimum fees, and the rate per cu. m. for consumption over and above the 110 cu. m.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 2005 NO. 4407

WHEREAS Bylaw No. 3482, cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 3482;

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

1. This Bylaw may be cited for all purposes as "Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2005 No. 4407."

2. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482 is amended by deleting Section 1 and Section 2 of Schedule "A" attached to Bylaw 3482 and substituting the following therefor:

"1. BASIC RATES
The annual flat rate for a distinct premise is $ 148.43

Where there are two or more distinct premises on one property, the basic rate will be multiplied by the number of distinct premises.

Where there is multiple occupancy of a building, the basic rate will be multiplied by the number of distinct occupancies.

2. RATES FOR METERED SERVICE
The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:
The first 110 cubic meters at a flat rate of $ 74.22 per distinct premise.
The remainder at $ 0.3353 per cubic meter.
The minimum charge is $ 74.22 per distinct premises plus meter rent."

READ A FIRST TIME the	7	day of	February	, 2005
READ A SECOND TIME the	7	day of	February	, 2005
READ A THIRD TIME the	7	day of	February	, 2005
RECONSIDERED AND ADOPTED the	21	day of	February	, 2005

MAYOR

TOWNSHIP CLERK

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 2005 NO. 4429

EXPLANATORY MEMO

Bylaw No. 4429 sets the minimum charge for metered water customers at $ 74.215 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $ 72.94.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $ 0.3353 per cubic meter. The current rate is $ 0.3295 per cubic meter.

The flat rate for residential customers will be $ 148.43. The current rate is $ 145.88.

These changes represent a 1.75% increase in residential user, metered minimum fees, and the rate per cu. m. for consumption over and above the 110 cu. m.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 2005 NO. 4429

WHEREAS Bylaw No. 3482, cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 3482;

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

1. This Bylaw may be cited for all purposes as "Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2005 No. 4429."

2. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482 is amended by deleting Section 1 and Section 2 of Schedule "A" attached to Bylaw 3482 and substituting the following therefore:

"1. BASIC RATES
The annual flat rate for a distinct premise is $ 148.43

Where there are two or more distinct premises on one property, the basic rate will be multiplied by the number of distinct premises.

Where there is multiple occupancy of a building, the basic rate will be multiplied by the number of distinct occupancies.

2. RATES FOR METERED SERVICE
The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:
The first 110 cubic meters at a flat rate of $ 74.215 per distinct premise.
The remainder at $ 0.3353 per cubic meter.
The minimum charge is $ 74.215 per distinct premises plus meter rent."

READ A FIRST TIME the	18	day of	April	, 2005.
READ A SECOND TIME the	18	day of	April	, 2005.
READ A THIRD TIME the	18	day of	April	, 2005.
RECONSIDERED AND ADOPTED the	2	day of	May	, 2005.

MAYOR

TOWNSHIP CLERK

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 2006 NO. 4497

EXPLANATORY MEMO

Bylaw No. 4497 sets the minimum charge for metered water customers at $ 119.90 for each six-month period for the first 110 cubic metres of water consumed. The current rate is $ 74.215

The volume of water consumed after the first 110 cubic metres per six-month period will be charged a rate of $ 0.345 per cubic metre. The current rate is $ 0.3353 per cubic metre.

The flat rate for residential customers will be $ 239.70. The current rate is $ 148.43.

This by-law also repeals the Langley Water Utility Frontage Tax Bylaw 1988 No. 2575 and all its amendments.

These changes reflect the elimination of the frontage tax system and the conversion to the user fee system.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 2006 NO. 4497

WHEREAS Bylaw No. 3482, cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 3482;

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

1. This Bylaw may be cited for all purposes as "Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2006 No. 4497."

2. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482 is amended by deleting Section 1 and Section 2 of Schedule "A" attached to Bylaw 3482 and substituting the following therefore:

"1. BASIC RATES

The annual flat rate for a distinct premise is $ 239.70

Where there are two or more distinct premises on one property roll number, the basic rate will be multiplied by the number of distinct premises phased in over 5 years (2006 to 2010).

Where there is multiple occupancy of a building on one property roll number, the basic rate will be multiplied by the number of distinct occupancies phased in over 5 years (2006 to 2010).

The annual flat rate for 2006 shall be multiplied by 365/275 and calculated from April 1, 2006.

2. RATES FOR METERED SERVICE

The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:

- The first 110 cubic metres at a flat rate of $ 119.90 per distinct premise.
- The remainder at $ 0.345 per cubic metre.
- The minimum charge is $ 119.90 per distinct premises plus meter rent."

The minimum charge for each six month period for 2006 shall be multiplied by 365/275 and calculated from April 1, 2006.

3. Upon adoption of Bylaw No. 4497, the Langley Water Utility Frontage Tax Bylaw 1988 No. 2575 and all its amendments is here by repealed.

READ A FIRST TIME the	6	day of	March	, 2006.
READ A SECOND TIME the	6	day of	March	, 2006.
READ A THIRD TIME the	6	day of	March	, 2006.
RECONSIDERED AND ADOPTED the	27	day of	March	, 2006

Mayor

Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 2006 NO. 4507

EXPLANATORY NOTE

Bylaw No. 4507 sets the minimum charge for metered water customers at $ 134.23 for each six-month period for the first 110 cubic metres of water consumed. The current rate is $ 119.90

The volume of water consumed after the first 110 cubic metres per six-month period will be charged a rate of $ 0.386 per cubic metre. The current rate is $ 0.345 per cubic metre.

The flat rate for residential customers will be $ 268.46. The current rate is $ 239.70.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482

AMENDMENT BYLAW 2006 NO. 4507

WHEREAS Bylaw No. 3482, cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 3482;

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

1. This Bylaw may be cited for all purposes as "Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2006 No. 4507."

2. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482 is amended by deleting Section 1 and Section 2 of Schedule "A" attached to Bylaw 3482 and substituting the following therefore:

"1. BASIC RATES
The annual flat rate for a distinct premise is $ 268.46

Where there are two or more distinct premises on one property roll number, the basic rate will be multiplied by the number of distinct premises phased in over 5 years (2006 to 2010).

Where there is multiple occupancy of a building on one property roll number, the basic rate will be multiplied by the number of distinct occupancies phased in over 5 years (2006 to 2010).

The annual flat rate for 2006 shall be multiplied by 365/245 and calculated from May 2, 2006.

2. RATES FOR METERED SERVICE
The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:
- The first 110 cubic metres at a flat rate of $ 134.23 per distinct premise.
- The remainder at $ 0.386 per cubic metre.
- The minimum charge is $ 134.23 per distinct premises plus meter rent."

The minimum charge for each six month period for 2006 shall be multiplied by 365/245 and calculated from May 2, 2006.

READ A FIRST TIME the	24	day of	April	, 2006
READ A SECOND TIME the	24	day of	April	, 2006
READ A THIRD TIME the	24	day of	April	, 2006
RECONSIDERED AND ADOPTED the	1	day of	May	, 2006

Mayor

Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 2007 NO. 4570

EXPLANATORY NOTE

Bylaw No. 4570 sets the minimum charge for metered water customers at $144.30 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $134.23.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.415 per cubic meter. The current rate is $0.386 per cubic meter.

The flat rate for residential customers will be $288.60. The current rate is $268.46.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 2007 NO. 4570

WHEREAS Bylaw No. 3482, cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 3482;

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

1. This Bylaw may be cited for all purposes as "Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2007 No. 4570."

2. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482 is amended by deleting Section 1, Section 2, Section 7 and Section 8 of Schedule "A" attached to Bylaw 3482 and substituting the following therefore:

1. BASIC RATES

The annual flat rate for a distinct premise is $288.60.

Where there were two or more distinct premises on one property roll number in May 2006, the annual flat rate was multiplied by the number of distinct premises. The 2006 increase due to the conversion of the frontage tax to a user fee is being phased in over 5 years (2006 to 2010) in equal increments.

Where there was multiple occupancy of a building on one property roll number in May 2006, the annual flat rate was multiplied by the number of distinct occupancies. The 2006 increase due to the conversion of the frontage tax to a user fee is being phased in over 5 years (2006 to 2010) in equal increments.

Subject to the following: the annual flat rate for 2007 shall be multiplied by 365/301 and calculated from March 5, 2007.

2. RATES FOR METERED SERVICE

The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:

The first 110 cubic meters at a flat rate of $144.30 per distinct premise.
The remainder at $0.415 per cubic meter.
The minimum charge is $144.30 per distinct premises plus meter rent." Where there were multiple meters on one utility account number in May 2006. The 2006 increase due to the conversion of the frontage tax to a user fee is being phased in over 5 years (2006 to 2010) in equal increments.

Subject to the following: the minimum charge for each six month period for 2007 shall be multiplied by 365/301 and calculated from March 5, 2007.

7. WATER PURCHASED FOR RESALE

The rate for such water use is $0.415 per cubic meter.

8. MUNICIPAL STANDPIPE USE

Payment for an estimate of amount of water to be used over a period of one year is required.

Prepayment for such water use is $0.415 per cubic meter.

READ A FIRST TIME the	19	day of	February	, 2007
READ A SECOND TIME the	19	day of	February	, 2007
READ A THIRD TIME the	19	day of	February	, 2007
RECONSIDERED AND ADOPTED the	5	day of	March	, 2007

Mayor Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482

AMENDMENT BYLAW 2008 NO. 4652

EXPLANATORY NOTE

Bylaw No. 4652 sets the minimum charge for metered water customers at $151.08 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $144.30.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.436 per cubic meter. The current rate is $0.415 per cubic meter.

The flat rate for residential customers will be $302.16. The current rate is $288.60.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY WATERWORKS REGULATION BYLAW 1995 NO. 3482
AMENDMENT BYLAW 2008 NO. 4652

WHEREAS Bylaw No. 3482, cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 3482;

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

1. This Bylaw may be cited for all purposes as "Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2008 No. 4652."

2. Bylaw No. 3482 cited as "Langley Waterworks Regulation Bylaw 1995 No. 3482 is amended by deleting Section 1, Section 2, Section 7 and Section 8 of Schedule "A" attached to Bylaw 3482 and substituting the following therefore:

   1. BASIC RATES

      The annual flat rate for a distinct premise is $302.16.

      Where there were two or more distinct premises on one property roll number in May 2006, the annual flat rate was multiplied by the number of distinct premises. The 2006 increase due to the conversion of the frontage tax to a user fee is being phased in over 5 years (2006 to 2010) in equal increments.

      Where there was multiple occupancy of a building on one property roll number in May 2006, the annual flat rate was multiplied by the number of distinct occupancies. The 2006 increase due to the conversion of the frontage tax to a user fee is being phased in over 5 years (2006 to 2010) in equal increments.

      Subject to the following: the annual flat rate for 2008 shall be multiplied by 366/268 and calculated from April 7, 2008.

   2. RATES FOR METERED SERVICE

      The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

      The rates for each billing will be:

      The first 110 cubic meters at a flat rate of $151.08 per distinct premise.
      The remainder at $0.436 per cubic meter.
      The minimum charge is $151.08 per distinct premises plus meter rent." Where there were multiple meters on one utility account number in May 2006. The 2006 increase due to the conversion of the frontage tax to a user fee is being phased in over 5 years (2006 to 2010) in equal increments.

      Subject to the following: the minimum charge for each six month period for 2008 shall be multiplied by 366/268 and calculated from April 7, 2008.

7. WATER PURCHASED FOR RESALE

The rate for such water use is $0.436 per cubic meter.

8. MUNICIPAL STANDPIPE USE

Payment for an estimate of amount of water to be used over a period of one year is required.

Prepayment for such water use is $0.436 per cubic meter.

READ A FIRST TIME the	03	day of	March	, 2008
READ A SECOND TIME the	03	day of	March	, 2008
READ A THIRD TIME the	03	day of	March	, 2008
RECONSIDERED AND ADOPTED the	07	day of	April	, 2008

Mayor

Deputy
Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SECURITY ALARM SYSTEM REGULATION BYLAW 1995 NO. 3486
AMENDMENT BYLAW 2014 NO. 5112

EXPLANATORY NOTE

Bylaw 2014 No. 5112 amends Security Alarm System Regulation Bylaw 1995 No. 3486 to remove all references to Fire Department as the Fire Department will be addressing false alarms with escalating fees within Fire Prevention Bylaw 2013 No. 4956 Amendment Bylaw 2014 No. 5111.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SECURITY ALARM SYSTEM REGULATION BYLAW 1995 NO. 3486

AMENDMENT BYLAW 2014 NO. 5112

WHEREAS it is deemed necessary and desirable to amend "Security Alarm System Regulation Bylaw 1995 No. 3486" to remove the Fire Department inclusion and remain only with Policing Services;

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 "Security Alarm system Regulation Bylaw 1995 No. 3486 Amendment Bylaw 2014 No. 5112".

2. The Security Alarm system Regulation Bylaw 1995 No. 3486 is amended by

(a) replacing the following Sections:

Section 2:
(a) **false alarm** means any activation of an alarm system, done intentionally or unintentionally, including activation by malfunction of the alarm system which causes the unnecessary response of the R.C.M.P.

Section 3:
An owner or occupier of real property to which attendance of the R.C.M.P is made as a result of a false alarm generated by an alarm system shall pay the following fee for service:

(b) removing the following Section:

Section 5:
This Bylaw does not apply to fire alarm systems that are intended to alert only the occupants of the dwelling unit in which they are installed.

READ A FIRST TIME the	29	day of	September	, 2014
READ A SECOND TIME the	29	day of	September	, 2014
READ A THIRD TIME the	29	day of	September	, 2014
RECONSIDERED AND ADOPTED the	06	day of	October	, 2014

Mayor

Deputy Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

REPEAL BYLAW NO. 6114

EXPLANATORY NOTE

Bylaw No. 6114 repeals a number of bylaws that have become obsolete, included in current bylaws, or were not repealed at the time the parent bylaw was repealed.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

REPEAL BYLAW NO. 6114

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 Repeal Bylaw No. 6114”.

2. The following bylaws are repealed in their entirety:

Heritage Advisory Committee Establishment By-Law, 1975 No. 1545

Glen Valley Dyking District Agreement Bylaw 1976

Feed Lot control By-Law, 1979 No. 1844

Feed Lot Control Bylaw 1979 Amendment Bylaw 1980

Penalty Sections of Sundry Bylaws Amendment Bylaw 1981

Holiday Shopping Regulation By-Law, 1981 Bylaw No. 2067

B.C. Farm Museum Tax Exemption By-Law No. 2220, 1983

Sheep and Poultry Compensation By-law 1985 No. 2316

Joint Recreation Facilities Agreement with Langley City, Bylaw 1987 No. 2468

Parks Regulation Bylaw 1976 No. 1575 Amendment Bylaw 1988

Licenced Premises Entertainment Regulation Bylaw 1991 No. 3104

Arcade and Pool Hall Bylaw 1992 No. 3188

The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642 Amendment Bylaw 1992 No. 3190

The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642 Amendment Bylaw 1993 No. 3233

Township of Langley Local Government Election Procedure Bylaw 1993 No. 3298

The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642 Amendment Bylaw 1993 No. 3330

The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642 Amendment Bylaw 1994 No. 3365

Council Expense Bylaw 1994 No. 3405

Security Alarm System Regulation Bylaw 1995 No. 3486

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1995 No. 3577

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1996 No. 3602

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1996 No. 3614

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1996 No. 3661

Langley Waterworks Regulations Bylaw 1986 No. 3482 Amendment Bylaw 1997 No. 3672

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1997 No. 3706

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1998 No. 3787

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1999 No. 3868

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2001 No. 4071

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2003 No. 4100

Langley Waterworks Regulation Bylaw 1995 No.3482 Amendment Bylaw 2002 No.4133

Langley Arcade And Pool Hall Amendment Bylaw 2003 No. 4202

Fire Department Miscellaneous Fee Establishment Bylaw 2003 No. 4263

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2005 No. 4407

Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2005 No. 4429

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2006 No. 4497

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2006 No. 4507

Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2007 No. 4570

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2008 No. 4652

Security Alarm System Regulation Bylaw 1995 No. 3486 Amendment Bylaw 2014 No. 5112

3. If any section or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, then the invalid portion must be severed and the remained of this bylaw is deemed to have been adopted without the severed section or clause

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 24, 2025 - REGULAR MEETING	**REPORT:**	25-40
FROM:	LEGISLATIVE SERVICES DIVISION	**FILE:**	3900-25
SUBJECT:	REPEAL OF BYLAW NO. 5766 MAIL BALLOT OPTION FOR LOCAL ELECTIONS		

RECOMMENDATION:

That Council give first, second and third reading to "General Local Government Election Bylaw 2010 No. 4844 Amendment Bylaw No. 5766 Repeal Bylaw No. 6120".

EXECUTIVE SUMMARY:

Due to potential changes in the *Eligibility to Hold Public Office Act – BC Laws*, a by-election may be required should the Council member choose to resign from the member's office and remain an elected Member of the Legislative Assembly of British Columbia.

The preliminary estimated cost of a by-election for a Councillor is $325,000. Cost savings may be achieved by repealing Bylaw No. 5766 and discontinuing the vote by mail option that was included for the 2021 School Trustee By-Election and the 2022 Local Government Election.

DISCUSSION/ANALYSIS:

During the COVID-19 pandemic a mail-in ballot option was included for voters that would prefer to vote by mail rather than attend the polls in person. Despite the option for mail balloting, there was no increase in the expected number of votes cast, only 6.5% of the votes cast were mail-in ballots, and 64% of the packages mailed were returned in person, with many of these at the polling location on election day.

For the 2022 Local Government Election, the cost of this program was high, $10,000 for external computer programming plus printing and mailing costs (approximately $15.39/voter). Only 249 voters applied for a ballot by mail and only 143 were received. Of the votes cast, less than 1% were the mail in ballot option. It would be expected that should this option be used in future elections the use of the mail in ballots would be similar and continue to have limited uptake.

Section 56(2) (b) of the *Local Government Act* regulates that for a bylaw to apply in relation to a by-election, the bylaw must be adopted at least 42 days before the first day of the nomination period for the by-election.

Respectfully submitted,

Suzanne Little
DEPUTY TOWNSHIP CLERK
for
LEGISLATIVE SERVICES DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

GENERAL LOCAL GOVERNMENT ELECTION BYLAW 2010 NO. 4844

AMENDMENT BYLAW NO. 5766

REPEAL BYLAW NO. 6120

EXPLANATORY NOTE

Bylaw No. 6120 repeals General Local Government Election Bylaw 2010 No. 4844 Amending Bylaw No. 5766 removing the use of mail ballots for local elections.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

GENERAL LOCAL GOVERNMENT ELECTION BYLAW 2010 NO. 4844

AMENDMENT BYLAW NO. 5766

REPEAL BYLAW NO. 6120

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 “General Local Government Election Bylaw 2010 No. 4844 Amendment Bylaw No. 5766 Repeal Bylaw No. 6120”.

2. “General Local Government Election Bylaw 2010 No. 4844 Amendment Bylaw No. 5766” is hereby repealed.

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 24 2025 - REGULAR MEETING	**REPORT:**	25-39
FROM:	BYLAW ENFORCEMENT DIVISION	**FILE:**	3900-25
SUBJECT:	ELECTION AND POLITICAL SIGNS BYLAW		

RECOMMENDATIONS:

That Council give first, second and third reading to the Election and Political Signs Bylaw No. 6118.

That Council give first, second and third reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6119.

EXECUTIVE SUMMARY:

The current Election and Political Signs Bylaw was adopted by Township Council in May 2023. As set out below, staff is recommending the Bylaw be repealed and replaced to include the updates provided below.

- Clarify and slightly expand the permitted contents of political and election signs in relation to elections, especially with respect to the requirement that such signs must be "for candidates within the riding", which will allow election signs for party leaders to be permitted in the Township during election periods.
- Clarify staff's responsibility in respect of keeping and storing removed signs.
- Provide that violations of the Bylaw are offences and subject to specified penalties, including the issuance of bylaw offence notices under the *Local Government Bylaw Notice Enforcement Act*.
- Introduce several housekeeping measures to otherwise reduce ambiguity and improve legibility.

When the Bylaw was adopted, the Bylaw Notice Enforcement Bylaw 2008 No. 4703 continued to include only one offence included in a previous version of the Bylaw. It is recommended that this offence be removed, and new offences and fines for non-compliance with the proposed Bylaw be added to the Bylaw Notice Enforcement Bylaw through the adoption of the Amendment Bylaw. Also recommend, a specific offence be included for defacing, damaging or removing an election sign.

The above changes constitute a proactive measure that will increase compliance, simplify administration, and mitigate risks, especially in anticipation of a likely federal election in 2025.

As set out below, in adopting this new Bylaw Council will need to ensure that a balance is made to account for broad freedom of expression rights for political candidates under *the Charter* and that such expression rights are only limited under the bylaw where they are for valid municipal purposes, including, most importantly, to ensure public safety.

PURPOSE:

To seek Council approval of Bylaws No. 6118 and No. 6119, and to consider first, second and third reading of the Bylaws.

BACKGROUND/HISTORY:

Ambiguity Regarding the Permitted Content of Signs

Sections 3.1 and 3.2 of the current Bylaw require that election and political signs must be "in relation to" federal or provincial elections for candidates within the riding. There is no indication of what makes a sign "for" a candidate in the riding. These provisions, already broad and permissive, are likely to be interpreted liberally to give maximum effect to a person's right to freedom of expression under the *Charter.*

Such signs were the subject of numerous complaints leading up to the October 2024 provincial election, and staff spent a considerable amount of resources responding to complaints. Staff and Council also received prior legal advice regarding the risks associated with being too restrictive with respect to permitted political signage under the Charter.

Considering this, staff recommend that the new Bylaw include provisions to provide that a political or election sign, in relation to a provincial or federal election, must be *solely made in respect of a* local candidate or *solely made in respect of a* provincial or federal party leader or made in respect of both a local candidate and a provincial or federal party leader. This amendment assists in clarifying that provincial or federal party leaders can separately advertise or advertise in conjunction with candidates in the riding, a reasonable and increasingly used political strategy.

The proposed Bylaw's intent is to balances the right to freedom of expression with the need for a justifiable and measured restriction of these rights, where some limits would still be justified to ensure fairness, sightliness and public safety, where too many election signs can easily create hazards, particularly around roadways.

Township's Responsibility for Keeping and Storing Removed Signs

Staff have also previously encountered issues around keeping and storing election signs, including the time period for doing so, and when these can be disposed by staff. The proposed bylaw seeks to clarify that staff can dispose of election signs 4 days after a general election without any cost or liability to the Township for doing so. This provides clear and consistent direction to staff, as well as candidates and campaign staff and volunteers.

No Designation of Bylaw Violations as "Offences"

With the adoption of the Bylaw in 2023, no associated offences or fines were added to the Bylaw Notice Enforcement Bylaw. In fact, the Bylaw Notice Enforcement Bylaw currently contains only one offence related to election and political signs. In addition, the Bylaw does not contain language designating non-compliance with its own provisions as an offence. Only Section 7.4 deems "defacing, damaging or pulling down or removing election of political signs" as an offence, subject only to enforcement under other federal statutes.

Despite containing requirements and restrictions related to the content and placement of signs, the current bylaw only provides one way to enforce these provisions. Part 7 of the current bylaw provides that the Township may, without notice or warning, remove signs that it determines pose a threat to public safety or otherwise violate the Bylaw. While safety concerns likely justify the removal of political signs as a "reasonable limit" on free expression, the immediate removal of signs for content-related non-compliance is less likely to be "minimally impairing" to a person's Charter rights, and therefore less justifiable – especially when other measures could have been taken. In this sense, the current bylaw's only enforcement mechanism, with its attendant risks, is severely limited in practical use.

Staff recommend that violations of the potential bylaw are designated as offences and accompanied by fines. Staff have considered and reviewed other analogous sign bylaws and associated offences and fine amounts from other jurisdictions in BC as a basis for the recommended offences and fines, as outlined in proposed bylaw attached hereto. Proactive enforcement through monetary penalties will deter the creation and spread of signs that are unsightly, unsafe, and potentially harmful to the electoral process. This will allow staff to take enforcement action short of removal of signs and allow for escalated enforcement a stated goal under the Township's Bylaw Enforcement Policy.

DISCUSSION/ANALYSIS:

Key Amendments to the Bylaw

In addition to certain housekeeping inclusions, staff have suggested the following key additions to the proposed Bylaw:

1. That Part 3 of the current Bylaw be update, as follows:

PART 3 Duration and Political Processes

3.0 A person shall not place, or permit to be placed, an election or political sign on public or private property, except in relation to:

(a) Federal elections and by-elections in the Township, from the time the writ of election is issued until four (4) days after general voting day, and provided that such election or political sign is made solely in respect of a candidate within the riding where the sign is placed or which is made solely for a national party leader or which is made for both a candidate within the riding where the sign is placed and a national party leader.

(b) Provincial elections and by-elections within the Township, from the time the writ of election is issued until four (4) days after general voting day, and provided that such election or political sign is made solely in respect of a candidate within the riding where the sign is placed or which is made solely for a provincial party leader or which is made for both a candidate within the riding where the sign is placed and a provincial party leader;

(c) Township of Langley Local Government and School District No. 35 (Langley) Elections and by-elections, from 9:00 am on the twenty-first (21st) day prior to general voting day until four (4) days after general voting day;

(d) Federal or Provincial referendum or plebiscites, from the day that the text of the question is approved by the Federal Parliament or by the Provincial Legislature, as the case may be, until four (4) days after general voting day;

(e) Local Government and School District No. 35 (Langley) referendum or plebiscites, from 9:00am on the twenty-first (21st) day prior to general voting day, until four (4) days after the general voting day; and

(f) Provincial recall or initiative campaigns, from the day that an application for recall or initiative is approved by the Chief Electoral Officer for BC until four (4) days after the final disposition of the matter;

2. That Part 6 of the Bylaw be updated, as follows:

PART 6 Requirements/Restrictions for Election or Political Signs

6.0 Election and political signs do not require a sign permit.

6.1 All election or political signs:

(a) must have no more than two sign faces, with each sign face

(i) being no larger than 3 square metres in area; and

(ii) not exceeding a maximum height of 1.8 metres;

(b) must not use the Township of Langley or the School District No. 35 logos, heraldic emblems or similar corporate identifiers for the purpose of any candidate's campaign activities;

(c) must not be animated, illuminated, reflective, rotating, flashing or have moving lights or other electrical features, including machine readable optical labels;

(d) must not have attachments such as balloons, kites, an electronic message centre or inflatable devices;

(e) must not be placed on an existing sign;

(f) must not be located within 100 metres of a voting place, during Federal, Provincial, Local and School District voting days, including but not limited to advance, general, referendum, and plebiscite voting days;

(g) must not resemble traffic control devices referred to in the *Motor Vehicle Act* and Regulations under that *Act*;

(h) must not be placed within five (5) metres of a fire hydrant;

(i) must not be placed within five (5) metres of a highway where to property is adjacent to an intersection; and

(j) must not be placed in such a way as to create a potential hazard to vehicular, pedestrian or cyclist traffic, and must not obstruct the view of any portion of a traffic control device, signal or intersection or movement of motor vehicles, pedestrians, cyclist or any other traffic.

3. That Section 7.2 and 7.3 be updated as follows:

Election or political signs removed pursuant to the Bylaw will be stored at a Township facility and may be claimed by a candidate or candidate representative, or a person authorized by a candidate or candidate representative within the time period permitted under the Bylaw.

Election or political signs removed pursuant to the Bylaw, and not claimed within ten (10) days, or within four (4) days after general voting day, whichever is earlier, become the property of the Township and may be destroyed or otherwise disposed of by the Township in its sole discretion,

without notice to any person or any compensation owing to any person or any liability to the Township.

4. That a new Part 8 be added, as follows:

PART 8 Offences and Penalties

8.0 A Person who violates a provision of this Bylaw commits an offence under this Bylaw.

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

(a) a bylaw notice fine issued under the Bylaw Notice Enforcement Bylaw 2008 No. 4703; and

(b) A fine of up to $10,000 or a term of imprisonment of up to 3 months upon summary conviction;

5. That the potential bylaw has been updated for housekeeping, formatting, and consistency with the Township's other bylaws.

Adoption of the Amendment Bylaw

In the proposed Bylaw Notice Enforcement Bylaw amendment the offense and associated fine reading "Affix Election and Political Sign/Bill/Notice to Street Furniture" has been removed and offenses and associated fines corresponding to non-compliance with specified provisions of the Bylaw added.

CONCLUSION:

The proposed Election and Political Signs Bylaw focuses on clarifying the language to prohibit signs *primarily* in respect of non-local candidates, while still allowing for local candidates in provincial and federal elections to strategically associate with party leaders. The intent is to carefully balance this restriction with the Township's need to regulate political and election signs in a manner that ensures safety, sightliness and fairness, such that it can be considered a reasonable justification of an impairment to a *Charter* right under section 1 of the *Charter*.

The addition of "offence" language to the proposed bylaw, along with the proposed amendments to the Bylaw Notice Enforcement Bylaw, will facilitate a proactive, compliance-based regime for the use of election and political signs. The intention is to provide a bylaw regime that averts risk, allows for managed compliance, and generally conserves Township resources.
Respectfully submitted,

Manny Natt
DIRECTOR
for
BYLAW ENFORCEMENT DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Engineering Division	A. Ruhl
Legislative Services Division	W. Bauer
Municipal Administration Division	C. Kooner

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ELECTION AND POLITICAL SIGNS BYLAW NO. 6118

EXPLANATORY NOTE

Bylaw No. 6118 sets out the rules and regulations regarding the placement of election and political signs on both public and private property within the Township of Langley.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
ELECTION AND POLITICAL SIGNS BYLAW NO. 6118

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

PART 1 CITATION

1.0 This Bylaw may be cited for all purposes as "Township of Langley Election and Political Signs Bylaw No. 6118".

PART 2 DEFINITIONS

2.0

Advanced Voting Day	means advance polling day under the Canada Elections Act or advance voting opportunity under the Local Government Act, School Act (BC) or Election Act (BC), whichever is applicable.
Boulevard	means: a) where there is no curb, the area between the shoulder of the road and the adjacent property line b) where there is curb but no sidewalk, the area from the back of the curb or gutter to the adjacent property line or c) where there is curb and a sidewalk, the area from the back of the sidewalk to the adjacent property line.
Bylaw	means the Township of Langley Election and Political Signs Bylaw No. 5834, as amended or replaced.
Candidate	means a person who is a registered candidate for election pursuant to the *Local Government Act*, *the School Act* (BC), the *Election Act* (BC), or the *Canada Elections Act*, as amended or replaced.
Candidate Representative	means a person who is appointed by a Candidate as a candidate representative for the purposes of the *Local Government Act*, the *Election Act* (BC) or the *Canada Elections Act*.
Centre Median	means an area designated for the segregation of lanes of traffic on a roadway, designated either by lines or landscaping.
Chief Election Officer	means the person appointed by Council as the Chief Election Officer pursuant to the Local Government Act, or

	the Deputy Chief Election Officer in the absence of the Chief Election Officer.
Council	means the Council of the Township of Langley.
Election or Political Sign	means a temporary sign designed or intended to be displayed in connection with Federal, Provincial, Local Government or School District No. 35 (Langley) elections, by-elections, referendum, or plebiscites.
Engineer	means the Director of Engineering or their designate and is the person authorized by Council to carry out the power and duties outlined in this bylaw.
General Voting Day	means polling day under the Canada Elections Act or general voting day under the *Local Government Act*, *School Act* (BC) or *Election Act* (BC), whichever is applicable.
Highway	means a common and public highway, street, avenue, roadway, lane, road allowance, bridge, and viaduct, which is intended for or used by the public for the passage of vehicles, pedestrians, and cyclists, but does not include a private right-of-way on private property.
Park	means Township-owned land or right-of-way used for passive or active recreation including open space, sports fields, pitch and putt golf courses, playgrounds, walkways, trails, nature reserves, natural areas, wildlife sanctuaries, greenbelts, conservation areas, buffers, nature interpretation areas, and similar land uses.
Person	includes a property owner, strata corporation, candidate, candidate representative, political organization, or any other person under the direction of such an individual or organization.
Place	means place, erect, affix or attach.
Political Organization	includes: (a) an "elector organization" within the meaning established in the *Local Government Act* (b) a "authorized canvasser" within the meaning established in the Local Government Act (c) a "political party" within the meaning established in the *Election Act* (BC) or *Canada Elections Act* (d) any incorporated or unincorporated organization which promotes or opposes the election of a candidate (e) any incorporated or unincorporated organization which approves or disapproves of a course of action advocated

by a candidate or another political organization

(f) any incorporated or unincorporated organization which promotes or opposes an issue that is the subject of a referendum or plebiscite and

(g) any incorporated or unincorporated organization which promotes or opposes a recall or initiative campaign.

Public Property	means all property owned by the Township and School District No. 35, which are not occupied for residential purposes, excluding all highways.
Roadway Structure	means a bridge, overpass, guardrail, retaining wall, fence, concrete barrier, fire hydrant, street light pole, utility pole, and crosswalk pole.
Shoulder	means where there is no curb, the area between the edge of the road and a line two metres, fifty centimetres (2.5 m) parallel to the edge of the roadway.
Sign Face	means the display areas of a political sign on which letter, symbols or pictures appear.
Structure	means a construction of any kind whether fixed to or supported by or sunk into land or water.
Township	means the Corporation of the Township of Langley.
Traffic Control Device	means a sign, line, meter, marking, space, barrier, or device that is painted, placed or erected to guide, regulate, warn, direct, restrict, control or prohibit traffic.

PART 3 DURATION AND POLITICAL PROCESSES

3.0 A person shall not place, or permit to be placed, an election or political sign on public or private property, except in relation to:

3.1 Federal elections and by-elections in the Township, from the time the writ of election is issued until four (4) days after general voting day, and provided that such election or political sign is made solely in respect of a candidate within the riding where the sign is placed or which is made solely for a national party leader or which is made for both a candidate within the riding where the sign is placed and a national party leader;

3.2 Provincial elections and by-elections within the Township, from the time the writ of election is issued until four (4) days after general voting day, and provided that such election or political sign is made solely in respect of a candidate within the riding where the sign is placed or which is made solely for a provincial party leader or which is made for both a candidate within the riding where the sign is placed and a provincial party leader;

3.3 Township of Langley Local Government and School District No. 35 (Langley) Elections and by-elections, from 9:00 am on the twenty-first (21st) day prior to general voting day until four (4) days after general voting day;

3.4 Federal or Provincial referendum or plebiscites, from the day that the text of the question is approved by the Federal Parliament or by the Provincial Legislature, as the case may be, until four (4) days after general voting day;

3.5 Local Government and School District No. 35 (Langley) referendum or plebiscites, from 9:00am on the twenty-first (21st) day prior to general voting day, until four (4) days after the general voting day; and

3.6 Provincial recall or initiative campaigns, from the day that an application for recall or initiative is approved by the Chief Electoral Officer for BC until four (4) days after the final disposition of the matter.

PART 4 PLACEMENT OF ELECTION OR POLITICAL SIGNS ON PUBLIC PROPERTY

4.0 A person must not place, or permit to be placed, an election or political sign on:

(a) a highway or right of way

(b) a boulevard, centre median, island, or sidewalk

(c) any roadway structure or traffic control device

(d) a tree, bush, planter, waste or recycling receptacle, newspaper box, mailbox, signpost, bridge or overpass structure

(e) any other public property including land, buildings, structures, parks, gardens or equipment or

(f) overhanging public property

PART 5 PLACEMENT ON PRIVATE PROPERTY

5.0 Election or political signs may be placed on private property in all zones, including single family, two family, multi-family zones, institutional, commercial, and industrial, and any lot in a Rural zone, provided that:

5.1 signs must have the consent of the property owner, occupant, or strata corporation in the case of a parcel containing strata lots, prior to placement.

PART 6 REQUIREMENTS/RESTRICTIONS FOR ELECTION OR POLITICAL SIGNS

6.0 Election and political signs do not require a sign permit, but all election or political signs must adhere to the following requirements and restrictions:

6.1 must have no more than two sign faces:

6.2 all election or political signs must:

(i) being no larger than 3 square metres in area; and

(ii) not exceeding a maximum height of 1.8 metres;

6.3 must not use the Township of Langley or the School District No. 35 logos, heraldic emblems or similar corporate identifiers for the purpose of any candidate's campaign activities;

6.4 must not be animated, illuminated, reflective, rotating, flashing or have moving lights or other electrical features, including machine readable optical labels;

6.5 must not have attachments such as balloons, kites, an electronic message centre or inflatable devices;

6.6 must not be placed on an existing sign;

6.7 must not be located within 100 metres of a voting place, during Federal, Provincial, Local and School District voting days, including but not limited to advance, general, referendum, and plebiscite voting days;

6.8 must not resemble traffic control devices;

6.9 must not be placed within five (5) metres of a fire hydrant;

6.10 must not be placed within five (5) metres of a highway where the property is adjacent to an intersection;

6.11 must not be placed in such a way as to create a potential hazard to vehicular, pedestrian or cyclist traffic, and must not obstruct the view of any portion of a traffic control device, signal or intersection or movement of motor vehicles, pedestrians, cyclist or any other traffic.

PART 7 ENFORCEMENT OF ELECTION OR POLITICAL SIGN REGULATIONS

7.0 If, in the opinion of the Township Engineer, or designate, at his or her sole discretion, an election or political sign erected constitutes a hazard to the safe and efficient movement of vehicular or pedestrian traffic, or otherwise violates any of the requirements listed in Part 6 of the Bylaw, the Engineer or designate may, immediately and without notice, remove the sign.

7.1 Election or political signs removed pursuant to the Bylaw will be stored at a Township facility and may be claimed by a candidate or candidate representative, or a person authorized by a candidate or candidate representative, within the time period permitted under the Bylaw.

7.2 Election or political signs removed pursuant to the Bylaw, and not claimed within ten (10) days, or within four (4) days after general voting day, whichever is earlier, become the property of the Township and may be destroyed or otherwise disposed

of by the Township in its sole discretion, without notice to any person or any compensation owing to any person or any liability to the Township.

7.3 No person shall deface, damage or pull down or remove election or political signs unless created or placed by that person or is otherwise authorized by the Engineer or designate.

PART 8 OFFENCES AND PENALTIES

8.0 A Person who violates a provision of this Bylaw commits an offence under this Bylaw.

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

(a) a bylaw notice fine issued under the Bylaw Notice Enforcement Bylaw 2008 No. 4703 and

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

PART 9 SEVERABILITY

9.0 If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection or clause.

PART 10 BYLAW NO. 5834 REPEALED

10.0 “Township of Langley Election and Political Signs Bylaw No. 5834” is hereby repealed.

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

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6119

EXPLANATORY NOTE

Bylaw No. 6119 updates the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 to insert appropriate references to the Election and Political Signs Bylaw No. 6118.
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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6119

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 2008 No. 4703 Amendment Bylaw No. 6119."

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 Election and Political Signs Bylaw 2015 No. 5034" be replaced with:

Election and Political Signs Bylaw No. 5834

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Place an election or political sign before:		$300.00
○ a writ of election is issued in relation to a federal or provincial election or by-election;	3.1, 3.2	
○ 9:00am on the twenty-first (21st) day prior to general voting day in relation to a Township of Langley Local Government or School District No. 35 (Langley) election, by-election, referendum or plebiscite;	3.3, 3.5	
○ the text of a question that is the subject of a federal or provincial referendum or plebiscite is approved by the Federal Parliament or by the Provincial Legislature; or	3.4	
○ an application for recall or initiative is approved by the Chief Electoral Officer for BC	3.6	
• Fail to remove an election or political sign within four (4) days of:		$300.00
○ general voting day in respect of a federal, provincial, Township of Langley Local Government or School District No. 35 (Langley) election or by-election;	3.1, 3.2, 3.3	
○ general voting day in respect of a federal, provincial, Township of Langley Local Government or School District No. 35 (Langley) referendum or plebiscite; or	3.4, 3.5	

○ the final disposition of a provincial recall or initiative campaign	3.6	
• Place an election or political sign that is not solely made in respect of a candidate within the riding or a provincial or federal party leader, or both a candidate in the riding and a provincial or federal party leader or otherwise in relation to a federal or provincial election or by-election	3.1, 3.2	$300.00
• Place an election or political sign in a public place or manner not permitted by the Bylaw	4.0	$300.00
• Place an election or political sign on private property without consent of property owner, occupant or strata corporation as applicable	5.0, 5.1	$300.00
• Place an election or political sign that has more than two sign faces	6.1	$300.00
• Place an election or political sign that is larger than 3 square metres in area	6.2	$300.00
• Place an election or political sign that exceeds a height of 1.8 metres	6.2	$300.00
• Place an election or political sign that uses logos, emblems or identifiers for purposes not permitted by the Bylaw	6.3	$300.00
• Place an election or political sign that is animated, illuminated, reflective, rotating, flashing or has moving lights or other electrical features, including machine readable optical labels	6.4	$300.00
• Place an election or political sign that has attachments not permitted by the Bylaw	6.5	$300.00
• Place an election or political sign on an existing sign	6.6	$300.00
• Place an election or political sign within 100 metres of a voting place during Federal, Provincial, Local or School District voting days, including but not limited to advance, general, referendum, and plebiscite voting days	6.7	$300.00
• Place an election or political sign resembling a traffic control device	6.8	$300.00

• Place an election or political sign within five (5) metres of a fire hydrant	6.9	$300.00
• Place an election or political sign within five (5) metres of a highway whereto property is adjacent to an intersection	6.10	$300.00
• Place an election or political sign in such a way as to create a hazard to vehicular, pedestrian or cyclist traffic	6.11	$300.00
• Place an election or political sign that obstructs line of vision or hinders traffic	6.11	$300.00
• Deface, damage, pull down or remove an election or political sign	7.3	$500.00

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 24, 2025 - REGULAR MEETING	**REPORT:**	25-38
FROM:	PUBLIC WORKS DIVISION	**FILE:**	6130-01
SUBJECT:	PUBLIC SPACES REGULATION BYLAW REPLACEMENT		

RECOMMENDATIONS:

That Council give first, second, and third reading to the Public Spaces Regulation Bylaw No. 6059.

That Council give first, second, and third reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6060.

EXECUTIVE SUMMARY:

This report presents the proposed Public Spaces Regulation Bylaw No. 6059, which will repeal and replace the existing Langley Public Spaces Regulation Bylaw 2018 No. 5298, as amended. The new Bylaw aims to enhance the management and regulation of public spaces within the Township.

Key updates include:

- Expanding the definition of “Public Spaces” to encompass all public facilities and spaces owned or controlled by the Township.
- Banning smoking in all public spaces (except designated areas).
- Managing temporary shelters to balance the needs of unhoused individuals with community use.
- Clarifying provisions and strengthening regulatory powers through housekeeping changes.
- Maintaining the prohibition on decriminalized drug use in public spaces, pending further direction from the BC courts.

Additionally, new offences are proposed within the Bylaw Notice Enforcement Bylaw: operation of a bicycle contrary to posted signage and not wearing a helmet, each with a $100 fine. The offence of unauthorized operation of a motorized toy in a public space has been removed.

PURPOSE:

To seek Council approval for a new and revised Public Spaces Regulation Bylaw and Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6060.

BACKGROUND/HISTORY:

Staff have been working on an updated version of the Bylaw to:

- Expand the definition of "Public Space" to include all public facilities and spaces in the Township, not just parks and spaces controlled by the Langley School District (the "School District").
- Prohibit smoking in all public spaces within the Township.
- Regulate unhoused encampments in Township public spaces.

While updating the Bylaw, Township staff have also made several housekeeping amendments to resolve past administrative issues and clarify and strengthen the Bylaw.

This update follows amendments adopted by Council last year to prohibit the use or consumption of drugs, or the use of drug paraphernalia within 15 metres of any place owned, operated, or maintained by the Township or the School.

DISCUSSION/ANALYSIS:

The existing Langley Public Spaces Regulation Bylaw 2018 No. 5298, as amended, will be repealed and replaced by the proposed Public Spaces Regulation Bylaw No. 6059. This new Bylaw aims to enhance the management and regulation of public spaces within the Township. There are four primary areas of update to the Public Spaces Regulation Bylaw.

Definition of Public Spaces:

The definition of "Public Spaces" now includes all spaces open to the public and owned or controlled by the Township, such as natural areas, forests, playgrounds, driveways, highways, roadways, sidewalks, paths, trails, boulevards, beaches, wading pools, swimming pools, spray parks, water playgrounds, skateboard parks, community recreation, and other civic facilities, museums, sports fields, cemeteries, and buildings or structures. This provides the Township with significantly more control over its public spaces, including regulating conduct and activities within these spaces.

Smoking in Public Spaces:

Under section 5.29 of the Bylaw, smoking is now effectively banned in all public spaces in the Township (except open highways and sidewalks), unless the Township has designated an area in the public space to allow for smoking. This prohibition previously only applied to parks and school spaces. With the expanded definition of "Public Spaces" in the updated Bylaw, this prohibition now extends to all public places under the ownership and control of the Township, as well as School District spaces (with the exception of open highways and sidewalks), unless the Township has designated an area in the public space to allow for smoking.

Encampments in Public Spaces:

The Bylaw includes provisions to manage temporary shelters in public spaces within the Township. These provisions aim to balance the needs of unhoused individuals with the use and enjoyment of public spaces by the community. The Township will exercise discretion in enforcing these provisions to ensure compliance with relevant legislation and court decisions. The goal is to provide a fair and compassionate approach while maintaining the accessibility and safety of public spaces for all residents.

Housekeeping:

Staff have made a number of housekeeping changes to the Bylaw to clarify certain provisions, and to otherwise strengthen the Township's regulatory powers under the Bylaw, including to provide more discretion to the Director of Engineering and Public Works, or their designate, where it was deemed necessary to promote the administration and enforcement of the Bylaw.

Drug Consumption in Public Spaces:

Staff note that the amendments made to the Bylaw last year by Council to prohibit the use and consumption of decriminalized drugs in all public spaces in the Township are substantively unchanged, although the new definition of "Public Spaces" allows for a simplification of these provisions.

The BC Supreme Court has placed a temporary stay on similar provincial restrictions pending a full hearing on the constitutionality of those restrictions, which stay was recently upheld by the BC Court of Appeal. Staff are monitoring this closely and do not recommend any changes to these provisions in the Bylaw, pending further direction from the BC courts.

Bylaw Notice Enforcement Bylaw:

Staff are also proposing the addition of the following offences within the Bylaw Notice Enforcement Bylaw for Council's consideration:

Offence	Bylaw Section	Fine
Operation of bicycle contrary to posted signage	5.34(1)	$100
Not wearing a Helmet	5.34(2)	$100

The following offence has been removed, corresponding with its removal from the Public Spaces Bylaw: Unauthorized operation of Motorized Toy in a Public Space. Additional changes are housekeeping in nature, reflecting updated Public Spaces Bylaw section references.

Respectfully submitted,

Tab Buckner
MANAGER, PARKS OPERATIONS
for
PUBLIC WORKS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
BYLAW ENFORCEMENT DIVISION	M. Natt
RECREATION, ARTS AND CULTURE DIVISION	R. Stare

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PUBLIC SPACES REGULATION

BYLAW NO. 6059

EXPLANATORY NOTE

Public Spaces Bylaw No. 6059 repeals and replaces Langley Public Spaces Regulation Bylaw 2018 No. 5298 and regulates the use of public spaces in the Township of Langley.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PUBLIC SPACES REGULATION

BYLAW NO. 6059

WHEREAS section 8(3) of the *Community Charter,* SBC 2003, c 26 authorizes Council to, by bylaw, regulate, prohibit and impose requirements in relation to, among other things, public places, the protection of the natural environment, trees, animals and nuisances;

WHEREAS it is deemed necessary and desirable to repeal and replace Public Spaces Regulation Bylaw 2018, No. 5298;

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

PART 1: TITLE

1. This Bylaw may be cited for all purposes as “Public Spaces Regulation Bylaw No. 6059”.

PART 2: INTERPRETATION

Interpretation

2.1 In this Bylaw:

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

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

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

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

Definitions

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

(1) "**Administrator**" means the person appointed to the position of Director of Engineering and Public Works or its equivalent, and their designates and authorized agents;

(2) "**Council**" means the elected council of the Township;

(3) "**Drugs**" means "controlled substance" as defined in the *Controlled Drugs and Substances Act* (S.C. 1996, c. 19), as amended or replaced from time to time;

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

(5) "**Fireworks**" has the meaning ascribed to it in the Fire Prevention Bylaw 2021 No. 5690, as amended or replaced from time to time;

(6) "**Geocache**" means a container, usually containing a logbook and small trading items, hidden for persons to find generally through the use of a global positioning system;

(7) "**Highway**" has the meaning ascribed to it in the *Community Charter* (S.B.C. 2003, c. 26), as amended or replaced from time to time;

(8) "**Highway and Traffic Bylaw**" means the Highway and Traffic Bylaw 2010 No. 4758, as amended or replaced from time to time;

(9) "**Hoverboard or Motorized Cycle**" means any motorized bicycle, scooter, e-scooter, segway or hoverboard;

(10) "**Idle**" means operating a Vehicle engine when the Vehicle is stationary and not providing power for authorized work equipment or conducting authorized work activities;

(11) "**Liquor**" has the meaning ascribed to it in the *Liquor Control and Licensing Act* (S.B.C. 2015, c. 19), as amended or replaced from time to time;

(12) "**Liquor License**" means a licence issued pursuant to the *Liquor Control and Licensing Act* (S.B.C. 2015, c. 19) and its regulations, as amended or replaced from time to time;

(13) "**Outside Waste**" means Waste generated outside Public Space;

(14) "**Park**" means land and improvements owned, occupied or controlled by the Township dedicated and open for the use, recreation or enjoyment of the general public including, but not limited to, land gifted, dedicated, open and reserved for use as a park;

(15) "**Prohibited Vehicle**" means:

(a) a device designed to be moved by animal power like a horse-drawn carriage; and

(b) a recreational vehicle, including without limitation, a go-kart, a golf cart, a motorcross bike, a snowmobile, and an all-terrain vehicle, but does not include a Hoverboard or Motorized Cycle;

(16) "**Public Space**" means all spaces that are open to the public and are owned or controlled by the Township, and includes, without limitation, all Parks, natural areas, forests, playgrounds, driveways, Highways, roadways, sidewalks, paths, trails, boulevards, beaches, wading pools, swimming pools, spray parks, water playgrounds, skateboard parks, community recreation and other civic facilities, museums, Sport Fields, cemeteries, buildings and structures, and which also includes School Spaces;

(17) "**Public Space Permit**" has the meaning ascribed to it in section 4.3;

(18) "**Public Space Permit Application**" has the meaning ascribed to it in section 4.3;

(19) "**Restriction Notice**" has the meaning ascribed to it in section 4.17;

(20) "**School District**" means the Board of Education of School District No. 35 (Langley);

(21) "**School Spaces**" means playgrounds, recreational facilities, trails and parking lots owned or occupied by the School District that are open to the public and that the School District permits the general public to use for recreation or enjoyment, subject to such rules and policies as the School District may impose;

(22) "**Service Dog**" has the meaning ascribed to it in the *Guide Dog and Service Dog Act* (S.B.C. 2015, c. 17), as amended or replaced from time to time;

(23) "**Smoke**" means:

(a) to burn a cigarette, cigar, or cannabis cigarette, or

(b) to burn or heat any substance, including, but not limited to, tobacco, cannabis, or any other plant or herb, including any oils, e-liquids or e-juices, using any type of smoking device, including, but not limited to, a pipe, a bubbler, a bong, a hookah, an e-cigarette, a vaporizer, an electronic smoking device or a home-made smoking device.

(24) "**Special Event**" means a gathering at a Public Space which less than 300 but more than 100 persons are expected to attend or any other event otherwise designated by the Administrator as a Special Event in their sole discretion, including, without limitation, any event planned in a Public Space that is pre-planned, where members of the public are invited to attend, and/or where the Administrator has concerns over insurance, safety, capacity, noise, disturbance, nuisance or any other concerns with the event, in their sole discretion;

(25) "**Sport Field**" means an area in a Public Space used to play one or more outdoor sports and includes, but is not limited to, a soccer field, a football field, a rugby field, a baseball field, a field hockey field, a basketball court, a volleyball court, a pickleball court and a tennis court;

(26) **"Temporary Shelter"** means a tent or other form of shelter that is not fixed to the ground, which is temporary and portable in nature that is constructed from nylon, plastic, cardboard or other similar non-rigid material;

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

(28) "**Township Clerk**" means the person appointed by Council to the position having that name, and their designates and authorized agents;

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

(30) "**Unhoused Person**" means a person who has no fixed address or a predictable residence to return to on a daily basis and who has no reasonable means to acquire a predictable residence;

(31) "**Unmanned Aerial Vehicle**" means a device or machine capable of flight without an onboard human pilot and includes all drones, with or without camera or video capabilities;

(32) "**Vehicle**" means a device, other than a Prohibited Vehicle, in, on or by which a person or thing is or may be transported or drawn on a Highway including, but not limited to:

(a) a device designed to be moved by human power like a cycle or a skateboard;

(b) a Hoverboard or Motorized Cycle; and

(c) a device designed to provide mobility to a person with a disability like a scooter;

(33) "**Vessel**" means any boat or craft designed, used or capable of being used for marine navigation, whether self-propelled or not and without regard to the method of propulsion, and includes a raft or boom of logs or lumber;

(34) "**Waste**" means any litter, garbage, rubbish, refuse, or other form of waste (including organic waste);

(35) "**Weapon**" means any thing designed, used or capable of being used to inflict bodily harm and includes, but is not limited to, a firearm, a bow, a crossbow, a knife, a sword, pepper spray, bear spray, a taser, a slingshot, a catapult, and nunchucks; and

(36) "**Wildlife**" means a species, subspecies, variety or geographically or genetically distinct population of animal, plant or other organism, other than a bacterium or virus, that is wild by nature and includes fish.

PART 3: APPLICATION

Public Spaces

3.1 Every Public Space shall be subject to the provisions of this Bylaw except to the extent that the provisions of this Bylaw directly conflict with a condition under which the Public Space was acquired by the Township or the School District.

Exemptions

3.2 Other than the prohibition in section 5.25 [*Smoking*], and unless required by the Administrator, the prohibitions in this Bylaw do not apply to:

(1) a Township officer or employee engaged in the performance of their lawful duties;

(2) a Township contractor, agent, volunteer or other invitee engaged in the performance of their lawful duties at the Township's request or pursuant to an agreement with the Township;

(3) a School District officer or employee engaged in the performance of their lawful duties;

(4) a School District contractor, agent, volunteer or other invitee engaged in the performance of their lawful duties at the School District's request or pursuant to an agreement with the School District; or

(5) a police officer engaged in the performance of their lawful duties.

PART 4: ADMINISTRATION

Administration

4.1 The Administrator is responsible for the administration and enforcement of this Bylaw.

4.2 The Administrator may make rules for the administration, management, use and protection of Public Spaces.

Public Space Permits

4.3 A person may submit an application (a "**Public Space Permit Application**") to the Administrator for a permit (a "**Public Space Permit**") authorizing them to host a Special Event, including engaging in one or more of the activities prohibited under this Bylaw. Where the Administrator has designated an event a Special Event under this Bylaw, the organizer of that Special Event must submit a Public Space Permit Application.

4.4 A Public Space Permit Application must comply with the requirements of any applicable Council policy or rules made by the Administrator.

4.5 A Public Space Permit Application for:

(1) a Special Event must be submitted to the Administrator at least 30 days prior to commencement of the Special Event; and

(2) an activity other than a Special Event must be submitted to the Administrator at least 14 days prior to commencement of the activity in respect of which the Public Space Permit is sought.

4.6 The Administrator may consult with Township staff with respect to the merits of a Public Space Permit Application.

4.7 Within 30 days of receiving an application under section 4.6(1), or within 14 days of receiving an application under section 4.6(2), the Administrator shall:

(1) issue a Public Space Permit, with terms and conditions in the sole discretion of the Administrator; or

(2) refuse a Public Space Permit.

4.8 A Public Space Permit issued pursuant to section 4.7(1) must be in writing and must specify:

(1) the activity in relation to which the Public Space Permit is issued;

(2) the time period during which the Public Space Permit is effective; and

(3) any terms or conditions of the Public Space Permit.

4.9 A Public Space Permit which is refused pursuant to section 4.7(2) must be in writing and must specify:

(1) the reasons for refusing the Public Space Permit; and

(2) the applicant's right to request reconsideration of the decision to refuse the Public Space Permit in accordance with this Bylaw.

4.10 An applicant who has been refused a Public Space Permit pursuant to section 4.7(2) may request reconsideration of the decision to refuse the Public Space Permit in accordance with the following procedures:

(1) the applicant may apply for reconsideration by Council by providing written notice to the Township Clerk within 14 days of receiving the written decision; and

(2) the applicant shall within 14 days of providing written notice to the Township Clerk make written submissions to Council, which submissions must be no more than five (5) pages in length, explaining why a Public Space Permit should be issued to the applicant.

4.11 Upon receiving an application for reconsideration under section 4.10, Council shall review the written submissions of the applicant and either:

(1) issue a Public Space Permit with terms and conditions in Council's sole discretion; or

(2) uphold the decision to refuse the Public Space Permit.

4.12 A Public Space Permit issued pursuant to section 4.11(1) must be in writing and must specify:

(1) the activity in relation to which the Public Space Permit is issued;

(2) the time period during which the Public Space Permit is effective; and

(3) any terms or conditions of the Public Space Permit.

4.13 A decision made pursuant to section 4.11(2) must be in writing and must specify the reasons for upholding the decision to refuse the Public Space Permit.

4.14 A Public Space Permit issued pursuant to section 4.7(1) or 4.11(1) may be revoked by the decision-maker who issued the Public Space Permit, if the decision-maker is of the opinion that the person to whom the Public Space Permit was issued:

(1) contravened, or permitted a person to contravene, a term of the Public Space Permit or did not comply, or permitted a person not to comply, with a condition of the Public Space Permit;

(2) contravened a Township bylaw; or

(3) for any other reason, acting reasonably.

4.15 No person shall violate, or permit the violation of, the terms or conditions of a Public Space Permit.

4.16 Every person who receives a Public Space Permit shall indemnify and save harmless the Township, and its elected and appointed officials, employees and agents from and against any and all claims, demands, suits or compensation arising, directly or indirectly, from the granting of the permission contained in the Public Space Permit.

Restrictions on use of Public Spaces

4.16 If a person has contravened this Bylaw more than three (3) times over the course of the period of one (1) year, which period starts from the first contravention, the Administrator, in their sole discretion, may provide the person with a written notice (a "**Restriction Notice**") which:

(1) prohibits the person from using one (1) or more specified Public Spaces for a specified period of time not to exceed one year; or

(2) imposes conditions on the person's use of one (1) or more specified Public Spaces for a specified period of time not to exceed one (1) year.

4.17 No person shall violate, or permit the violation of, the terms or conditions of a Restriction Notice.

Seizure and detention of chattels left in a Public Space contrary to this Bylaw

4.18 The Administrator may in their sole discretion:

(1) seize, remove and store, or cause to be seized, removed and stored, any chattel placed within a Public Space contrary to this Bylaw or otherwise without written authorization from the Township;
(2) seize and remove any chattel left unclaimed within a Public Space for more than twelve (12) hours; and
(3) immediately seize and remove any chattel located within a Public Space that, in the opinion of the Administrator in their sole discretion, causes an obstruction, hazard, or which otherwise threatens the safety, security or integrity of the Public Space**.**

4.20 If the contact information for the owner of a chattel seized under section 4.19 can be reasonably identified by the Administrator, the Administrator must make reasonable efforts to contact the owner of the chattel and notify them of the seizure and their rights to reclaim the chattel seized under this Bylaw.

4.21 If the contact information for the owner of a chattel seized under section 4.19 cannot be reasonably identified by the Administrator, the Administrator is not required to make any efforts to contact the owner of the chattel or to notify them of the seizure or their rights to reclaim the chattel under this Bylaw.

4.22 Within seven (7) days of receipt of notification under section 4.20**,** or if notification cannot be achieved in accordance with this Bylaw, within seven (7) days of seizure of a chattel described in section 4.19, the owner of a chattel seized under section 4.19 may obtain possession of the chattel only after:

(1) providing the Administrator with proof of ownership of the chattel; and

(2) paying the Township a sum equal to all expenses incurred by the Township to seize, remove and store the chattel.

4.23 If the owner of a chattel seized under section 4.19 has not obtained possession of the chattel in accordance with section 4.21 within seven (7) days of receipt of notification under section 4.20, or, or if notification cannot be achieved in accordance with this Bylaw, within seven (7) days of seizure of a chattel described in section 4.19:

(1) the Administrator may cause the chattel to be sold by public auction to the highest bidder, or through other reasonable means determined by the Administrator in their sole discretion; or

(2) the Administrator may otherwise dispose of the chattel in their sole discretion.

4.19 The Administrator must apply the proceeds of an auction or other sale held under section 4.23(1) in the following manner:

(1) firstly, deduct the costs of the auction or other means of sale;

(2) secondly, deduct the expenses incurred by the Township to seize, remove and store the chattel; and

(3) thirdly, pay the surplus, if any, to the owner of a chattel sold, if the Administrator can reasonably locate the owner of the chattel.

4.25 If an auction or other sale under section 4.23(1) generates a surplus, and the Administrator cannot reasonably locate the owner of the chattel sold in the auction to pay them the surplus, the Administrator shall:

(1) hold the surplus for six (6) months from the date of the auction or other sale; and

(2) pay the amount of the surplus into the Township’s general revenues if the surplus is not claimed within six (6) months from the date of the auction or other sale.

4.26 An amount paid into the Township’s general revenues under section 4.25(2) is absolutely forfeited to the Township.

Closing Public Space

4.27 The Administrator may close part or all of a Public Space if, in their sole discretion, such closure is necessary to protect the environment or the health, safety or security of the public or for maintenance, renovation, or other work in the Public Space, or for any other reason determined by the Administrator acting reasonably.

4.28 A Public Space, or a portion of a Public Space, closed pursuant to section 4.27 shall only be closed for so long as the closure is necessary to protect the environment or the health, safety or security of the public or for maintenance, renovation, or other work in the Public Space, or for any other reason determined by the Administrator acting reasonably.

4.29 Unless otherwise authorized by the Township or the School District, a person must not enter or remain in any Public Space, or part of the Public Space, that has been closed under this Bylaw.

PART 5: GENERAL REGULATIONS

Animals

5.1 A person who owns or has custody, care or control of an animal shall ensure that such animal does not do any of the following in a Public Space:

(1) run at large or be uncontrolled except in an area specifically designated by the Administrator for such activity;

(2) kill or injure a person or animal;

(3) harass, disturb or frighten a person or animal;

(4) bathe or swim in a body of water except in a body of water specifically designated by the Administrator for such activity; or

(5) damage property.

For greater certainty and without limiting the generality of this section, horses, other than horses used by a police officer in performance of their lawful duties, are prohibited in all Public Spaces unless expressly authorized by the Administrator in a Public Space Permit or otherwise, or identified on signage or other posted communication placed by the Township in the Public Space.

5.2 Without limiting the generality of section 5.1(1), a person who owns or has custody, care or control of a dog, other than a Service Dog whose owner or guardian has on their person a copy of the required certification for the Service Dog, shall ensure that dogs are leashed in all Public Spaces, except in areas designated by identified signage as off-leash areas. An owner or guardian of a dog, other than a Service Dog whose owner or guardian has on their person a copy of the required certification for the Service Dog,

must also ensure that such dog does not enter onto any Sports Field (with or without a leash), or in any other area of a Public Space where dogs are not permitted on identified signage.

5.3 A person who owns or has custody, care or control of an animal shall ensure that:

(1) they are in posession of means to dispose of the animal's waste in a reasonable and sanitary manner;

(2) the animal does not enter onto any Public Space where the animal is not authorized to be under this Bylaw or under according to any signage in the Public Space; and

(2) any waste deposited by such animal in a Public Space is immediately disposed of in a sanitary manner.

Boats

5.4 No person shall operate a Vessel in a Public Space except on water in a Public Space as authorized by and in compliance with a Public Space Permit.

Commercial activities

5.5 No person shall display, distribute, post, paint or affix any advertisements or other promotional material of any kind whatsoever in a Public Space except:

(1) on information boards provided expressly for that purpose;

(2) in a Public Space, other than a School Space, as authorized by and in compliance with a Public Space Permit or a written agreement with the Township; or

(3) in a School Space as authorized by and in compliance with a written agreement with the School District.

5.6 No person shall offer for sale, or sell, any goods or services, including without limitation, food, in a Public Space except:

(1) in a Public Space, other than a School Space, as authorized by and in compliance with a Public Space Permit or a written agreement with the Township; or

(2) in a School Space as authorized by and in compliance with a written agreement with the School District.

5.7 No person shall offer for sale, or sell, food in a Public Space using materials that are not recyclable, biodegradable or compostable.

5.8 No person shall solicit funds in a Public Space for any commercial purpose except:

(1) in a Public Space, other than a School Space, as authorized by and in compliance with a Public Space Permit or a written agreement with the Township; or

(2) in a School Space as authorized by and in compliance with a written agreement with the School District.

Conduct

5.9 No person shall:

(1) conduct themselves in an indecent manner or use abusive, profane, or grossly insulting language in a Public Space;

(2) harass, disturb, frighten, or endanger any other person in a Public Space;

(3) interfere with, obstruct or impede the lawful free use and enjoyment of any Public Space by any other person;

(4) violate any rule, notice or order of the Township which applies in a Public Space, other than a School Space, and which is posted in the Public Space or is otherwise available to the public;

(5) make any noise or sound that breaches the noise provisions of the Township's Community Standards Bylaw, as amended or replaced from time to time or that, in the discretion of the Administrator, disturbs, or tends to disturb, the quiet, peace, rest, enjoyment, comfort or convenience of persons in the Public Space, or in the adjacent neighborhood or surrounding properties, whether amplified or not;

(6) operate any amplifying system or loud speaker in any Public Space unless permitted under a Public Space Permit or other written authorization from the Administrator;

(7) urinate or defecate in a Public Space, except in a facility designed for that purpose;

(8) in any way damage, disturb, deface, or otherwise interfere with any natural feature, amenity or facility within a Public Space;

(9) violate any rule, notice or order of the School District which applies in a School Space and which is posted in the School Space or is otherwise available to the public; or

(10) interfere with, obstruct, or impede within a Public Space:

(a) a Township officer or employee in the performance of their lawful duties;

(b) a Township contractor, agent or volunteer in the performance of their lawful duties at the Township's request;

(c) a School District officer or employee engaged in the performance of their lawful duties;

(d) a School District contractor, agent or volunteer engaged in the performance of their lawful duties at the School District's request;

(e) a police officer in the performance of their lawful duties; or

(f) signage posted or placed in a Public Space by the Township.

Construction of buildings, structures and shelters

5.10 No person shall construct, erect or install a building, structure or shelter of any kind, whether permanent or temporary, other than a temporary canopy that is 3 by 3 metres in size, or less, and which is not be used as a Temporary Shelter, in a Public Space, except:

(1) in a Public Space, other than a School Space, as authorized by and in compliance with a Public Space Permit or a written agreement with the Township; or

(2) in a School Space as authorized by and in compliance with a written agreement with the School District.

5.11 The Administrator may, in addition to any other authority granted under this Bylaw and in their sole discretion, remove or cause to be removed from any Public Space, and dispose of or cause the disposal of any Temporary Shelter that is not in compliance with this Bylaw, including any possessions, waste, Outside Waste, and all other materials located in or around the Temporary Shelter.

Drug paraphernalia

5.12 No person shall use or consume Drugs or possess or use Drug Paraphernalia in a Public Space or any other place under the ownership, custody, care, operation, or management of the Township of Langley or the School District. Further, no person shall use or consume Drugs or possess or use Drug Paraphernalia in any area within 15 metres of a Public Space or any other place under the ownership, custody, care, operation, or management of the Township of Langley or the School District, but excluding any property under the ownership, custody, care, operation, oversight or management of a provincial health authority, and any private property, including private residences, unless under the ownership, custody, care, operation, or management of the Township of Langley or the School District.

Footwear and sporting equipment

5.13 No person shall play any organized sports in a Public Space unless wearing appropriate footwear, and using sporting equipment, specifically designed for such activity. For certainty, footwear with metal spikes is not permitted on synthetic turf Sport Fields.

Fires

5.14 No person shall light a fire within a Public Space, except in a self-contained propane, white gas or natural gas barbeque or CSA approved fire pit but only if such device or the use of such device is done safely and in a reasonable manner and is not otherwise banned by the Township, or such other regulatory authority with jurisdiction

Fireworks

5.15 No person shall discharge Fireworks in a Public Space, except as authorized by, and in compliance with, a permit issued pursuant to the Fire Prevention Bylaw 2021 No. 5690, as amended or replaced from time to time**.**

Geocaches

5.16 A person placing a Geocache in a Public Space must ensure that:

(1) the Geocache is marked “Geocache” on the outside;

(2) the Geocache contains the person’s name and contact information on the inside;

(3) the Geocache is not permanently attached to any building, structure or natural feature in the Public Space; and

(4) the Geocache is not placed anywhere that will interfere with, obstruct or impede the lawful free use and enjoyment of any Public Space by any person, or is otherwise in breach of this Bylaw.

Golf

5.17 No person shall hit a golf ball or any other object with a golf club in a Public Space, except in an area expressly designated for that activity.

Hours of use

5.18 No person shall enter or remain in a Public Space, other than a School Space or an open Highway, roadway or sidewalk, during the hours when the Public Space is closed, as indicated by Township signage or otherwise, or where no hours are posted by the Township, between dusk and dawn, except as authorized by, and in compliance with, a Public Space Permit or other written authorization from the Administrator.

5.19 No person shall enter or remain in a School Space during the hours when the School Space is closed to the general public as indicated by School District signage or

otherwise, or where no hours are posted by the School District, between dusk and dawn, except as authorized by the School District.

Liquor

5.20 No person shall possess or consume Liquor in a Public Space, except as authorized by, and in compliance with, a Liquor Licence and a Public Space Permit.

Parachuting

5.21 No person shall parachute or skydive into a Public Space except:

(1) in a Public Space, other than a School Space, as authorized by, and in compliance with, a Public Space Permit or written agreement with the Township; or

(2) in a School Space, as authorized by, and in compliance with, a written agreement with the School District.

Park facilities and equipment

5.22 No person shall misuse, alter, damage or move any facility, building, structure, equipment, sign, landscaping, art or ornament located, constructed or installed in a Public Space.

Plants and vegetation

5.23 No person shall, alter, damage or move any tree, plant or any other vegetation within a Public Space, or remove any tree, plant or any other vegetation from a Public Space, except:

(1) from a Public Space, other than a School Space, as authorized by, and in compliance with, a Public Space Permit or written agreement with the Township; or

(2) from a School Space, as authorized by, and in compliance with, a written agreement with the School District.

Research

5.24 No person shall conduct research in a Public Space except:

(1) in a Public Space, other than a School Space, as authorized by, and in compliance with, a Public Space Permit or written agreement with the Township; or

(2) in a School Space, as authorized by, and in compliance with, a written agreement with the School District.

Smoking

5.25 No person shall Smoke within a Public Space, except on an open Highway, roadway or sidewalk, and in accordance with all applicable smoking regulations, whether municipal, provincial, federal, or other regulatory jurisdiction with authority, unless in an area of a Public Space which has been designated by the Township, by signage or otherwise, to permit Smoking. For greater certainty this provision applies whether or not a person is located within a Vehicle in a Public Space.

Special events

5.26 No person shall hold a Special Event in a Public Space except:

(1) in a Public Space, other than a School Space, as authorized by, and in compliance with, a permit issued pursuant to the Township of Langley Special Events Bylaw 1997 No. 3733, as amended or replaced from time to time;

(2) as authorized by, and in compliance with, a Public Space Permit; or

(3) in a School Space, as authorized by, and in compliance with, a written agreement with the School District.

Swimming and bathing

5.27 No person shall change into or out of a bathing suit in a Public Space except in an area specifically designated by the Township or the School District, as applicable, for that purpose.

5.28 No person shall enter, bathe or swim in any body of water in a Public Space without a bathing suit.

5.29 No person shall enter, bathe or swim in any body of water in a Public Space except:

(1) in an area specifically designated by the Township or the School District, as applicable, for that purpose;

(2) in compliance with rules and signage of the Township or the School District, as applicable; and

(3) in compliance with the directions of any person charged by the Township or the School District, as applicable, with managing, controlling or supervising the body of water, including without limitation, bathing or swimming in the body of water.

Unmanned Aerial Vehicles

5.30 No person shall operate an Unmanned Aerial Vehicle in a Public Space except as authorized by and in compliance with the *Aeronautics Act* (R.S. 1985, C. A-2) and its regulations, and any applicable codes, regulations, rules, and conditions imposed by

Transport Canada with respect to the operation of Unmanned Aerial Vehicles, as amended or replaced from time to time, and:

(1) in an area of a Public Space specifically designated for such activity;

(2) in a Public Space, other than a School Space, as authorized by, and in compliance with, a Public Space Permit or written agreement with the Township; or

(3) in a School Space, as authorized by, and in compliance with, a written agreement with the School District.

Vehicles

5.31 No person shall operate, stop or park a Prohibited Vehicle in a Park or School Space, unless authorized by the Administrator.

5.32 No person shall operate, stop or park a Vehicle in a Park or School Space except:

(1) in an area specifically designated by the Township or the School District, as applicable, for that purpose;

(2) in a Park in compliance with Township signage and during operating hours for the Park or as otherwise authorized by and in compliance with a Public Space Permit or written agreement with the Township;

(3) in a School Space, in compliance with School District signage or as authorized by and in compliance with a written agreement with the School District;

(4) if applicable, in compliance with the Highway and Traffic Bylaw; or

(5) if authorized by the Administrator.

5.33 No person shall operate a skateboard or Hoverboard or Motorized Cycle in a Public Space except in accordance with all provincial regulations for the operation of a skateboard or Hoverboard or Motorized Cycle, including, without limitation all restrictions related to weight, speed limit, use of a helmet, and any applicable age and licensing requirements.

5.34 No person shall ride or use a bicycle, roller skates, roller blades, Hoverboard or Motorized Cycle or skateboard in any Public Space:

(1) contrary to a posted Township sign; or

(2) without wearing a Helmet, unless that person is a person for whom the wearing of a Helmet would interfere with an essential religious practice.

5.35 No person shall Idle a Vehicle in a Public Space for a period greater than one (1) minute.

5.36 No person shall clean a Vehicle in a Public Space, other than on a Highway or other roadway directly affronting private property where the person is an owner or an occupier and where the Vehicle is legally parked.

Water

5.37 No person shall travel on or across any body of water in a Public Space which is frozen or appears to be frozen.

Weapons

5.38 No person shall use a Weapon in a Public Space except:

(1) in a Park as authorized by and in compliance with the Discharge of Firearms Regulation Bylaw 1991 No. 3001, as amended or replaced from time to time, if applicable; or

(2) in a Park as authorized by, and in compliance with, a Public Space Permit.

Waste and combustible materials

5.39 No person shall transport Outside Waste into a Public Space for the purpose of depositing it in the Public Space.

5.40 No person shall deposit Outside Waste in a Public Space.

5.41 No person shall deposit Waste in a Public Space except:

(1) in receptacles specifically provided by the Township or the School District, as applicable, for that purpose;

(2) composted organic waste in a community garden in a Park for the purpose of growing plants;

(3) in a Public Space, other than a School Space, as authorized by, and in compliance with, a Public Space Permit or written agreement with the Township; or

(4) in a School Space, as authorized by, and in compliance with, a written agreement with the School District.

5.42 No person shall deposit any lighted match, cigarette, cigar or other burning substance in a Public Space, except in a receptacle specifically provided by the Township or the School District, as applicable, for that purpose.

Wildlife

5.43 No person shall feed, molest, harass, disturb, frighten, injure, hook, trap or snare any Wildlife in a Public Space, except as authorized by, and in compliance with, a federal or

provincial permit, unless catching fish in a Public Space designated for such use, and in accordance with all municipal, provincial and federal regulations.

PART 6: OFFENCES AND PENALTIES

6.1 A person who violates a provision of this Bylaw or a Restriction Notice, commits an offence under this Bylaw.

6.2 In the case of a continuing offence, each day that the offence continues constitutes a separate offence under this Bylaw.

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

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

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

PART 7: GENERAL

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

7.2 In the event there is any conflict between this Bylaw and the Highway and Traffic Bylaw, the provisions of the Highway and Traffic Bylaw shall in all cases take precedence.

7.3 Public Spaces Regulation Bylaw 2018, No. 5298, and all subsequent amendments, is hereby repealed.

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

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

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6060

EXPLANATORY NOTE

Bylaw No. 6060 updates Bylaw Notice Enforcement Bylaw 2008 No. 4703 to update the bylaw descriptions, bylaw cross section references as a result of the adoption of the Public Spaces Bylaw No. 6059.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW No. 6060

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 2018 No. 4703 Amendment Bylaw No. 6060".

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 Public Spaces Regulation Bylaw 2018 No. 5298 be replaced with:

Public Spaces Regulation Bylaw 2018 No. 5298

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Violation of Public Spaces Permit	4.15	$100.00
• Violation of Restriction Notice	4.17	$100.00
• Failure to control animal as required	5.1	$250.00
• Permitting dog on sports field	5.2	$100.00
• Failure to dispose of animal excrement	5.3	$100.00
• Unauthorized use of a vessel on water	5.4	$100.00
• Unauthorized advertising	5.5	$500.00
• Unauthorized sale of goods or services in a Park	5.6(1)	$250.00
• Unauthorized sale of goods or services in a School Space	5.6(2)	$250.00

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Sale of food using materials that are not recyclable, biodegradable or compostable	5.7	$100.00
• Unauthorized soliciting of funds for commercial purpose in a Park	5.8(1)	$250.00
• Unauthorized soliciting of funds for commercial purpose in a School Space	5.8(2)	$250.00
• Prohibited conduct	5.9	$100.00
• Unauthorized construction (general) in a Park	5.10(1)	$100.00
• Unauthorized construction (general) in a School Space	5.10(2)	$100.00
• Unauthorized use or consumption of Drugs or possession or use of Drug Paraphernalia	5.12	$100.00
• Inappropriate footwear or sporting equipment	5.13	$100.00
• Unauthorized fire	5.14	$250.00
• Unauthorized Fireworks	5.15	$500.00
• Unauthorized placement of Geocache	5.16	$100.00
• Prohibited use of golf clubs	5.17	$100.00
• Unauthorized use of Park when closed	5.18	$150.00
• Unauthorized use of School Space when closed	5.19	$150.00

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Unauthorized possession or consumption of Liquor	5.20	$100.00
• Unauthorized parachuting or skydiving in a Park	5.21(1)	$100.00
• Unauthorized parachuting or skydiving in a School Space	5.21(2)	$100.00
• Unauthorized alteration of Park facilities or equipment	5.22	$500.00
• Unauthorized alteration of plants or vegetation in a Park	5.23(1)	$500.00
• Unauthorized alteration of plants or vegetation in a School Space	5.23(2)	$500.00
• Unauthorized research in a Park	5.24(1)	$100.00
• Unauthorized research in a School Space	5.24(2)	$100.00
• Smoking in a prohibited area	5.25	$100.00
• Unauthorized special event	5.26	$250.00
• Undressing or dressing in a prohibited area	5.27	$100.00
• Bathing or swimming in a prohibited area	5.28	$100.00
• Unauthorized bathing or swimming	5.29	$100.00
• Unauthorized operation of an Unmanned Aerial Vehicle	5.30	$100.00
• Unauthorized operation, stopping or parking of a Prohibited Vehicle	5.31	$100.00

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Unauthorized operation, stopping or parking of a Vehicle	5.32	$150.00
• Operation of a Hoverboard at a rate of speed greater than 15 km/hour	5.33	$100.00
• Operation of bicycle contrary to posted signage	5.34(1)	$100.000
• Not wearing a Helmet	5.34(2)	$100.00
• Idling a Vehicle for a period greater than one minute	5.35	$100.00
• Cleaning a Vehicle	5.36	$100.00
• Unauthorized travel on or across frozen water or apparently frozen water in a Park	5.37	$100.00
• Unauthorized use of Weapon	5.38	$100.00
• Unauthorized transport of Outside Waste	5.39	$100.00
• Unauthorized deposit of Outside Waste	5.4	$100.00
• Unauthorized deposit of Waste	5.41	$100.00
• Unauthorized deposit of combustible material	5.42	$100.00
• Unauthorized interaction with Wildlife	5.43	$100.00

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

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

Error! Reference source not found.

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	10	day of	March	, 2025
READ A SECOND TIME the	10	day of	March	, 2025
READ A THIRD TIME the	10	day of	March	, 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	$129.10
Includes: Inside room, Picnic Shelters, and Picnic Tables	Private Day Rate	$129.10
	Non-Profit Day Rate	$129.10
Park Picnic Shelter	Commercial Day Rate	$72.30
	Private Day Rate	$72.30
	Non-Profit Day Rate	$72.30
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	$3.43
	Super Senior	$0.48
	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	$30.87
	Super Senior	$4.76
	Family	$128.62
	Student	$45.48
20 Pass	Child	$56.38
	Youth	$71.14
	Adult	$114.33
	Senior	$54.88
	Super Senior	$9.53
	Family	$228.67
	Student	$80.76
1 Month	Child	$35.29
	Youth	$44.43
	Adult	$71.48
	Senior	$34.30
	Family	$142.90
	Student	$50.52
3 Months	Child	$74.00
	Youth	$93.33
	Adult	$150.05
	Senior	$72.03
	Family	$300.05
	Student	$106.05
1 Year	Child	$141.90
	Youth	$189.52
	Adult	$514.48
	Senior	$246.96
	Super Senior	$47.15
	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	$5.05
	Super Senior	$0.48
	Student	$7.33
Waterpark 10 Pass	Child	$45.48
	Youth	$58.24
	Adult	$92.38
	Senior	$45.45
	Super Senior	$4.75
	Student	$65.95
Waterpark 20 Pass	Child	$80.76
	Youth	$103.48
	Adult	$164.14
	Senior	$80.80
	Super Senior	$9.50
	Student	$117.24
Museum Admissions		
Single Admissions	Child	$3.52
	Youth	$4.48
	Adult	$7.14
	Senior	$3.43
	Super Senior	$0.48
	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	$8.19
	Super Senior	$1.29
	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

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
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
	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

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
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 accordance with the Valuation Schedule the fees payable for issuance of a permit	
	A minimum Building Permit fee	$100.00
	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	

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
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
	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

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
	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
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

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
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
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

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
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
	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, whichever is the greater amount
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

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
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	$1,500.00 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

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
	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	
	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	10	day of	March	, 2025
READ A SECOND TIME the	10	day of	March	, 2025
READ A THIRD TIME the	10	day of	March	, 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.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

STRATEGIC LAND LOAN AUTHORIZATION

BYLAW NO. 6080

EXPLANATORY NOTE

Bylaw No. 6080 authorizes the Township of Langley to borrow $27,119,517 towards the estimated cost of the Strategic Land purchases.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

STRATEGIC LAND LOAN AUTHORIZATION

BYLAW NO. 6080

WHEREAS it is deemed desirable and expedient to prepare the Strategic Land purchases 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 Strategic Land Purchases including incidental thereto is equal to the sum of $27,119,517 (Twenty-seven million one hundred nineteen thousand five hundred and seventeen 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 “Strategic Land Loan Authorization Bylaw No. 6080”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the purchases of Strategic Land 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 $27,119,517 (Twenty-seven million one hundred nineteen thousand five hundred and seventeen 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 purchases of the said Strategic Land.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 30 years.

READ A FIRST TIME the	18	day of	November	, 2024
READ A SECOND TIME the	18	day of	November	, 2024
READ A THIRD TIME the	18	day of	November	, 2024
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	23	day of	December	, 2024
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

CERTIFICATE OF ALTERNATIVE APPROVAL PROCESS RESULTS

STRATEGIC LAND

LOAN AUTHORIZATION

BYLAW NO. 6080

I, Wendy Bauer, Corporate Officer for the Corporation of the Township of Langley, hereby certify the results of the alternative approval process that was conducted to obtain the approval of the electors for the *Strategic Land Loan Authorization Bylaw No. 6080*, as follows:

Estimated number of electors:	96,390
Number of valid, accepted elector response forms submitted prior to the deadline, March 18, 2025, 4:30pm:	7
Percentage of estimated electors who submitted valid elector response forms:	>1%

In accordance with sections 84 and 86 of the *Community Charter*, the approval of the electors was obtained to proceed with the *Strategic Land Loan Authorization Bylaw No. 6080,* the borrowing of funds to undertake land purchases.

Declared at the Corporation of the Township of Langley, British Columbia
This 20th day of March, 2025.

Wendy Bauer
Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ICE AND DRY ARENAS PHASE 2 LOAN AUTHORIZATION

BYLAW NO. 6079

EXPLANATORY NOTE

Bylaw No. 6079 authorizes the Township of Langley to borrow $25,252,525 towards the estimated cost of the Ice and Dry Arenas Phase 2 capital project.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ICE AND DRY ARENAS PHASE 2 LOAN AUTHORIZATION

BYLAW NO. 6079

WHEREAS it is deemed desirable and expedient to prepare the Ice and Dry Arenas 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 Ice and Dry Arenas Phase 2 capital Project including incidental thereto is equal to the sum of $25,252,525 (Twenty-five million two hundred fifty-two thousand five hundred and twenty-five 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 “Ice and Dry Arenas Phase 2 Loan Authorization Bylaw No. 6079”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Ice and Dry Arenas Phase 2 capital Project generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
    a. To borrow upon the credit of the Municipality a sum not exceeding $25,252,525 (Twenty-five million two hundred fifty-two thousand five hundred and twenty-five 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 construction of the said Ice and Dry Arenas Phase 2 capital Project.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 25 years.

READ A FIRST TIME the	18	day of	November	, 2024
READ A SECOND TIME the	18	day of	November	, 2024
READ A THIRD TIME the	18	day of	November	, 2024
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	23	day of	December	, 2024
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

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Township of Langley

Est. 1873

CERTIFICATE OF ALTERNATIVE APPROVAL PROCESS RESULTS

ICE AND DRY PHASE 2

LOAN AUTHORIZATION

BYLAW NO. 6079

I, Wendy Bauer, Corporate Officer for the Corporation of the Township of Langley, hereby certify the results of the alternative approval process that was conducted to obtain the approval of the electors for the *Ice and Dry Arenas Phase 2 Loan Authorization Bylaw No. 6079*, as follows:

Estimated number of electors:	96,390
Number of valid, accepted elector response forms submitted prior to the deadline, March 18, 2025, 4:30pm:	7
Percentage of estimated electors who submitted valid elector response forms:	>1%

In accordance with sections 84 and 86 of the *Community Charter*, the approval of the electors was obtained to proceed with the *Ice and Dry Arenas Phase 2 Loan Authorization Bylaw No. 6079,* the borrowing of funds to undertake Ice and Dry Arenas Phase 2 capital works project.

Declared at the Corporation of the Township of Langley, British Columbia
This 20th day of March, 2025.

Wendy Bauer
Township Clerk

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SMITH ATHLETIC PARK DEVELOPMENT PHASE 2

LOAN AUTHORIZATION

BYLAW NO. 6078

EXPLANATORY NOTE

Bylaw No. 6078 authorizes the Township of Langley to borrow $39,267,677 towards the estimated cost of the Smith Athletic Park Development Phase 2 capital project.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SMITH ATHLETIC PARK DEVELOPMENT PHASE 2

LOAN AUTHORIZATION

BYLAW NO. 6078

WHEREAS it is deemed desirable and expedient to prepare the Smith Athletic Park Development 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 Smith Athletic Park Development Phase 2 capital Project including incidental thereto is equal to the sum of $39,267,677 (Thirty-nine million two hundred sixty-seven thousand six hundred and seventy-seven 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 “Smith Athletic Park Development Phase 2 Loan Authorization Bylaw No. 6078”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Smith Athletic Park Development Phase 2 capital Project generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
    a. To borrow upon the credit of the Municipality a sum not exceeding $39,267,677 (Thirty-nine million two hundred sixty-seven thousand six hundred and seventy-seven 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 construction of the said Smith Athletic Park Development Phase 2 capital Project.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 25 years.

READ A FIRST TIME the	18	day of	November	, 2024
READ A SECOND TIME the	18	day of	November	, 2024
READ A THIRD TIME the	18	day of	November	, 2024
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	23	day of	December	, 2024
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

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Township of Langley

Est. 1873

CERTIFICATE OF ALTERNATIVE APPROVAL PROCESS RESULTS

SMITH ATHLETIC PARK DEVELOPMENT PHASE 2

LOAN AUTHORIZATION

BYLAW NO. 6078

I, Wendy Bauer, Corporate Officer for the Corporation of the Township of Langley, hereby certify the results of the alternative approval process that was conducted to obtain the approval of the electors for the *Smith Athletic Park Development Phase 2 Loan Authorization Bylaw No. 6078*, as follows:

Estimated number of electors:	96,390
Number of valid, accepted elector response forms submitted prior to the deadline, March 18, 2025, 4:30pm:	7
Percentage of estimated electors who submitted valid elector response forms:	>1%

In accordance with sections 84 and 86 of the *Community Charter*, the approval of the electors was obtained to proceed with *Smith Athletic Park Development Phase 2 Loan Authorization Bylaw No. 6078,* the borrowing of funds to undertake Phase 2 Development at the Smith Athletic Park.

Declared at the Corporation of the Township of Langley, British Columbia
This 20th day of March, 2025.

Wendy Bauer
Township Clerk

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995

AMENDMENT (NORTH ARC PROPERTIES 200TH STREET INC.) BYLAW NO. 5946

EXPLANATORY NOTE

Bylaw No. 5946 amends the Carvolth Neighbourhood Plan for lands located at 8393 - 200 Street to accommodate development of 195 apartment units and 74 townhouse units by changing the land use designations for a portion of the site from Townhouse (50 upa) to Medium Density Apartment (1.9 FSR) with a site specific density allowance of 2.1 FSR.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995
AMENDMENT (NORTH ARC PROPERTIES 200TH STREET INC.) BYLAW NO. 5946

A Bylaw to amend Carvolth Neighbourhood Plan Bylaw No. 4995.

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

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5946".

2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 as amended is further amended by:

   a) Amending Figure 7 and Figure 8 to change the land use designations from Townhouse (50 upa) to Medium Density Apartment (1.9 FSR) for the 0.72 ha (1.76 ac) portion of the lands described as:

      Lot 54 Except; Firstly, Part On Plan LMP2157 Secondly, Part on Plan LMP41682 Thirdly; Part on Plan BCP8909 Section 27 Township 8 New Westminster District Plan 43766

      as shown on Schedule A attached to and forming part of this Bylaw.

   b) Adding a black dashed outline and "6" around the Medium Density Apartment (1.9 FSR) portion of the site as shown on Schedule A attached to and forming part of this Bylaw.

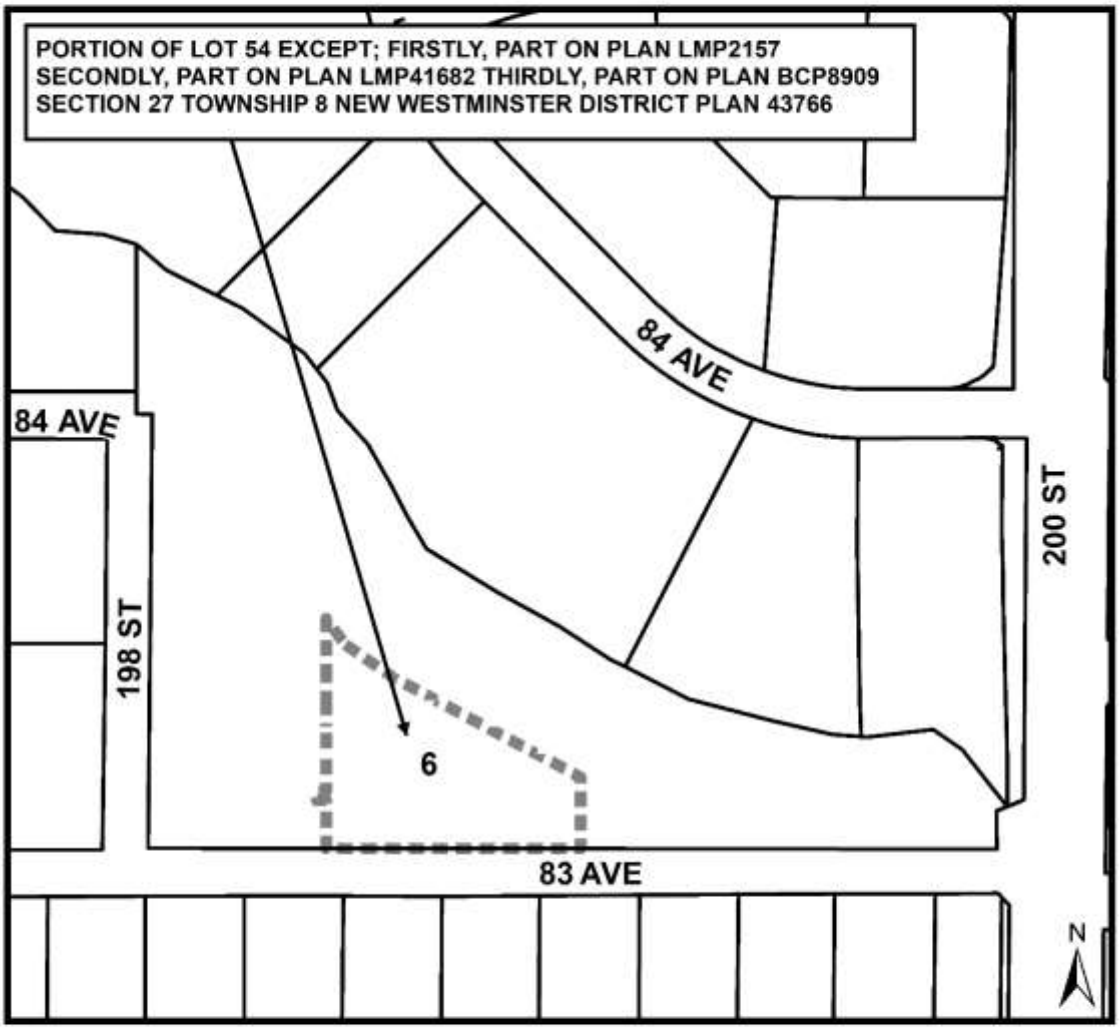
   c) Adding a new line to the table in Section 2.4.17 as follows:

#	Designation	Location	Permitted FSR	Height
6	Medium Density Apartment	8393 - 200 Street	2.1	N/A

READ A FIRST TIME the	23	day of	October	, 2023
READ A SECOND TIME the	23	day of	October	, 2023
PUBLIC HEARING HELD the	06	day of	November	, 2023
READ A THIRD TIME the	06	day of	November	, 2023
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5946



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (NORTH ARC PROPERTIES 200TH STREET INC.)
BYLAW NO. 5947

EXPLANATORY NOTE

Bylaw No. 5947 rezones property located at 8393 - 200 Street from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-197 to accommodate development of 195 apartment units and 74 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (NORTH ARC PROPERTIES 200TH STREET INC.)

BYLAW NO. 5947

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 (North Arc Properties 200th Street Inc.) Bylaw No. 5947".

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

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-197" after the words "Comprehensive Development Zone CD-196"
   b. Adding to Section 110.1 after the words "CD-196" the words "CD-197 – 5,000 m^2"
   c. Adding after Section 1096 "Comprehensive Development Zone CD-196" the following as Section 1097 "Comprehensive Development Zone CD-197"

1097 **COMPREHENSIVE DEVELOPMENT ZONE CD-197**

Uses Permitted

1097.1 In the CD-197 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) a*ccessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartments* in the CD-197(A) zone as shown delineated in Section 1097.10
4) *townhouses* in the CD-197(B) zone as shown delineated in Section 1097.10

Density

1097.2 The residential density for each sub-zone shall be as follows:

Sub-Zone	Maximum Residential Density
CD-197(A)	14,990 m^2 *gross floor area* and 195 *units*
CD-197(B)	74 *units*

Lot Coverage

1097.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed the following:

Sub-Zone	Maximum Lot Coverage
CD-197(A)	45%
CD-197(B)	40%

Siting of Buildings and Structures

1097.4 *Buildings* and *structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1097.5 1) Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall not exceed the following:

Sub-Zone	Maximum *Height*
CD-197(A)	six *storeys*
CD-197(B)	three *storeys*

2) The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

1097.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1097.7 All lots created by *subdivision* shall comply with Section 110 of this bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1097.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

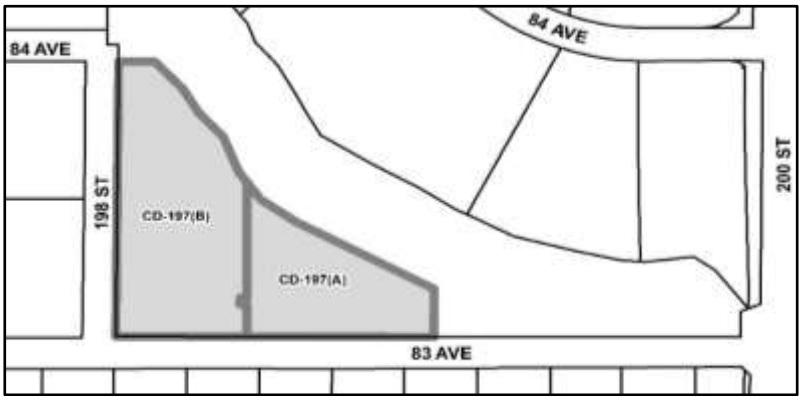
Age Friendly Amenity

1097.9 Age friendly amenity areas shall be provided in accordance with Section 111.5 except that the required age-friendly amenity area shall be as follows:

Sub-Zone	Minimum Age-Friendly Amenity Area
CD-197(A)	6 m^2 per *apartment dwelling unit*
CD-197(B)	6 m^2 per *townhouse dwelling unit*

Sub-Zone Areas

1097.10



3. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

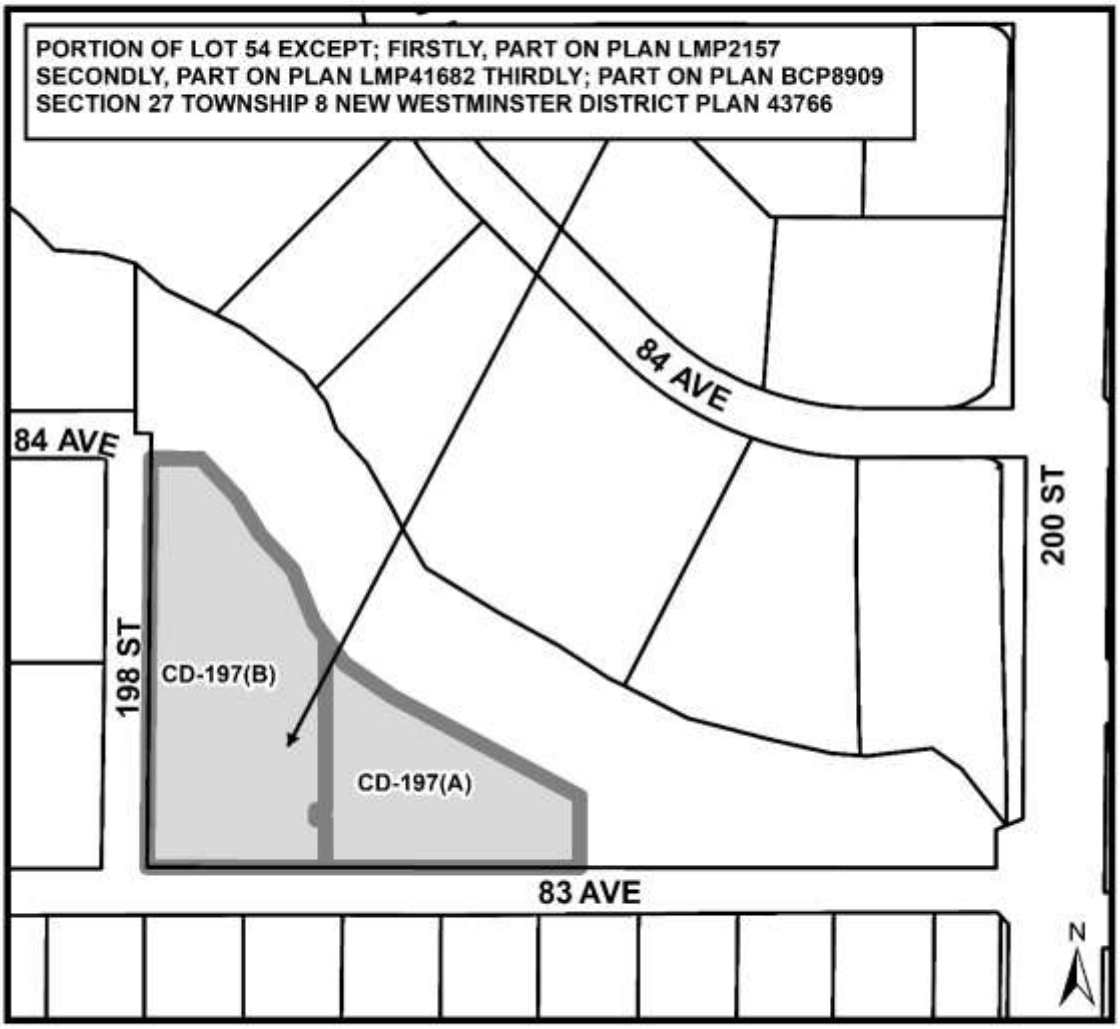
Portion of Lot 54 Except; Firstly, Part On Plan LMP2157 Secondly, Part on Plan LMP41682 Thirdly; Part on Plan BCP8909 Section 27 Township 8 New Westminster District Plan 43766

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-197

READ A FIRST TIME the	23	day of	October	, 2023
READ A SECOND TIME the	23	day of	October	, 2023
PUBLIC HEARING HELD the	06	day of	November	, 2023
READ A THIRD TIME the	06	day of	November	, 2023
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	21	day of	November	, 2023
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5947



THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT A**

Development Permit No. 101375

This Permit is issued this _____day of _____, 2023 to:

1. Name: North Arc Properties 200th Street Inc.

   Address: 206, 13049 - 76 Avenue
   Surrey, BC V3W 2V7

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 54 Except; Firstly, Part On Plan LMP2157 Secondly, Part on Plan LMP41682 Thirdly; Part on Plan BCP8909 Section 27 Township 8 New Westminster District Plan 43766

   CIVIC ADDRESS: 8393 – 200 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township:

   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.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2023.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Plans

LATIMER GROVE - LOT B - LOWRISE

LANGLEY - BC

DEVELOPMENT PERMIT

SEPTEMBER 2023

PROJECT STATISTICS - LOT B

CIVIC ADDRESS:	8393 200th ST, LANGLEY, BRITISH COLUMBIA	
LEGAL DESCRIPTION:	LOT 54, SECTION 27, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 43766	
LOT B AREAS :	76,904.99 S.F.	7,144.71 M² 1.77 ACRES
ZONING INFORMATION:	EXISTING	PROPOSED
	P-1	CD
FAR CALCULATION:	-	1.44 (FOR LOT A&B COMBINED - GROSS DEVELOPABLE SITE AREA)
LOT B DENSITY:		
NET :	_	141,474.89 SF (13,143.45 M²)
GROSS :	_	161,213.03 SF (14,977.18 M²)
LOT COVERAGE:		42.33% ; 32,555.05 S.F. (3,024.46 M²)
OUTDOOR AMENITY:		13,470.4 S.F. (1,251.4 M²) - [REQUIRED: 6 M² * 195 UNITS= 1170 M²]
INDOOR AMENITY:		4,887.22 S.F. (454.04 M²)

LOT SETBACKS LANDSCAPE BUFFER ZONE (LOT A&B):	**ALLOWED / REQUIRED**	**PROPOSED / PROVIDED**
NORTH (INTERIOR LOT LINE):	_	2.0 M
NORTH EAST (INTERIOR LOT LINE):	_	2.0 M
EAST (INTERIOR LOT LINE):	_	2.0 M
SOUTH (83 AVE):	_	2.0 M
WEST (FACING 198 ST):	_	2.0 M
BUILDING SET BACK (LOT B):		
NORTH:	_	-
NORTH EAST:	_	-
EAST:	_	3.5 M
SOUTH:	_	2.8 M
WEST:	_	2.5 M

BUILDINGS DATA

BUILDING 1 AREA	LEVEL 1	14,387.12 SF	1,336.60 M2
	LEVEL 2	14,449.87 SF	1,342.44 M2
	LEVEL 3	14,449.87 SF	1,342.44 M2
	LEVEL 4	14,449.87 SF	1,342.44 M2
	LEVEL 5	14,449.87 SF	1,342.44 M2
	LEVEL 6	14,449.87 SF	1,342.44 M2
	TOTAL	86,636.47 SF	8,048.79 M2
BUILDING 2 AREA	LEVEL 1	12,341.51 SF	1,146.56 M2
	LEVEL 2	12,447 SF	1,156.36 M2
	LEVEL 3	12,447 SF	1,156.36 M2
	LEVEL 4	12,447 SF	1,156.36 M2
	LEVEL 5	12,447 SF	1,156.36 M2
	LEVEL 6	12,447 SF	1,156.36 M2
	TOTAL	74,576.56 SF	6,706.35 M2
BUILDING 1&2 TOTAL AREA		161,213.03 S.F.	14,977.18 M²

UNIT BREAKDOWN

BUILDING 1

UNIT DESCRIPTION	UNIT TYPE	QUANTITY	FLOOR AREA	UNIT COUNT:
STUDIO	F	22	420 SF (39 M2)	GROUND FLOOR: 18 UNITS
1 BED 1 BATH	I	12	520.8 SF (48.4 M2)	TYPICAL FLOOR: 19 UNITS
1 BED 1 BATH 1DEN	A	24	600 SF (55.74 M2)	FLOOR 6 : 18 UNITS
2 BED 2 BATH 1DEN	B	19	840 SF (78.03 M2)	TOTAL PER BUILDING 1: 112 UNITS
2 BED 2 BATH 1DEN	B1	04	825.1 SF (76.65 M2)	
2 BED 2 BATH 1DEN (ADAPTABLE)	C	08	822.25 SF (76.39 M2)	
2 BED 2 BATH 1DEN	H	06	820.92 SF (76.26 M2)	
2 BED 2 BATH 1DEN	H1	06	847.1 SF (78.70 M2)	
3 BED 2 BATH 1DEN	E	06	925.92 SF (86.02 M2)	**TOTAL ADAPATABLE AT LOT B:**
3 BED 2 BATH 1DEN	E1	05	954.37 SF (88.66 M2)	(20 ADAPT. / 195 TOTAL UNITS) * 100 = 10%

BUILDING 2

UNIT DESCRIPTION	UNIT TYPE	QUANTITY	FLOOR AREA	UNIT COUNT:
1 BED 1 BATH	I	11	520.8 SF (48.4 M2)	GROUND FLOOR: 13 UNITS
1 BED 1 BATH 1DEN	A	12	600 SF (55.74 M2)	TYPICAL FLOOR: 14 UNITS
2 BED 2 BATH 1DEN	B	24	840 SF (78.03 M2)	TOTAL PER BUILDING 2: 83 UNITS
2 BED 2 BATH 1DEN (ADAPTABLE)	C	06	822.25 SF (76.39 M2)	
2 BED 2 BATH 1DEN (ADAPTABLE)	C1	06	828.34 SF (76.95 M2)	
3 BED 2 BATH 1DEN	E	13	925.92 SF (86.02 M2)	
3 BED 2 BATH 1DEN	E1	11	954.37 SF (88.66 M2)	



PARKING DATA

UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.0	22	
1, 2, 3 BED (173 UNITS)	1.5	260	
TOTAL RESIDENT PARKING		282	282

	ALLOWED / REQ'D	PROVIDED
ACCESSIBLE STALLS (1 PER ADAPT. UNIT)	20	20
SMALL CARS (MAX 20%)	57	28
VISITOR PARKING (10%)	29	29
EV STALLS (1 PER UNIT)	195	195

BICYCLE PARKING

UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.2	26	
1, 2, 3 BED (173 UNITS)	1.2	208	
TOTAL BIKE PARKING		234	
TOTAL REQUIRED		234	**234**



VICINITY PLAN



ARCHITECTURE DRAWING LIST

SHEET	NAME	SCALE
A0.01.00	COVER SHEET	N/A
A0.01.01	CONTEXT IMAGES	N/A
A0.01.02	SHADOW STUDY	N/A
A0.01.03	SHADOW STUDY	N/A
A0.01.04	SITE SURVEY AND SETBACKS	1:400
A0.01.05	MATERIAL BOARD	N/A
A0.01.06	FIRE FIGHTER ACCESS	1/16"=1'-0"
A0.01.07	PHASING PLAN	1/16"=1'-0"
A0.01.08	PARKING PHASING PLAN P2	1/16"=1'-0"
A0.01.09	PARKING PHASING PLAN P1	1/16"=1'-0"
A1.00.00	MASTER PLAN	1/32"=1'-0"
A1.02.01	SITE AREA & DENSITY CALCULATIONS	1:500
A1.02.02	SITE COVERAGE	1:500
A1.02.03	SITE PLAN	1/16"=1'-0"
A2.02.02	PARKING PLAN LEVEL P2	1/16"=1'-0"
A2.02.03	PARKING PLAN LEVEL P1	1/16"=1'-0"
A2.02.04	BUILDING 2 - BASEMENT	1/8"=1'-0"
A2.02.05	BUILDING 1 - LEVEL 1	1/8"=1'-0"
A2.02.06	BUILDING 1 - LEVEL 2	1/8"=1'-0"
A2.02.07	BUILDING 1 - LEVEL 3-5	1/8"=1'-0"
A2.02.08	BUILDING 1 - LEVEL 6	1/8"=1'-0"
A2.02.09	BUILDING 1 - ROOF	1/8"=1'-0"
A2.02.10	BUILDING 2 - LEVEL 1	1/8"=1'-0"
A2.02.11	BUILDING 2 - LEVEL 2-5	1/8"=1'-0"
A2.02.12	BUILDING 2 - LEVEL 6	1/8"=1'-0"
A2.02.13	BUILDING 2 - ROOF	1/8"=1'-0"
A3.02.01	UNIT PLANS	1/4"=1'-0"
A3.02.02	UNIT PLANS	1/4"=1'-0"
A4.02.02	BUILDING 1 - WEST ELEVATION	1/8"=1'-0"
A4.02.03	BUILDING 1 - EAST ELEVATION	1/8"=1'-0"
A4.02.04	BUILDING 1 - NORTH & SOUTH ELEVATIONS	1/8"=1'-0"
A4.02.05	BUILDING 2 - NORTH ELEVATION	1/8"=1'-0"
A4.02.06	BUILDING 2 - SOUTH ELEVATION	1/8"=1'-0"
A4.02.07	BUILDING 2 - EAST & WEST ELEVATIONS	1/8"=1'-0"
A4.02.08	STREETSCAPE - 83 AVENUE	3/32"=1'-0"
A5.02.01	SITE SECTION A-A	1:150
A5.02.02	SITE SECTION B-B	1:150
A5.02.03	SITE SECTION C-C	1:150
A5.02.04	SECTION FROM ENTRY RAMP	N/A
A5.02.05	SECTIONS PEDESTRIAN CONNECTION	1/8"=1'-0"
A5.02.06	SECTIONS PEDESTRIAN CONNECTION	1/8"=1'-0"
A5.02.07	SECTIONS PEDESTRIAN CONNECTION	1/8"=1'-0"
A8.01.01	PARKADE ENTRY TRELLIS DETAILS	1/4"=1'-0"
A9.02.01	PERSPECTIVES	N/A
A9.02.02	PERSPECTIVES	N/A
A9.02.03	PERSPECTIVES	N/A
A9.02.04	PERSPECTIVES	N/A

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sunny@northarc.ca

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davidp@blueridge-eng.ca

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REVISION:

NO.:	DATE:	DESCRIPTION:
1	2023-07-01	DP ReSub. 1

ISSUE:

DATE:	DESCRIPTION:
2022-11-25	ISSUED FOR CLIENT REVIEW
2022-11-29	ISSUED FOR DP
2023-07-01	RE-ISSUED FOR DP
2023-09-27	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

SCHEDULE A

DRAWN: I.B.	CHECKED BY: RC
SCALE: 1" = 1'-0"	PROJECT NO.: CA 760

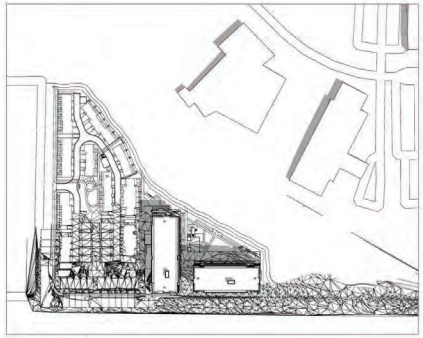
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REV NO.: 1

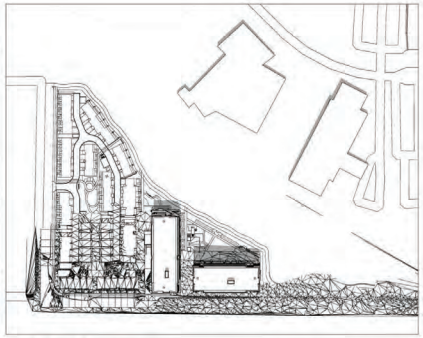
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I.5

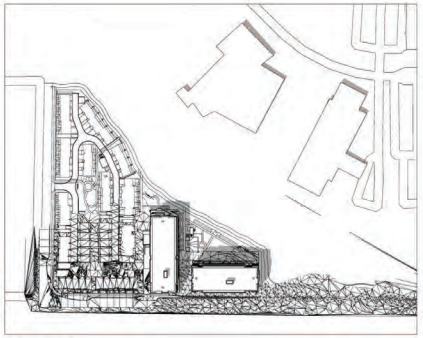
MARCH EQUINOX



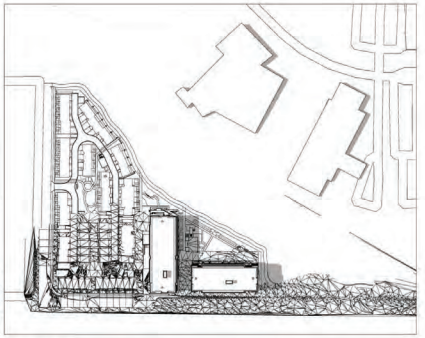
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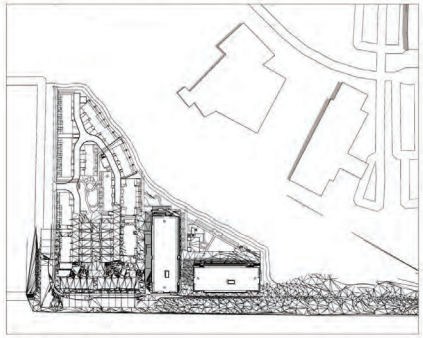


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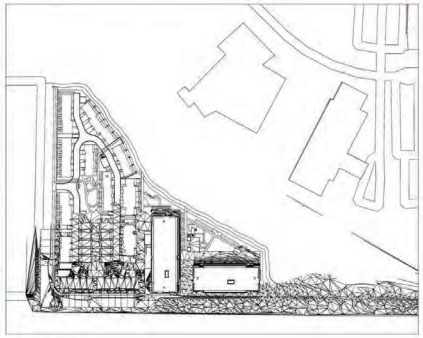


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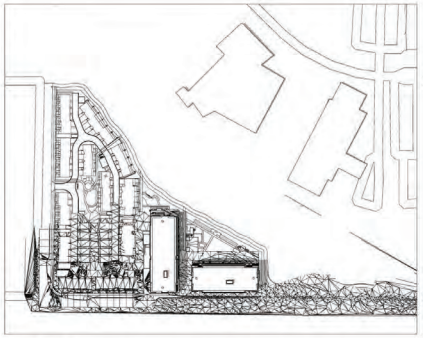
JUNE SOLSTICE



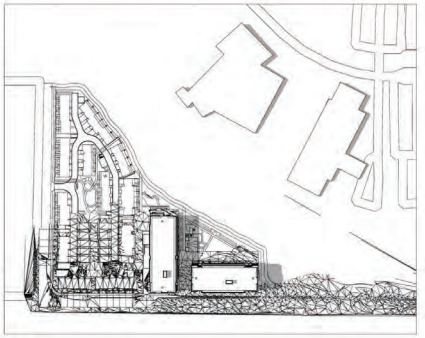
10:00 AM



12:00 PM



2:00 PM



4:00 PM

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REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
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SEAL:

CICCOZZI ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE:	PROJECT NO.: CA 760

SHEET TITLE:

SHADOW STUDY

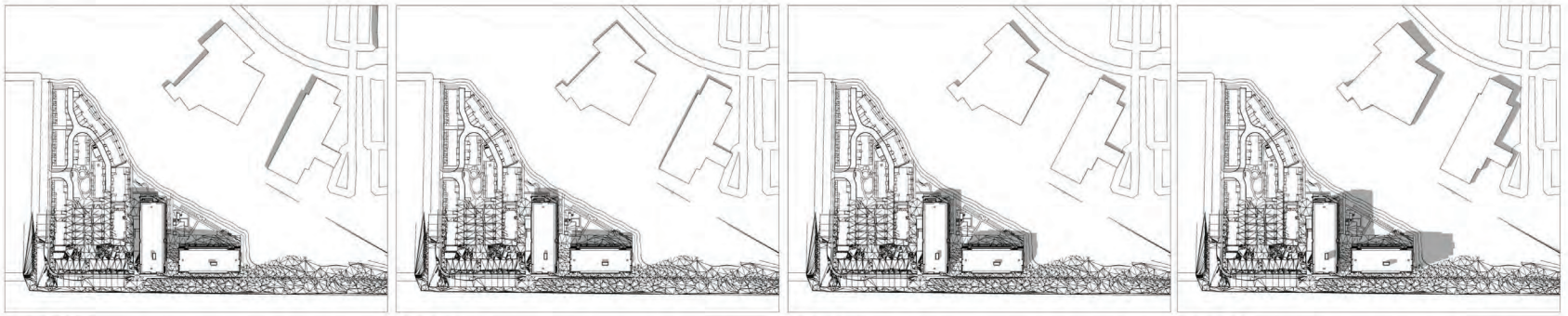
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REV. NO.:

SHEET NO.:

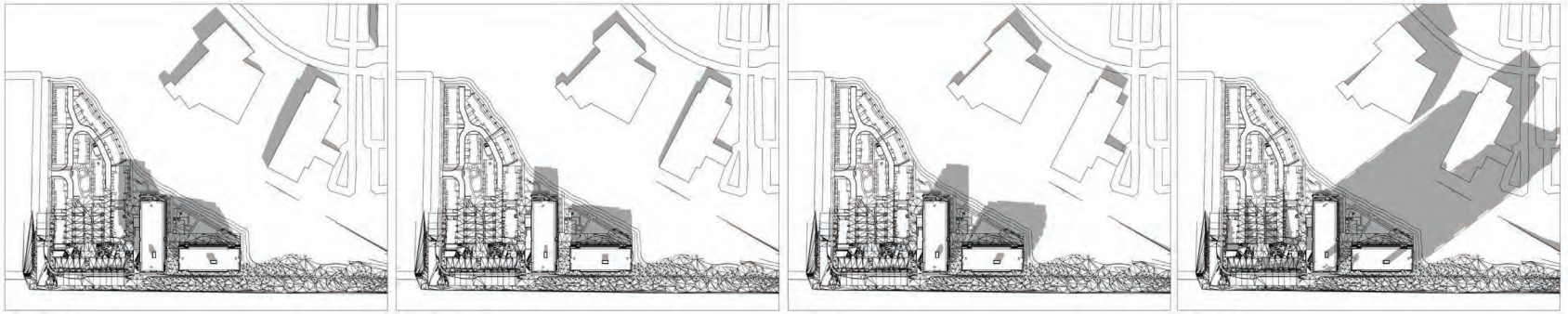
A0.01.02

SEPTEMBER EQUINOX



10:00 AM | 12:00 PM | 2:00 PM | 4:00 PM

DECEMBER SOLSTICE



10:00 AM | 12:00 PM | 2:00 PM | 4:00 PM

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LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
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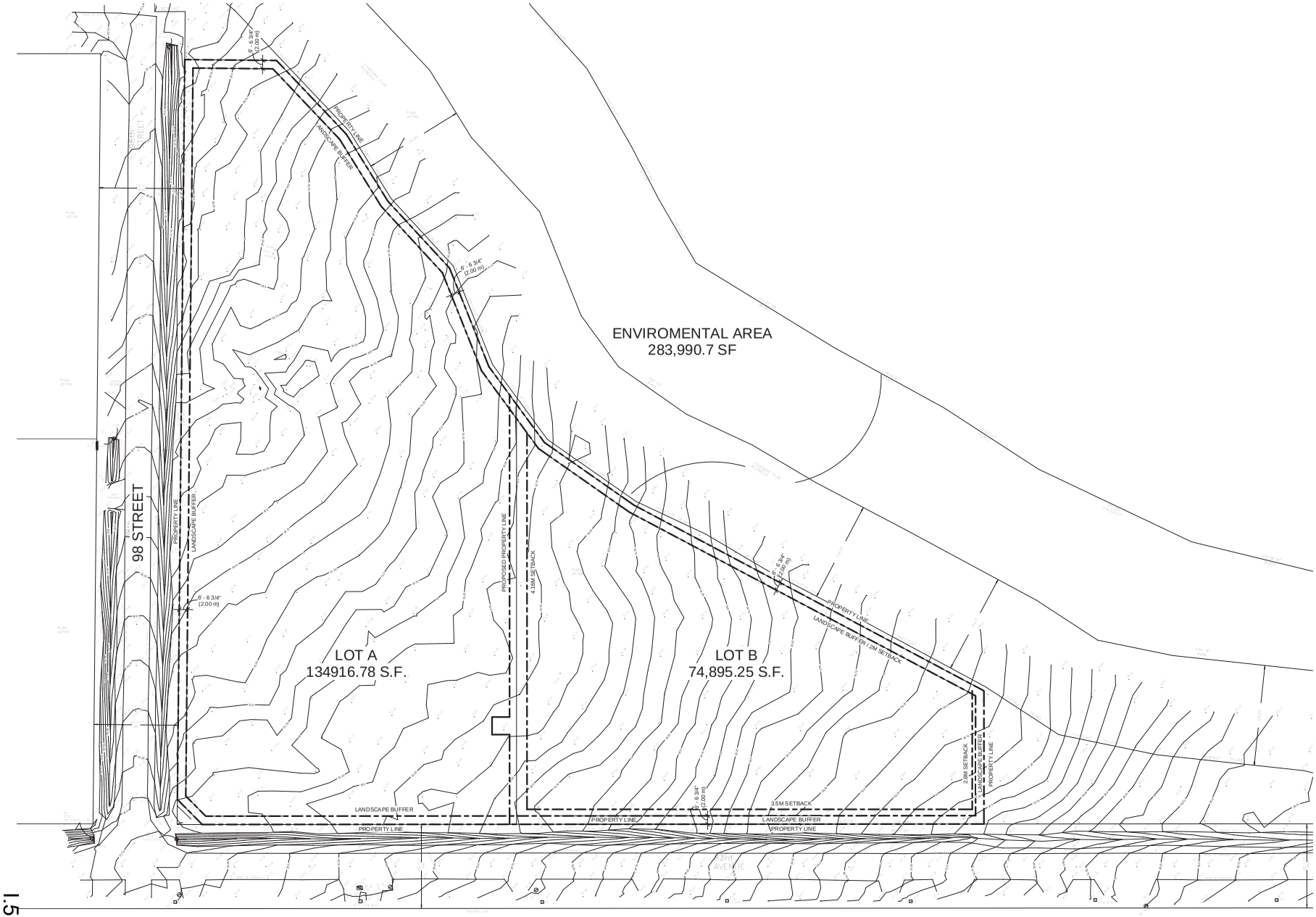
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SHADOW STUDY

REV. NO.:

SHEET NO.: **A0.01.03**

I.5



1 SITE SURVEY AND SETBACKS
1 : 400

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NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
A.N. / I.B.	RC
SCALE:	PROJECT NO.:
1 : 400	CA 760

SHEET TITLE:

SITE SURVEY AND SETBACKS

REV NO.:

SHEET NO.: **A0.01.04**

MATERIAL PALETTE

A

HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
- PRE-FINISHED PAINT
- ARCTIC WHITE
- JAMES HARDIE

B

HARDIE PANEL SIDING
- VERTICAL SIDING W/ HARDIE TRIM BOARDS BATTEN STRIPS
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

C

HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
- PAINTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

D

HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

E

HARDIE PANEL SIDING
- VERTICAL SIDING - SELECT CEDARMILL
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

F

BRICK CLADDING
- MUTUAL MATERIALS BRICK
- 3 1/2" RUNNING BOND
- PEWTER - SMOOTH TEXTURE
- MATCHING MOTAR COLOUR

G

BALCONY COLUMNS
- 4x 6" x 6" WOOD POSTS w/ INLAYS
- POSTS - WOOD PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE
- INLAY - WOOD PAINTED
- ONYX
- BM 2133-10, EXTERIOR GRADE

H

METAL PANELS, FASCIAS AND CAP FLASHINGS
- ENTRANCES, ROOFS & PARAPETS
- PAINTED METAL
- ONYX
- BM 2133-10, EXTERIOR GRADE

I

FASCIAS AND FLASHINGS
- ROOFS
- PAINTED METAL
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

J

HARDIE TRIM
- WINDOWS & DOORS
- 6" WIDE HEADER AND SILL TRIMS
- 4" WIDE SIDE TRIMS
- PAINTED
- ONYX
- BM 2133-10, EXTERIOR GRADE

K

HARDIE TRIM
- WINDOWS & DOORS
- 6" WIDE HEADER AND SILL TRIMS
- 4" WIDE SIDE TRIMS
- PAINTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

L

RAILINGS
- ALUMINUM FRAME
- PAINTED
- STANDARD BLACK

M

WINDOW FRAMES
- VINYL MULLIONS
- PAINTED
- STANDARD BLACK

N

- **WINDOW GLAZING**
- VITRUM DOUBLE GLAZED, LOW E
- GUARDIAN SUPER NEUTRAL 68 (#2) 6mm CLEAR
- 1/2" BLACK WARM EDGE SPACER - ARGON 6mm CLEAR

O

CONCRETE

P

GLASS GUARD (CLEAR)
- 1/2" TEMPERED GLASS
- CLEAR

Q

GLASS GUARD (FRITTED)
- 1/2" TEMPERED GLASS
- FRITTED
- SNOW WHITE
- VITRUM STANDARD COLORS, SP-001 SNOW WHITE

R

GLASS GUARD (FRITTED)
- 1/2" TEMPERED GLASS
- FRITTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE



PRECEDENTS



50 Electronic, Port Moody - Ciccozzi Architecture



Dansey, Coquitlam - Ciccozzi Architecture



Heather & Seventeenth, Vancouver- GBL Architects

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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
A.N. / I.B.	RC
SCALE: As indicated	PROJECT NO.: CA 760

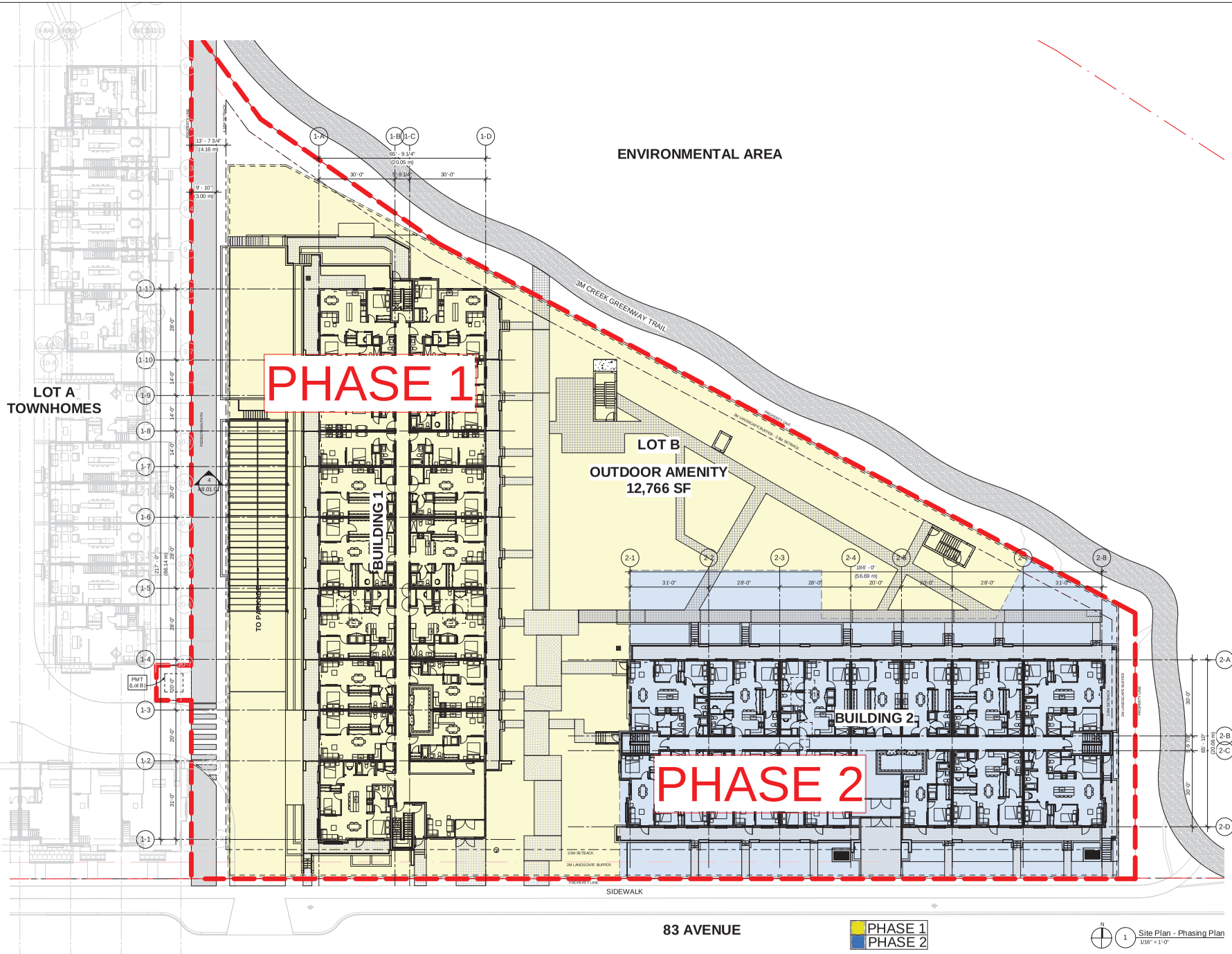
SHEET TITLE:

MATERIAL BOARD

I.5

REV. NO.: 1

SHEET NO.: A0.01.05



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TEL: 604 687-4741

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PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE:	PROJECT NO.:
As indicated	CA 760

SHEET TITLE:

PHASING PLAN

REV NO.:

SHEET NO.: **A0.01.07**

Site Plan - Phasing Plan
1/16" = 1'-0"



CIVIC ADDRESS:	8393 200th ST, LANGLEY, BRITISH COLUMBIA
LEGAL DESCRIPTION:	LOT 54, SECTION 27, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 43766

LOT AREAS

LOT A AREAS :	132,910.97 S.F.	12,347.83 M²	3.05 ACRES
LOT B AREAS :	76,904.99 S.F.	7,144.71 M²	1.77 ACRES

ZONING INFORMATION:	EXISTING	PROPOSED
	P-1	CD
FAR CALCULATION:	-	1.44 (FOR LOT A&B COMBINED -GROSS DEVELOPABLE SITE AREA)

LOT A DENSITY

NET :	_	105,099.22 SF (9,764.04 M2)
GROSS :	_	140,890.73 SF (13,089.18 M2)
LOT COVERAGE:	_	52,498.65 S.F. (4,877.28 M²)
OUTDOOR AMENITY:		5,724 SF (532 M2)

RESIDENT PARKING:

	ALLOWED/REQUIRED:	PROPOSED / PROVIDED
REGULAR STALLS :		
66 DOUBLE GARAGE (2 PER UNIT)	132.0 STALLS	132.0 STALLS
8 TANDEM UNITS (2.2 PER UNIT)	17.6 STALLS	16 INTERIOR STALLS
TANDEM SURFACE RESIDENTS	N/A	3 EXTERIOR STALLS
VISITORS:	0.2 PER UNIT	
REGULAR CAR:	14.8 STALLS	16.0 STALLS
TOTAL:	**164.4 STALLS**	**167 STALLS**

ZONING INFORMATION:	EXISTING	PROPOSED
	P-1	CD
FAR CALCULATION:	-	1.44 (FOR LOT A&B COMBINED -GROSS DEVELOPABLE SITE AREA)
LOT B DENSITY:		
NET :	_	141,474.89 SF (13,143.45 M²)
GROSS :	_	161,213.03 SF (14,977.18 M²)
LOT COVERAGE:		32,555.05 S.F. (3,024.46 M²)
OUTDOOR AMENITY:		13,470.4 S.F. (1,251.4 M²) - REQUIRED: 6 M² * 195 UNITS= 1170 M²
INDOOR AMENITY:		4,887.22 S.F. (454.04 M²)

REQUIRED PARK STALLS

UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.0	22	
1, 2, 3 BED (173 UNITS)	1.5	260	
TOTAL RESIDENT PARKING		282	282

	ALLOWED / REQ'D	PROVIDED
ACCESSIBLE STALLS (1 PER ADAPT. UNIT)	20	20
SMALL CARS (MAX 20%)	57	28
VISITOR PARKING (10%)	29	29
EV STALLS (1PER UNIT)	195	195

REQUIRED BIKE STALLS

UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.2	26	
1, 2, 3 BED (173 UNITS)	1.2	208	
TOTAL BIKE PARKING		234	
TOTAL REQUIRED		234	**234**

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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE:	PROJECT NO.:
As ind	RCA 760

SHEET TITLE:

MASTER PLAN

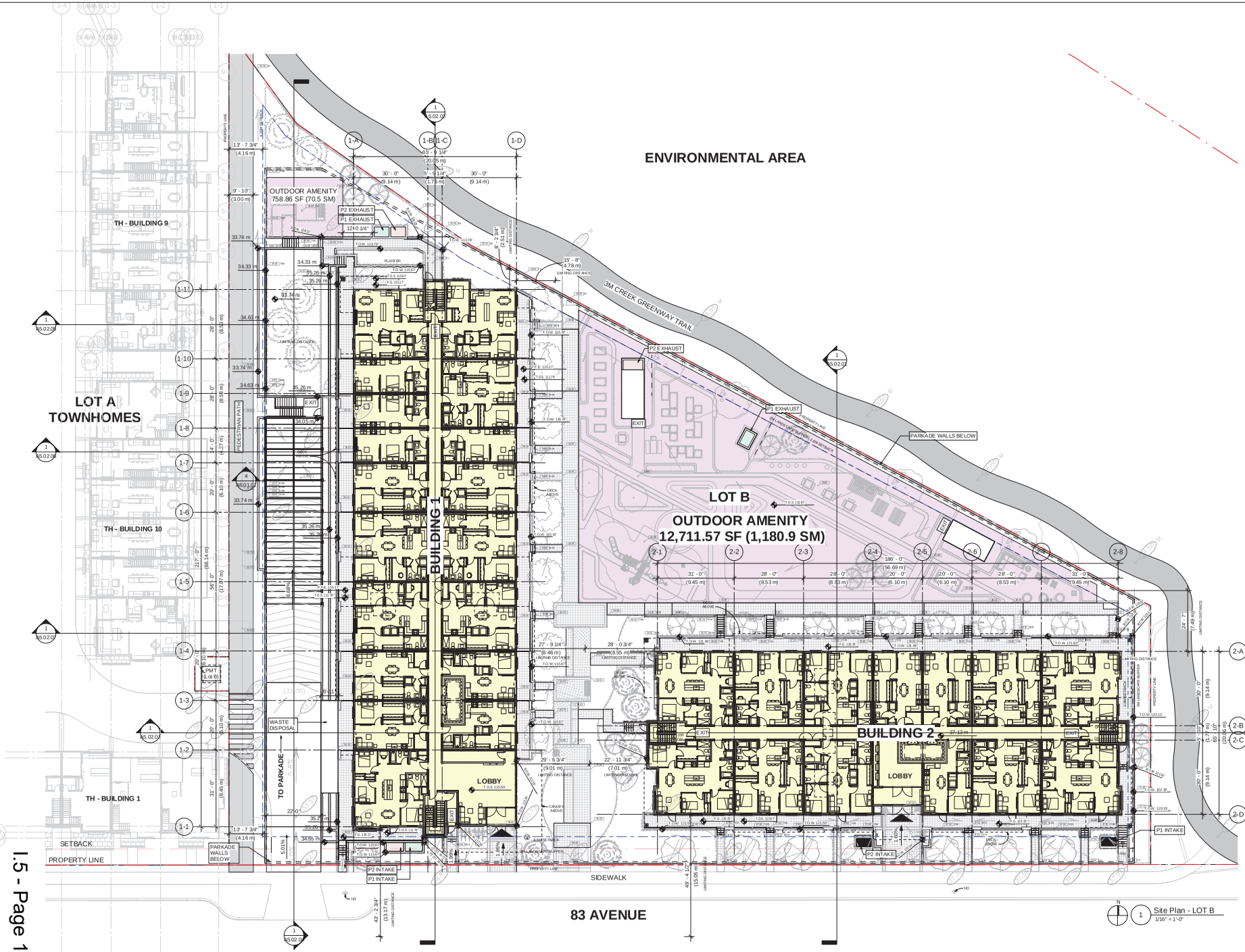
N

1 LOT A & B-
1/32" = 1'-0"

REV. NO.:

SHEET NO.:

A1.02.00



Site Plan - LOT B
1/16" = 1'-0"

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PROJECT:
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8395 - 200 STREET
LANGLEY, BC

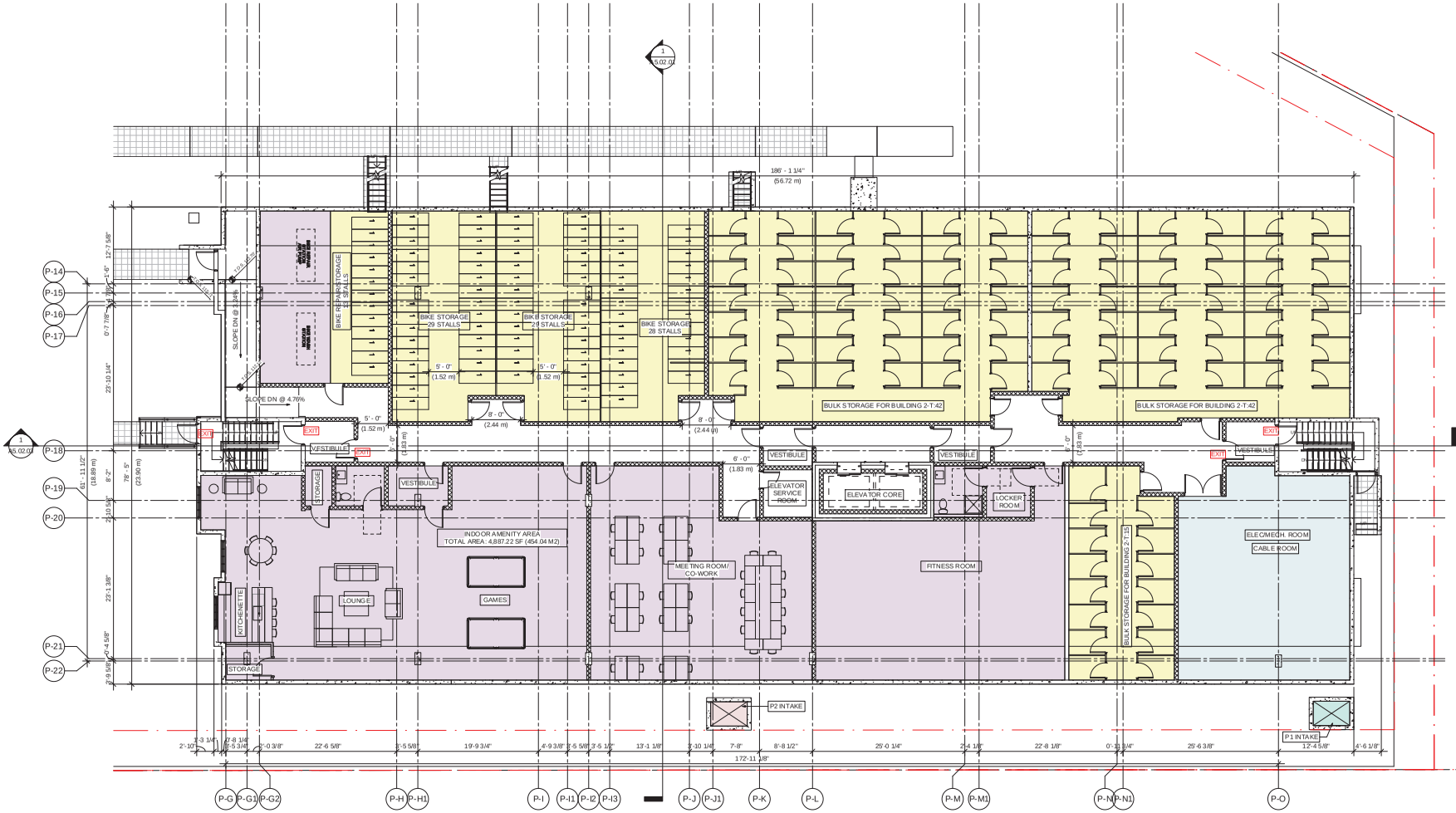
DRAWN BY:	CHECKED BY:
A.N. / I.B.	RC
SCALE: 1/16" = 1'-0"	PROJECT NO.: CA 760

SHEET TITLE: **SITE PLAN**

REV NO.:

SHEET NO.: **A1.02.03**

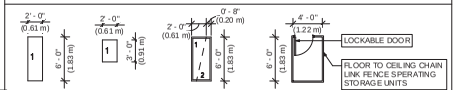
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1 P1 SECONDARY SLAB
1/8" = 1'-0"

KEY

BICYCLE STALL/LOCKERS
(TOWNSHIP OF LANGLEY - 2015 CYCLING PLAN)



BICYCLE STORAGE:

L - LARGE STALLS

S - STACKED STALLS

LEGEND

- ELEC/MECH. ROOMS
- BULK/BIKE STORAGE
- AMENITY ROOM

VEHICULAR PARKING

UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.0	22	
1, 2, 3 BED (173 UNITS)	1.5	260	
TOTAL PARKING (VISITOR INCLUDED)		282	282
VISITOR PARKING	0.10	29	29
TOTAL PARKING REQUIRED:		**282**	**282**

	ALLOWED / REQ'D	PROVIDED
ACCESSIBLE STALLS (1x PER ADAPTABLE UNITS)	20	20
SMALL CARS (MAX 20%)	57	28

BICYCLE PARKING

UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.2	26	
1, 2, 3 BED (173 UNITS)	1.2	208	
TOTAL BIKE PARKING		234	
TOTAL REQUIRED		234	**234**

BULK STORAGE

TOTAL UNITS	211
TOTAL PROVIDED STORAGE	211

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NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
A.N. / I.B.	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: CA 760

SHEET TITLE:

BUILDING 2 - BASEMENT

REV NO.: 1

SHEET NO.: A2.04.04

I.5



2 A4.0 BLDG 1 - ELEVATION WEST_DD
1/8" = 1'-0"

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NORTH ARC PROPERTIES

MATERIAL PALETTE

A — HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
- PRE-FINISHED PAINT
- ARCTIC WHITE
- JAMES HARDIE

B — HARDIE PANEL SIDING
- VERTICAL SIDING W/ HARDIE TRIM BOARDS BATTEN STRIPS
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

C — HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
- PAINTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

D — HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

E — HARDIE PANEL SIDING
- VERTICAL SIDING - SELECT CEDARMILL
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

F — BRICK CLADDING
- MUTUAL MATERIALS BRICK
- 3 1/2" RUNNING BOND
- PEWTER - SMOOTH TEXTURE
- MATCHING MOTAR COLOUR

G — BALCONY COLUMNS
- 4x 6" x 6" WOOD POSTS W/ INLAYS
- POSTS - WOOD PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE
- INLAY - WOOD PAINTED
- ONYX
- BM 2133-10, EXTERIOR GRADE

H — METAL PANELS, FASCIAS AND CAP FLASHINGS
- ENTRANCES, ROOFS & PARAPETS
- PAINTED METAL
- ONYX
- BM 2133-10, EXTERIOR GRADE

I — FASCIAS AND FLASHINGS
- ROOFS
- PAINTED METAL
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

J — HARDIE TRIM
- WOOD & DOORS
- 6" WIDE HEADER AND SILL TRIMS
- 4" WIDE SIDE TRIMS
- PAINTED
- ONYX
- BM 2133-10, EXTERIOR GRADE

K — HARDIE TRIM
- WOOD & DOORS
- 6" WIDE HEADER AND SILL TRIMS
- 4" WIDE SIDE TRIMS
- PAINTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

L — RAILINGS
- ALUMINUM FRAME
- PAINTED
- STANDARD BLACK

M — WINDOW FRAMES
- VINYL MULLIONS
- PAINTED
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- 1/2" BLACK WARM EDGE SPACER
- - ARGON 6mm CLEAR

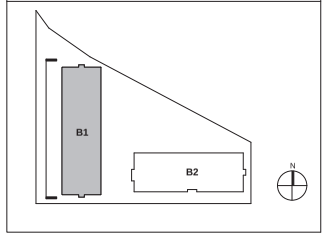
O — CONCRETE

P — GLASS GUARD (CLEAR)
- 1/2" TEMPERED GLASS
- CLEAR

Q — GLASS GUARD (FRITTED)
- 1/2" TEMPERED GLASS
- FRITTED
- SNOW WHITE
- VITRUM STANDARD COLOURS, SP-001 SNOW WHITE

R — GLASS GUARD (FRITTED)
- 1/2" TEMPERED GLASS
- FRITTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

KEY PLAN



PROJECT:
LATIMER GROVE
LOT B - LOWRISES
8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
A.N. / I.B.	RC
SCALE:	PROJECT NO.:
As indicated	CA 760

SHEET TITLE:
BUILDING 1 - WEST ELEVATION

REV NO.: 1

SHEET NO.: A4.02.02

I.5



2 A4.1 BLDG 1 - ELEVATION EAST_DD
1/8" = 1'-0"

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2023-09-27	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

MATERIAL PALETTE

A — HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
- PRE-FINISHED PAINT
- ARCTIC WHITE
- JAMES HARDIE

B — HARDIE PANEL SIDING
- VERTICAL SIDING W/ HARDIE TRIM BOARDS BATTEN STRIPS
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

C — HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
- PAINTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

D — HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

E — HARDIE PANEL SIDING
- VERTICAL SIDING - SELECT CEDARMILL
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

F — BRICK CLADDING
- MUTUAL MATERIALS BRICK
- 3 1/2" RUNNING BOND
- PEWTER - SMOOTH TEXTURE
- MATCHING MOTAR COLOUR

G — BALCONY COLUMNS
- 4x 6" x 6" WOOD POSTS W/ INLAYS
- POSTS - WOOD PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE
- INLAY - WOOD PAINTED
- ONYX
- BM 2133-10, EXTERIOR GRADE

H — METAL PANELS, FASCIAS AND CAP FLASHINGS
- ENTRANCES, ROOFS & PARAPETS
- PAINTED METAL
- ONYX
- BM 2133-10, EXTERIOR GRADE

I — FASCIAS AND FLASHINGS
- ROOFS
- PAINTED METAL
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

J — HARDIE TRIM
- WOOD & DOORS
- 6" WIDE HEADER AND SILL TRIMS
- 4" WIDE SIDE TRIMS
- PAINTED
- ONYX
- BM 2133-10, EXTERIOR GRADE

K — HARDIE TRIM
- WOOD & DOORS
- 6" WIDE HEADER AND SILL TRIMS
- 4" WIDE SIDE TRIMS
- PAINTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

L — RAILINGS
- ALUMINUM FRAME
- PAINTED
- STANDARD BLACK

M — WINDOW FRAMES
- VINYL MULLIONS
- PAINTED
- STANDARD BLACK

N — WINDOW GLAZING
- VITRUM DOUBLE GLAZED, LOW E
- GUARDIAN SUPER NEUTRAL 68 (#2) 6mm CLEAR
- 1/2" BLACK WARM EDGE SPACER
- - ARGON 6mm CLEAR

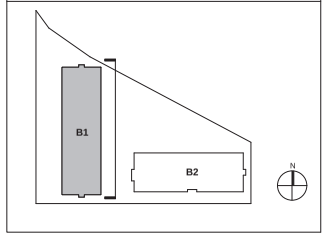
O — CONCRETE

P — GLASS GUARD (CLEAR)
- 1/2" TEMPERED GLASS
- CLEAR

Q — GLASS GUARD (FRITTED)
- 1/2" TEMPERED GLASS
- FRITTED
- SNOW WHITE
- VITRUM STANDARD COLOURS, SP-001 SNOW WHITE

R — GLASS GUARD (FRITTED)
- 1/2" TEMPERED GLASS
- FRITTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

KEY PLAN



PROJECT:
LATIMER GROVE
LOT B - LOWRISES
8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
A.N. / I.B.	RC
SCALE:	PROJECT NO.:
As indicated	CA 760

SHEET TITLE:
BUILDING 1 - EAST ELEVATION

REV NO.:	SHEET NO.:
1	A4.02.03

I.5



1 A4.0 BLDG 1 - ELEVATION NORTH_DD
1/8" = 1'-0"



2 A4.1 BLDG 1 - ELEVATION SOUTH_DD
1/8" = 1'-0"

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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

MATERIAL PALETTE

A — HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
- PRE-FINISHED PAINT
- ARCTIC WHITE
- JAMES HARDIE

B — HARDIE PANEL SIDING
- VERTICAL SIDING W/ HARDIE TRIM BOARDS BATTEN STRIPS
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

C — HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
- PAINTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

D — HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

E — HARDIE PANEL SIDING
- VERTICAL SIDING - SELECT CEDARMILL
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

F — BRICK CLADDING
- MUTUAL MATERIALS BRICK
- 3 1/2" RUNNING BOND
- PEWTER - SMOOTH TEXTURE
- MATCHING MOTAR COLOUR

G — BALCONY COLUMNS
- 4x 6" x 6" WOOD POSTS W/ INLAYS
- POSTS - WOOD PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE
- INLAY - WOOD PAINTED
- ONYX
- BM 2133-10, EXTERIOR GRADE

H — METAL PANELS, FASCIAS AND CAP FLASHINGS
- ENTRANCES, ROOFS & PARAPETS
- PAINTED METAL
- ONYX
- BM 2133-10, EXTERIOR GRADE

I — FASCIAS AND FLASHINGS
- ROOFS
- PAINTED METAL
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

J — HARDIE TRIM
- WOOD & DOORS
- 6" WIDE HEADER AND SILL TRIMS
- 4" WIDE SIDE TRIMS
- PAINTED
- ONYX
- BM 2133-10, EXTERIOR GRADE

K — HARDIE TRIM
- WOOD & DOORS
- 6" WIDE HEADER AND SILL TRIMS
- 4" WIDE SIDE TRIMS
- PAINTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

L — RAILINGS
- ALUMINUM FRAME
- PAINTED
- STANDARD BLACK

M — WINDOW FRAMES
- VINYL MULLIONS
- PAINTED
- STANDARD BLACK

N — WINDOW GLAZING
- VITRUM DOUBLE GLAZED, LOW E
- GUARDIAN SUPER NEUTRAL 68 (#2) 6mm CLEAR
- 1/2" BLACK WARM EDGE SPACER
- - ARGON 6mm CLEAR

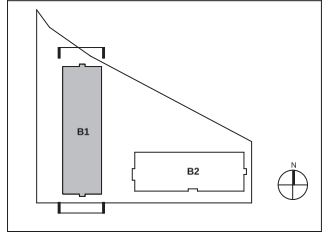
O — CONCRETE

P — GLASS GUARD (CLEAR)
- 1/2" TEMPERED GLASS
- CLEAR

Q — GLASS GUARD (FRITTED)
- 1/2" TEMPERED GLASS
- FRITTED
- SNOW WHITE
- VITRUM STANDARD COLOURS, SP-001 SNOW WHITE

R — GLASS GUARD (FRITTED)
- 1/2" TEMPERED GLASS
- FRITTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

KEY PLAN



DRAWN BY:	CHECKED BY:
Author	Checker
SCALE:	PROJECT NO.:
As indicated	CA 760

SHEET TITLE:

BUILDING 1 - NORTH & SOUTH ELEVATIONS

REV NO.:

SHEET NO.:

A4.02.04



1 A4.2 BLDG 2 - ELEVATION NORTH_DD
1/8" = 1'-0"

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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:
LATIMER GROVE
LOT B - LOWRISES
8395 - 200 STREET
LANGLEY, BC

MATERIAL PALETTE

A — HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
- PRE-FINISHED PAINT
- ARCTIC WHITE
- JAMES HARDIE

B — HARDIE PANEL SIDING
- VERTICAL SIDING W/ HARDIE TRIM BOARDS BATTEN STRIPS
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

C — HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
- PAINTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

D — HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

E — HARDIE PANEL SIDING
- VERTICAL SIDING - SELECT CEDARMILL
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

F — BRICK CLADDING
- MUTUAL MATERIALS BRICK
- 3 1/2" RUNNING BOND
- PEWTER - SMOOTH TEXTURE
- MATCHING MOTAR COLOUR

G — BALCONY COLUMNS
- 4x 6" x 6" WOOD POSTS W/ INLAYS
- POSTS - WOOD PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE
- INLAY - WOOD PAINTED
- ONYX
- BM 2133-10, EXTERIOR GRADE

H — METAL PANELS, FASCIAS AND CAP FLASHINGS
- ENTRANCES, ROOFS & PARAPETS
- PAINTED METAL
- ONYX
- BM 2133-10, EXTERIOR GRADE

I — FASCIAS AND FLASHINGS
- ROOFS
- PAINTED METAL
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

J — HARDIE TRIM
- WOOD & DOORS
- 6" WIDE HEADER AND SILL TRIMS
- 4" WIDE SIDE TRIMS
- PAINTED
- ONYX
- BM 2133-10, EXTERIOR GRADE

K — HARDIE TRIM
- WOOD & DOORS
- 6" WIDE HEADER AND SILL TRIMS
- 4" WIDE SIDE TRIMS
- PAINTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

L — RAILINGS
- ALUMINUM FRAME
- PAINTED
- STANDARD BLACK

M — WINDOW FRAMES
- VINYL MULLIONS
- PAINTED
- STANDARD BLACK

N — WINDOW GLAZING
- VITRUM DOUBLE GLAZED, LOW E
- GUARDIAN SUPER NEUTRAL 68 (#2) 6mm CLEAR
- 1/2" BLACK WARM EDGE SPACER
- - ARGON 6mm CLEAR

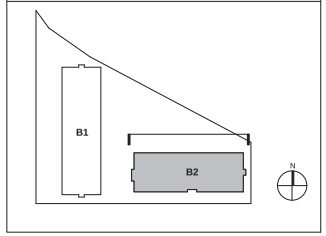
O — CONCRETE

P — GLASS GUARD (CLEAR)
- 1/2" TEMPERED GLASS
- CLEAR

Q — GLASS GUARD (FRITTED)
- 1/2" TEMPERED GLASS
- FRITTED
- SNOW WHITE
- VITRUM STANDARD COLOURS, SP-001 SNOW WHITE

R — GLASS GUARD (FRITTED)
- 1/2" TEMPERED GLASS
- FRITTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

KEY PLAN



DRAWN BY:	CHECKED BY:
A.N. / I.B.	RC
SCALE:	PROJECT NO.:
As indicated	CA 760

SHEET TITLE:
BUILDING 2 - NORTH ELEVATION

I.5

REV NO.:	SHEET NO.:
1	A4.02.05



1 SOUTH ELEVATION (FRONT)
1/8" = 1'-0"

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SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

MATERIAL PALETTE

A — **HARDIE PANEL SIDING**
- 4" HORIZONTAL PLANKS
- PRE-FINISHED PAINT
- ARCTIC WHITE
- JAMES HARDIE

B — **HARDIE PANEL SIDING**
- VERTICAL SIDING W/ HARDIE TRIM BOARDS BATTEN STRIPS
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

C — **HARDIE PANEL SIDING**
- 4" HORIZONTAL PLANKS
- PAINTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

D — **HARDIE PANEL SIDING**
- 4" HORIZONTAL PLANKS
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

E — **HARDIE PANEL SIDING**
- VERTICAL SIDING - SELECT CEDARMILL
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

F — **BRICK CLADDING**
- MUTUAL MATERIALS BRICK
- 3 1/2" RUNNING BOND
- PEWTER - SMOOTH TEXTURE
- MATCHING MOTAR COLOUR

G — **BALCONY COLUMNS**
- 4x 6" x 6" WOOD POSTS W/ INLAYS
- POSTS - WOOD PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE
- INLAY - WOOD PAINTED
- ONYX
- BM 2133-10, EXTERIOR GRADE

H — **METAL PANELS, FASCIAS AND CAP FLASHINGS**
- ENTRANCES, ROOFS & PARAPETS
- PAINTED METAL
- ONYX
- BM 2133-10, EXTERIOR GRADE

I — **FASCIAS AND FLASHINGS**
- ROOFS
- PAINTED METAL
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

J — **HARDIE TRIM**
- WOOD & DOORS
- 6" WIDE HEADER AND SILL TRIMS
- 4" WIDE SIDE TRIMS
- PAINTED
- ONYX
- BM 2133-10, EXTERIOR GRADE

K — **HARDIE TRIM**
- WOOD & DOORS
- 6" WIDE HEADER AND SILL TRIMS
- 4" WIDE SIDE TRIMS
- PAINTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

L — **RAILINGS**
- ALUMINUM FRAME
- PAINTED
- STANDARD BLACK

M — **WINDOW FRAMES**
- VINYL MULLIONS
- PAINTED
- STANDARD BLACK

N — **WINDOW GLAZING**
- VITRUM DOUBLE GLAZED, LOW E
- GUARDIAN SUPER NEUTRAL 68 (#2) 6mm CLEAR
- 1/2" BLACK WARM EDGE SPACER
- - ARGON 6mm CLEAR

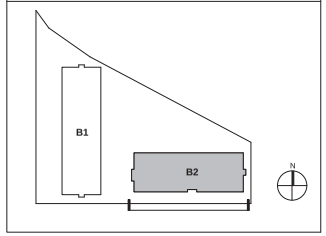
O — **CONCRETE**

P — **GLASS GUARD (CLEAR)**
- 1/2" TEMPERED GLASS
- CLEAR

Q — **GLASS GUARD (FRITTED)**
- 1/2" TEMPERED GLASS
- FRITTED
- SNOW WHITE
- VITRUM STANDARD COLOURS, SP-001 SNOW WHITE

R — **GLASS GUARD (FRITTED)**
- 1/2" TEMPERED GLASS
- FRITTED
- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

KEY PLAN



PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
A.N. / I.B.	RC
SCALE:	PROJECT NO.:
As indicated	CA 760

SHEET TITLE:

BUILDING 2 - SOUTH ELEVATION

I.5

REV NO.:	SHEET NO.:
1	A4.02.06



1 A4.2 BLDG 2 - ELEVATION WEST_DD
1/8" = 1'-0"



2 A4.3 BLDG 2 - ELEVATION EAST_DD
1/8" = 1'-0"

MATERIAL PALETTE

A — HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
- PRE-FINISHED PAINT
- ARCTIC WHITE
- JAMES HARDIE

B — HARDIE PANEL SIDING
- VERTICAL SIDING W/ HARDIE TRIM BOARDS BATTEN STRIPS
- PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE

C — HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
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- KENDALL CHARCOAL
- BM HC-166, EXTERIOR GRADE

D — HARDIE PANEL SIDING
- 4" HORIZONTAL PLANKS
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- BM 105, EXTERIOR GRADE

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- 4x 6" x 6" WOOD POSTS W/ INLAYS
- POSTS - WOOD PAINTED
- TERRA MAUVE
- BM 105, EXTERIOR GRADE
- INLAY - WOOD PAINTED
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- BM 2133-10, EXTERIOR GRADE

H — METAL PANELS, FASCIAS AND CAP FLASHINGS
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- BM 2133-10, EXTERIOR GRADE

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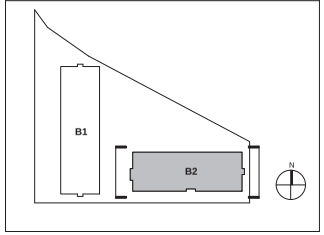
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R — GLASS GUARD (FRITTED)
- 1/2" TEMPERED GLASS
- FRITTED
- KENDALL CHARCOAL
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KEY PLAN



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VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE:	PROJECT NO.:
As indicated	CA 760

SHEET TITLE:

BUILDING 2 - EAST & WEST ELEVATIONS

REV NO.:

SHEET NO.:

A4.02.07

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SEAL:



1 Elevation 1 - a
3/32" = 1'-0"

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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
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NORTH ARC PROPERTIES

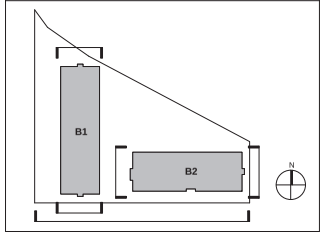
PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

KEY PLAN



DRAWN BY:	CHECKED BY:
A.N. / I.B.	RC
SCALE:	PROJECT NO.:
3/32" = 1'-0"	CA 760

SHEET TITLE:

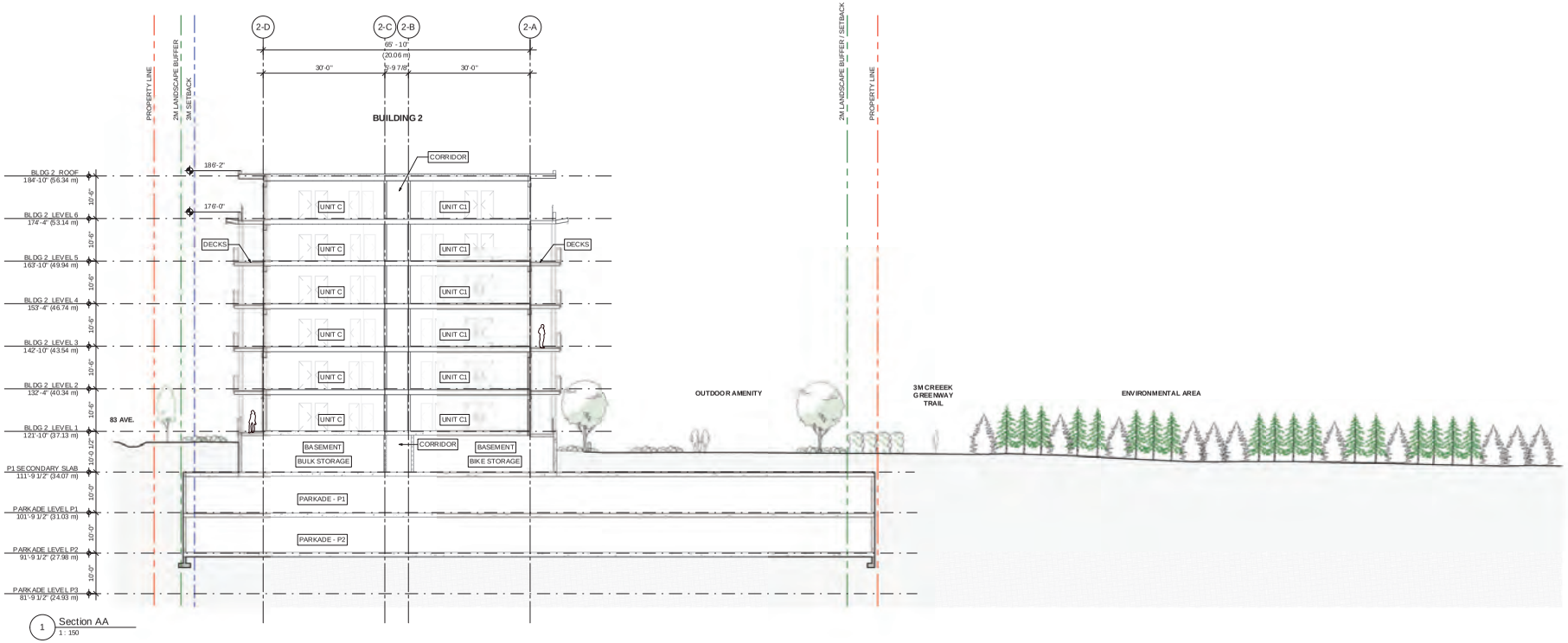
STREETSCAPE - 83 AVENUE

I.5

REV NO.:

SHEET NO.:

A4.02.08



1 Section AA
1 : 150

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CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

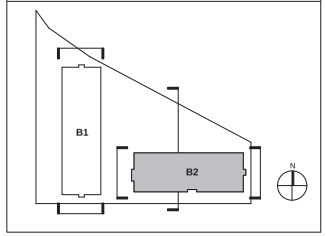
PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

KEY PLAN



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A.N. / I.B.	RC
SCALE:	PROJECT NO.:
1 : 150	CA 760

SHEET TITLE:

SITE SECTION A-A

REV NO.:

SHEET NO.:

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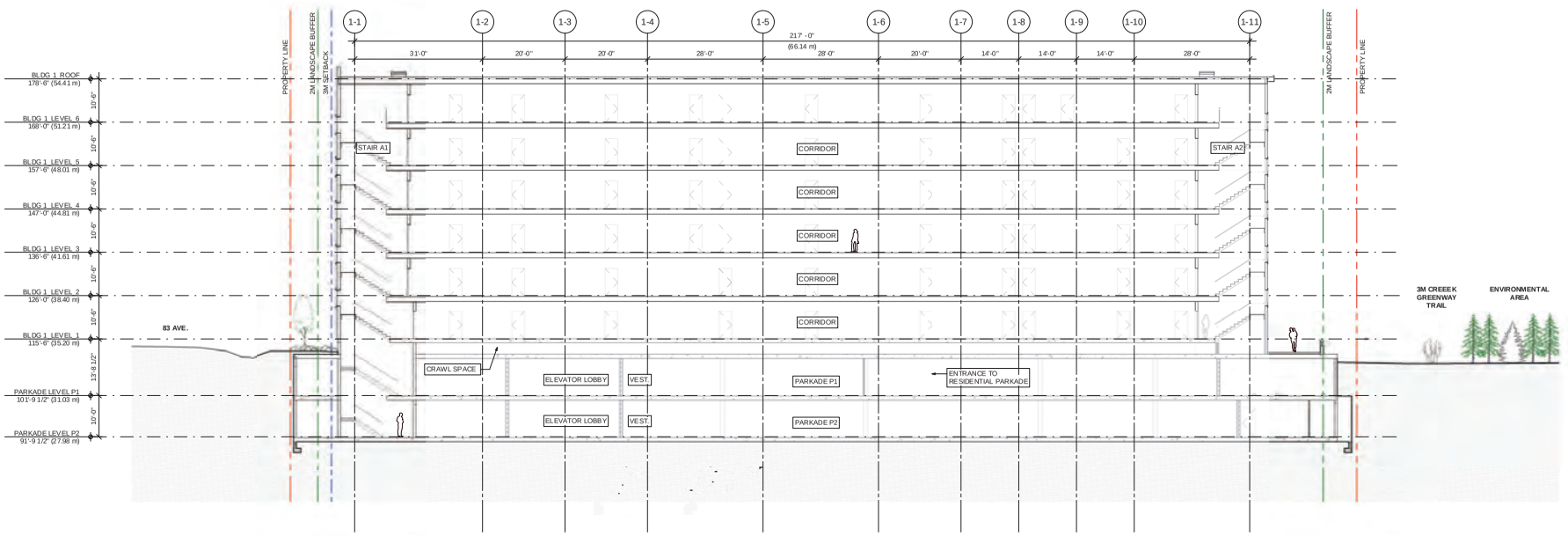
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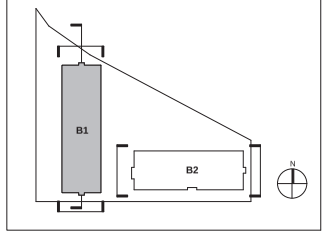
SEAL:

BUILDING 1



1 Section BB
1 : 150

KEY PLAN



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PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

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SHEET TITLE:

SITE SECTION B-B

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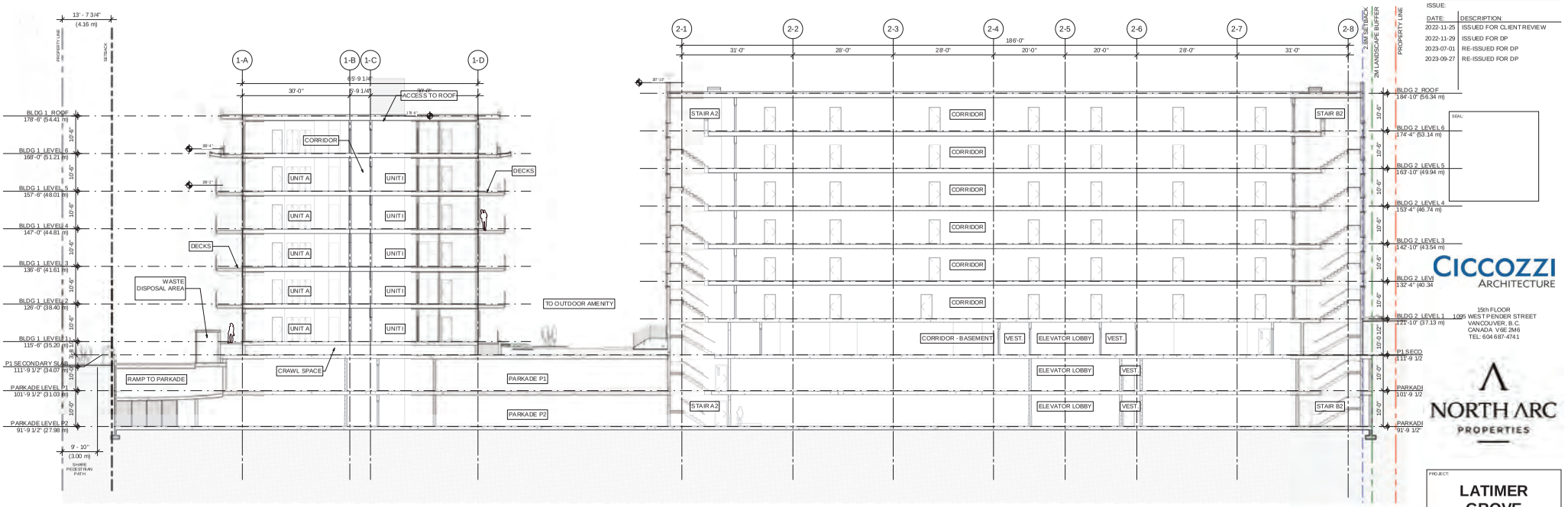
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1	2023-07-01	DP ReSub. 1

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DATE:	DESCRIPTION:
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SEAL:



1 Section CC
1 : 150

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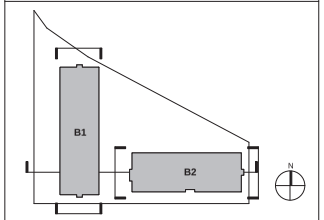
PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

KEY PLAN



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SITE SECTION C-C

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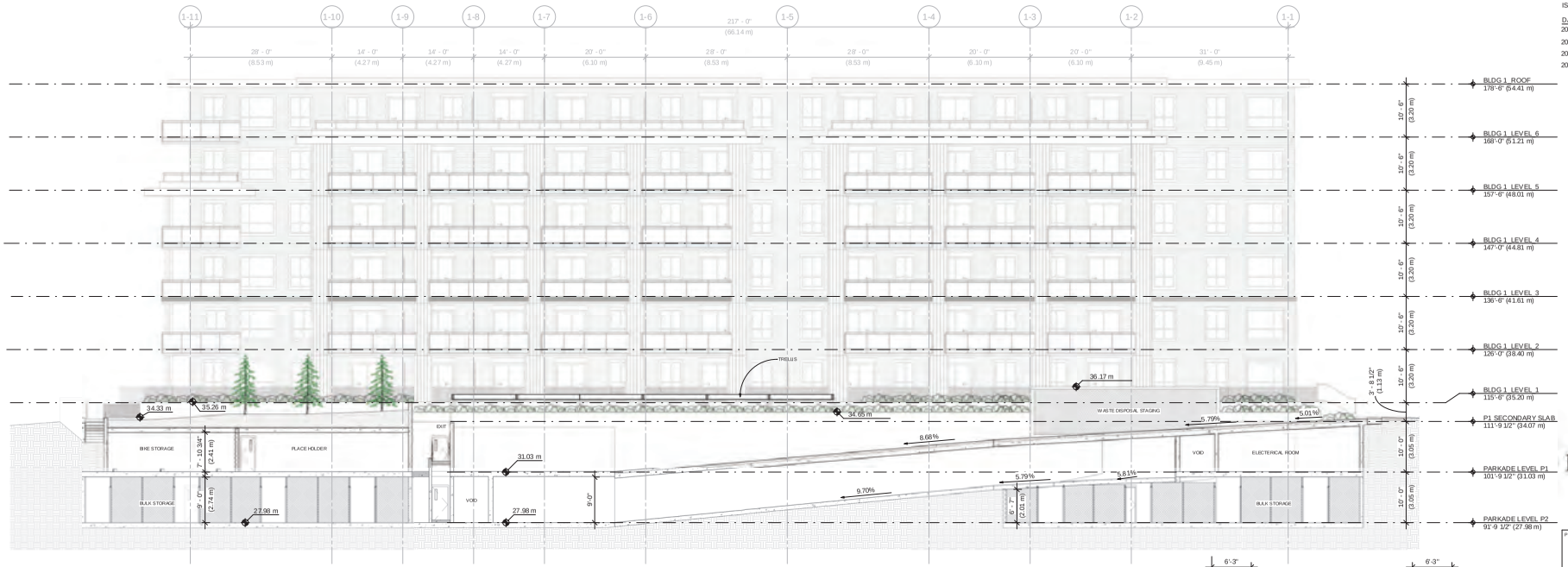
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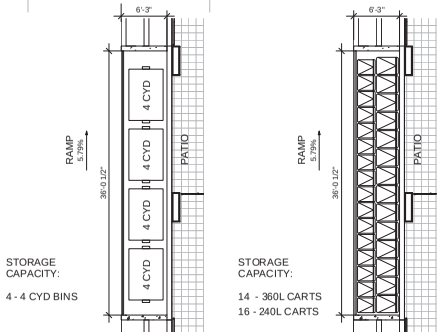
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SEAL:



1 RAMP SECTION
1" = 10'-0"



STORAGE CAPACITY:

4 - 4 CYD BINS

STORAGE CAPACITY:

14 - 360L CARTS
16 - 240L CARTS

2 Site Plan - WASTE DISPOSAL STAGING
1/8" = 1'-0"

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NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

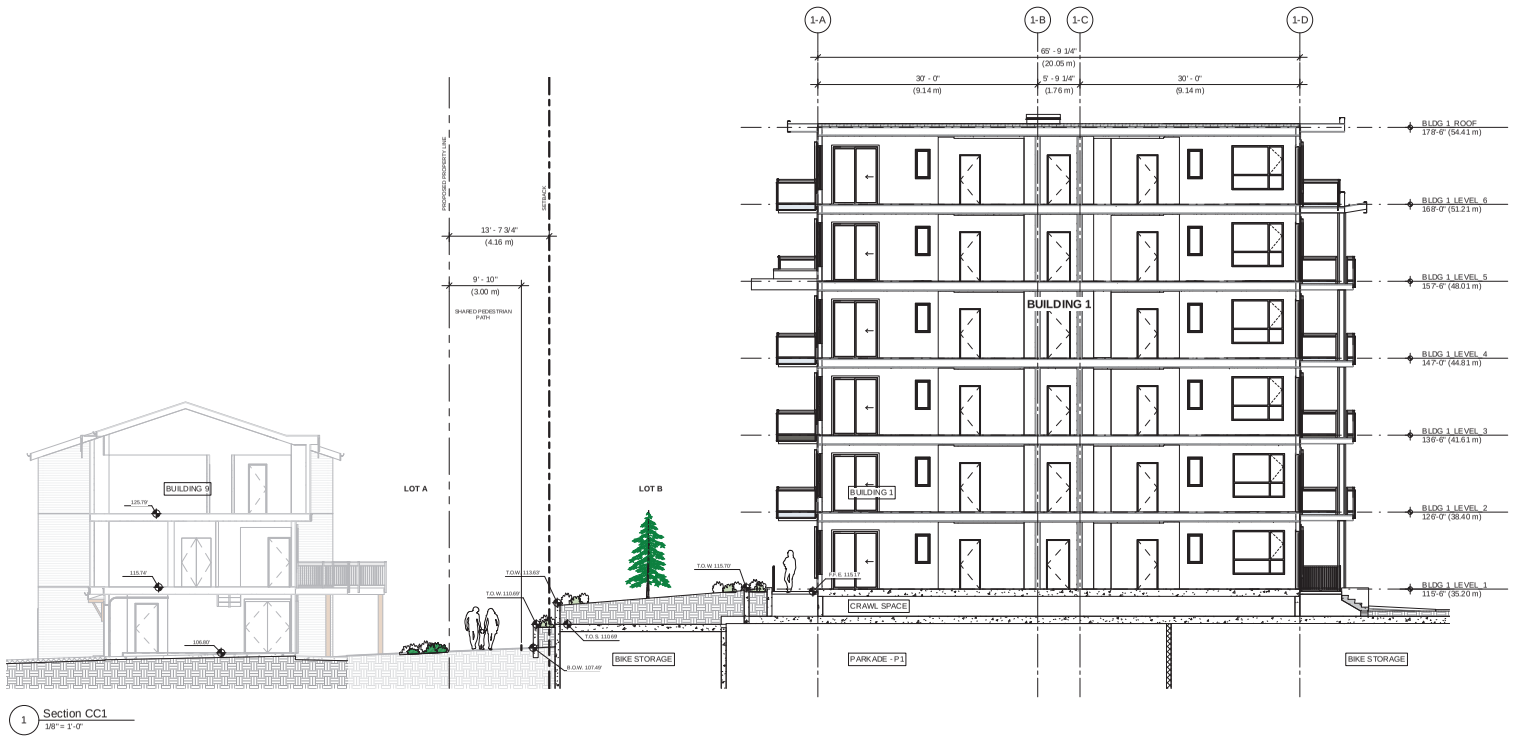
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SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

SECTION FROM ENTRY RAMP

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REV. NO.:	SHEET NO.:
1	A5.02.04



1 Section CC1
1/8" = 1'-0"

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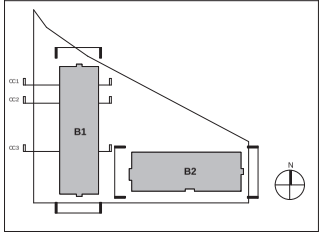
PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

KEY PLAN



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1/8" = 1'-0"	CA 760

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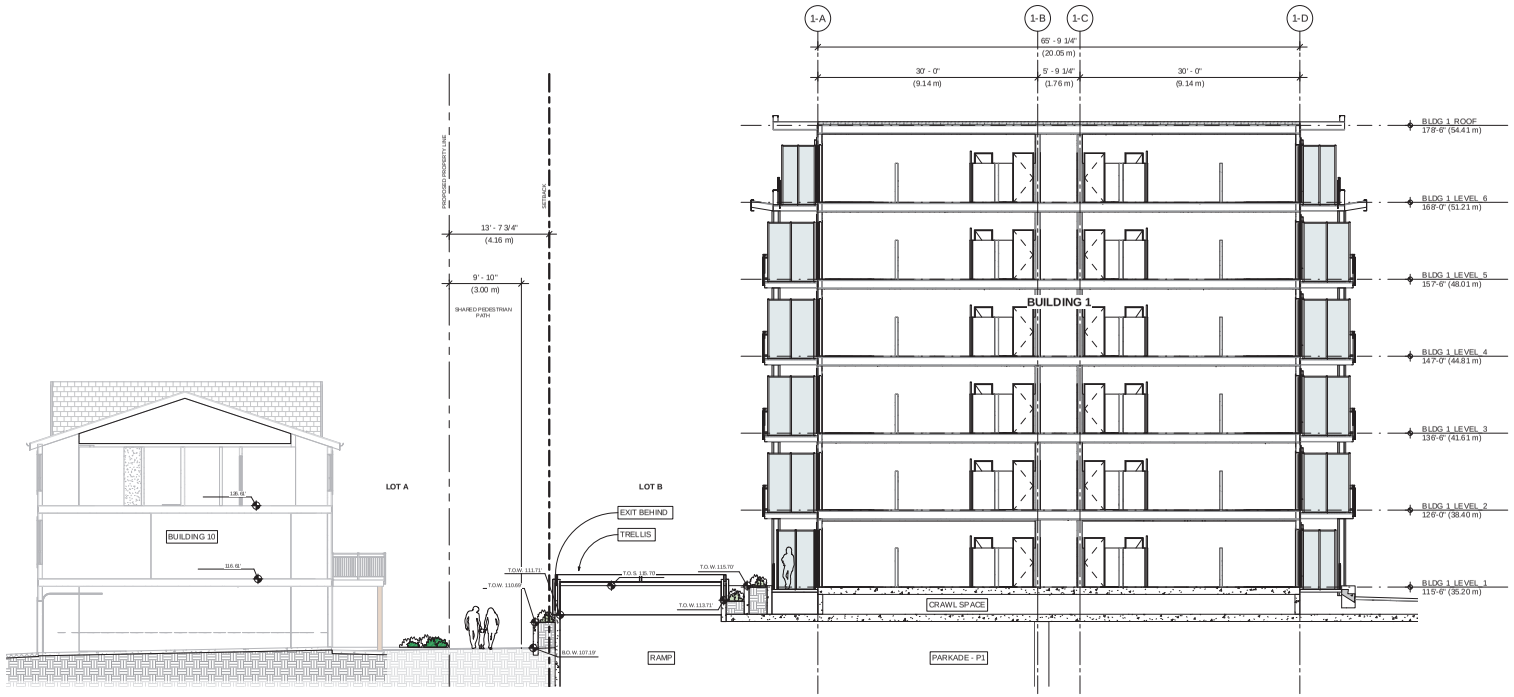
SECTIONS PEDESTRIAN CONNECTION

I.5

REV NO.:

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1 Section CC2
1/8" = 1'-0"

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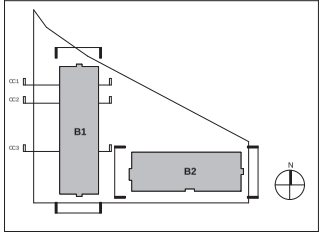
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PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

KEY PLAN



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SCALE:	PROJECT NO.:
1/8" = 1'-0"	CA 760

SHEET TITLE:

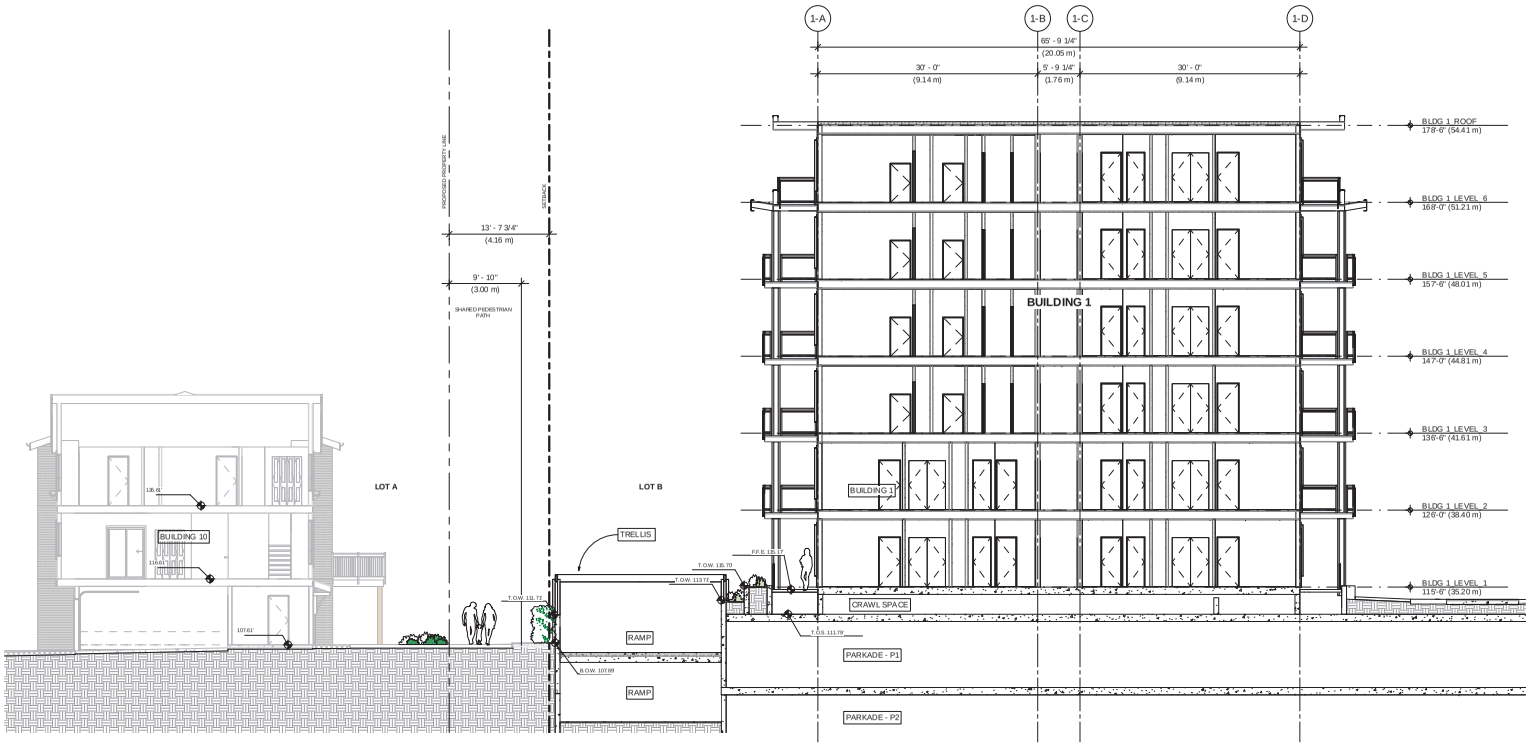
SECTIONS PEDESTRIAN CONNECTION

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REV NO.:

SHEET NO.:

A5.02.06



1 Section CC3
1/8" = 1'-0"

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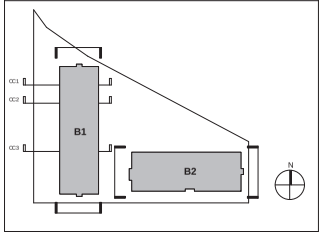
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PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

KEY PLAN



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SCALE:	PROJECT NO.:
1/8" = 1'-0"	CA 760

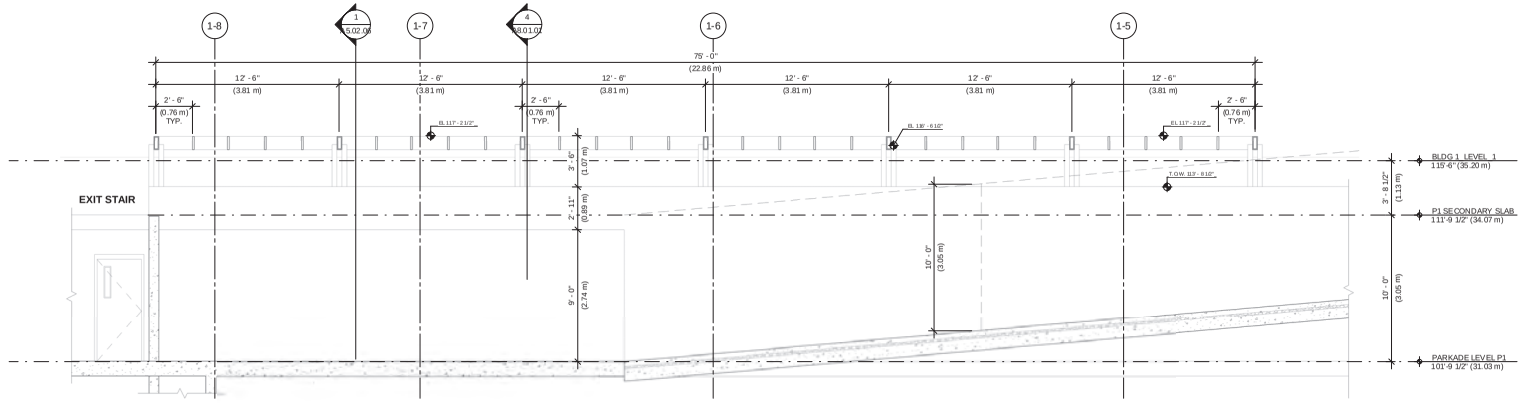
SHEET TITLE:

SECTIONS PEDESTRIAN CONNECTION

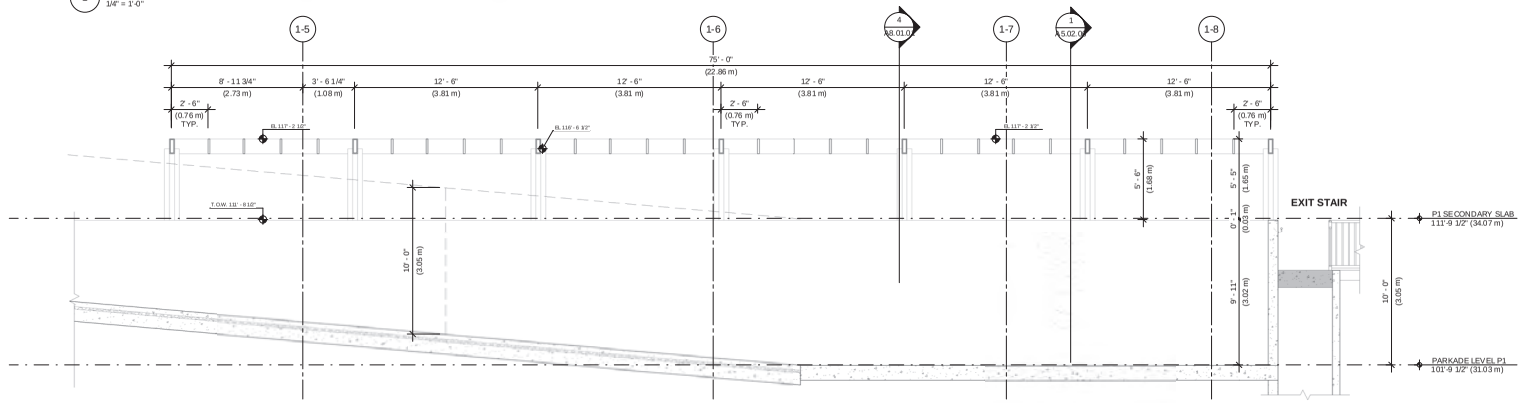
REV. NO.:

SHEET NO.:

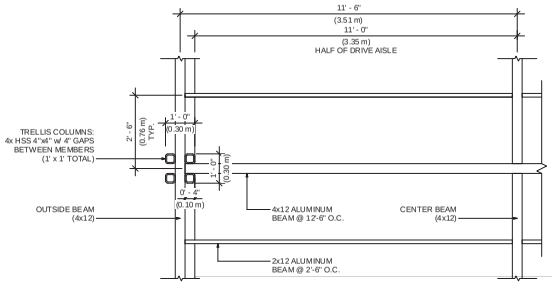
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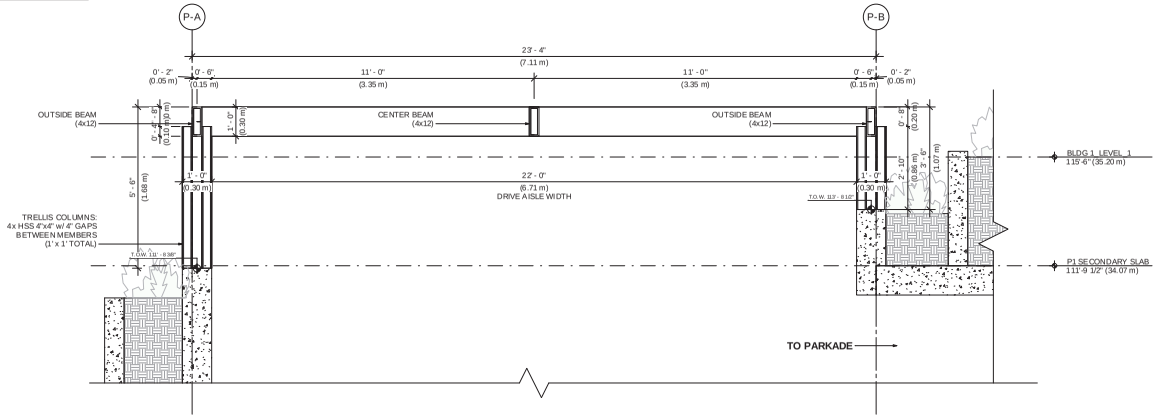
1 SECTION THROUGH PARKADE ENTRANCE RAMP (EAST WALL)
1/4" = 1'-0"



2 SECTION THROUGH PARKADE ENTRANCE RAMP (WEST WALL)
1/4" = 1'-0"



3 PARKADE ENTRANCE TRELLIS - PLAN
1/2" = 1'-0"



4 PARKADE ENTRANCE TRELLIS - SECTION
1/2" = 1'-0"

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CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC
PROPERTIES

PROJECT:

LATIMER GROVE

LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
TK	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

PARKADE ENTRY TRELLIS DETAILS

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SHEET NO.:

A8.01.01











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LANGLEY, BC

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SHEET NO.: **A9.02.04**

I.5

LATIMER GROVE - LOT A - TOWNHOMES

LANGLEY - BC

DEVELOPMENT PERMIT
SEPTEMBER 2023

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SEAL:

PROJECT STATICS - LOT A

CIVIC ADDRESS: 8393 200th ST, LANGLEY, BRITISH COLUMBIA

LEGAL DESCRIPTION: LOT 54, SECTION 27, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 43766

LOT AREAS

LOT A AREAS :	132,910.97 SF	12,347.83 SM	3.05 ACRE
LOT COVERAGE:	_	52,498.65 S.F. (4,877.28 M²)	

ZONING INFORMATION:	EXISTING	PROPOSED
	P-1	CD
FAR CALCULATION:	-	1.44 (FOR LOT A&B COMBINED -GROSS DEVELOPABLE SITE AREA)

LOT A DENSITY

NET :	_	105,099.22 SF (9,764.04 M2)
GROSS :	_	140,890.73 SF (13,089.18 M2)

LOT SETBACKS (LANDSCAPE BUFFER ZONE):	ALLOWED / REQUIRED	PROPOSED / PROVIDED
NORTH (INTERIOR LOT LINE):	_	2.0 M
NORTH EAST (INTERIOR LOT LINE):	_	2.0 M
EAST (INTERIOR LOT LINE):	_	2.0 M
WEST (FACING 198 ST).	_	2.0 M
SOUTH (83 AVE):	_	2.0 M
LOT DENSITY: DENSITY F.S.R. (BASED ON NET): LOT A:	50 UNITS / ACRE	18.5 UNITS / ACRE
LOT COVERAGE:	-	41% (54,805.3 S.F.)

AGE FRIENDLY AMENITY:

74 UNITS x 8 m²/ UNITS	6,372.23 S.F / 592 M2	5,909 S.F. / 549 M2*

* THE RESIDENTS OF LOT A-TOWNHOMES WILL HAVE ACCESS TO THE AMMENITY AREAS FOUND ON LOT A-MIDRISES WHICH EXCEEDS THE REQUIRED AREA BY 876.18 SF (81.4 M2) PLUS SHARED PEDESTRIAN PATH



ARCHITECTURE DRAWING LIST

Sheet Number	Sheet Name	Scale
A0.0	COVER SHEET	N/A
A0.1	CONTEXT PLAN	N/A
A0.2	SHADOW STUDY	N/A
A0.3	SHADOW STUDY	N/A
A0.4	SITE SURVEY AND SETBACKS	1:400
A0.5	PHASING PLAN	1/32"=1'-0"
A0.6	COLOUR SCHEME PLAN	1/4"=1'-0"
A0.7	CHARACTER SCHEME 1 - TAUPE	1/4"=1'-0"
A0.8	CHARACTER SCHEME 2 - WHITE	1/4"=1'-0"
A0.9	CHARACTER SCHEME 3 - GREY	1/4"=1'-0"
A0.10	MASTER PLAN	1/32"=1'-0"
A0.11	SITE AREA & DENSITY CALCULATIONS	1:500
A0.12	SITE COVERAGE	1:500
A1.0	SITE PLAN	1/32"=1'-0"
A1.1	SITE PLAN (NORTH)	1/16"=1'-0"
A1.2	SITE PLAN (SOUTH)	1/16"=1'-0"
A1.3	FIRE FIGHTER ACCESS	1/32"=1'-0"
A1.4	SITE SECTIONS	3/32"=1'-0"
A1.5	PERSPECTIVE STUDIES	N/A
A1.6	WASTE DISPOSAL STAGING	1/8"=1'-0"
A2.01.01	BUILDING 1 FLOOR PLAN	1/8"=1'-0"
A2.01.02	BUILDING 1 FLOOR/ROOF PLAN	1/8"=1'-0"
A2.01.03	BUILDING 1 ELEVATION	1/8"=1'-0"
A2.01.04	BUILDING 1 SECTIONS	1/8"=1'-0"
A2.02.01	BUILDING 2 FLOOR PLAN	1/8"=1'-0"
A2.02.02	BUILDING 2 FLOOR/ROOF PLAN	1/8"=1'-0"
A2.02.03	BUILDING 2 ELEVATION	1/8"=1'-0"
A2.02.04	BUILDING 2 SECTIONS	1/8"=1'-0"
A2.03.01	BUILDING 3 FLOOR PLAN	1/8"=1'-0"
A2.03.02	BUILDING 3 FLOOR/ROOF PLAN	1/8"=1'-0"
A2.03.03	BUILDING 3 ELEVATION	1/8"=1'-0"
A2.03.04	BUILDING 3 SECTIONS	1/8"=1'-0"
A2.04.01	BUILDING 4 FLOOR PLAN	1/8"=1'-0"
A2.04.02	BUILDING 4 FLOOR/ROOF PLAN	1/8"=1'-0"
A2.04.03	BUILDING 4 ELEVATION	1/8"=1'-0"
A2.04.04	BUILDING 4 SECTIONS	1/8"=1'-0"
A2.05.01	BUILDING 5 FLOOR PLAN	1/8"=1'-0"
A2.05.02	BUILDING 5 FLOOR/ROOF PLAN	1/8"=1'-0"
A2.05.03	BUILDING 5 ELEVATION	1/8"=1'-0"
A2.05.04	BUILDING 5 SECTIONS	1/8"=1'-0"

Sheet Number	Sheet Name	Scale
A2.06.01	BUILDING 6 FLOOR PLAN	1/8"=1'-0"
A2.06.02	BUILDING 6 FLOOR/ROOF PLAN	1/8"=1'-0"
A2.06.03	BUILDING 6 ELEVATION	1/8"=1'-0"
A2.06.04	BUILDING 6 SECTIONS	1/8"=1'-0"
A2.07.01	BUILDING 7 FLOOR PLAN	1/8"=1'-0"
A2.07.02	BUILDING 7 FLOOR/ROOF PLAN	1/8"=1'-0"
A2.07.03	BUILDING 7 ELEVATION	1/8"=1'-0"
A2.07.04	BUILDING 7 SECTIONS	1/8"=1'-0"
A2.08.01	BUILDING 8 FLOOR PLAN	1/8"=1'-0"
A2.08.02	BUILDING 8 FLOOR/ROOF PLAN	1/8"=1'-0"
A2.08.03	BUILDING 8 ELEVATION	1/8"=1'-0"
A2.08.04	BUILDING 8 SECTIONS	1/8"=1'-0"
A2.09.01	BUILDING 9 FLOOR PLAN	1/8"=1'-0"
A2.09.02	BUILDING 9 FLOOR/ROOF PLAN	1/8"=1'-0"
A2.09.03	BUILDING 9 ELEVATION	1/8"=1'-0"
A2.09.04	BUILDING 9 SECTIONS	1/8"=1'-0"
A2.10.01	BUILDING 10 FLOOR PLAN	1/8"=1'-0"
A2.10.02	BUILDING 10 FLOOR/ROOF PLAN	1/8"=1'-0"
A2.10.03	BUILDING 10 ELEVATION	1/8"=1'-0"
A2.10.04	BUILDING 10 SECTIONS	1/8"=1'-0"
A2.11.01	BUILDING 11 FLOOR PLAN	1/8"=1'-0"
A2.11.02	BUILDING 11 FLOOR/ROOF PLAN	1/8"=1'-0"
A2.11.03	BUILDING 11 ELEVATION	1/8"=1'-0"
A2.11.04	BUILDING 11 SECTIONS	1/8"=1'-0"
A2.12.01	BUILDING 12 FLOOR PLAN	1/8"=1'-0"
A2.12.02	BUILDING 12 FLOOR/ROOF PLAN	1/8"=1'-0"
A2.12.03	BUILDING 12 ELEVATION	1/8"=1'-0"
A2.12.04	BUILDING 12 SECTIONS	1/4"=1'-0"
A2.13.01	BUILDING 13 FLOOR PLAN	1/8"=1'-0"
A2.13.02	BUILDING 13 FLOOR/ROOF PLAN	1/8"=1'-0"
A2.13.03	BUILDING 13 ELEVATION	1/8"=1'-0"
A2.13.04	BUILDING 13 SECTIONS	1/8"=1'-0"
A2.14.01	BUILDING 14 FLOOR PLAN	1/8"=1'-0"
A2.14.02	BUILDING 14 FLOOR/ROOF PLAN	1/8"=1'-0"
A2.14.03	BUILDING 14 ELEVATION	1/8"=1'-0"
A2.14.04	BUILDING 14 SECTIONS	1/8"=1'-0"
A3.01	UNIT TYPE "A1" (ADAPTABLE)	1/4"=1'-0"
A3.02	UNIT TYPE "A" (ADAPTABLE)	1/4"=1'-0"
A3.03	UNIT TYPE "B"	1/4"=1'-0"
A3.04	UNIT TYPE "B1"	1/4"=1'-0"
A3.05	UNIT TYPE "C"	1/4"=1'-0"
A3.06	UNIT TYPE "CE"	1/4"=1'-0"
A3.07	UNIT TYPE "CE1"	1/4"=1'-0"
A3.08	UNIT TYPE "D1"	1/4"=1'-0"
A3.09	UNIT TYPE "DE"	1/4"=1'-0"
A3.10	UNIT TYPE "DE1"	1/4"=1'-0"
A7.01.01	SIGNAGE MONUMENT DETAILS	1/2"=1'-0"

BUILDING DATA

BUILDING AREA / BUILDING NUMBER	UNIT TYPES	GROSS (SF)	NET (SF)	LOT COVERAGE (SF)
BUILDING 1	1 UNIT A & 1 A1 & 4 UNIT C	11,686.17	8,916.57	4,030.16
BUILDING 2	3 UNIT C & 1 UNIT CE & 1 CE1	9,069.94	6,905.68	3,150.45
BUILDING 3	3 UNIT C & 2 UNIT CE	8,995.84	6,856.80	3,126.73
BUILDING 4	3 UNIT C & 1 UNIT CE & 1 CE1	9,075.21	6,910.17	3,152.74
BUILDING 5	4 UNIT C & 1 UNIT CE & 1 CE1	10,864.32	8,274.03	3,773.34
BUILDING 6	4 UNIT C & 2 UNIT CE	10,788.04	8,223.26	3,748.26
BUILDING 7	4 UNIT D & 2 UNIT DE	11,643.33	8,520.89	4,538.33
BUILDING 8	2 UNIT D & 2 UNIT DE	7,768.33	5,685.45	3,123.02
BUILDING 9	2 UNIT B & 2 B1 & 2 UNIT DE	11,634.41	8,511.77	4,457.60
BUILDING 10	2 UNIT B & 2 B1 & 1 UNIT A & 1 A1	12,256.50	9,143.85	4,492.96
BUILDING 11	3 UNIT D & 1 UNIT DE & 1 DE1	9,762.52	7,143.44	3,919.28
BUILDING 12	3 UNIT D & 2 UNIT DE	9,709.07	7,107.56	3,907.71
BUILDING 13	2 UNIT D & 2 UNIT DE1	7,873.76	5,755.90	3,158.43
BUILDING 14	3 UNIT D & 1 UNIT DE & 1 DE1	9,763.29	7,143.85	3,919.64
TOTAL		140,890.73	105,099.22	52,498.65

PARKING DATA

RESIDENT PARKING	ALLOWED/REQUIRED:	PROPOSED / PROVIDED
REGULAR STALLS :		
66 DOUBLE GARAGE (2 PER UNIT)	132.0 STALLS	132.0 STALLS
8 TANDEM UNITS (2.2 PER UNIT) TANDEM SURFACE RESIDENTS	17.6 STALLS N/A	16 INTERIOR STALLS 3 EXTERIOR STALLS
VISITORS: 0.2 PER UNIT		
REGULAR CAR:	14.8 STALLS	16.0 STALLS
TOTAL:	**164.4 STALLS**	**167 STALLS**

CODE SUMMARY COMPLIANCE WITH BCBC 2018

TOWNHOMES BUILDING SUMMARY:

MAJOR ACCUPANCY CLASSSIFICATION: GROUP C

CONSTRUCTION ARTICLE: 9.10.8.1

BUILDING HEIGHT: 3 STORIES

BUILDING AREA: < 600 M²

CONSTRUCTION: WOOD FRAME

FLOOR ASSEMBLY: NO FIRE-RESISTANCE RATING OR FIRE SEPARATION REQUIRED WITHIN DWELLING UNITS

SPRINKLER SYSTEM: NOT REQUIRED

FIRE ALARM SYSTEM: NOT REQUIRED

STANDPIPE SYSTEM: NOT REQUIRED



VICINITY PLAN



PROJECT CONTACT LIST

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NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: 1 1/2" = 1'-0"	PROJECT NO.: CA 760

SHEET TITLE:

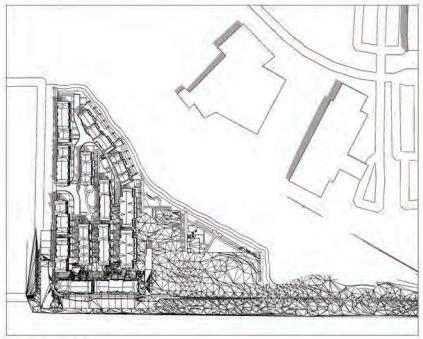
COVER SHEET

REV NO.:

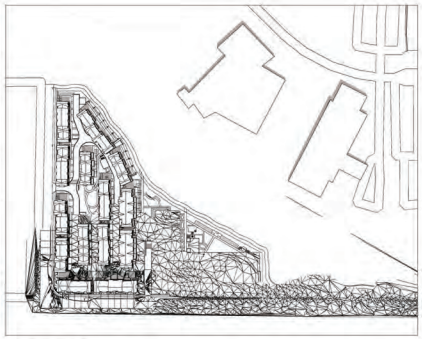
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I.5

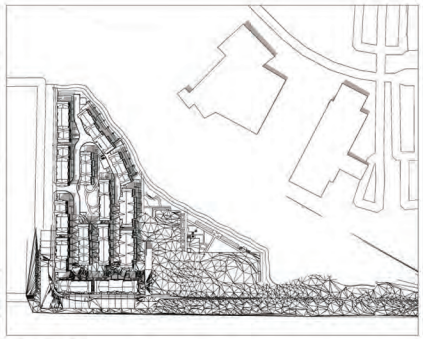
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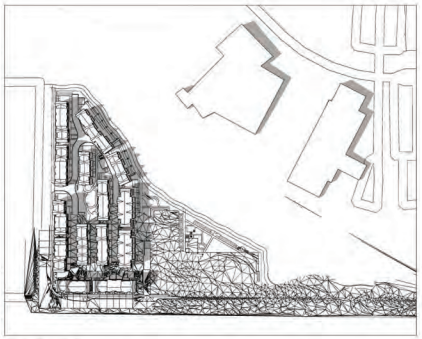
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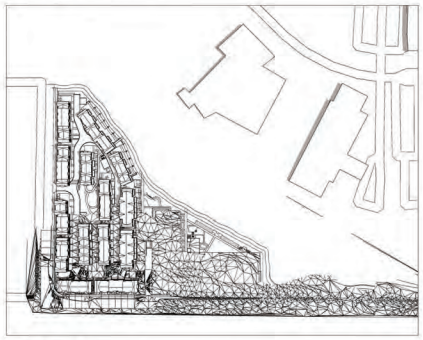


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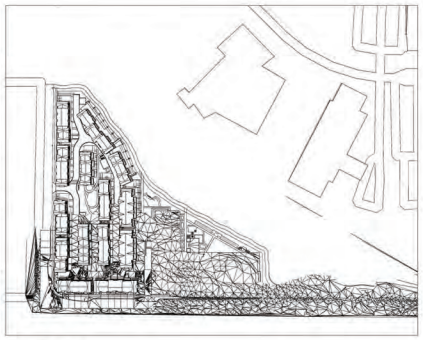


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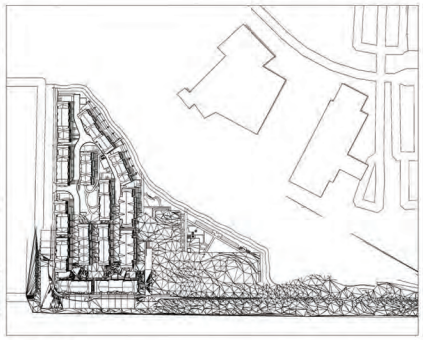
JUNE SOLSTICE



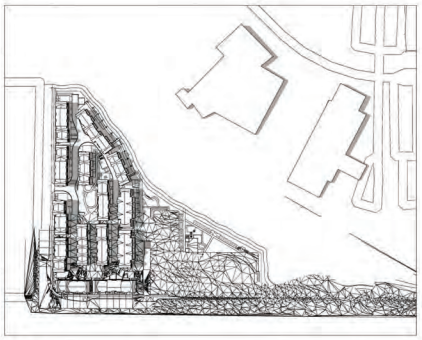
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2023-07-01	RE-ISSUED FOR DP
2023-09-27	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE:	PROJECT NO.: CA 760

SHEET TITLE:

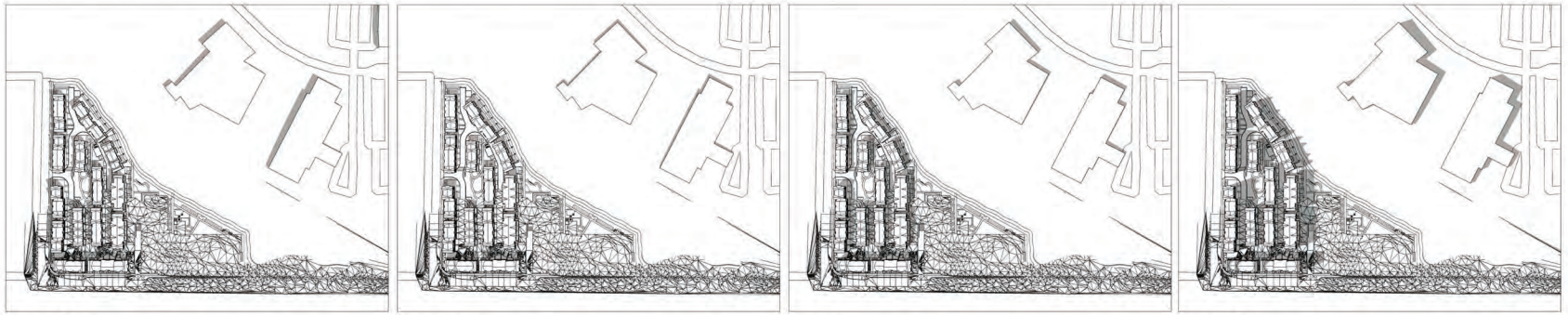
SHADOW STUDY

REV. NO.:

SHEET NO.: **A0.2**

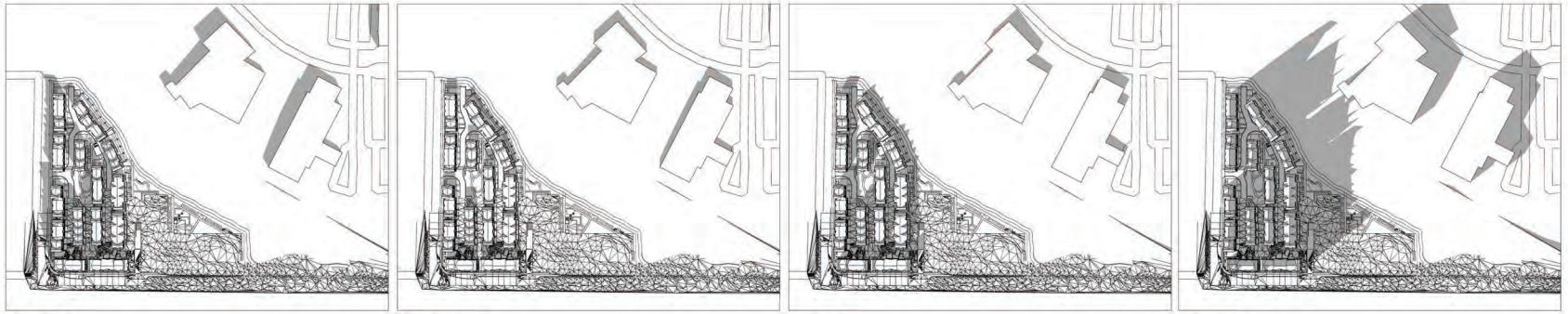
I.5

SEPTEMBER EQUINOX



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DECEMBER SOLSTICE



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PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

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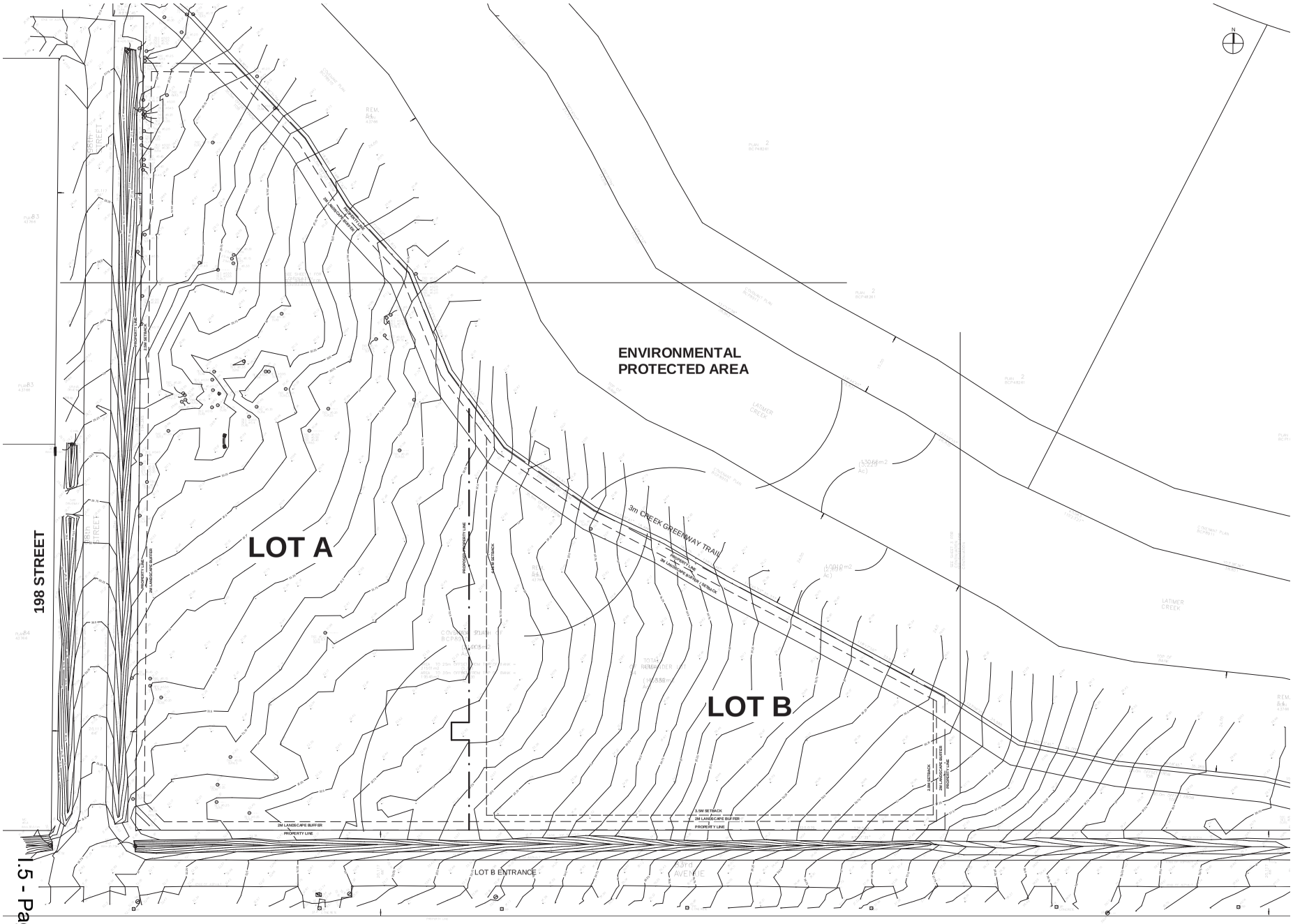
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SHADOW STUDY

I.5

REV. NO.:

SHEET NO.: **A0.3**



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PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

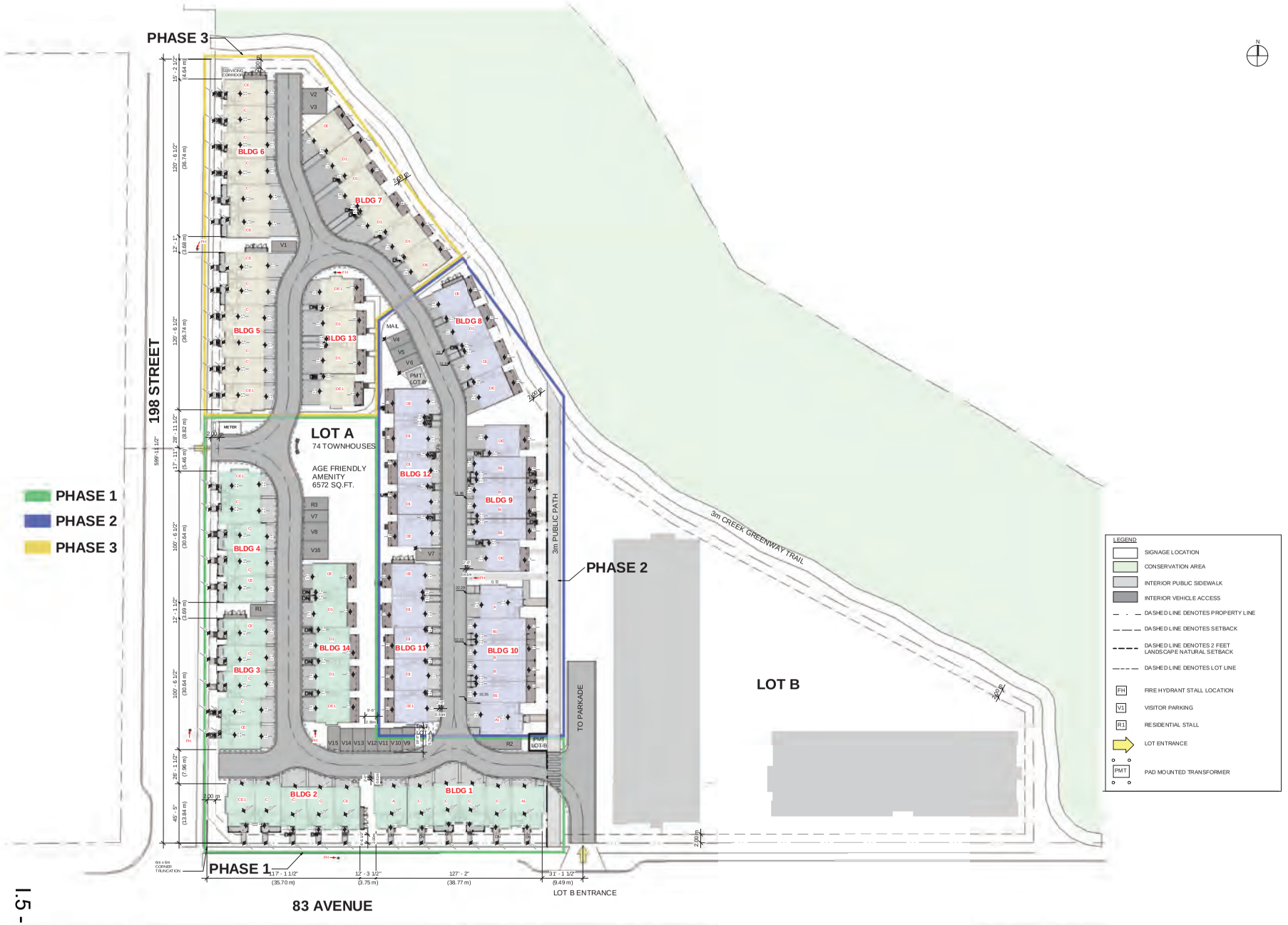
DRAWN BY:	CHECKED BY:
Author	Checker
SCALE: 1/32" = 1'-0"	PROJECT NO.: CA 760

SHEET TITLE:

SITE SURVEY AND SETBACKS

REV NO.:

SHEET NO.: **A0.4**



LEGEND

- SIGNAGE LOCATION
- CONSERVATION AREA
- INTERIOR PUBLIC SIDEWALK
- INTERIOR VEHICLE ACCESS
- DASHED LINE DENOTES PROPERTY LINE
- DASHED LINE DENOTES SETBACK
- DASHED LINE DENOTES 2 FEET LANDSCAPE NATURAL SETBACK
- DASHED LINE DENOTES LOT LINE
- FH — FIRE HYDRANT STALL LOCATION
- V1 — VISITOR PARKING
- R1 — RESIDENTIAL STALL
- LOT ENTRANCE
- PMT — PAD MOUNTED TRANSFORMER

1 PHASING PLAN
1/32" = 1'-0"

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NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE:	PROJECT NO.:
As indicated	CA 760

SHEET TITLE:

PHASING PLAN

REV. NO.:

SHEET NO.: **A0.5**

I.5



COLOUR SCHEME LEGEND

TAUPE SCHEME

WHITE SCHEME

GREY SCHEME

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NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

COLOUR SCHEME PLAN

REV NO.:

SHEET NO.: **A0.6**

I.5

SCHEME 1- TAUPE

MATERIAL PALETTE

- A — **BRICK VENEER** — COAL — INTERSTATE BRICK
- B — **HARDIE PANEL** — BOARD & BATTEN — REVERE PEWTER — BM HC-172
- D — **HARDIE PANEL** — HORIZONTAL SIDING — KENDALL CHARCOAL — BM HC-166
- E — **ROOF** — ASHPHALT SHINGLE — TO MATCH — WEATHERED WOOD
- F — **WOOD DETAILS (BRACKETS, POSTS, FENCES)** — CEDAR NATURALTONE — OLYMPIC
- I — **FASCIA & TRIMS** — PAINTED WOOD — STORM — BM AF-700
- J — **WINDOW FRAMES** — STD. BLACK — ALUMINUM FRAME
- K — **GARAGE DOORS** — WHITE FINISH
- L1 — **TRIMS** — PAINTED HARDIE — ONYX — BM 2133-10
- L2 — **PAINTED DOOR** — PAINTED WOOD — CLASSIC BROWN — BM 2109-10
- M — **RAILINGS AND RWLS** — ALUMINUM — BLACK
- N — **RESERVED**
- O — **CONCRETE**
- P — **DECK FLASHING** — ALUMINUM — BLACK - MATCH RAILING



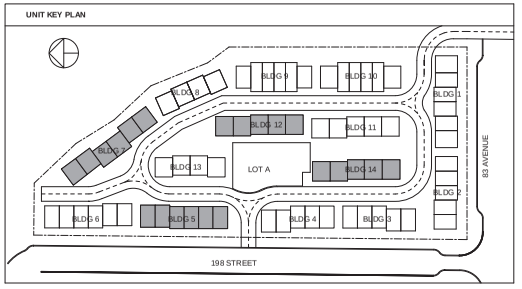
1 TAUPE SCHEME ELEVATION
1/4" = 1'-0"

PRECEDENT IMAGES







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CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

CHARACTER SCHEME 1- TAUPE

I.5

REV NO.: 1

SHEET NO.: A0.7

SCHEME 2- WHITE

MATERIAL PALETTE

- A — **BRICK VENEER** — ARTIC WHITE — INTERSTATE BRICK
- B — **HARDIE PANEL** — BOARD & BATTEN — WHITE DOVE — BM OC-17
- D — **HARDIE PANEL** — HORIZONTAL SIDING — WHITE DOVE — BM OC-17
- E — **ROOF** — ASHPHALT SHINGLE — TO MATCH — WEATHERED WOOD
- F — **WOOD DETAILS (BRACKETS, POSTS, FENCES)** — CEDAR NATURALTONE — OLYMPIC
- I — **FASCIA & TRIMS** — PAINTED WOOD — STORM — BM AF-700
- J — **WINDOWS** — STD. BLACK — ALUMINUM FRAME
- K — **GARAGE DOORS** — WHITE FINISH
- L1 — **TRIMS** — PAINTED HARDIE — WHITE DOVE — BM OC-17
- L4 — **PAINTED ENTRY DOORS** — PAINTED WOOD — PACIFIC OCEAN BLUE — BM 2055-20
- M — **RAILINGS AND RWLS** — ALUMINUM — BLACK
- N — **RESERVED**
- O — **CONCRETE**
- P — **DECK FLASHING** — ALUMINUM — BLACK - MATCH RAILING



WHITE SCHEME ELEVATION
3/4" = 1'-0"

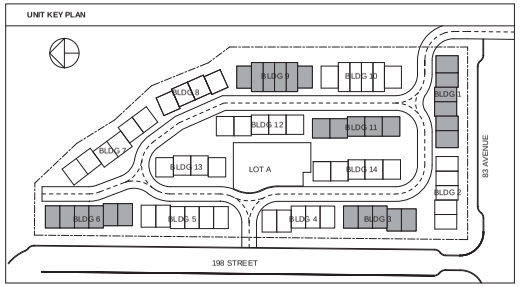
PRECEDENT IMAGES








UNIT KEY PLAN



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NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

CHARACTER SCHEME 2- WHITE

REV NO.:	SHEET NO.:
1	A0.8

I.5

SCHEME 3- GREY

MATERIAL PALETTE

- A — **BRICK VENEER**
  PEWTER
  INTERSTATE BRICK
- B — **HARDIE PANEL**
  BOARD & BATTEN
  COVENTRY GRAY
  BM - HC 169
- D — **HARDIE PANEL**
  HORIZONTAL SIDING
  DOLPHIN
  BM AF-715
- E — **ROOF**
  ASHPHALT SHINGLE
  TO MATCH
  WEATHERED WOOD
- F — **WOOD DETAILS (BRACKETS, POSTS, FENCES)**
  CEDAR NATURALTONE
  OLYMPIC
- I — **FASCIA & TRIMS**
  PAINTED WOOD
  STORM
  BM AF-700
- J — **WINDOWS**
  STD. BLACK
  ALUMINUM FRAME
- K — **GARAGE DOORS**
  WHITE FINISH
- L1 — **TRIMS**
  PAINTED HARDIE
  ONYX
  BM 2133-10
- L3 — **PAINTED DOOR**
  PAINTED WOOD
  AVON GREEN
  BM HC-126
- M — **RAILINGS AND RWLS**
  ALUMINUM
  BLACK
- N — **RESERVED**
- O — **CONCRETE**
- P — **DECK FLASHING**
  ALUMINUM
  BLACK - MATCH RAILING



1 GRAY SCHEME ELEVATION
1/4" = 1'-0"

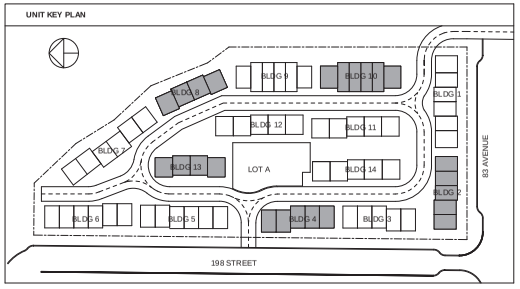
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UNIT KEY PLAN



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CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

CHARACTER SCHEME 3- GREY

REV. NO.:	SHEET NO.:
1	A0.9

I.5



CIVIC ADDRESS:	8393 200th ST, LANGLEY, BRITISH COLUMBIA		
LEGAL DESCRIPTION:	LOT 54, SECTION 27, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 43766		

LOT AREAS

LOT A AREAS :	132,910.97 S.F.	12,347.83 M²	3.05 ACRES
LOT B AREAS :	76,904.99 S.F.	7,144.71 M²	1.77 ACRES

ZONING INFORMATION:	EXISTING	PROPOSED
	P-1	CD
FAR CALCULATION:	-	1.44 (FOR LOT A&B COMBINED -GROSS DEVELOPABLE SITE AREA)

LOT A DENSITY

NET :	_	105,099.22 SF (9,764.04 M2)
GROSS :	_	140,890.73 SF (13,089.18 M2)
LOT COVERAGE:	_	52,498.65 S.F. (4,877.28 M²)
OUTDOOR AMENITY:		5,724 SF (532 M2)

ZONING INFORMATION:	EXISTING	PROPOSED
	P-1	CD
FAR CALCULATION:	-	1.44 (FOR LOT A&B COMBINED -GROSS DEVELOPABLE SITE AREA)

LOT B DENSITY:

NET :	_	141,474.89 SF (13,143.45 M²)
GROSS :	_	161,213.03 SF (14,977.18 M²)
LOT COVERAGE:		32,555.05 S.F. (3,024.46 M²)
OUTDOOR AMENITY:		13,470.4 S.F. (1,251.4 M²) - REQUIRED: 6 M² * 195 UNITS= 1170 M²
INDOOR AMENITY:		4,887.22 S.F. (454.04 M²)

RESIDENT PARKING:

	ALLOWED/REQUIRED:	PROPOSED / PROVIDED
REGULAR STALLS :		
66 DOUBLE GARAGE (2 PER UNIT)	132.0 STALLS	132.0 STALLS
8 TANDEM UNITS (2.2 PER UNIT)	17.6 STALLS	16 INTERIOR STALLS
TANDEM SURFACE RESIDENTS	N/A	3 EXTERIOR STALLS
VISITORS:	0.2 PER UNIT	
REGULAR CAR:	14.8 STALLS	16.0 STALLS
TOTAL:	**164.4 STALLS**	**167 STALLS**

REQUIRED PARK STALLS

UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.0	22	
1, 2, 3 BED (173 UNITS)	1.5	260	
TOTAL RESIDENT PARKING		282	282

	ALLOWED / REQ'D	PROVIDED
ACCESSIBLE STALLS (1 PER ADAPT. UNIT)	20	20
SMALL CARS (MAX 20%)	57	28
VISITOR PARKING (10%)	29	29
EV STALLS (1PER UNIT)	195	195

REQUIRED BIKE STALLS

UNIT TYPE	STALLS/UNIT	REQUIRED	PROVIDED
STUDIO (22 UNITS)	1.2	26	
1, 2, 3 BED (173 UNITS)	1.2	208	
TOTAL BIKE PARKING		234	
TOTAL REQUIRED		234	**234**

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1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE:	PROJECT NO.:
As indicated	RCA 760

SHEET TITLE:

MASTER PLAN

N

1 LOT A & B-
1/32" = 1'-0"

REV. NO.:

SHEET NO.:

A0.10



UNIT PLANS LAYOUT

- UNIT TYPE "A"
- UNIT TYPE "B"
- UNIT TYPE "B1"
- UNIT TYPE "C"
- UNIT TYPE "CE"
- UNIT TYPE "CE1"
- UNIT TYPE "D"
- UNIT TYPE "DE"
- UNIT TYPE "DE1"

LEGEND

- SIGNAGE LOCATION
- CONSERVATION AREA
- INTERIOR PUBLIC SIDEWALK
- INTERIOR VEHICLE ACCESS
- DASHED LINE DENOTES PROPERTY LINE
- DASHED LINE DENOTES SETBACK
- DASHED LINE DENOTES 2 FEET LANDSCAPE NATURAL SETBACK
- DASHED LINE DENOTES LOT LINE
- FH — FIRE HYDRANT STALL LOCATION
- V1 — VISITOR PARKING
- R1 — RESIDENTIAL STALL
- LOT ENTRANCE
- PMT — PAD MOUNTED TRANSFORMER

1 SITE PLAN
1/32" = 1'-0"

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CANADA V6E 2M6
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NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE: **SITE PLAN**

REV. NO.:

SHEET NO.: **A1.0**

I.5



1 SITE PLAN (NORTH)
1/16" = 1'-0"

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CANADA V6E 2M6
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NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: 1/16" = 1'-0"	PROJECT NO.: CA 760

SHEET TITLE:

SITE PLAN (NORTH)

REV. NO.:

SHEET NO.: **A1.1**

I.5



83 AVENUE

1 SITE PLAN (SOUTH)
1/16" = 1'-0"

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NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
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SCALE: 1/16" = 1'-0"	PROJECT NO.: CA 760

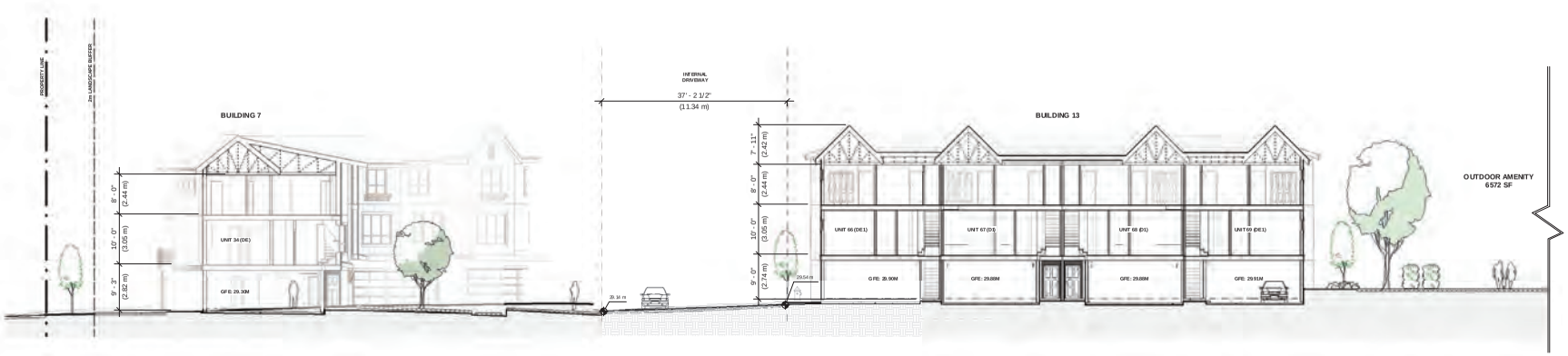
SHEET TITLE:

SITE PLAN (SOUTH)

REV. NO.:

SHEET NO.: **A1.2**

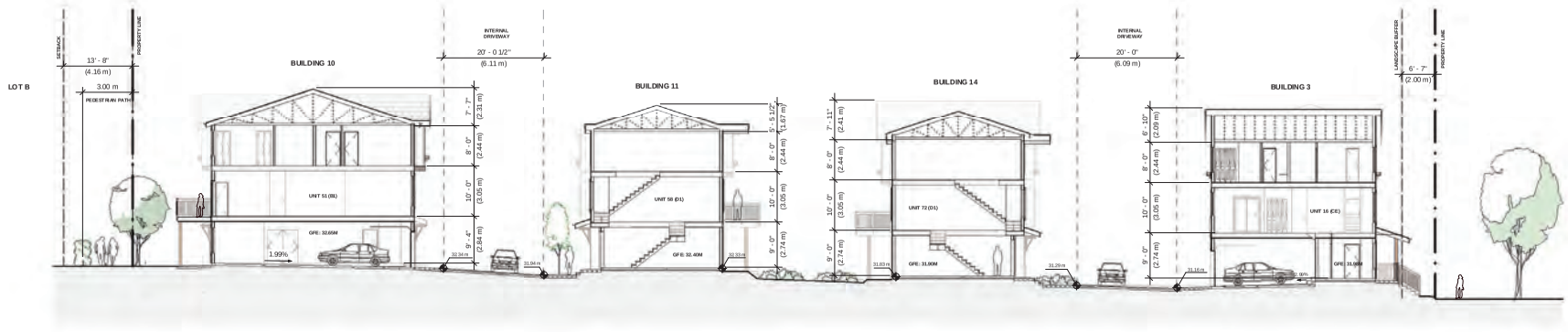
I.5



2 SITE SECTION 1 - NORTH-SOUTH
3/32" = 1'-0"



1 SITE SECTION 1 - NORTH-SOUTH
3/32" = 1'-0"



3 SITE SECTION 3 - WEST-EAST
3/32" = 1'-0"

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NORTH ARC PROPERTIES

PROJECT:

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8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: 3/32" = 1'-0"	PROJECT NO.: CA 760

SHEET TITLE:

SITE SECTIONS

I.5

REV NO.:

SHEET NO.:

A1.4



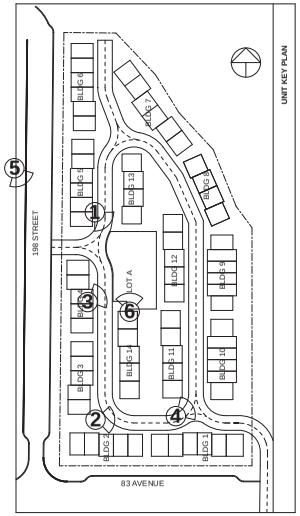












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SCALE:	PROJECT NO.: CA 760

SHEET TITLE:

PERSPECTIVE STUDIES

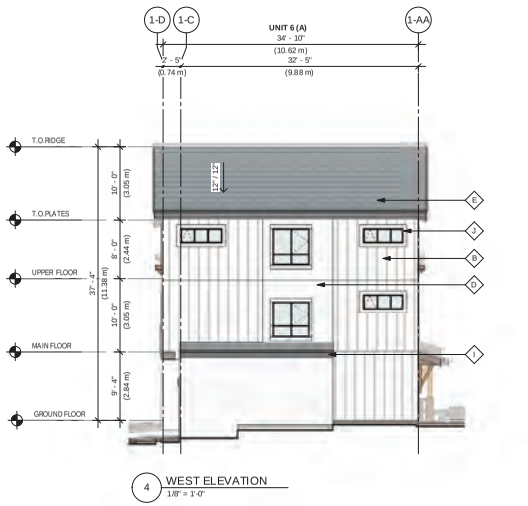
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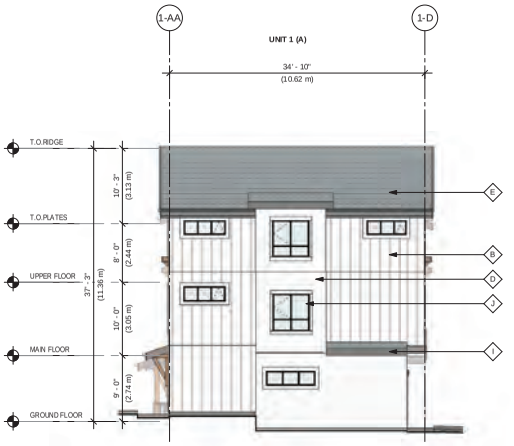
1 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

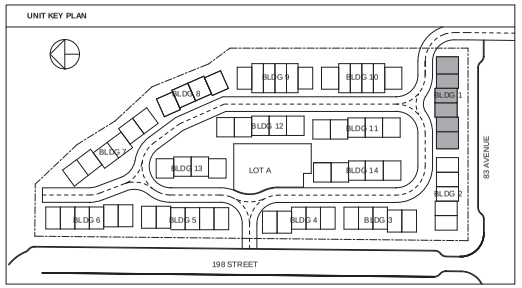


3 EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: WHITE

A BRICK VENEER: INTERSTATE BRICK ARCTIC WHITE	E ROOF: ASHPHALT SHINGLE TO MATCH WEATHERED WOOD	J WINDOWS: STD. BLACK ALUMINUM FRAM	L4 ENTRY DOORS: PAINTED WOOD PACIFIC OCEAN BLUE BM 2055-20	O CONCRETE
B HARDIE PANEL: BOARD AND BATTEN BM WHITE DOVE BM OC-17	F WOOD DETAILS: CEDAR NATURALTONE OLYMPIC	K GARAGE DOORS: WHITE PAINT FINISH	M RAILINGS AND RWLS: ALUMINUM BLACK	P DECK FLASHING: ALUMINUM WHITE FINISH
D HARDIE PANEL: HORIZONTAL SIDING BM WHITE DOVE BM OC-17	I FASCIA: PAINTED WOOD STORM BM AF-700	L1 TRIMS: PAINTED HARDIE BM WHITE DOVE BM OC-17	N RESERVED	

UNIT KEY PLAN



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8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

BUILDING 1 ELEVATION

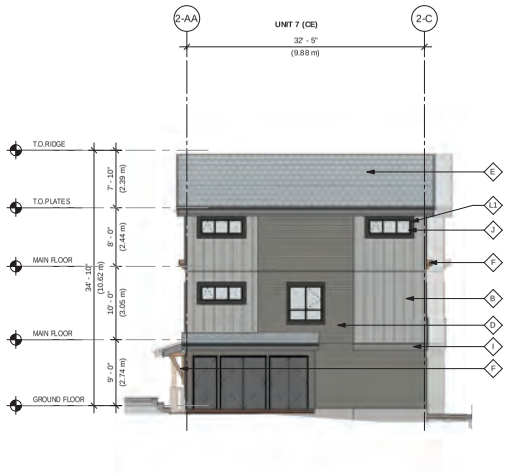
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REV NO.: 1

SHEET NO.: A2.01.03



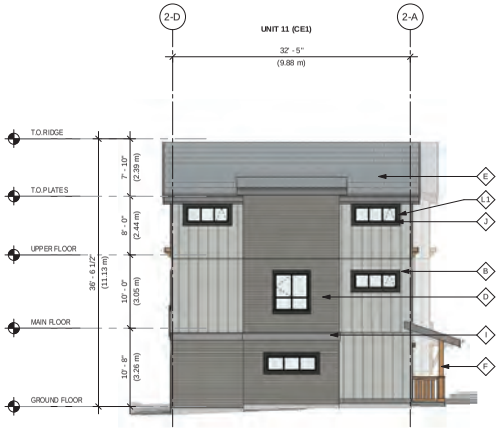
1 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

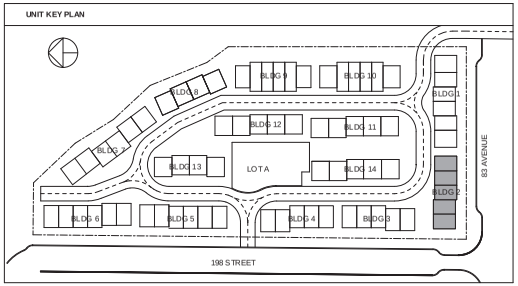


4 WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: GREY

A	BRICK VENEER PEWTER INTERSTATE BRICK	E	ROOF ASHPHALT SHINGLE ESTATE GREY	J	WINDOWS STD. BLACK ALUMINUM FRAM	L3	ENTRY DOORS PAINTED WOOD AVON GREEN BM HC-126	O	CONCRETE
B	HARDIE PANEL BOARD AND BATTEN COVENTRY GRAY BM HC-169	F	WOOD DETAILS CEDAR NATURALTONE OLYMPIC	K	GARAGE DOORS WHITE PAINT FINISH	M	RAILINGS AND RWLS ALUMINUM BLACK	P	DECK FLASHING ALUMINUM WHITE FINISH
D	HARDIE PANEL HORIZONTAL SIDING DOLPHIN BM AF-715	I	FASCIA STORM BM AF-700	L1	ENTRY DOORS & TRIMS (HARDIE) PAINTED WOOD ONYX BM 2133-10	N	RESERVED		

UNIT KEY PLAN



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SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

BUILDING 2 ELEVATION

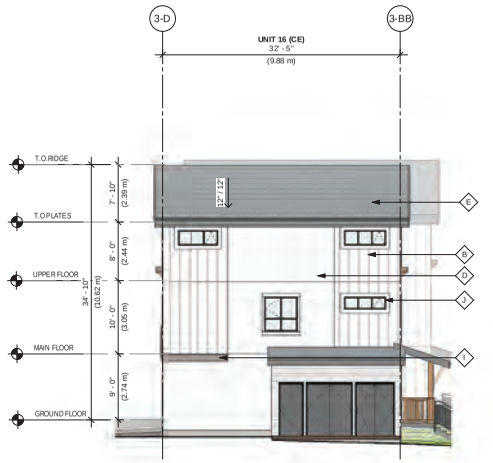
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REV NO.: 1

SHEET NO.: A2.02.03



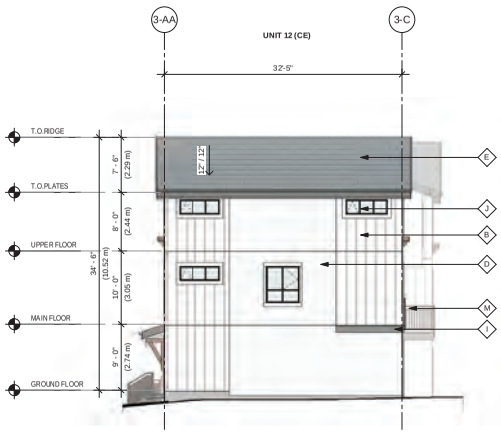
2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

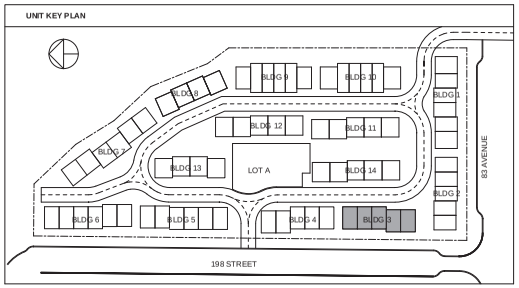


4 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: WHITE

A BRICK VENEER INTERSTATE BRICK ARCTIC WHITE	E ROOF ASHPHALT SHINGLE TO MATCH WEATHERED WOOD	J WINDOWS STD. BLACK ALUMINUM FRAM	LA ENTRY DOORS PAINTED WOOD PACIFIC OCEAN BLUE BM 2055-20	O CONCRETE
B HARDIE PANEL BOARD AND BATTEN BM WHITE DOVE BM OC-17	F WOOD DETAILS CEDAR NATURAL TONE OLYMPIC	K GARAGE DOORS WHITE PAINT FINISH	M RAILINGS AND RWLS ALUMINUM BLACK	P DECK FLASHING ALUMINUM WHITE FINISH
D HARDIE PANEL HORIZONTAL SIDING BM WHITE DOVE BM OC-17	I FASCIA PAINTED WOOD STORM BM AF-700	LI TRIMS PAINTED HARDIE BM WHITE DOVE BM OC-17	N RESERVED	

UNIT KEY PLAN



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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

BUILDING 3 ELEVATION

I.5

REV NO.:

SHEET NO.: **A2.03.03**



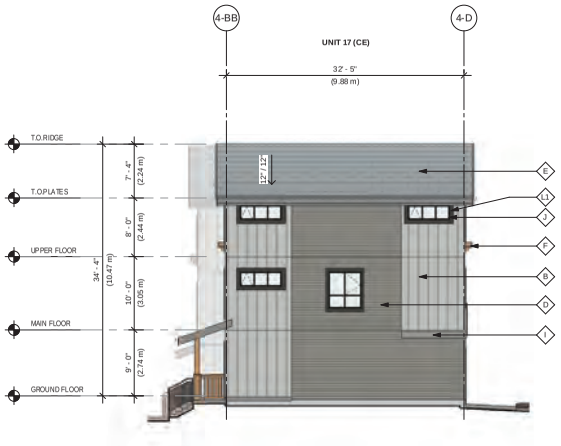
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



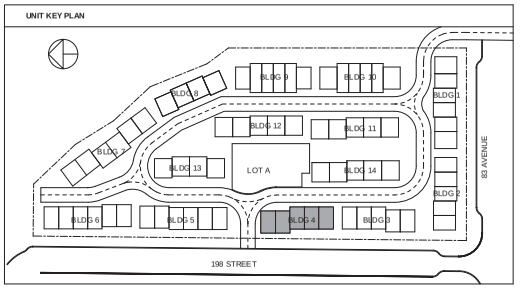
4 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: GREY

A BRICK VENEER PEWTER INTERSTATE BRICK	B ROOF ASHPHALT SHINGLE ESTATE GREY	J WINDOWS STD. BLACK ALUMINUM FRAM	L2 ENTRY DOORS PAINTED WOOD AVON GREEN BM HC-126	O CONCRETE	
B HARDIE PANEL BOARD AND BATTEN COVENTRY GRAY BM HC-169	E WOOD DETAILS CEDAR NATURAL TONE OLYMPIC	K GARAGE DOORS WHITE PAINT FINISH	M RAILINGS AND RWLS ALUMINUM BLACK	P DECK FLASHING ALUMINUM WHITE FINISH	
D HARDIE PANEL HORIZONTAL SIDING DOLPHIN BM AF-715	I FASCIA STORM BM AF-700	L1 ENTRY DOORS & TRIMS (HARDIE) PAINTED WOOD ONYX BM 2133-10	N RESERVED		



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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

BUILDING 4 ELEVATION

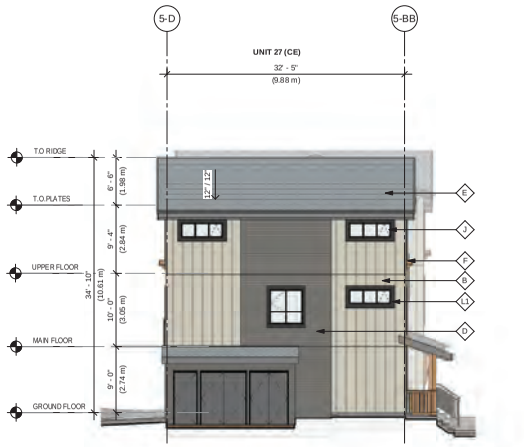
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REV NO.:

SHEET NO.: A2.04.03



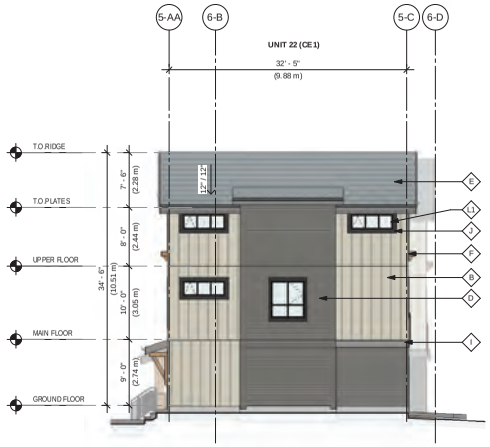
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

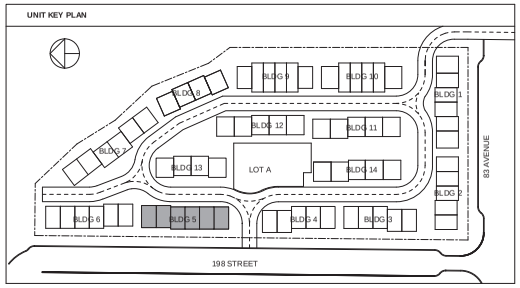


3 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: TAUPE

A BRICK VENEER COAL INTERSTATE BRICK	E ROOF ASHPHALT SHINGLE TO MATCH WEATHERED WOOD	J WINDOWS STD. BLACK ALUMINUM FRAM	L2 ENTRY DOORS PAINTED WOOD CLASSIC BROWN BM 2109-10	O CONCRETE	
B HARDIE PANEL BOARD AND BATTEN REVERE PEWTER BM HC-172	F WOOD DETAILS CEDAR NATURAL TONE OLYMPIC	K GARAGE DOORS WHITE PAINT FINISH	M RAILINGS AND RWLS ALUMINUM BLACK	P1 DECK FLASHING ALUMINUM WHITE FINISH	
D HARDIE PANEL HORIZONTAL SIDING KENDALL CHARCOAL BM HC-166	I FASCIA PAINTED WOOD STORM BM AF-700	L1 TRIMS PAINTED HARDIE ONYX BM 2133-10	N RESERVED		

UNIT KEY PLAN



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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

BUILDING 5 ELEVATION

I.5

REV NO.:

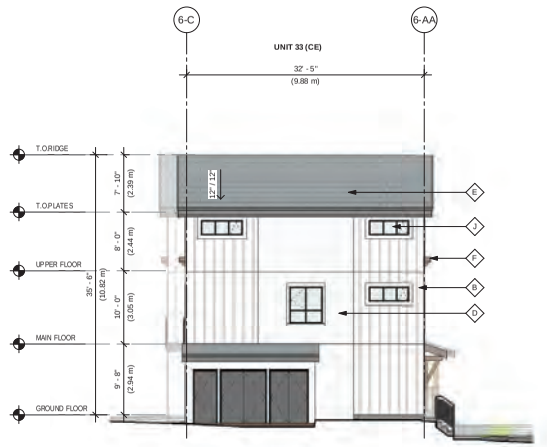
SHEET NO.: A2.05.03



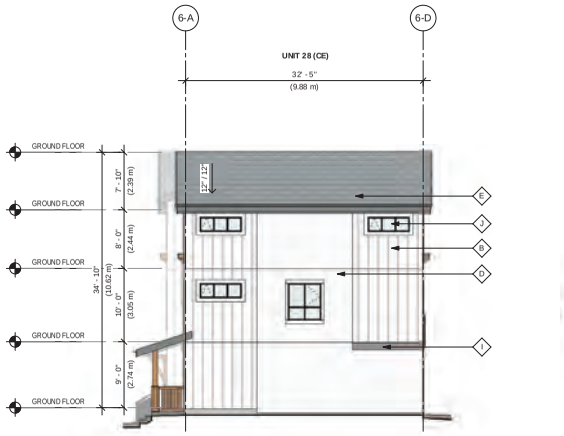
1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

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1095 WEST PENDER STREET
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CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

BUILDING 6 ELEVATION

I.5

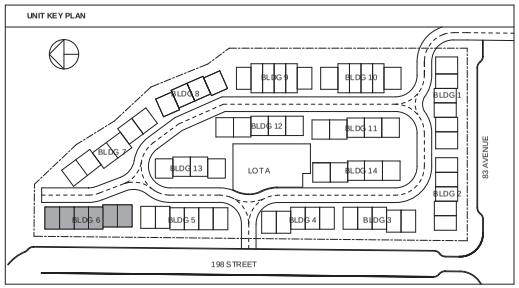
REV. NO.:

SHEET NO.: A2.06.03

MATERIAL LEGEND - COLOUR SCHEME: WHITE

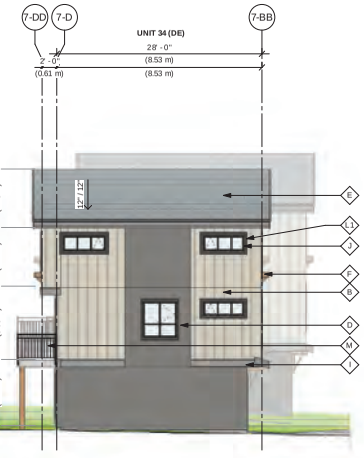
A	BRICK VENEER INTERSTATE BRICK ARCTIC WHITE	E	ROOF ASHPHALT SHINGLE TO MATCH WEATHERED WOOD	J	WINDOWS STD. BLACK ALUMINUM FRAM	EA	ENTRY DOORS PAINTED WOOD PACIFIC OCEAN BLUE BM 2055-20	O	CONCRETE
B	HARDIE PANEL BOARD AND BATTEN BM WHITE DOVE BM OC-17	F	WOOD DETAILS CEDAR NATURALTONE OLYMPIC	K	GARAGE DOORS WHITE PAINT FINISH	M	RAILINGS AND RWLS ALUMINUM BLACK	P	DECK FLASHING ALUMINUM WHITE FINISH
D	HARDIE PANEL HORIZONTAL SIDING BM WHITE DOVE BM OC-17	I	FASCIA PAINTED WOOD STORM BM AF-700	LJ	TRIMS PAINTED HARDIE BM WHITE DOVE BM OC-17	N	RESERVED		

UNIT KEY PLAN

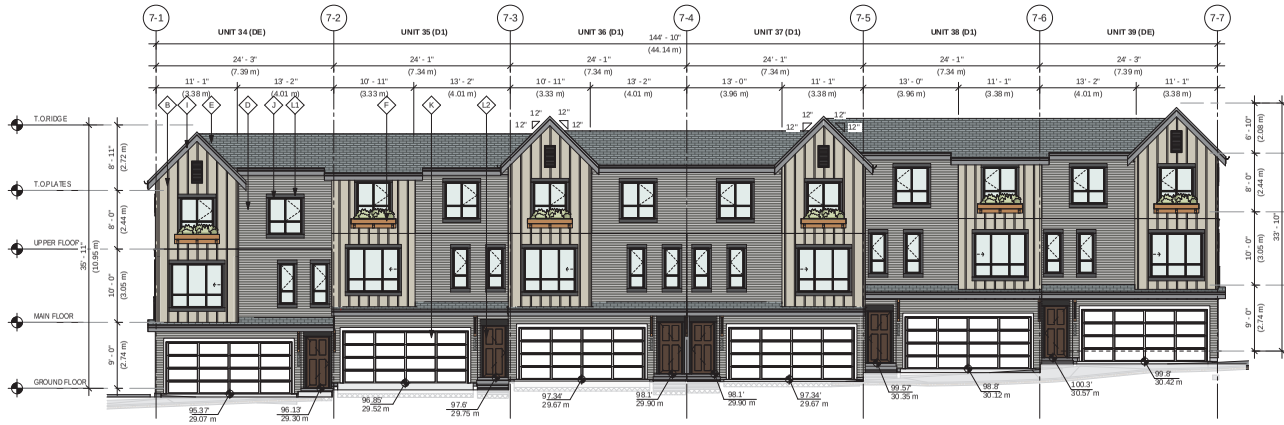




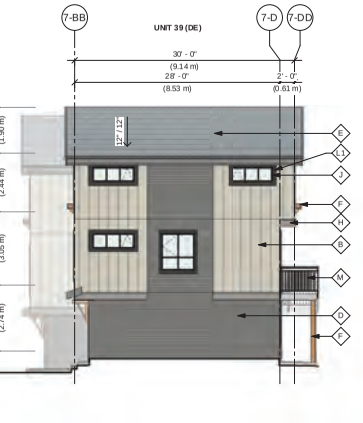
1 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

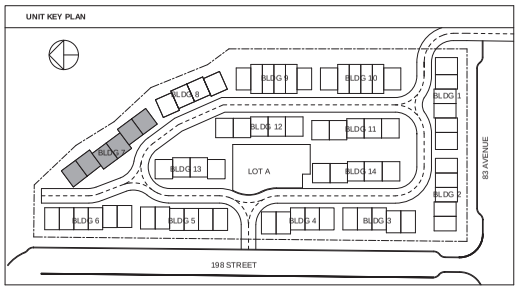


4 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: TAUPE

A	BRICK VENEER COAL INTERSTATE BRICK	E	ROOF ASHPHALT SHINGLE TO MATCH WEATHERED WOOD	J	WINDOWS STD. BLACK ALUMINUM FRAM	L2	ENTRY DOORS PAINTED WOOD CLASSIC BROWN BM 2109-10	O	CONCRETE
B	HARDIE PANEL BOARD AND BATTEN REVERE PEWTER BM HC-172	F	WOOD DETAILS CEDAR NATURAL TONE OLYMPIC	K	GARAGE DOORS WHITE PAINT FINISH	M	RAILINGS AND RWLS ALUMINUM BLACK	P	DECK FLASHING ALUMINUM WHITE FINISH
D	HARDIE PANEL HORIZONTAL SIDING KENDALL CHARCOAL BM HC-166	I	FASCIA PAINTED WOOD STORM BM AF-700	L1	TRIMS PAINTED HARDIE ONYX BM 2133-10	N	RESERVED		

UNIT KEY PLAN



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CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

BUILDING 7 ELEVATION

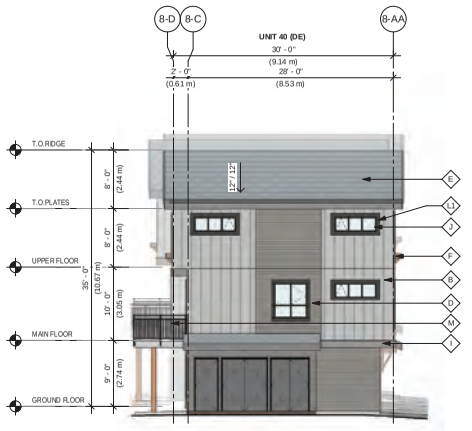
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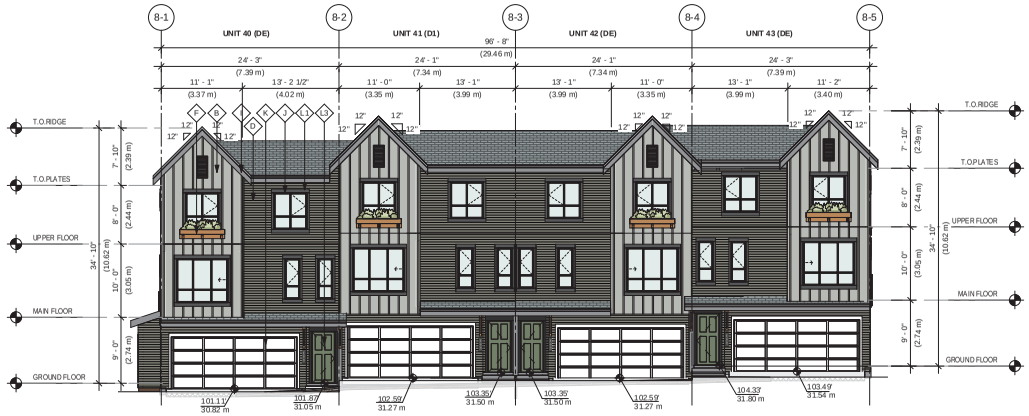
SHEET NO.: A2.07.03



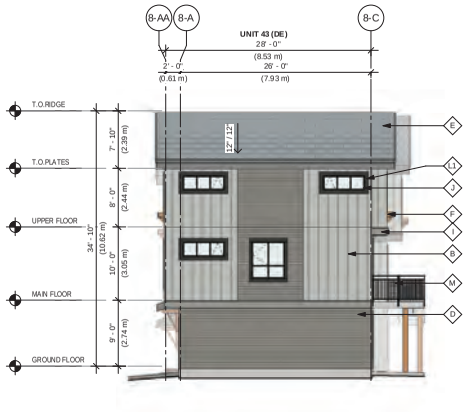
1 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

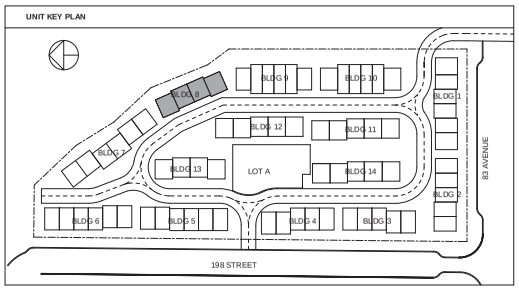


4 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: GREY

A	BRICK VENEER PEWTER INTERSTATE BRICK	E	ROOF ASHPHALT SHINGLE ESTATE GREY	J	WINDOWS STD. BLACK ALUMINUM FRAM	L2	ENTRY DOORS PAINTED WOOD AVON GREEN BM HC-126	O	CONCRETE
B	HARDIE PANEL BOARD AND BATTEN COVENTRY GRAY BM HC-169	F	WOOD DETAILS CEDAR NATURALTONE OLYMPIC	K	GARAGE DOORS WHITE PAINT FINISH	M	RAILINGS AND RWLS ALUMINUM BLACK	P	DECK FLASHING ALUMINUM WHITE FINISH
D	HARDIE PANEL HORIZONTAL SIDING DOLPHIN BM AF-715	I	FASCIA STORM BM AF-700	L1	ENTRY DOORS & TRIMS (HARDIE) PAINTED WOOD ONYX BM 2133-10	N	RESERVED		

UNIT KEY PLAN



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1095 WEST PENDER STREET
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CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

BUILDING 8 ELEVATION

I.5

REV NO.: 1

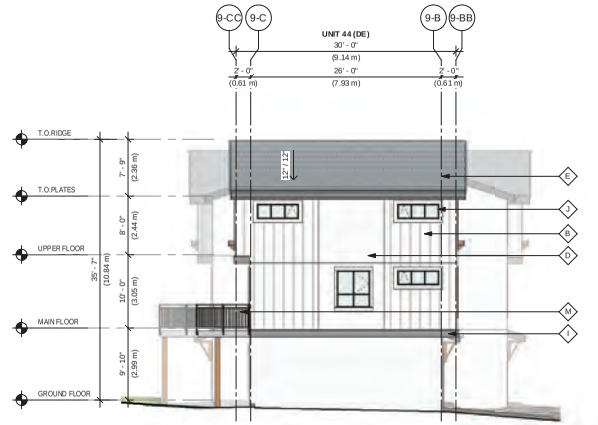
SHEET NO.: A2.08.03



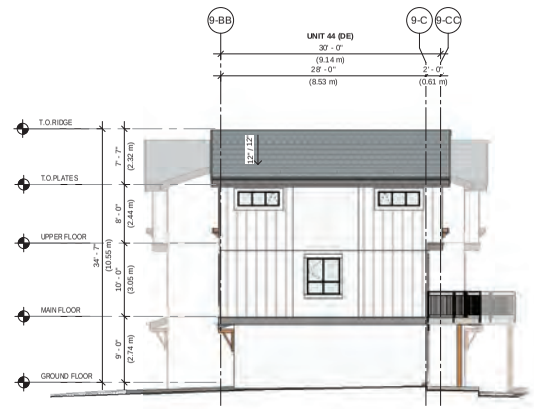
1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1 : 100



4 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

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LANGLEY, BC

DRAWN BY:	CHECKED BY:
AN	RC
SCALE: As indicated	PROJECT NO.: CA 760

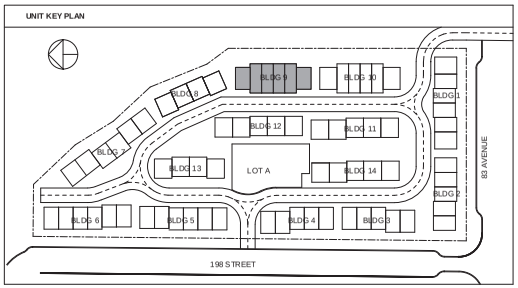
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BUILDING 9 ELEVATION

REV NO.: 1

SHEET NO.: A2.09.03

UNIT KEY PLAN



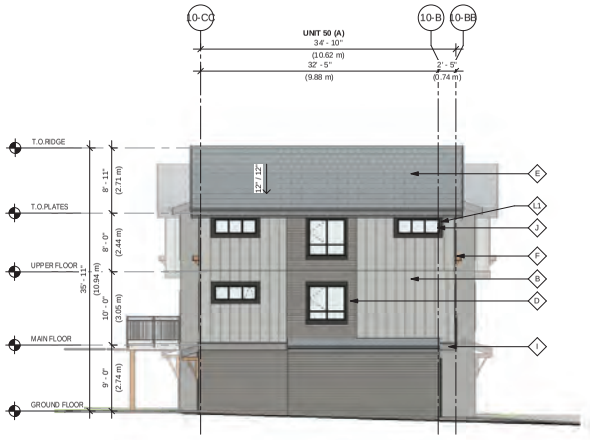
MATERIAL LEGEND - COLOUR SCHEME: WHITE

A BRICK VENEER INTERSTATE BRICK ARCTIC WHITE	E ROOF ASPHALT SHINGLE TO MATCH WEATHERED WOOD	J WINDOWS STD. BLACK ALUMINUM FRAM	LA ENTRY DOORS PAINTED WOOD PACIFIC OCEAN BLUE BM 2055-20	O CONCRETE
B HARDIE PANEL BOARD AND BATTEN BM WHITE DOVE BM OC-17	F WOOD DETAILS CEDAR NATURAL TONE OLYMPIC	K GARAGE DOORS WHITE PAINT FINISH	M RAILINGS AND RWLS ALUMINUM BLACK	P DECK FLASHING ALUMINUM WHITE FINISH
D HARDIE PANEL HORIZONTAL SIDING BM WHITE DOVE BM OC-17	I FASCIA PAINTED WOOD STORM BM AF-700	L TRIMS PAINTED HARDIE BM WHITE DOVE BM OC-17	N RESERVED	

I.5



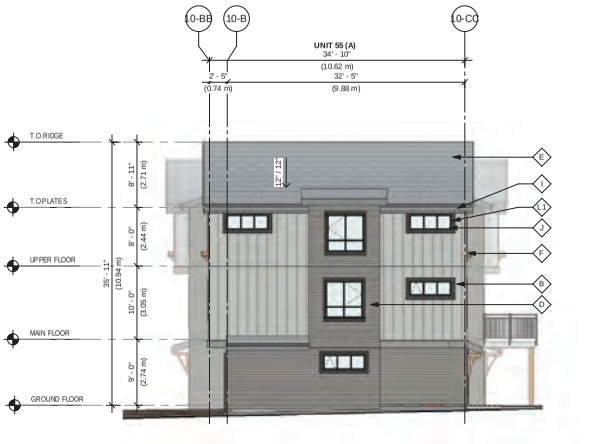
1 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



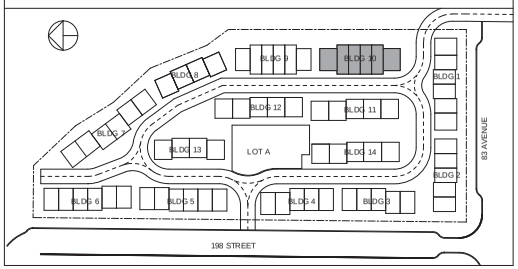
4 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: GREY

A	BRICK VENEER PEWTER INTERSTATE BRICK	E	ROOF ASPHALT SHINGLE ESTATE GREY	J	WINDOWS STD. BLACK ALUMINUM FRAM
B	HARDIE PANEL BOARD AND BATTEN COVENTRY GRAY BM HC-169	F	WOOD DETAILS CEDAR NATURAL TONE OLYMPIC	K	GARAGE DOORS WHITE PAINT FINISH
D	HARDIE PANEL HORIZONTAL SIDING DOLPHIN BM AF-715	I	FASCIA STORM BM AF-700	L	ENTRY DOORS & TRIMS (HARDIE) PAINTED WOOD ONYX BM 2133-10

L3	ENTRY DOORS PAINTED WOOD AVON GREEN BM HC-126	O	CONCRETE		
M	RAILINGS AND RWLS ALUMINUM BLACK	P	DECK FLASHING ALUMINUM WHITE FINISH		
N	RESERVED				

UNIT KEY PLAN



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NO.:	DATE:	DESCRIPTION:
1	2023-07-01	DP Re Sub. 1

ISSUE:

DATE:	DESCRIPTION:
2022-11-25	ISSUED FOR CLIENT REVIEW
2022-11-29	ISSUED FOR DP
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2023-09-27	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

BUILDING 10 ELEVATION

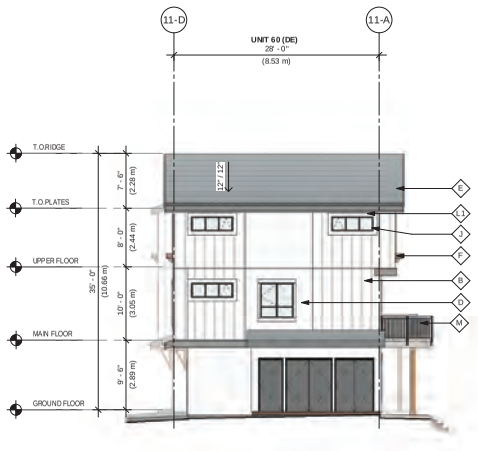
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REV NO.: 1

SHEET NO.: A2.10.03



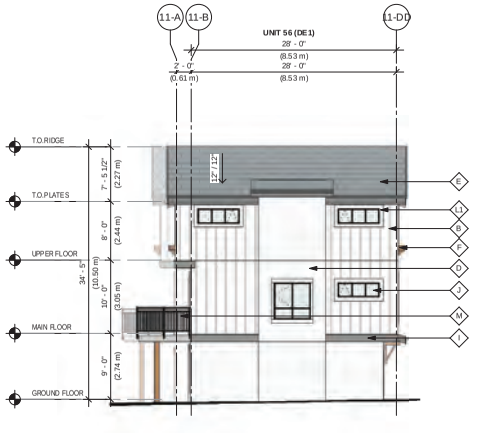
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

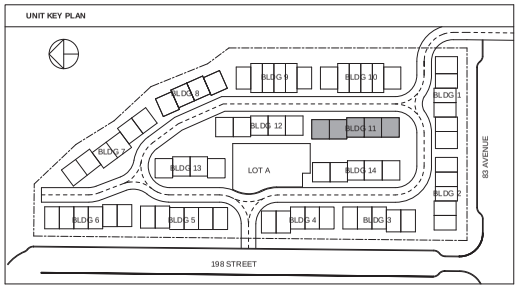


3 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: WHITE

A BRICK VENEER: INTERSTATE BRICK ARCTIC WHITE	E ROOF: ASHPHALT SHINGLE TO MATCH WEATHERED WOOD	J WINDOWS: STD. BLACK ALUMINUM FRAM	L4 ENTRY DOORS: PAINTED WOOD PACIFIC OCEAN BLUE BM 2055-20	O CONCRETE
B HARDIE PANEL: BOARD AND BATTEN BM WHITE DOVE BM OC-17	F WOOD DETAILS: CEDAR NATURAL TONE OLYMPIC	K GARAGE DOORS: WHITE PAINT FINISH	M RAILINGS AND RWLS: ALUMINUM BLACK	P DECK FLASHING: ALUMINUM WHITE FINISH
D HARDIE PANEL: HORIZONTAL SIDING BM WHITE DOVE BM OC-17	I FASCIA: PAINTED WOOD STORM BM AF-700	L1 TRIMS: PAINTED HARDIE BM WHITE DOVE BM OC-17	N RESERVED	

UNIT KEY PLAN



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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

BUILDING 11 ELEVATION

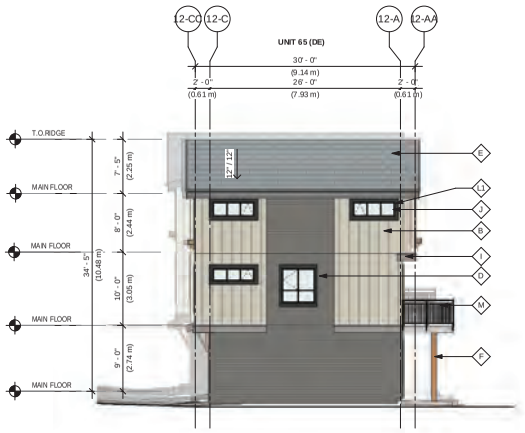
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REV NO.:

SHEET NO.: A2.11.03



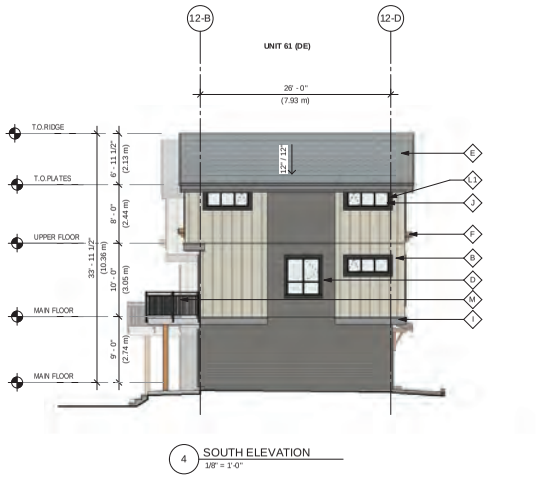
1 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

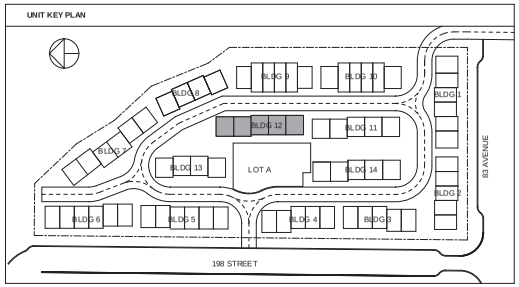


4 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: TAUPE

A BRICK VENEER: COAL, INTERSTATE BRICK	E ROOF: ASPHALT SHINGLE TO MATCH WEATHERED WOOD	I WINDOWS: STD. BLACK, ALUMINUM FRAM	L2 ENTRY DOORS: PAINTED WOOD CLASSIC BROWN BM 2109-10	O CONCRETE
B HARDIE PANEL: BOARD AND BATTEN REVERE PEWTER BM HC-172	F WOOD DETAILS: CEDAR NATURALTONE OLYMPIC	K GARAGE DOORS: WHITE PAINT FINISH	M RAILINGS AND RWLS: ALUMINUM BLACK	P DECK FLASHING: ALUMINUM WHITE FINISH
D HARDIE PANEL: HORIZONTAL SIDING KENDALL CHARCOAL BM HC-166	J FASCIA: PAINTED WOOD STORM BM AF-700	L1 TRIMS: PAINTED HARDIE ONYX BM 2133-10	N RESERVED	

UNIT KEY PLAN



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15th FLOOR
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VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
AN	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

BUILDING 12 ELEVATION

I.5

REV. NO.:

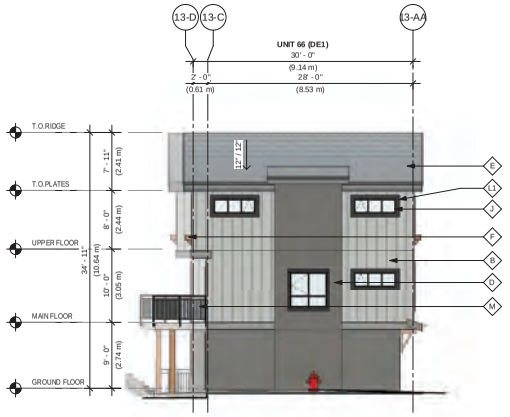
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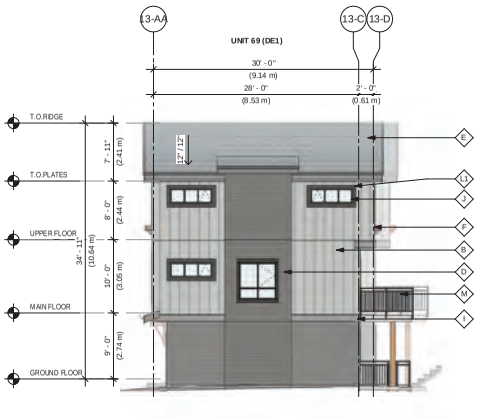
1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

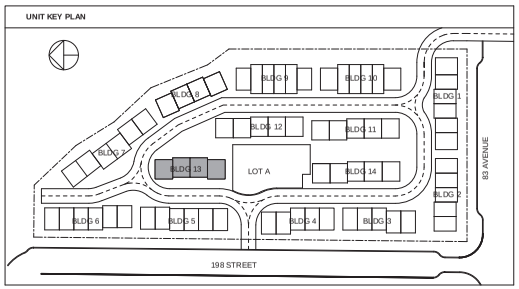


3 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: GREY

A BRICK VENEER PEWTER INTERSTATE BRICK	E ROOF ASHPHALT SHINGLE ESTATE GREY	J WINDOWS STD. BLACK ALUMINUM FRAM	L3 ENTRY DOORS PAINTED WOOD AVON GREEN BM HC-126	O CONCRETE
B HARDIE PANEL BOARD AND BATTEN COVENTRY GRAY BM HC-169	F WOOD DETAILS CEDAR NATURALTONE OLYMPIC	K GARAGE DOORS WHITE PAINT FINISH	M RAILINGS AND RWLS ALUMINUM BLACK	P DECK FLASHING ALUMINUM WHITE FINISH
D HARDIE PANEL HORIZONTAL SIDING DOLPHIN BM AF-715	I FASCIA STORM BM AF-700	L1 ENTRY DOORS & TRIMS (HARDIE) PAINTED WOOD ONYX BM 2133-10	N RESERVED	

UNIT KEY PLAN



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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

SHEET TITLE:

BUILDING 13 ELEVATION

I.5

REV NO.:

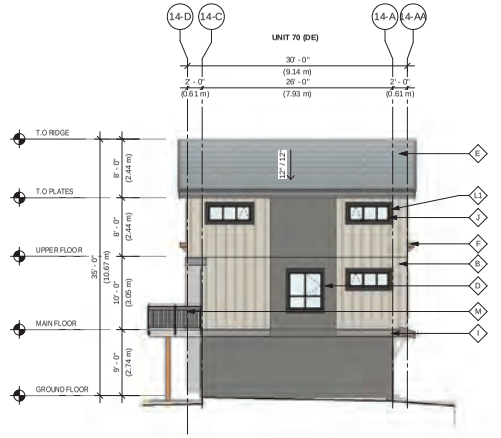
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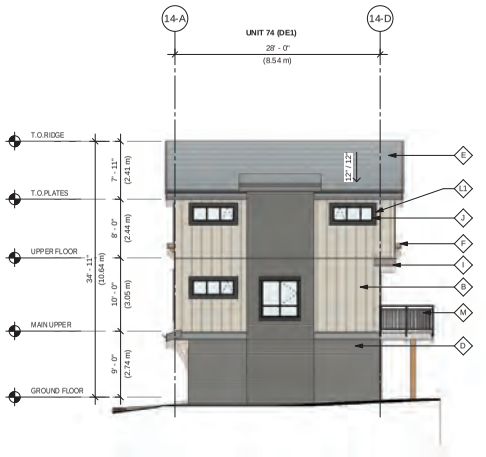
1 EAST ELEVATION
1/8" = 1'-0"



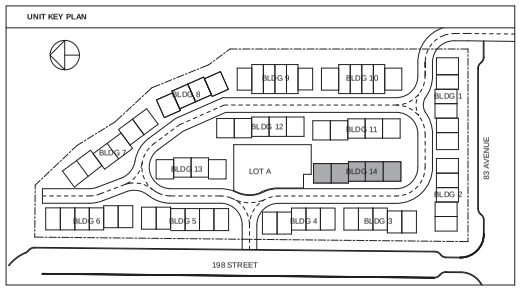
2 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND - COLOUR SCHEME: TAUPE

A BRICK VENEER COAL INTERSTATE BRICK	E ROOF ASPHALT SHINGLE TO MATCH WEATHERED WOOD	J WINDOWS STD. BLACK ALUMINUM FRAM	L2 ENTRY DOORS PAINTED WOOD CLASSIC BROWN BM 2109-10	O CONCRETE
B HARDIE PANEL BOARD AND BATTEN REVERE PEWTER BM HC-172	F WOOD DETAILS CEDAR NATURAL TONE OLYMPIC	K GARAGE DOORS WHITE PAINT FINISH	M RAILINGS AND RWLS ALUMINUM BLACK	P DECK FLASHING ALUMINUM WHITE FINISH
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1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
HR	RC
SCALE: As indicated	PROJECT NO.: CA 760

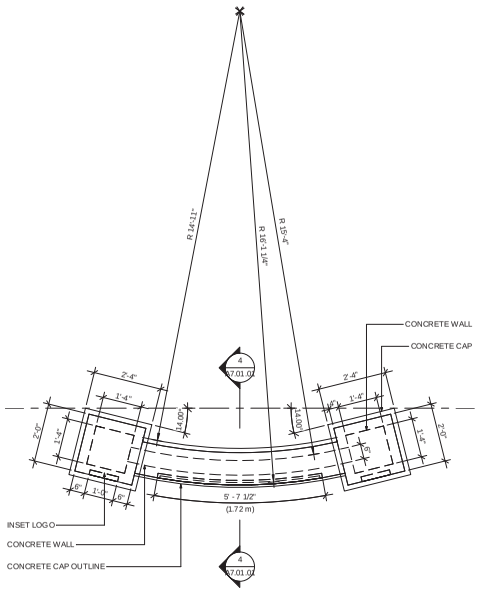
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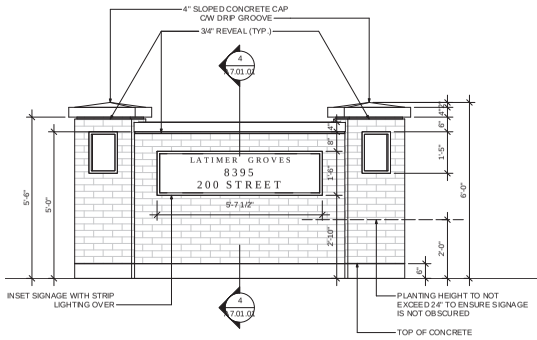
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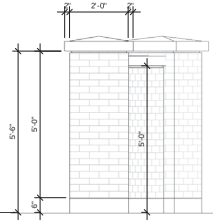
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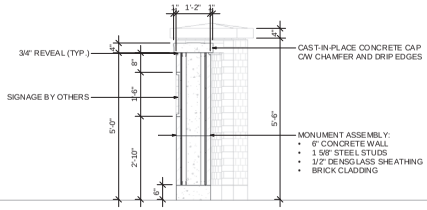
1 MONUMENT @ LOT A ENTRANCE - PLAN
1/2" = 1'-0"



2 MONUMENT @ LOT A ENTRANCE - FRONT ELEVATION
1/2" = 1'-0"



3 MONUMENT @ LOT A ENTRANCE - SIDE ELEVATION
1/2" = 1'-0"



4 MONUMENT @ LOT A ENTRANCE - SECTION
1/2" = 1'-0"

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DATE:	DESCRIPTION:

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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

NORTH ARC PROPERTIES

PROJECT:

LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
TK	RC
SCALE: 1/2" = 1'-0"	PROJECT NO.: CA 760

SHEET TITLE:

SIGNAGE MONUMENT DETAILS

I.5

REV. NO.:

SHEET NO.: **A7.01.01**

Latimer Grove

Issued for Development Permit



Location Map (NTS)

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	OVERALL SITE PLAN
L-02 A	TREE PLAN-TOWNHOME
L-02 B	TREE PLAN-APARTMENT
L-03A	SITE PLAN A
L-03B	SITE PLAN B
L-03C	SITE PLAN C
L-03D	SITE PLAN D
L-03E	SITE PLAN E
L-03F	SITE PLAN F
L-03G	SITE PLAN G
L-04	PLANTING PALETTE
LS-01	SECTIONS
LS-02	SECTIONS
LS-03	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS
LD-05	DETAILS
LD-06	DETAILS

Contact Information

VDZ+A
Project Landscape Architecture

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102 - 9187 Church Street
Fort Langley, British Columbia, V1M 2R8

Mount Pleasant Studio
102-355 Kingsway
Vancouver, British Columbia, V5T 3J7

Primary project contact:
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phoenix@vdz.ca
o. 604 546 0927

Alternate contacts (in case away):
Mark van der Zalm
Principal Landscape Architect
mark@vdz.ca
o. 604 546 0920

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Project Owner

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p. 604 687 4741

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 V5T 3J7
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No.	By:	Description	Date
6	PC	Re-Issued for DP	Sept. 19, 2023
5	PC	Re-Issued for DP	June 23, 2023
4	AD	Re-Issued for DP	May 30, 2023
3	AD	Re-Issued for DP	Feb 15, 2023
2	AD	Issued for DP	Nov 29, 2022
1	AD	Issued for Review	Sept 1, 2022
No.	By:	Description	Date

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

LATIMER GROVE

Location:
8395 - 200 Street
Langley, B.C.

Drawn: PC
Design: DZ
Reviewed: PC
Approved:
Date:
Scale:
As Shown @ 24x36

SCHEDULE B

Drawing Title: COVER PAGE

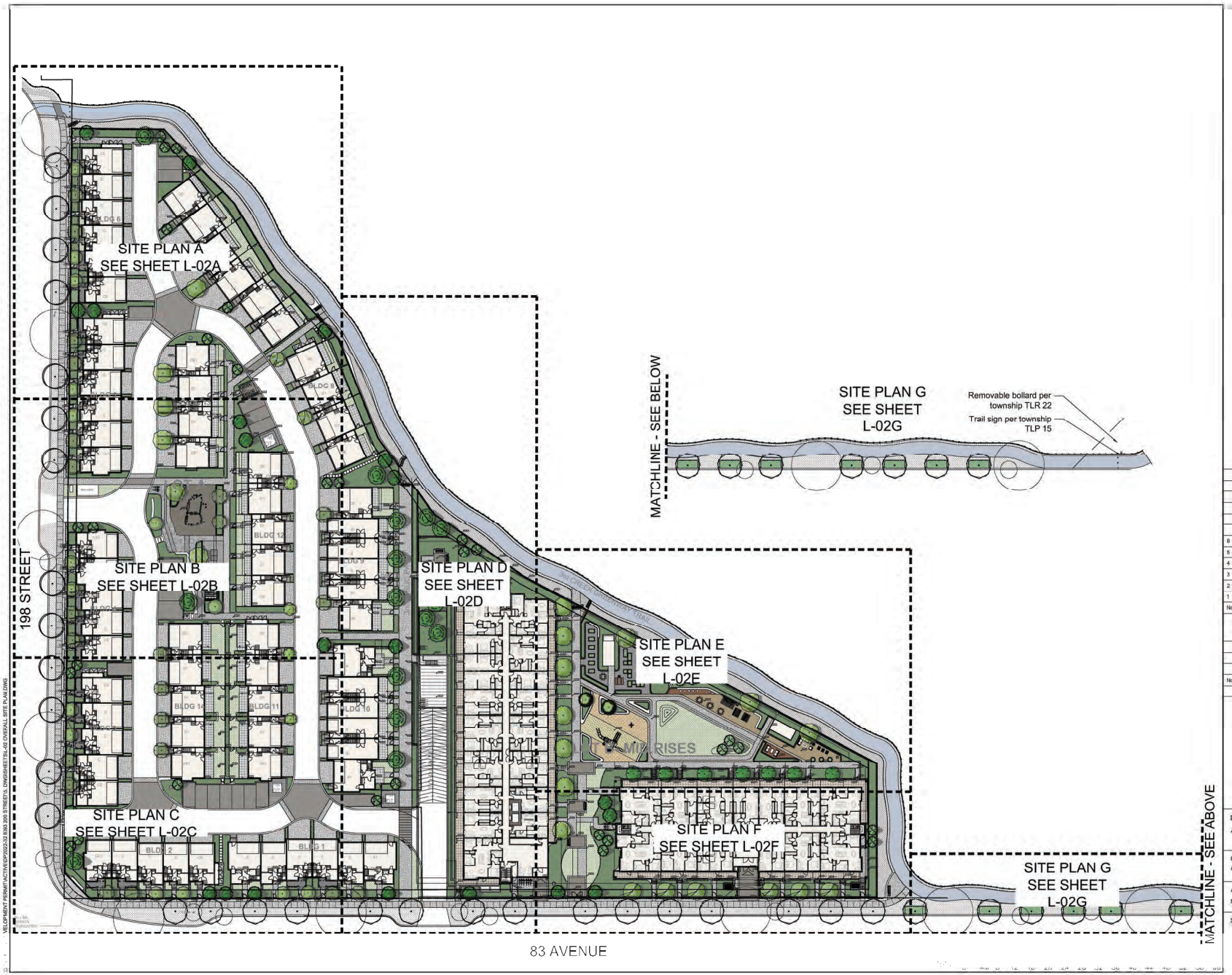
NORTH

VDZ Project #: DP2022-32

Drawing #: L-01

ALL REZONING SIGNS MUST NOT BE REMOVED

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REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
LATIMER GROVE

Location:
8395 - 200 Street
Langley, B.C.

Drawn: AD
Checked: AD
Approved: MVDZ
Scale: 1:...
Stamp:
Original Sheet Size: 24"x36"

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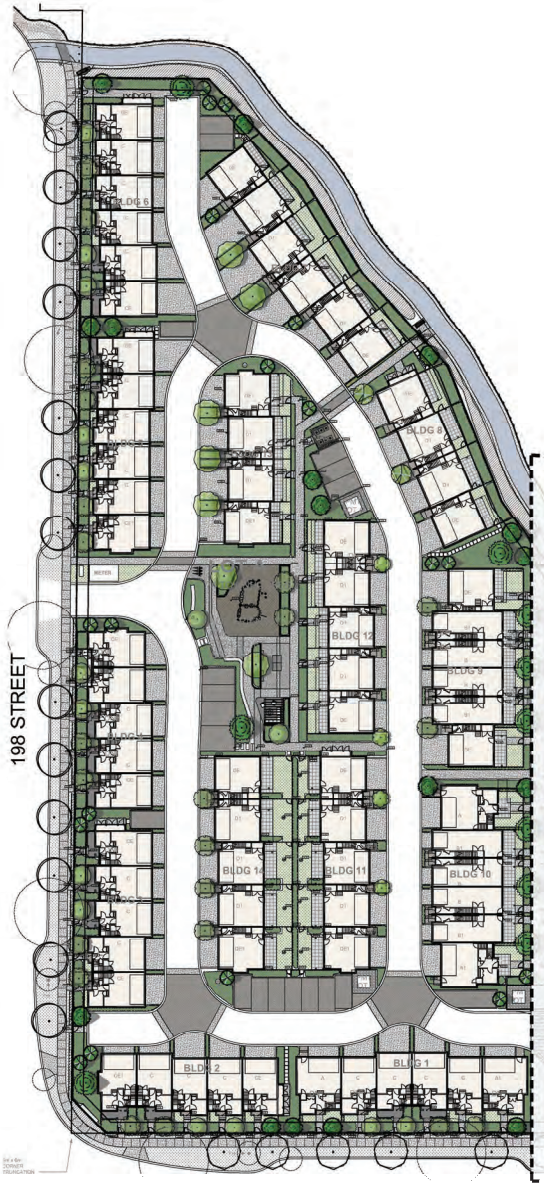
Drawing Title: OVERALL SITE PLAN

NORTH

VDZ Project #: DP2022-32

Drawing #: L-01

VELOPMENT PERMIT\ACTIVE\DP2022-32 8383 200 STREET\3_DWG\SHEETS\L-02 OVERALL SITE PLAN.DWG



SITE PLAN -APARTMENT

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Fagus sylvatica 'Dawyck Purple' / Dawyck Purple European Beech	B&B	6cm		22
	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	B&B	6cm		4
	Magnolia kobus stellata 'Pink Star' / Pink Star Magnolia	B&B	6cm		15
	Parrotia persica 'Vanessa' / Persian Ironwood	B&B	6cm		7
	Picea glauca / White Spruce	B&B		3.0m ht	10
	Picea omorika 'Bruns' / Bruns Serbian Spruce	B&B		3.0m ht	18
	Pinus nigra 'Select Green' / Select Green Pine	B&B		3.0m ht	16
	Quercus palustris 'Green Pillar' / Green Pillar Oak	B&B	6cm		2

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5	PC	Re-Issued for DP	June 23, 2023
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3	AD	Re-Issued for DP	Feb 15, 2023
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Location:
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Checked: AD	
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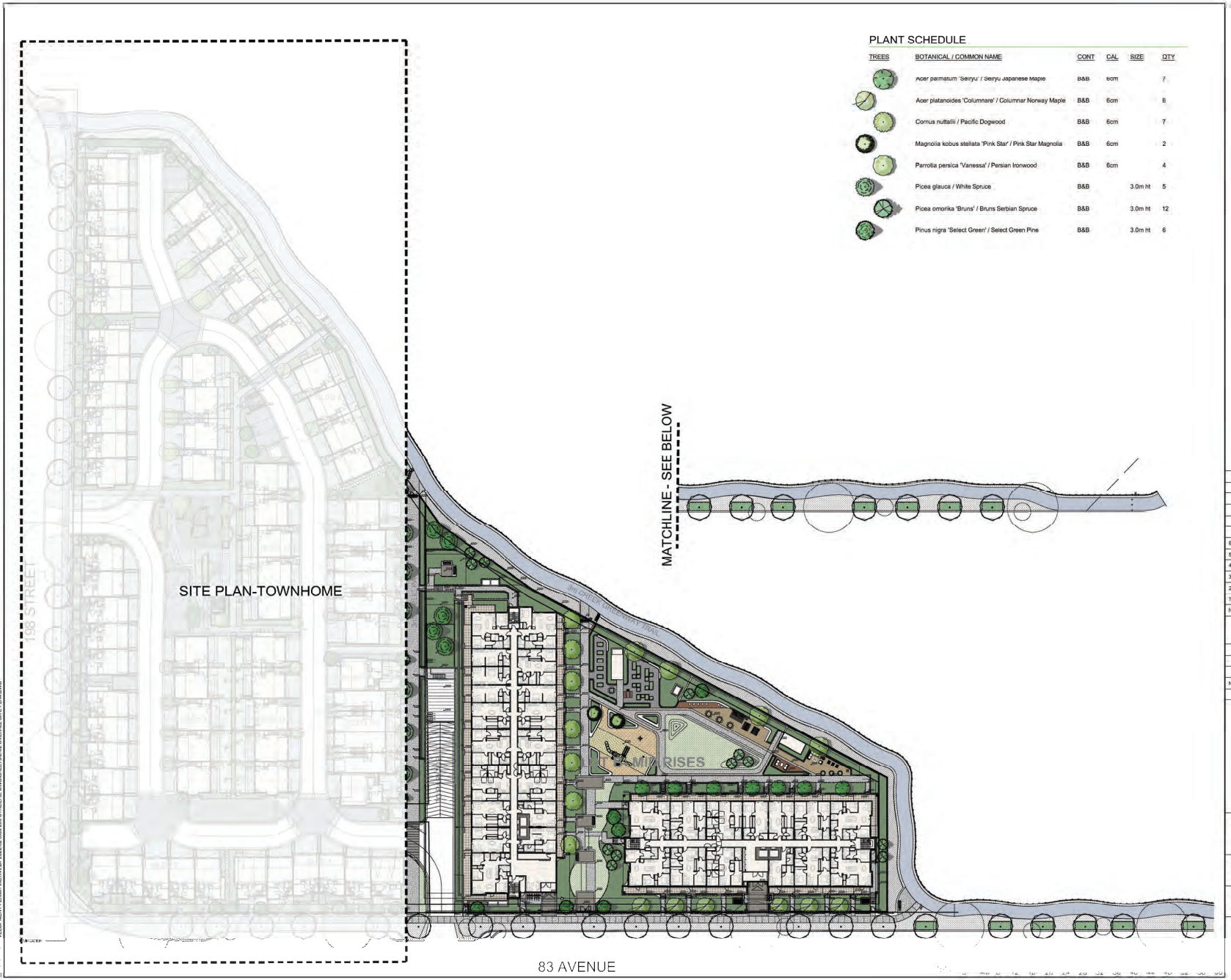
Drawing Title: TREE PLAN-TOWNHOME

NORTH

VDZ Project #: DP2022-32

Drawing #: L-1A

VELOPMENT PERMIT ACTIVE\DP2022-32 8393 200 STREET\5. DWG\SHEETS\L-02 OVERALL SITE PLAN.DWG



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm		7
	Acer platanoides 'Columnare' / Columnar Norway Maple	B&B	6cm		8
	Cornus nuttallii / Pacific Dogwood	B&B	6cm		7
	Magnolia kobus stellata 'Pink Star' / Pink Star Magnolia	B&B	6cm		2
	Parrotia persica 'Vanessa' / Persian Ironwood	B&B	6cm		4
	Picea glauca / White Spruce	B&B		3.0m ht	5
	Picea omorika 'Bruns' / Bruns Serbian Spruce	B&B		3.0m ht	12
	Pinus nigra 'Select Green' / Select Green Pine	B&B		3.0m ht	6

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Project:
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Location:
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AD	
Checked: AD	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS

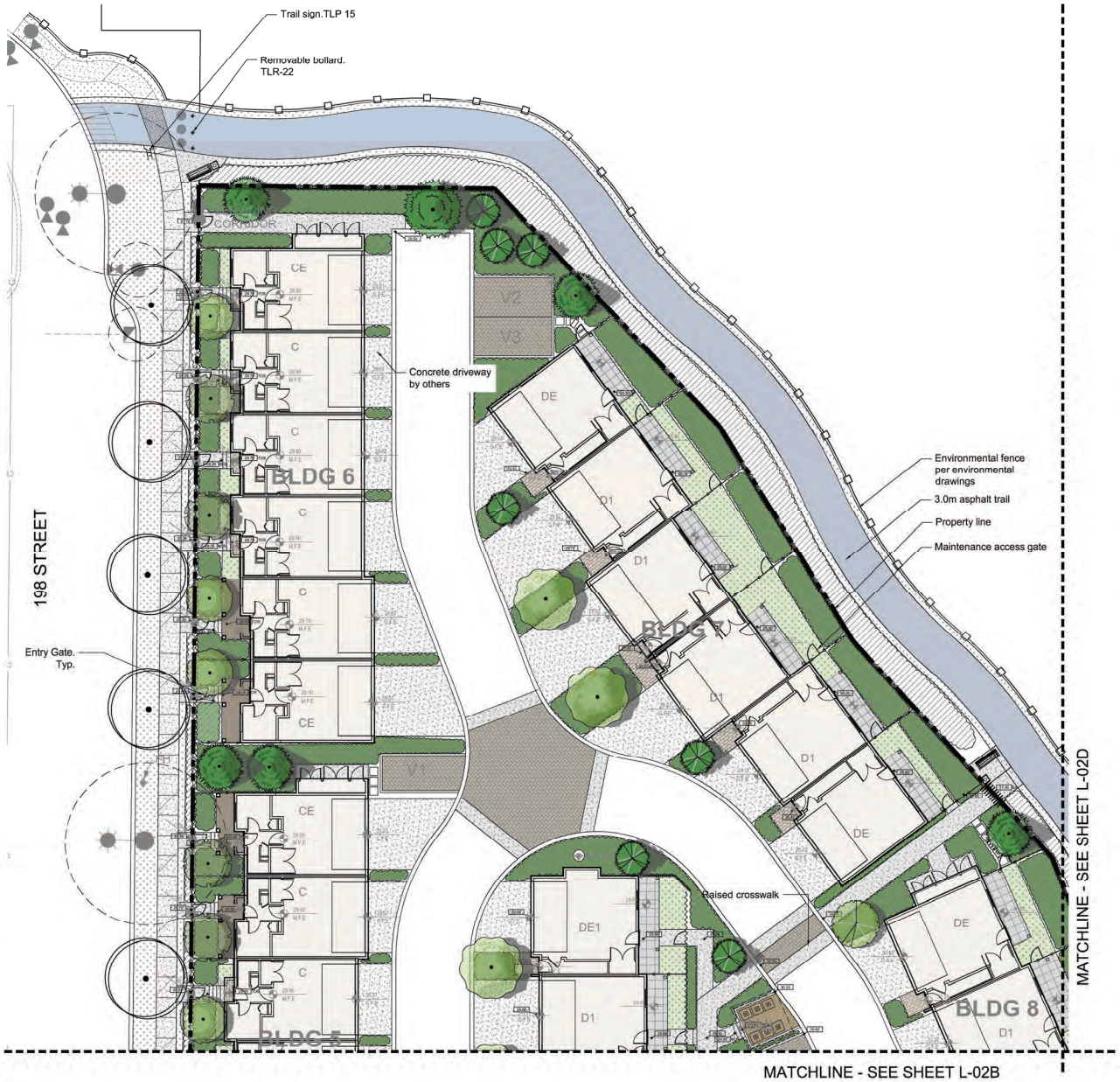
Drawing Title: TREE PLAN-APARTMENT

NORTH

VDZ Project #: DP2022-32

Drawing #: L-1B

DEVELOPMENT PERMIT\ACTIVE\DP2022-32 8393 200 STREET\3_DWG\SHEETS\L-02 OVERALL SITE PLAN.DWG



HARDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	1,2,3 LD-02	CONCRETE PAVING
	5 LD-02	CONCRETE UNIT PAVING
	4 LD-02	VEHICULAR CONCRETE UNIT PAVING -> permeable
	7,8 LD-02	HYDRAPRESSED SLABS
	2 LD-05	WOOD FIBAR SAFETY SURFACE
		GRANULAR PAVING
		WOOD DECK BY ARCHITECT

FURNITURE LEGEND

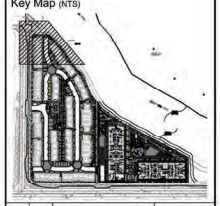
KEY	REF.	DESCRIPTION
	2 LD-05	BIKE RACK
	1 LD-05	BENCH
	3 LD-05	WASTE RECEPTACLE
	3 LD-05	PLANTER POT
	4 LD-05	TABLE & CHAIRS
	5 LD-05	DINING TABLE & BENCHES

FENCING LEGEND

KEY	REF.	DESCRIPTION
	3 LD-04	1.0m FRONT YARD FENCE
	2 LD-04	SIDEYARD FENCE
	1 LD-04	1.8m REAR YARD FENCE
		STREAMSIDE FENCE TLP12

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No.	By:	Description	Date
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Location:
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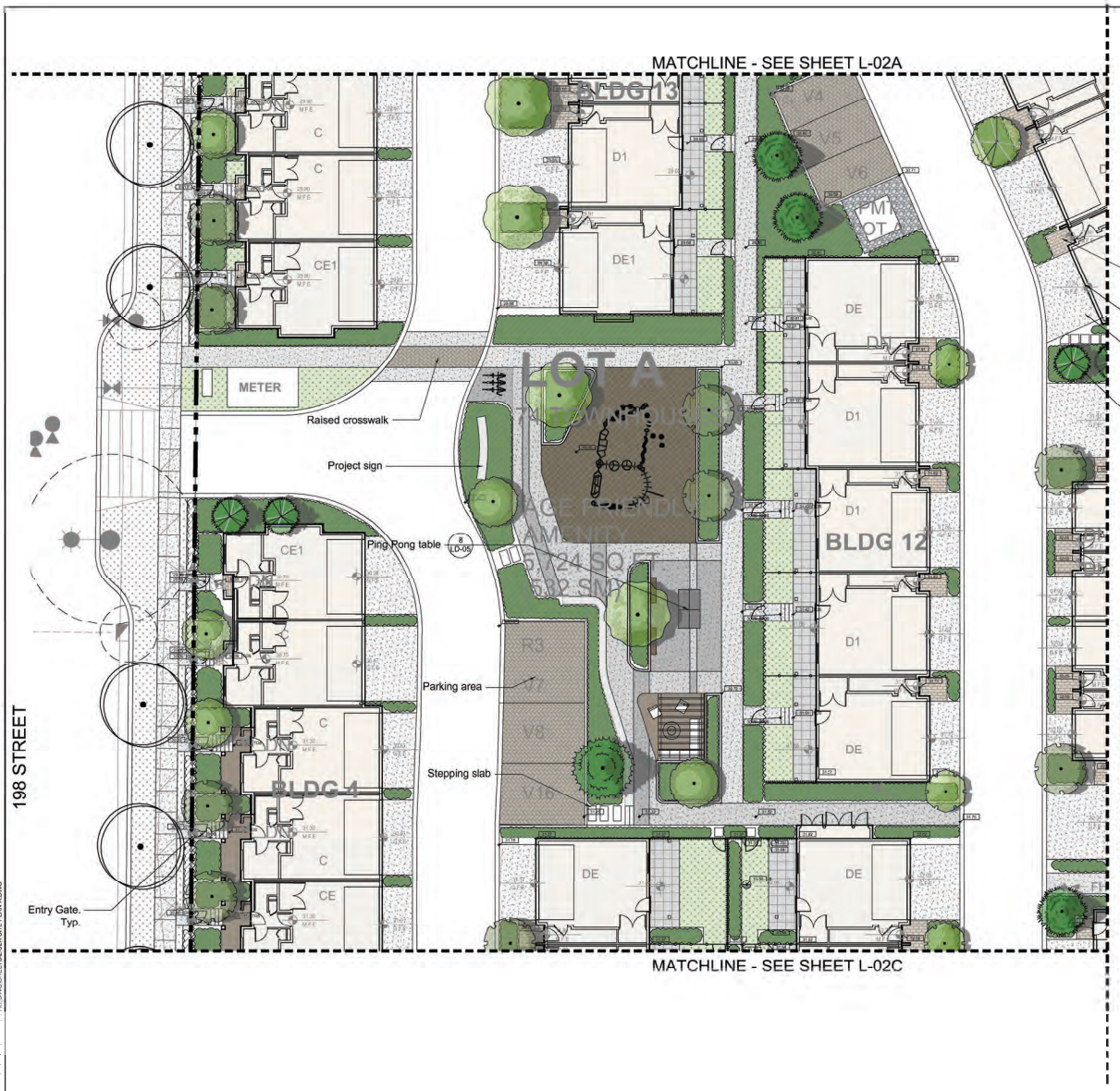
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Drawing Title: SITE PLAN A

NORTH

VDZ Project #: DP2022-32

Drawing #: L-03A



HARDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	1,2,3 LD-02	CONCRETE PAVING
	5 LD-02	CONCRETE UNIT PAVING
	4 LD-02	VEHICULAR CONCRETE UNIT PAVING -> permeable
	7,8 LD-02	HYDRAPRESSED SLABS
	2 LD-05	WOOD FIBAR SAFETY SURFACE
		GRANULAR PAVING
		WOOD DECK BY ARCHITECT

FURNITURE LEGEND

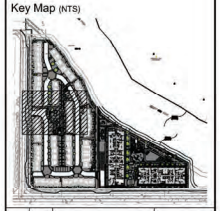
KEY	REF.	DESCRIPTION
	2 LD-05	BIKE RACK
	1 LD-05	BENCH
	3 LD-05	WASTE RECEPTACLE
	3 LD-05	PLANTER POT
	4 LD-05	TABLE & CHAIRS
	5 LD-05	DINING TABLE & BENCHES

FENCING LEGEND

KEY	REF.	DESCRIPTION
	3 LD-04	1.0m FRONT YARD FENCE
	2 LD-04	SIDEYARD FENCE
	1 LD-04	1.8m REAR YARD FENCE
		STREAMSIDE FENCE

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Langley, B.C.

Drawn: AD
Design: AD
Reviewed: AD
Approved:
Date:
Scale:
1:100

Drawing Title: SITE PLAN B

NORTH

VDZ Project #: DP2022-32

Drawing #: L-03B



HARDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	1,2,3 LD-02	CONCRETE PAVING
	5 LD-02	CONCRETE UNIT PAVING
	4 LD-02	VEHICULAR CONCRETE UNIT PAVING -> permeable
	7,8 LD-02	HYDRAPRESSED SLABS
	2 LD-05	WOOD FIBAR SAFETY SURFACE
		GRANULAR PAVING
		WOOD DECK BY ARCHITECT

FURNITURE LEGEND

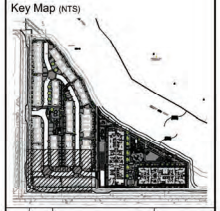
KEY	REF.	DESCRIPTION
	2 LD-05	BIKE RACK
	1 LD-05	BENCH
	3 LD-05	WASTE RECEPTACLE
	3 LD-05	PLANTER POT
	4 LD-05	TABLE & CHAIRS
	5 LD-05	DINING TABLE & BENCHES

FENCING LEGEND

KEY	REF.	DESCRIPTION
	3 LD-04	1.0m FRONT YARD FENCE
	2 LD-04	[illegible]
	1 LD-04	[illegible]
		[illegible]

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Project:
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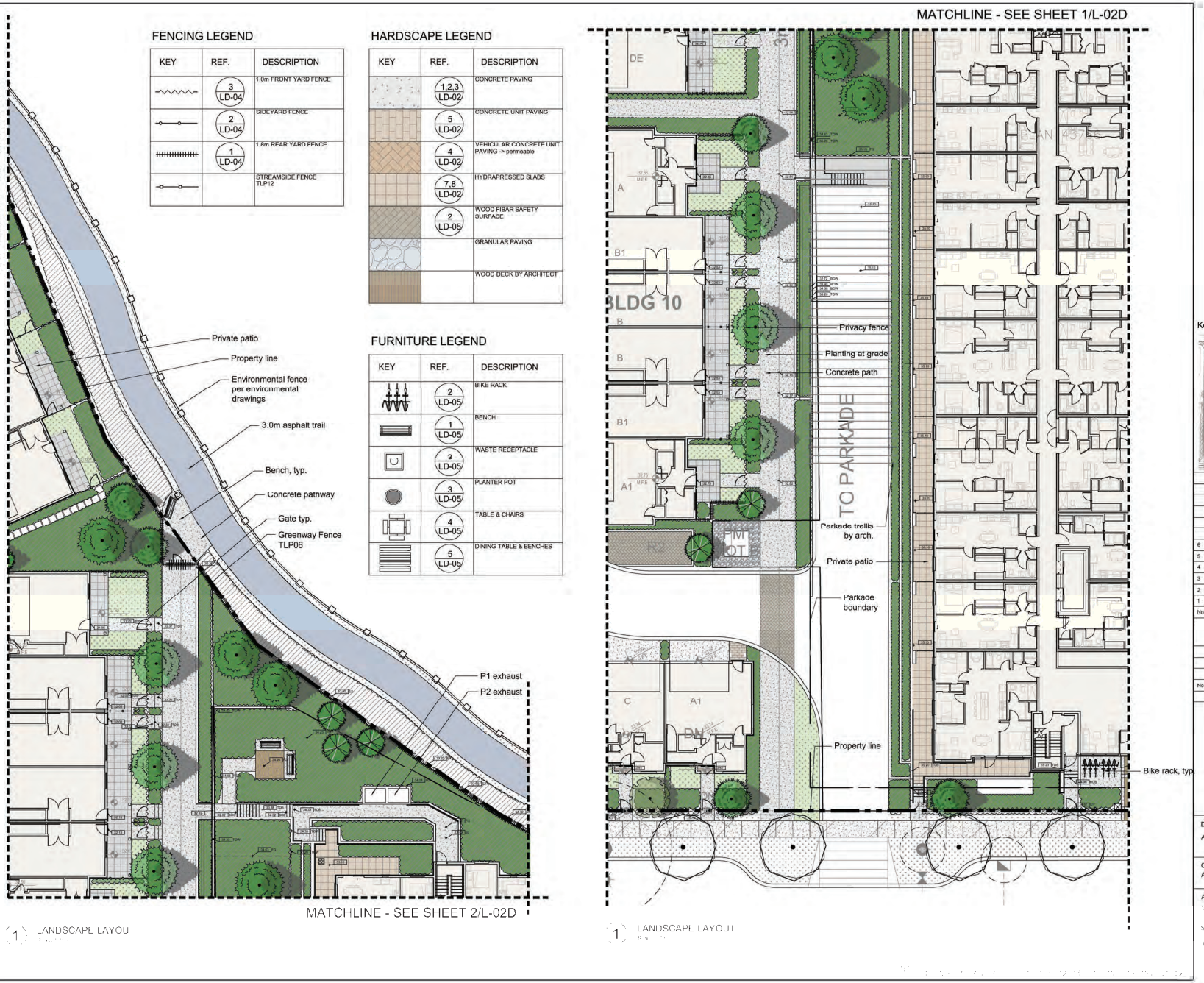
Drawn: AD
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Reviewed:
Date:
Scale:

Drawing Title: SITE PLAN C

NORTH

VDZ Project #: DP2022-32

Drawing #: L-03C



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Location:
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NORTH

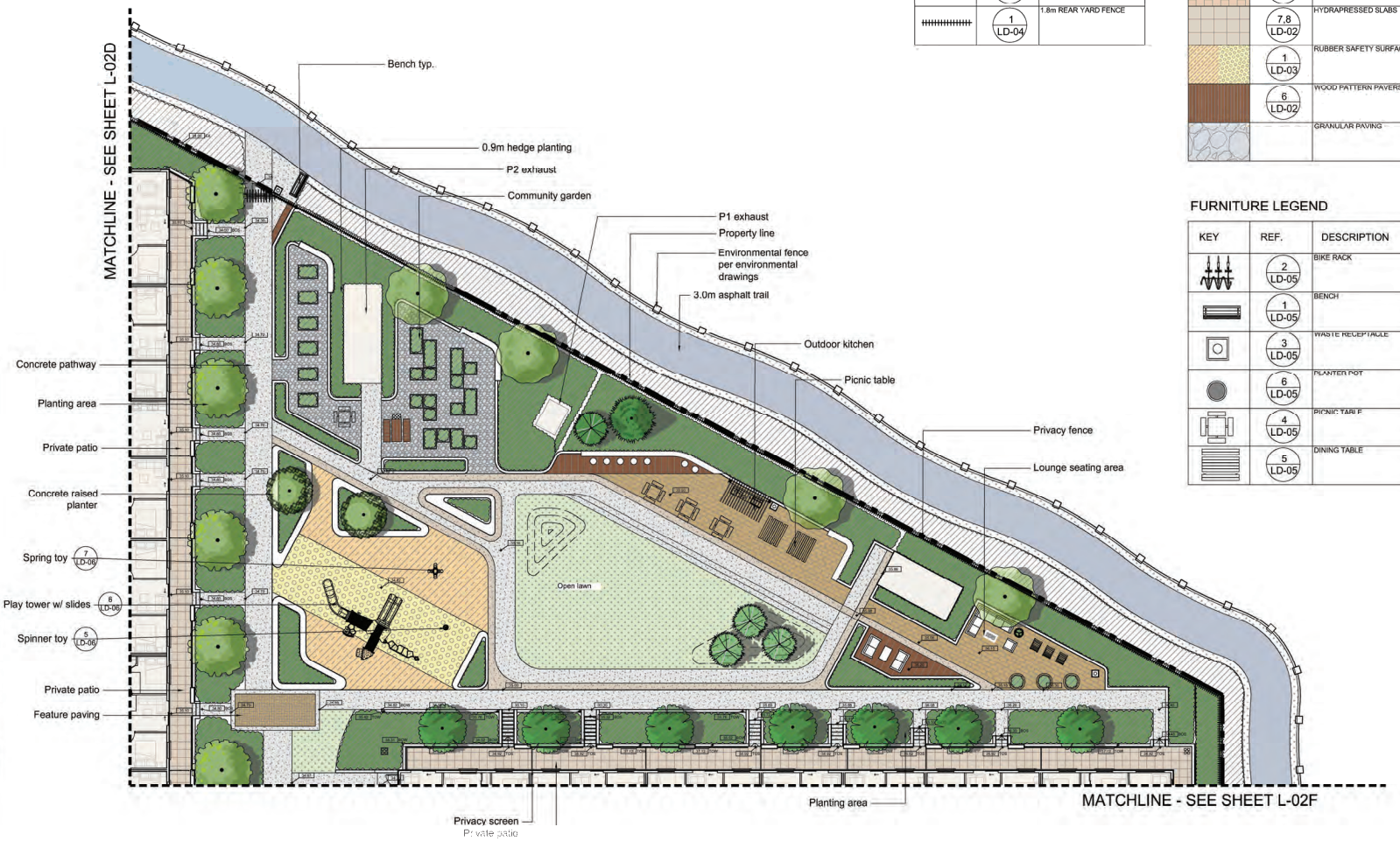
Drawing Title: SITE PLAN D

VDZ Project #: DP2022-32

Drawing No: L-03D

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I:\PROJECTS\DP2022-32 8393 200 STREET\5_DWG\SHEETS\L-02A SITE PLAN A.DWG



FENCING LEGEND

KEY	REF.	DESCRIPTION
		STEPPING OF FENCE TYP.
	3 LD-04	1.0m FRONT YARD FENCE
	2 LD-04	SIDEYARD FENCE
	1 LD-04	1.8m REAR YARD FENCE

LANDSCAPE LEGEND

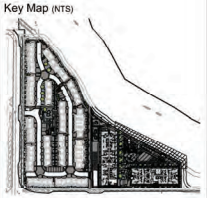
KEY	REF.	DESCRIPTION
	1,2,3 LD-02	CONCRETE PAVING
	1,2,3 LD-02	STAMPED CONCRETE PAVING
	5 LD-02	CONCRETE UNIT PAVING
	7,8 LD-02	HYDRAPRESSED SLABS
	1 LD-03	RUBBER SAFETY SURFACE
	6 LD-02	WOOD PATTERN PAVERS
		GRANULAR PAVING

FURNITURE LEGEND

KEY	REF.	DESCRIPTION
	2 LD-05	BIKE RACK
	1 LD-05	BENCH
	3 LD-05	WASTE RECEPTACLE
	6 LD-05	PLANTER POT
	4 LD-05	PICNIC TABLE
	5 LD-05	DINING TABLE

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Project:
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Location:
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Stamp:

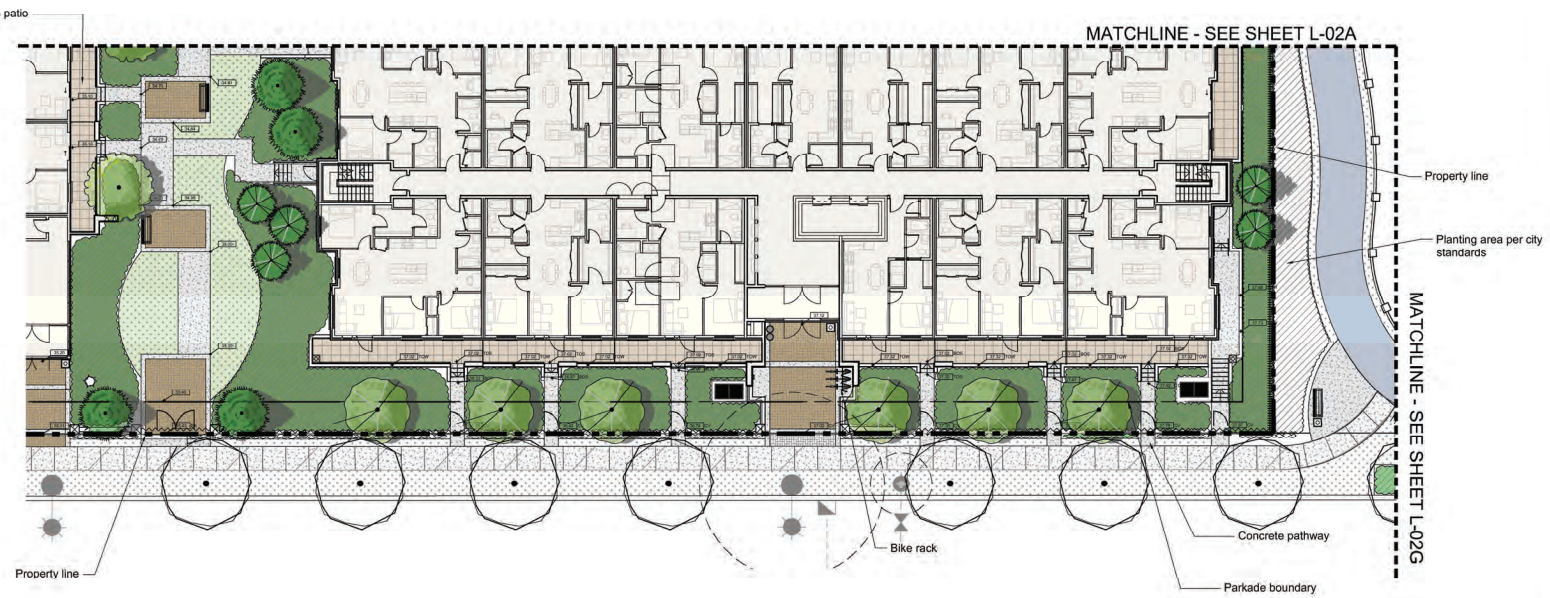
Drawing Title: SITE PLAN E

NORTH

VDZ Project #: DP2022-32

Drawing #: L-03E

EDP2022-32 8393 200 STREET\5_DWG\SHEETS\L-02A SITE PLAN A.DWG



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	1,2,3 LD-02	CONCRETE PAVING
	1,2,3 LD-02	STAMPED CONCRETE PAVING
	5 LD-02	CONCRETE UNIT PAVING
	7,8 LD-02	HYDRAPRESSED SLABS
	1 LD-03	RUBBER SAFETY SURFACE
	6 LD-02	WOOD PATTERN PAVERS
		GRANULAR PAVING

FURNITURE LEGEND

KEY	REF.	DESCRIPTION
	2 LD-05	BIKE RACK
	1 LD-05	BENCH
	3 LD-05	WASTE RECEPTACLE
	6 LD-05	PLANTER POT
	4 LD-05	PICNIC TABLE
	5 LD-05	DINING TABLE

FENCING LEGEND

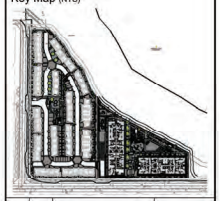
KEY	REF.	DESCRIPTION
		1.8m PROPERTY LINE FENCE
	3 LD-04	1.0m FRONT YARD FENCE
	2 LD-04	SIDEYARD FENCE
	1 LD-04	1.8m REAR YARD FENCE

PLANTING LEGEND

		SOD See landscape notes for specifications
		SHRUB PLANTING
		LAWN BASIN

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No.	By:	Description	Date
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Project:

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Location:
8395 - 200 Street
Langley, B.C.

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Checked:

Stamp:

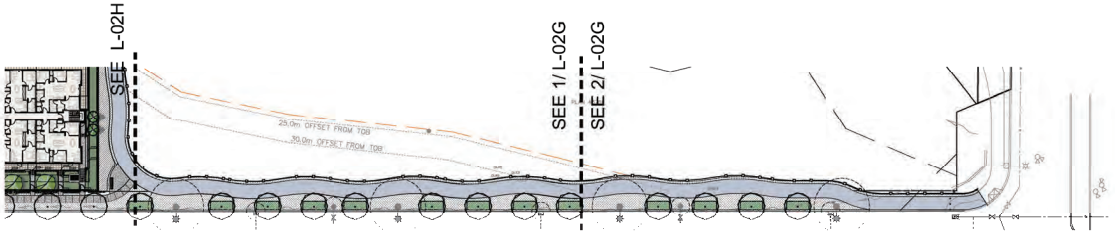
Drawing Title: SITE PLAN F

NORTH

VDZ Project #: DP2022-32

Drawing #: L-03F

[DP2022-32 8393 200 STREETS_DWG\SHEETS\L-02A SITE PLAN A.DWG

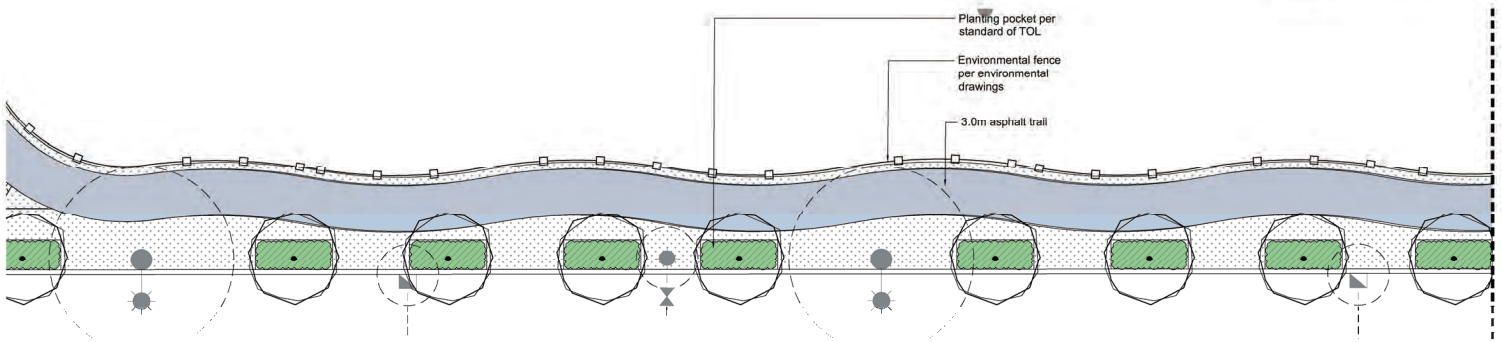


0 KEY MAP
Scale 1:500

83 AVENUE

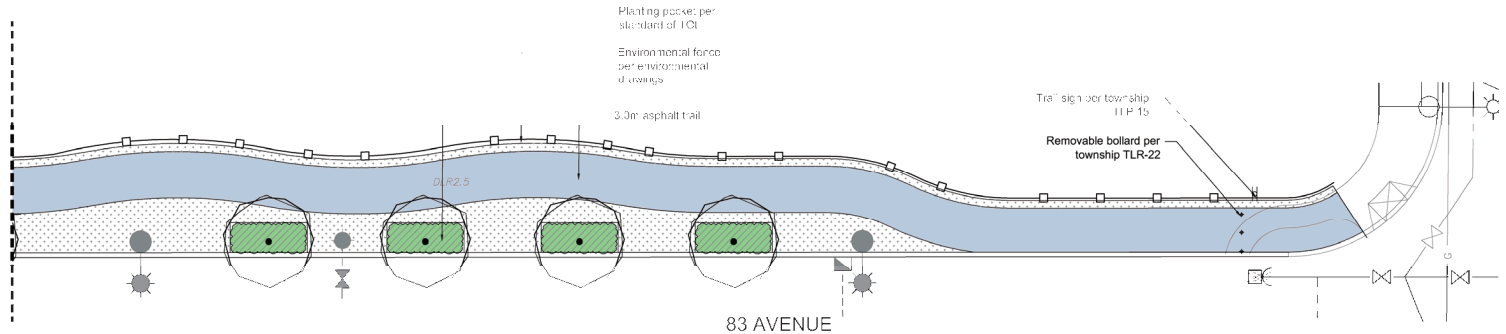
LANDSCAPE LEGEND-OFF SITE

KEY	REF.	DESCRIPTION
	5,6 LD-01	CONCRETE PAVING
		CREEK GREENWAY TRAIL
	1 LD-04	1.8m REAR YARD FENCE
		STREAMSIDE FENCE TLP12
	3 LD-04	1.2m FRONT YARD FENCE
	3 LD-05	
		SOD See landscape notes for specifications
		SHRUB PLANTING



83 AVENUE

1 LAYOUT PLAN
Scale 1:150



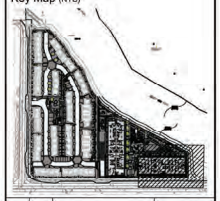
83 AVENUE

2 LAYOUT PLAN

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO| MOUNT PLEASANT STUDIO
100-9181 Church St| 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8| V5T 3J7
www.vdz.ca 604-882-0024

Key Map (NTS)



6	PC	Re-Issued for DP	Sept. 19, 2023
5	PC	Re-Issued for DP	June 23, 2023
1	AD	Issued for Review	Sept 1, 2022
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

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REVISIONS TABLE FOR SHEET

Project:
LATIMER GROVE

Location:
8395 - 200 Street
Langley, B.C.

Drawn: AD
Checked: AD
Scale: 1:150

Stamp:

ALL REZONING REQUIREMENTS MUST BE FULFILLED

Drawing Title: SITE PLAN G

NORTH

VDZ Project #: DP2022-32

Drawing #: L-03G

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Fagus sylvatica 'Dawyck Purple' / Dawyck Purple European Beech	B&B	6cm		22
	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	B&B	6cm		4
	Magnolia kobus stellata 'Pink Star' / Pink Star Magnolia	B&B	6cm		15
	Parrotia persica 'Vanessa' / Persian Ironwood	B&B	6cm		7
	Picea glauca / White Spruce	B&B		3.0m ht	10
	Picea omorika 'Bruns' / Bruns Serbian Spruce	B&B		3.0m ht	18
	Pinus nigra 'Select Green' / Select Green Pine	B&B		3.0m ht	16
	Quercus palustris 'Green Pillar' / Green Pillar Oak	B&B	6cm		2


Grand Fir


Columnar Norway Maple


October Glory Red Maple


Dawyck Purple European Beech


Sweet Gum


Pink Star Magnolia


Black Gum


Parrotia


White Spruce

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer rubrum 'October Glory' / October Glory Red Maple	B&B	6cm	28
	Nyssa sylvatica / Black Gum	B&B	6cm	13


Bruns Serbian Spruce


Select Green Pine


Schubert Chokecherry


Green Pillar Oak


Western Hemlock


Mountain Hemlock


Hino White Azalea


Concorde Barberry


Deer Fern


Feather Reed Grass

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
Az	Azalea japonica 'Hino White' / Hino White japanese Azalea
Bt	Berberis thunbergii 'Concorde' / Concorde Japanese Barberry
Bs	Blechnum spicant / Deer Fern
Ca	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
Ck	Cornus sericea 'Kelseyi' / Kelseyi Dogwood
E	Echinacea purpurea 'Merlot' / Merlot Coneflower
Ea	Euonymus alatus 'Rudy Haag' / Rudy Haag Burning Bush
Ef	Euonymus fortunei 'Emerald 'n Gold' / Emerald 'n Gold Wintercreeper
F	Festuca glauca 'Elijah Blue' / Blue Fescue
Hs	Helictotrichon sempervirens / Blue Oat Grass
H	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily
Hb	Hosta x 'Big Daddy' / Plantain Lily
Ha	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea
Jc	Juniperus sabina 'Calgary Carpet' TM / Calgary Carpet Juniper
L	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
Md	Microbiota decussata / Siberian Carpet Cypress
Ms	Miscanthus sinensis 'Morning Light' / Eulalia Grass
Nd	Nandina domestica 'Fire Power' / Firepower Nandina
Pa	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass
Ps	Philadelphus x 'Snow Dwarf' / Dwarf Mock Orange
Pm	Polystichum munitum / Western Sword Fern
Pl	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel
Rg	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
Ra	Ribes alpinum / Alpine Currant
Rr	Rosa rugosa Purple Pavement / Rugosa Rose
R	Rudbeckia hirta 'Autumn Colors' / Gloriosa Daisy
Sn	Salvia nemorosa 'Caradonna' / Cardonna Perennial Salvia
Sr	Sambucus racemosa 'Morden Golden Glow' / Morden Golden Glow Elderberry
Sj	Spiraea japonica 'Goldflame' / Spirea
S	Stipa tenuissima / Finestem Needlegrass
Tc	Taxus cuspidata 'Emerald Spreader' TM / Emerald Spreader Japanese Yew
Tn	Taxus cuspidata 'Nana' / Dwarf Japanese Yew
To	Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae
Vo	Vaccinium ovatum / Evergreen Huckleberry
Vc	Viburnum opulus 'Compactum' / Compact European Cranberrybush
Vt	Viburnum trilobum / American Cranberrybush

SHRUB AREAS	BOTANICAL / COMMON NAME
Au	Arctostaphylos uva-ursi / Kinnikinnick
Es	Erica carnea 'Springwood White' / White Spring Heather


Kelseyi Dogwood


Merlot Coneflower


Rudy Haag Burning Bush


Emerald 'n Gold Wintercreeper


Blue Fescue


Blue Oat Grass


Stella D'oro Daylily


Big Daddy Hosta


Annabelle Hydrangea


Calgary Carpet Juniper


Hidcote Blue Lavender


Siberian Carpet Cypress


Eulalia Grass


Firepower Nandina


Hameln Fountain Grass


Dwarf Mock Orange


Western Sword Fern


Luykens Laurel


Gro-Low Sumac


Alpine Currant


Purple Pavement Rose

Gloriosa Daisy

Cardonna Salvia

Morden Golden Glow Elderberry

Goldflame Spirea

Finestem Needlegrass

Emerald Spreader Yew

Dwarf Japanese Yew

Degroot's Spire

Evergreen Huckleberry

Compact European Cranberry

American Cranberry

Kinnikinnick

White Spring Heather

Japanese Spurge

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
LATIMER GROVE

Location:
8395 - 200 Street
Langley, B.C.

Drawn: AD	Stamp:
Checked: AD	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:400	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL RE-ZONING/DP/PRP/HASP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER/CONSTRUCTION.

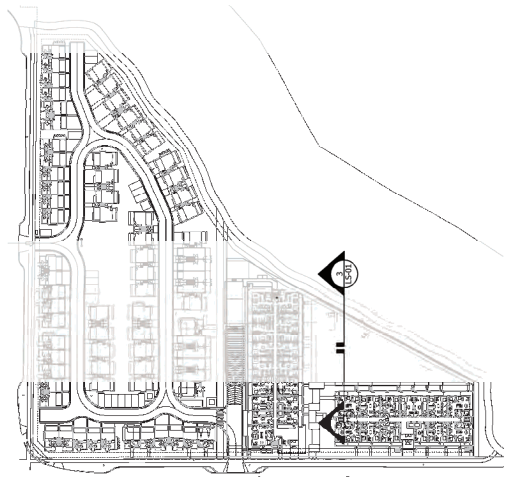
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NORTH

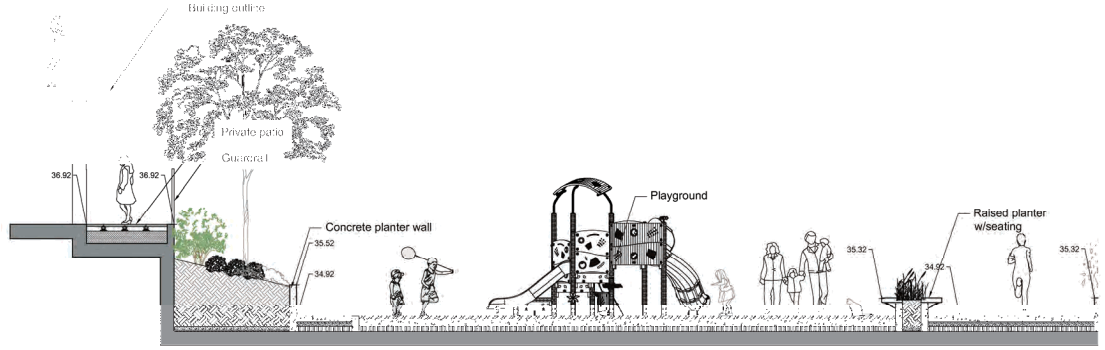
VDZ Project #: DP2022-32

Drawing #: L-04

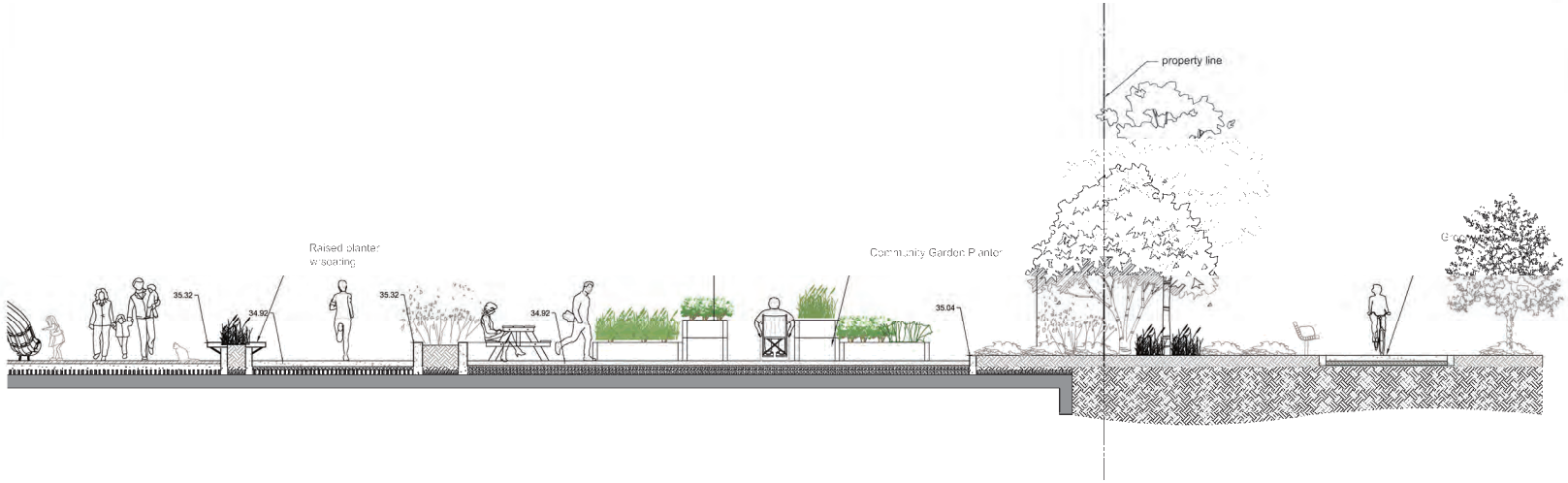
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1 KEY MAP
Scale 1:1000



2 SECTION A
Scale 1:50



3 SECTION A

6	PC	Re-issued for DP	Sept. 19, 2023
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REVISIONS TABLE FOR SHEET

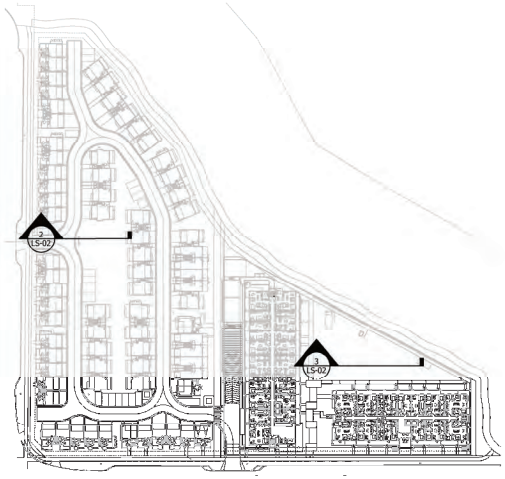
Project:
LATIMER GROVE

Location:
5355 - 200 Street
Langley, B.C.

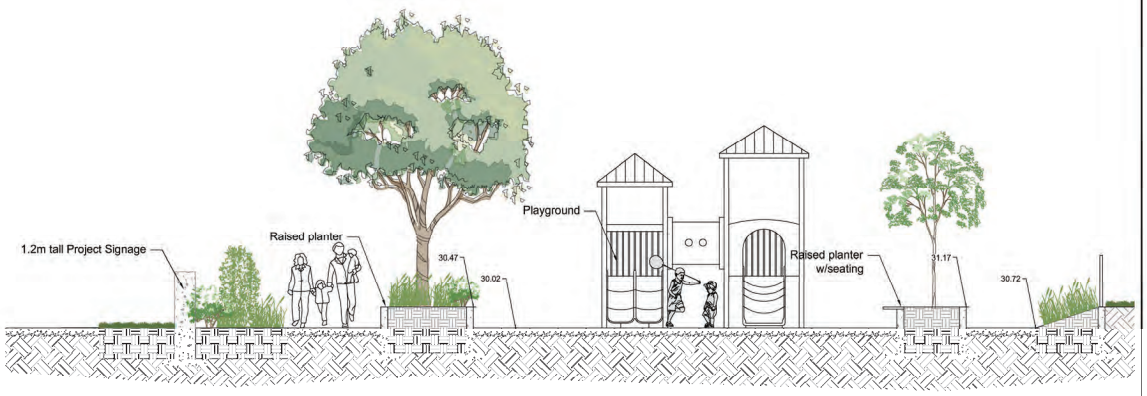
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Design: AD
Reviewed:
Date:
Scale:

Drawing No. L5/11
VDZ Project # DP2022-32
Drawing Title: SECTIONS
NORTH

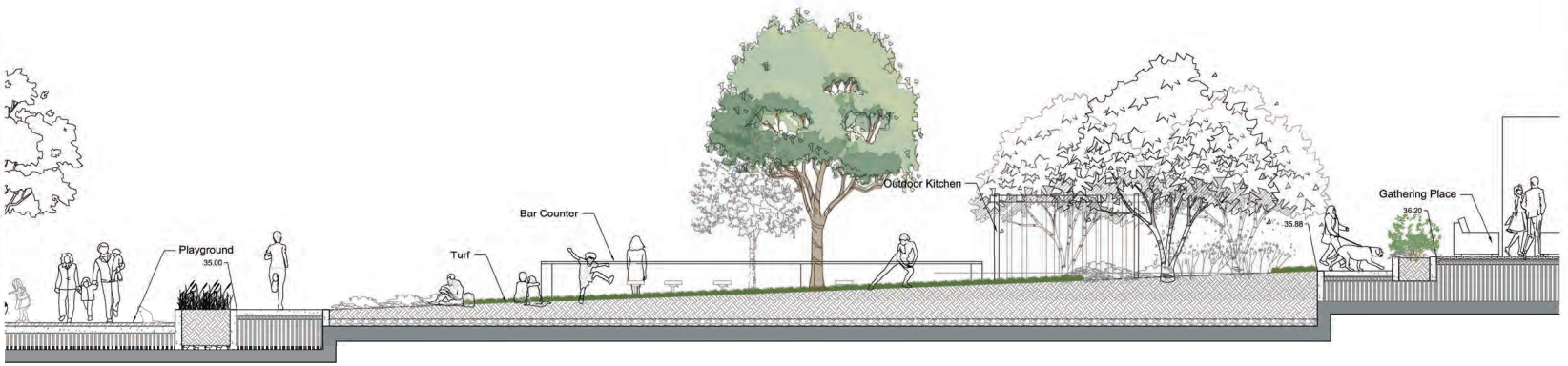
ITEM 5-01 SECTIONS.DWG



1 KEY MAP
Scale 1:1000



2 SECTION B
Scale 1:50



3 SECTION B

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REVISIONS TABLE FOR SHEET

Project:
LATIMER GROVE

Location:
8395 - 200 Street
Langley, B.C.

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Design: AD
Reviewed: AD
Scale: 1:50

Drawing Title: SECTIONS

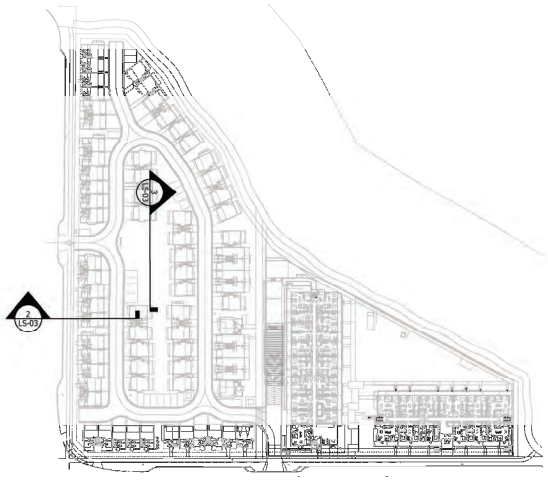
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VDZ Project #: DP2022-32

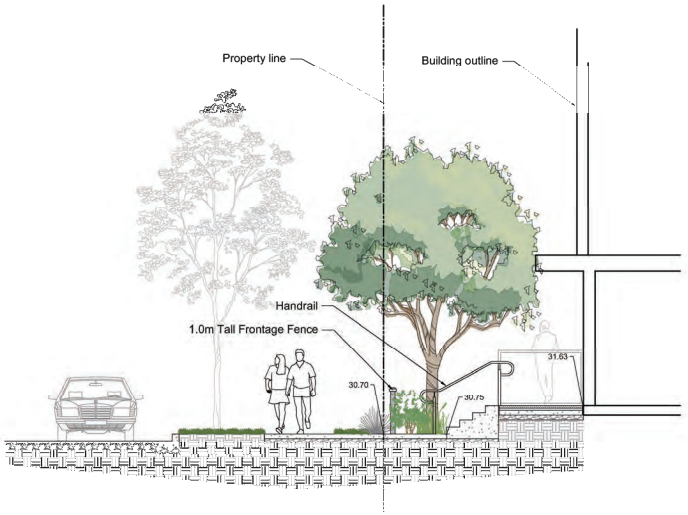
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ALL REZONING/DEVELOPMENT PERMIT MUST NOT BE RELIED ON

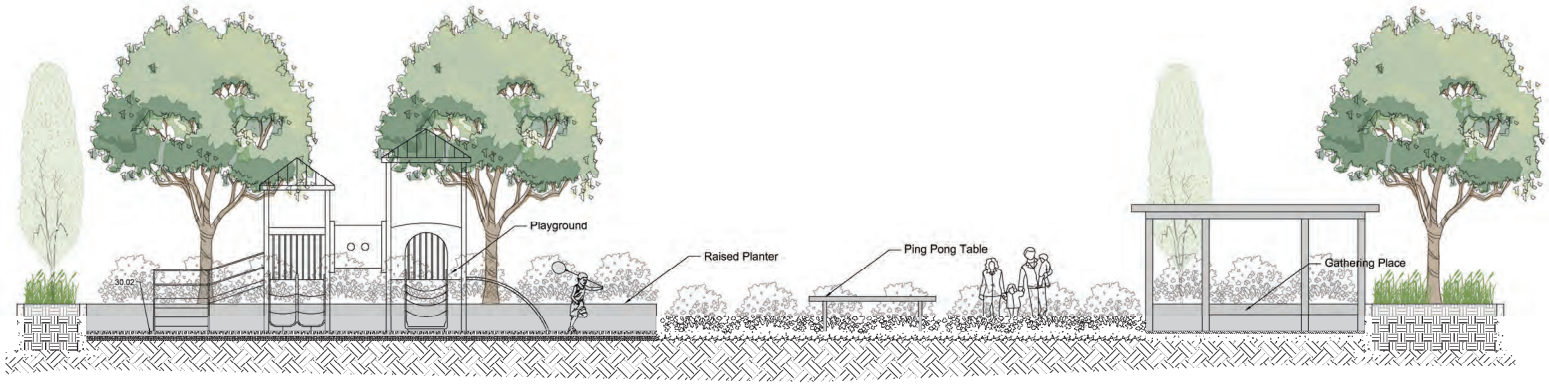
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1 KEY MAP
Scale 1:1000



2 SECTION A
Scale 1:50



3 SECTION B

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REVISIONS TABLE FOR SHEET

Project:
LATIMER GROVE

Location:
8395 - 200 Street
Langley, B.C.

Drawn: AD
Design: AD
Reviewed: [illegible]
Scale: 1:50

Drawing Title: SECTIONS

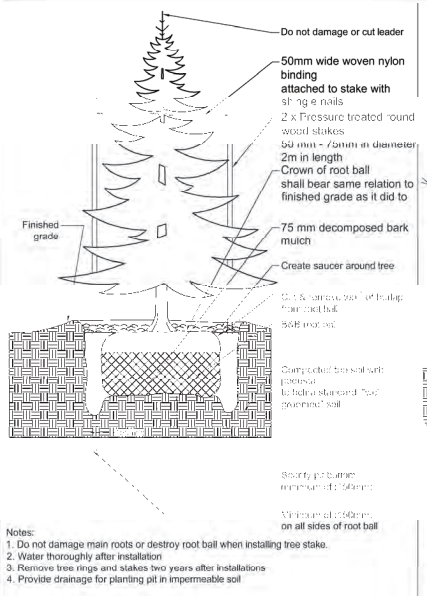
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VDZ Project #: DP2022-32

Drawing #: L5-03

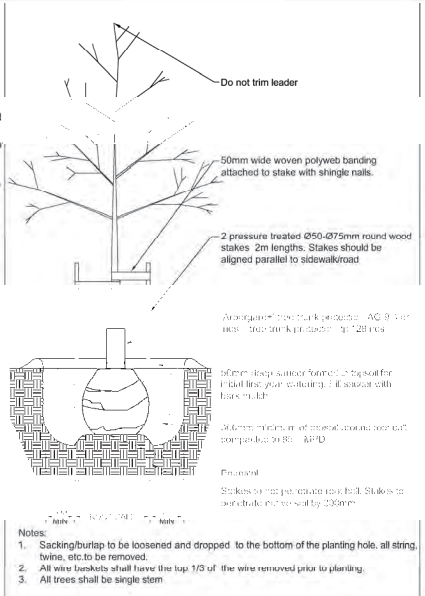
ALL REZONING/DEVELOPMENT PERMIT SIGNAGE MUST BE INSTALLED ON OR BEFORE [illegible] AND MUST NOT BE REMOVED UNTIL AFTER THE REZONING/DEVELOPMENT PERMIT HAS BEEN ADOPTED BY COUNCIL

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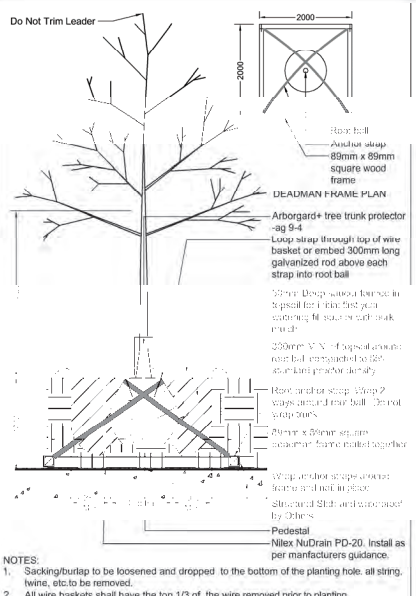
Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

1 CONIFEROUS TREE
Scale 1:25



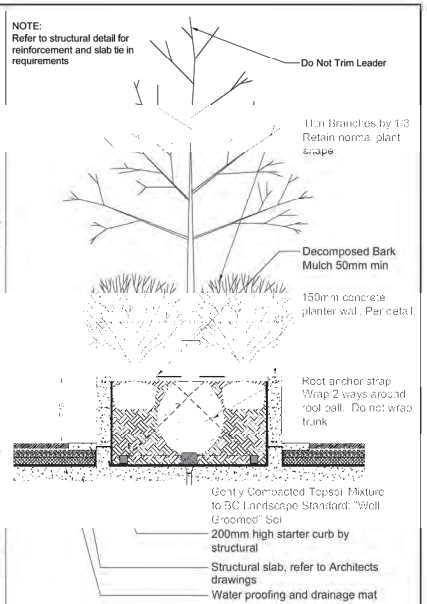
Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

2 DECIDUOUS TREE
Scale 1:25



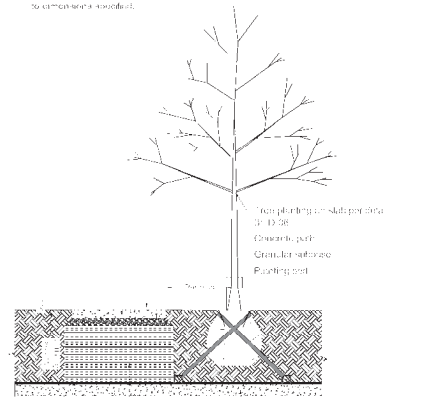
NOTES:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem unless specified otherwise.

3 DECIDUOUS TREE ON SLAB
Scale 1:25

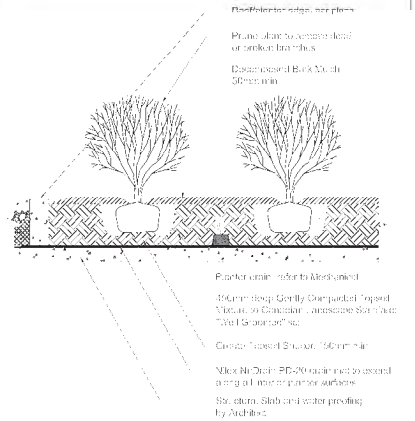


4 DECIDUOUS TREE IN PLANTER
Scale 1:25

Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. Root flare shall be set at or above the established grade (as per CSLA standards). Do not plant too deep.
4. Structural soil to be SilvaCELL structural soil by Vitruvius. Installed as per manufacturers specifications to achieve required depth.

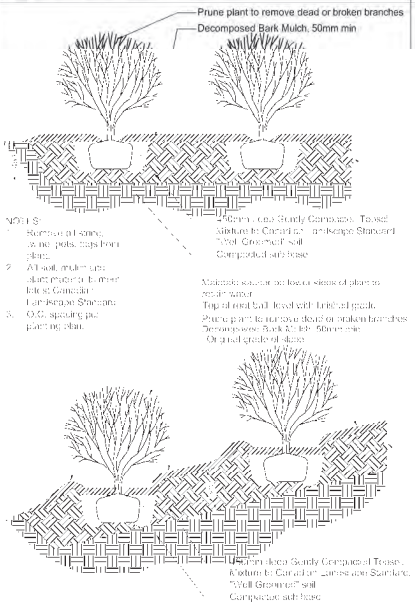


5 STRUCTURAL SOIL AT TRELL ON SLAB
Scale 1:25

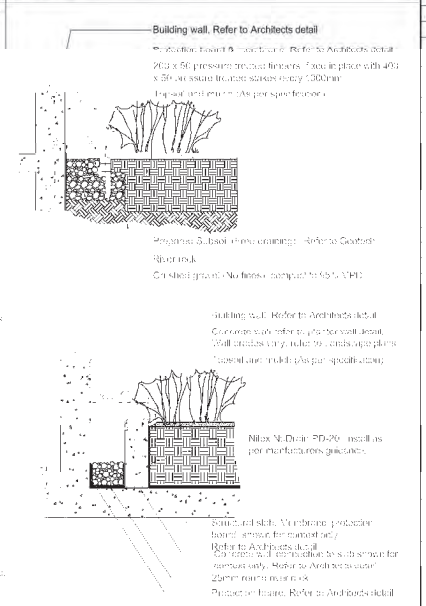


NOTES:
1. Remove all String, twines, pots, tags from plant.
2. All soil, mulch and plant materials must meet Canadian Landscape Standard.
3. Topsoil samples must be tested by a minimum of plant materials.
4. O.C. spacing per planting plan.

6 SHRUB PLANTING ON SLAB
Scale 1:25



7 SHRUB PLANTING - FLAT & ON SLOPE
Scale 1:25



8 DRIP STRIP - AT GRADE & ON SLAB
Scale 1:25

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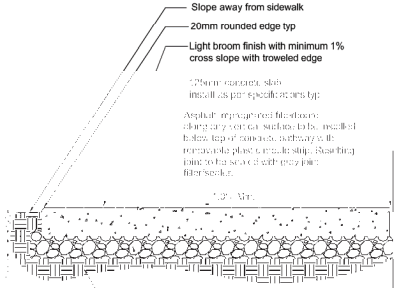
REVISIONS TABLE FOR SHEET

Project:
LATIMER GROVE

Location:
9385 200 Street
Langley, B.C.

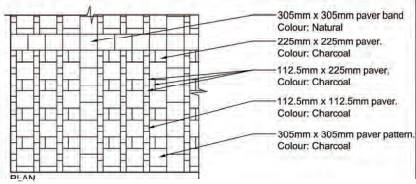
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Approved:
Date:
Scale:

VDZ Project #: DP2022-32
Drawing Title: DETAILS
Drawing #: L1 of 1



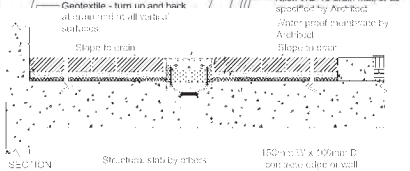
Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal scores at 750mm o/c both ways unless shown otherwise. Refer to plans
3. Control scores at 1500mm o/c both ways to match existing scores where they exist
4. All components as specified or approved otherwise.
5. Concrete to slope to drain
6. Expansion joint every 7500mm o/c both ways
7. Contractor to contact Landscape Architect for scoreline approval prior to cutting.

1 CONCRETE PAVING
Scale 1:10



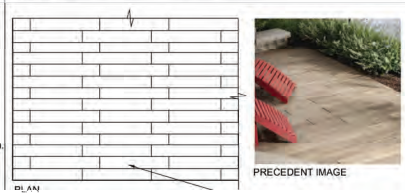
Scale: 1:10

Unit Paver Details
Type: Classic Standard & Dimensions
Size: Varies
Colours: Varies
Supplier: Belgard



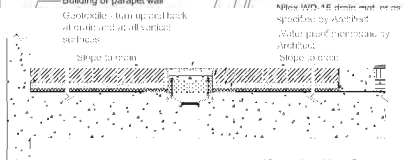
NOTES:
1. All finishing shall be more ASTM C33 or CSA A23.1 FA
2. All pavers shall meet ASTM C936 or CSA A 231.2
3. All dimensions unless specified or approved otherwise.
4. Contractor to provide cut sheets of all components for Landscape Architect approval.
5. Contractor to ensure no visible grading marks on paver surface.
6. All joints to be tight.
7. All pavers are to be machine cut. Paver.

2 CONCRETE PAVING ON SLAB
Scale 1:10



Scale: 1:20

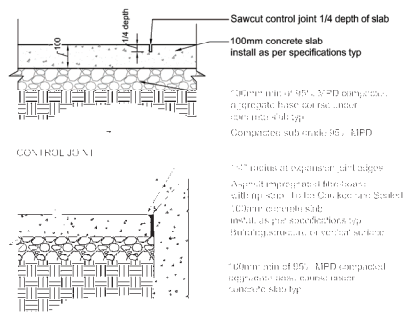
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Size: 300mm x 150mm x 80mm
Colours: Daylight
Supplier: Belgard



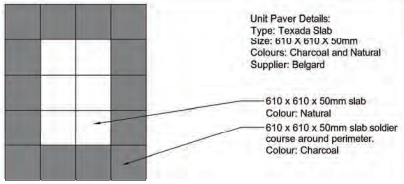
NOTES:
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2. All pavers shall meet ASTM C936 or CSA A 231.2
3. All dimensions unless specified or approved otherwise.
4. Contractor to provide cut sheets of all components for Landscape Architect approval
5. Contractor to ensure no visible grading marks on paver surface.
6. All joints to be tight.
7. All pavers are to be machine cut. Paver.

5 CONCRETE UNIT PAVERS ON SLAB
Scale 1:10

6 WOOD PATTERN PAVERS
Scale 1:10

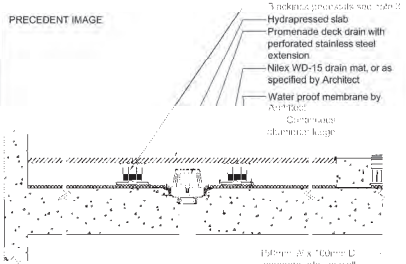


3 CONCRETE JOINTS
Scale 1:10



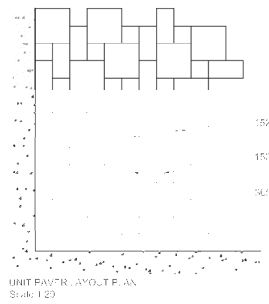
Scale: 1:20

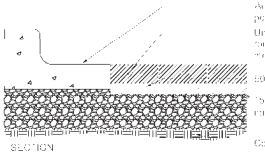
PRECEDENT IMAGE



NOTES:
1. All components as specified or approved otherwise
2. Contractor to provide cut sheets of all components for Landscape Architect approval
3. Hardscape Connection or Other Shop system separating bed depth to slab
4. Aluminum ledge to be secured to wall/slab with countersunk screws.

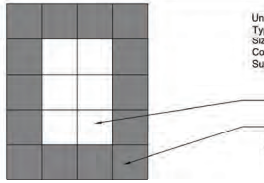
7 HYDRAPRESSED SLABS ON SLAB
Scale 1:10



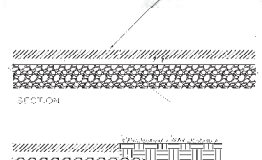


Unit Paver Details:
Type: Verano
Size: Various
Colors: Old Town
Pattern: Pattern
Manufacturer: Barkman
www.barkmanconcrete.com
Brian Nemez
778-689-7670

4 VEHICULAR CONCRETE PAVING
Scale 1:10



Scale: 1:20



Notes:
1. Install all components as per manufacturer's specifications.
2. Slabs to be spaced equally between all adjacent surfaces.
3. Refer to site outline.

8 HYDRAPRESSED SLABS
Scale 1:10

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO| MOUNT PLEASANT STUDIO
100-9181 Church St| 102-355 Kingsway

No.	By:	Description	Date
6	PC	Re-Issued for DP	Sept. 19, 2023
5	PC	Re-Issued for DP	June 23, 2023
4	AD	Re-Issued for DP	May 30, 2023
3	AD	Re-Issued for DP	Feb 15, 2023
2	AD	Issued for DP	Nov 29, 2022
1	AD	Issued for Review	Sept 1, 2022

REVISIONS TABLE FOR DRAWINGS

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
LATIMER GROVE

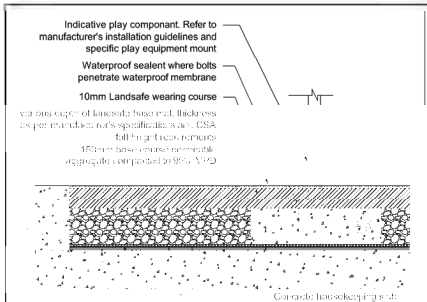
Location:
6395 200 Street
Langley B.C.

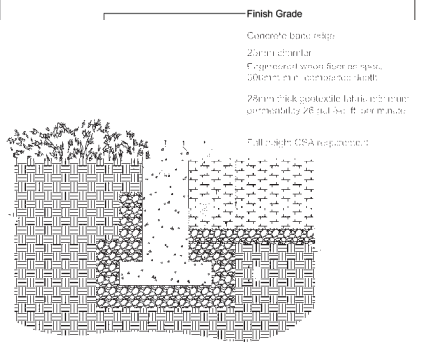
Drawn: AD
Design: AD
Checked: AD
Scale: As shown
Date: 2022-09-27

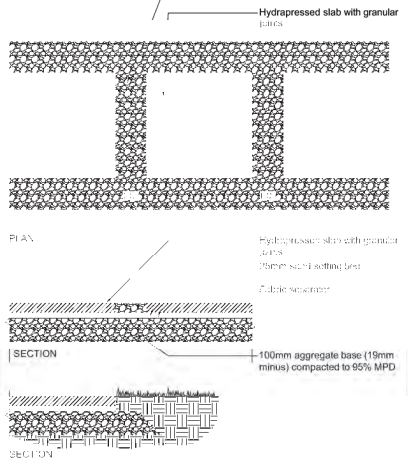
Drawing Title: DETAILS

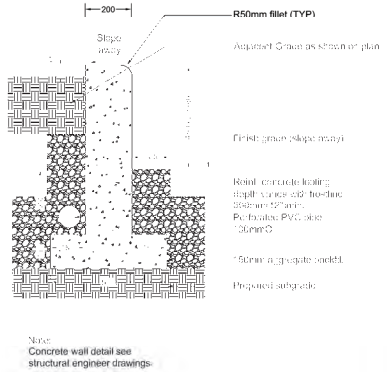
VDZ Project #: DP2022-32

Drawing #: L1.2









Color:
50% Rainbow Brown Mix
50% Grey Green Mix
and White Stripe

Product: Landsafe - Mulch
Thickness: as per manufacturer's specifications
Supplier: Totalline Surfaces
Contact: Deb Groves
tel: 604-875-0825 ex 2

Notes:
1. Refer to Architect's drawings for fence details.
2. Refer to manufacturer's guides for housekeeping slab size and play toy installation requirements.

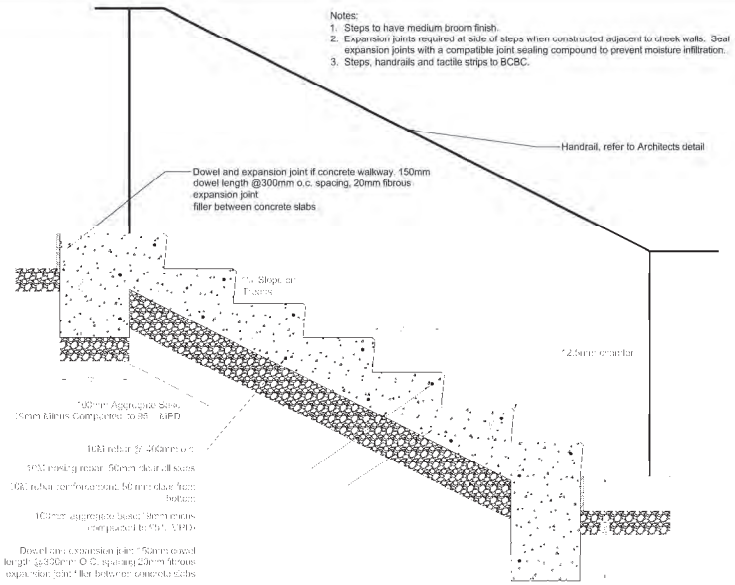
1 RUBBER SURFACING
Scale 1:10

2 WOOD FIBRE PLAY SURFACE
Scale 1:10

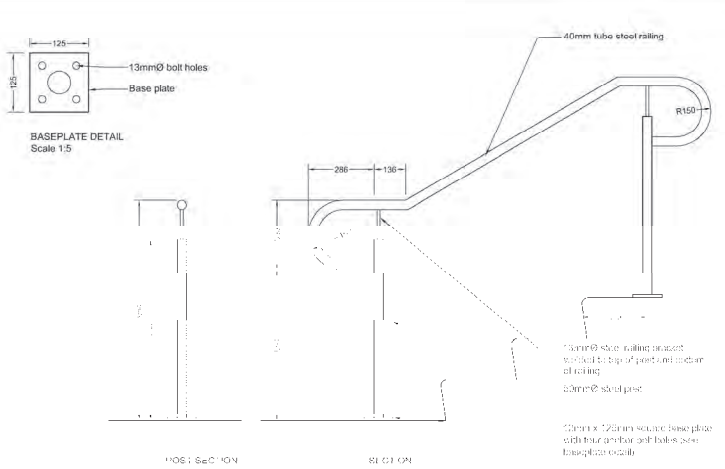
Notes:
1. Install all components as per manufacturer's specifications.
2. Slabs to be spaced equally between adjacent surfaces.
3. Limit slab cuts to ⅓ slab.

3 STEPPING SLABS
Scale 1:10

4 CONCRETE RAISED PLANTER
Scale 1:10



5 CONCRETE STAIRS
Scale 1:10



NOTES:
1. All metal components to be primed and painted "Black" grey to match other metal work.
2. All fasteners to be stainless steel.
3. Contractor to provide shop drawings.

6 HANDRAIL
Scale 1:10

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO| MOUNT PLEASANT STUDIO
100-9181 Church St| 102-355 Kingsway

No.	By:	Description	Date
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REVISIONS TABLE FOR DRAWINGS

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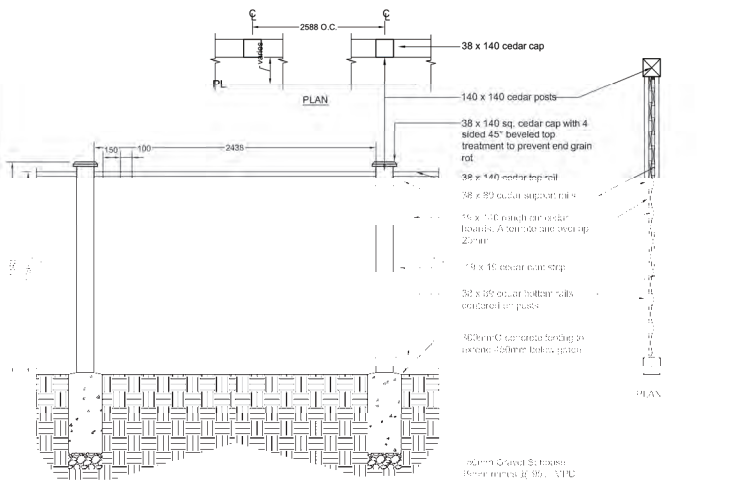
REVISIONS TABLE FOR SHEET

Project:
LATIMER GROVE

Location:
9385 - 200 Street
Langley, B.C.

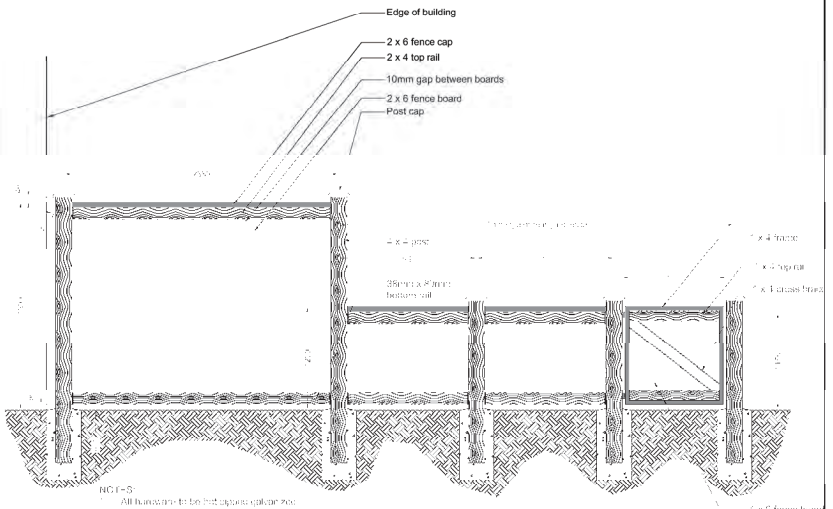
Drawn: AD
Design: AD
Reviewed:
Date:
Scale:
As shown

Drawing Title: DETAILS
VDZ Project #: DP2022-32
Drawing #: L1.3



Note:
1. Fence to be constructed in conformance with the Kanger Creek Design Guidelines part 3.12
2. Ensure all fasteners exposed to weather are hot dipped galvanized to prevent staining

1 REAR YARD PRIVACY FENCE - 1.8M TALL WOOD FENCE
Scale 1:20

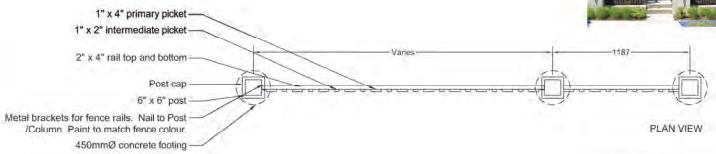


NOTES:
1. All hardware to be hot dipped galvanized
2. All hardware to be black
3. All wood to be S-4-S DF#1
4. Use exterior charcoal colour stain on all Wood elements.

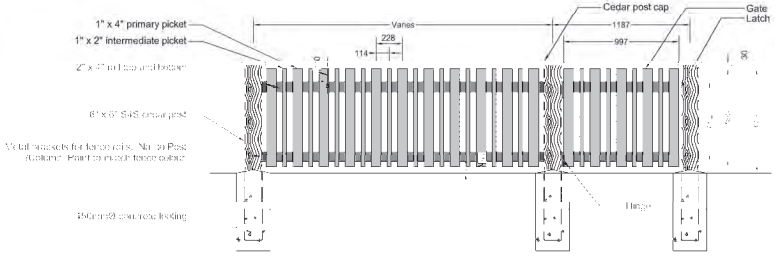
2 SIDEYARD FENCE
Scale 1:20

PRECEDENT IMAGE





PLAN VIEW



NOTES:
1. All hardware to be hot dipped galvanized and painted to match fence
2. All wood to be S-4-S pressure treated Douglas fir #2 or better
3. All wood to be scribed and painted charcoal 2 coats.
4. Use 3 screws per board.

FRONT VIEW

3 FRONTAGE FENCE - 1.0 M TALL
Scale 1:20

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100-9181 Church St| 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 V5T 3J7
www.vdz.ca 604-882-0024

No.	By:	Description	Date
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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
LATIMER GROVE

Location:
5395 - 200 Street
Langley B.C.

Drawn: AD
Scale:
DP Appvd: AD
As noted
Date:
Scale:
ISSUED FOR DP

Drawing Title: DETAILS

VDZ Project #: DP2022-32

Drawing #: L1.4



BENCH

Model #: 2300 Series Iconic Bench
Size: 33.3" x 70" x 25.5"
Colour: Powder Coated White
Thermally Modified Ash Wood
Mount: As per manufacturer's specification
Manufacturer: Maglin
https://www.maglin.com

Or approved equal

1 BENCH
Scale 1:10



BIKE RACK

Model #: 2300 Series Iconic Bike Rack
Colour: Powder Coated White
Mount: As per manufacturer's specification
Manufacturer: Maglin
https://www.maglin.com

Or approved equal

2 BIKE RACKS
Scale NTS



WASTE RECEPTACLE

Model #: 650 Trash Container
Material: Laser Cut Sheet Metal
Mount: As per manufacturer's specification
Manufacturer: Maglin
https://www.maglin.com

Or approved equal

3 WASTE RECEPTACLE
Scale NTS



TABLE AND CHAIRS
Model #: MLPT1100-M Cluster Seating
Material: Wood Grain Texture High Density Polyethylene
Mount: Surface mount

Manufacturer: Maglin
www.maglin.com
1-800-716-5506 604-940-0067

Or approved equal

4 TABLE & CHAIRS
Scale NTS



TABLE AND BENCHES
Model #: 720 Series
Material: Ipe Wood
Mount: Surface mount

Manufacturer: Maglin
www.maglin.com
1-800-716-5506 604-940-0067

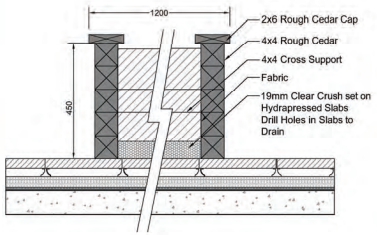
5 DINING TABLE & BENCHES
Scale NTS





PLANTERS
Model: 1500 Planter
Size: Various
Colour: Powder Coated Silver
Manufacturer: Maglin
www.maglin.com
1-800-716-5506 604-940-0067

6 MOVABLE PLANTERS
Scale NTS



NOTES:
1. Cap to be sanded smooth.
2. Cap and exterior of planter to be treated with Sikkens Cetol WB SRD, Colour: #077 (Cedar)
3. All fasteners to be hot dipped galvanized.

7 COMMUNITY GARDEN PLANTER
Scale NTS



PING PONG TABLE

Manufacturer: Sanderson Concrete
sandersonconcrete.ca

Note: or approved equal

8 PING PONG TABLE
Scale NTS

VDZ+A
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100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 V5T 3J7
www.vdz.ca 604-882-0024

No.	By:	Description	Date
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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
LATIMER GROVE

Location:
8395 - 200 Street
Langley, B.C.

Drawn: AD
Checked: AD
Scale:

Stamp:

Drawing Title: DETAILS
VDZ Project #: DP2022-32
Drawing #: L5

...DP2022-32 8.0&9.200 STREETS...DWG\SHEETS\L0-01 DETAILS.DWG



1 LOUNGE SEATING WITH TRELLIS
Scale NTS



OUTDOOR KITCHEN SINK AND GRILL CABINET SET
Model: NewAge Products 65087
Material: Stainless Steel
Size: Sink Cabinet: 32" W x 23" D x 34.75" H
Bar Cabinet: 32" W x 23" D x 34.5" H
Insert Grill Cabinet: 33" W x 23" D x 34.75" H
Supplier: Lowe's 1-888-985-6937
or approved equal



BUILT-IN GRILL
Model: New Age 33" Insert Grill
Material: Stainless Steel
Size: 33" W x 23" D x 25.5" H
Supplier: Lowe's 1-888-985-6937
or approved equal

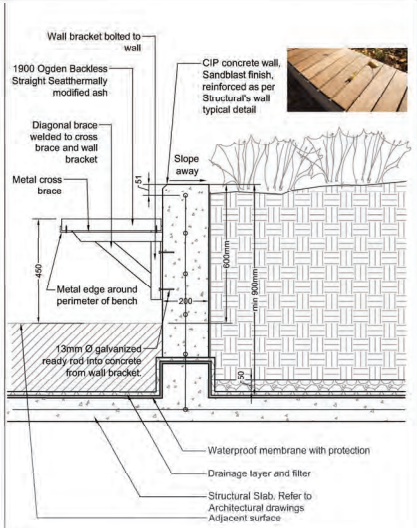
Note:
Custom kitchen for outdoor amenity with sink and gas hookup.

2 OUTDOOR KITCHEN
Scale NTS



Fire Table Details:
Type: Toluca Linear
Size: 1829mm X 508mm X 381mm
Colour: Black Sand
Fuel: Natural Gas
Manufacturer: Restoration Hardware
RH.com
p. 800 762 1005

3 FIRE TABLE
Scale NTS



Notes:
1. Concrete walls to be architectural concrete, paper face formed, with a medium sandblast finish.
3. All exposed hardware to be hot-dipped galvanized steel, powder coated black
4. Shop drawings to be submitted for review and approval

4 SEAT WALL
Scale 1:10



5 CLIMBING PLAY STRUCTURE
Scale NTS



SPINNER TOY
Model Number: 20033
Manufacturer: Landscape
playstructures
Note: or approved equal

6 SPINNER TOY
Scale NTS



7 PLAY TOWER WITH SLIDES
Scale NTS



8 SPRING TOY
Scale NTS

VDZ+A
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FORT LANGLEY STUDIO
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Fort Langley, BC
V1M 2R8

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102-355 Kingsway
Vancouver, BC
V5T 3J7

www.vdz.ca
604-882-0024

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No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
LATIMER GROVE

Location:
8395 - 200 Street
Langley, B.C.

Drawn: AD
Design: AD
Reviewed: AD
Scale:

Drawing Title: DETAILS

VDZ Project #: DP2022-32

Drawing #: L1.5 of 6

I:\5_DWG\SHEETS\L0-01 DETAILS.DWG

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN PLANNING
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
Unit 1, 9440 Glover Road, Fort Langley, BC V1M 3A8 | 1-2 Dunlevy Avenue, Vancouver, BC V6A 3A4
604-882-0024
www.vdz.ca

No.	By:	Description	Date
		REVISIONS TABLE FOR SHEET	

No.	By:	Description	Date
8	PC	Re-Issued for DP	Sept. 19, 2023
6	PC	Re-Issued for DP	June 23, 2023
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No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS
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Project:
LATIMER GROVE

Location:
8395 - 200 Street
Langley, B.C.

Drawn: AD
Checked: AD
Approved: MVUZ
Stamp:
Original Sheet Size: 24"x36"
Scale: 1:

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

ISSUED FOR DEVELOPMENT PERMIT
RECONSIDERATION
NOT FOR CONSTRUCTION

VDZ Project #: DP2022-32
NORTH
Drawing Title: OVERALL LANDSCAPE PLAN - AFAA
Drawing #: L-5.1

DEVELOPMENT PERMIT\ACTIVE\DP2022-32 8395 200 STREET\L. DWG\SHEET\SL-02 OVERALL SITE PLAN.DWG

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MARCH 24, 2025
FROM:	FINANCE DIVISION	**FILE NO:**	1610-01
SUBJECT:	FIRE TRUCK PURCHASES		

BACKGROUND

The following provides an overview of the Township's procurement of certain fire trucks (the "**Fire Trucks**")

Safetek Contract

On May 18, 2022, the Township issued a Competitive Bid Request for Proposal ("**RFP**") for the supply and delivery of two 2000 G.P.M. triple combination pumper units ("**2022 Pumper Units**"). The RFP closing date was August 5, 2022. Following the close of the bidding period and the evaluation of bids, the contract was awarded to the successful bidder, Safetek Emergency Vehicles ("**Safetek**") on September 2, 2022. Under this agreement, the expected delivery date for the 2022 Pumper Units was December 21, 2023.

On November 20, 2023, the Township was informed by Safetek that delivery of the 2022 Pumper Units would be changed from the original delivery date of December 21, 2023, to approximately May 2025. Accordingly, on December 21, 2023, and with the advice of legal counsel, the Township provided an order cancellation letter to Safetek and cancelled the purchase. The Township received no response from Safetek in relation to the cancellation and views the Safetek contract as having been lawfully cancelled.

Thereafter, Township staff sought to replace the Safetek contract with a purchase of two Maxi Saber Pumper/Engines from the second competitive bidder in the May 2022 RFP process, - Commercial Truck Equipment Company ("**Commercial**"). The acceptance of the second bidder was permitted under the terms of the RFP. These trucks were delivered to the Township on January 16, 2024.

Township Joins the Canoe Procurement Group

The Township participates in various co-operative procurement groups for streamlining the procurement process, such as, for example, the BC Managers Purchasing Group (BCMPG), the Lower Mainland Purchasing Group (LMPG), and the Kinetic Group Purchasing Organization (Kinetic).

In September 2023, the Township applied to be a part of the Canoe Procurement Group ("Canoe"), which is a division of the Rural Municipalities of Alberta. Canoe is a co-operative procurement group designed to offer public and "MASH" (municipalities, academic institutions, health authorities, school boards) sector entities the purchasing power of group buying, while ensuring compliance with various trade agreements. Canoe has a partnership with Sourcewell, an American co-operative procurement group, under which Canoe members, including Canadian public entities, can participate in Sourcewell contracts.

Purchase of Additional Fire Trucks

On July 24, 2023, Council passed a motion approving the acquisition of one mini pumper through a sole source procurement ("**2023 Mini Pumper**"). Accordingly, on July 24, 2023, the Township posted a Notice of Intent on BC Bids. No submissions or objections were received prior to the closing date. The mini pumper was subsequently purchased from Commercial Truck Equipment Company on July 28, 2023

Additionally, following the Township's joining of Canoe in October 2023, the Township Purchasing Department issued a Notice of Intent on October 4, 2023, for co-operative purchasing with Canoe and Sourcewell ("**Notice of Intent**"). The Notice of Intent stated:

> The Corporation of Township of Langley intends to participate in one or more procurements conducted by Canoe Procurement Group of Canada from October 2023 to September 30, 2024.

This date has since been extended to September 30, 2025.

On March 11, 2024, Council approved funding for the following additional fire truck purchases for the years 2024-2028 (the "**2024-2028 Trucks**"):

- 2024 - one Heavy Rescue, one Pumper/Engine and two Mini Pumpers;
- 2025 - two Pumper/Engines;
- 2026 - one Pumper/Engine;
- 2027 - one Aerial Tower; and
- 2028 - one Aerial Quint.

The purchase of 2024-2028 Trucks was completed in 2024 through the Township's membership in Canoe/Sourcewell. The trucks were pre-paid for at total of $10,0236,24.22 CDN excluding taxes creating a pre-payment discount of $821,230.78. The delivery of the Trucks is expected:

PIERCE, MAXI SABER PUMPER/ENGINES – Delivery Date: April 15, 2025
PIERCE, ENFORCER HEAVY DUTY RESCUE – Delivery Date: - Delivered FEB 2025
PIERCE, MAXI SABER PUMPER/ENGINES – Delivery Date: Q4 2026
PIERCE, 100' ASCENDANT AERIAL TOWER – Delivery Date: Q2 2028
PIERCE, 107' ASCENDANT QUINT – Delivery Date: Q1 2028

SUMMARY OF PURCHASES AND PROCUREMENT PROCESSES USED

In procuring and purchasing the Fire Trucks, Township staff are guided by a number of general legal requirements, including, among other things:

- Directions from Township Council, both expressly made and as otherwise set out under the Township's Procurement Policy No. 03-500 (the "**Procurement Policy**")
- The common law of tendering; and
- Procurement requirements under provincial trade agreements.

Each of the Township's purchases of the Fire Trucks has been conducted in accordance with the Procurement Policy and the regulatory requirements set out above.

The 2022 Pumper Units

With respect to the issuance of the May 2022 RFP, the Township acted in accordance with the general principles of tendering law and acted, at all times, in good faith and with transparency.

The May 2022 RFP was an open bidding process and, as per the principles of tendering law, the top bidder (Safetek) was chosen based on the preferences outlined in the RFP. The May 2022 RFP was thus conducted in accordance with the general law on tendering practices. Additionally, it was also conducted in accordance with the Procurement Policy relating to ensuring an open bidding process.

In addition, the cancellation of the Safetek contract was based on Safetek's breach of a fundamental term of the contract in respect to the delivery of the trucks. Therefore, in this respect, the Township staff acted within its authority under the RFP in cancelling the contract.

Following the cancellation of the Safetek contract, the Township purchased two Maxi Saber Pumper/Engines from Commercial. Given that Commercialwas the next successful bidder in the May 2022 RFP process, Township staff acted appropriately and in accordance with the RFP in contracting with Commercial for these units.

2023 Mini Pumper

As noted, following Council's approval for funding for the 2023 Mini Pumper, the Township posted an open bid on BC Bids. In so doing, Township staff followed the guidelines set out under the Procurement Policy.

Given that no submissions or objections were received prior to the closing date of this bid, no 'Contract A' was formed with another party in the tendering process. The Township's subsequent purchase of the mini pumper from Commercial was consistent with the Procurement Policy, including Council's ability to authorize a sole source purchase.

2024-2028 Trucks

The 2024-2028 Trucks were purchased via Canoe/Sourcewell's co-operative procurement platforms. The Township's participation in and use of Canoe to purchase of the 2024-2028 Trucks was authorized under section 4.5 of the Procurement Policy.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MARCH 24, 2025
FROM:	PERMITS, LICENCES AND INSPECTIONS DIVISION	**FILE NO:**	BP154466
SUBJECT:	THE CORPORATION OF THE TOWNSHIP OF LANGLEY (THE "TOWNSHIP") – 1003 212 STREET, LANGLEY, BC (THE "LANDS") – WALNUT CREEK FARMS (THE "OWNER") – REGULATION OF POULTRY FARMING USE AT THE LANDS		

Background and Issue

The Lands are zoned Rural Zone RU-1 (the "**RU-1 Zone**") under the Township's (the "**Zoning Bylaw**") and are located within the Agricultural Land Reserve (the "**ALR**"). The Owner operates a poultry farm on the Lands, and currently has two poultry barns, as well as two smaller structures supporting the poultry farming use.

The Owner previously submitted a building permit application to the Township to construct a third poultry barn, covering an area of 3,573 square meters. Along with the building permit application, the Owner also submitted a request to the Board of Variance for a relaxation of the required side yard setback (contained in the Zoning Bylaw) from 15 metres to 3.2 metres. The Board of Variance denied that request at its meeting on December 17, 2024. The Owner recently submitted a new building permit application to build the new poultry barn with a 15 metres side yard setback, which complies with the minimum setback for buildings used to house animals or poultry under the Zoning Bylaw. In summary, the new building permit application for the third barn complies with the Township's bylaws, including the setback requirements contained in the Zoning Bylaw.

The Lands are adjacent to Campbell Valley Park. Recently the Township has received complaints from residents regarding the poultry use, including the potential impacts on the adjacent park.

Analysis

The Zoning Bylaw permits poultry farming uses in the RU-1 Zone under the Zoning Bylaw. As such, the Township likely does not have any basis to prohibit a poultry farming use at the Lands. Further, as the Lands are located in the ALR, and poultry farming is a permitted farm use under the *Agricultural Land Commission Act* (the "**ALCA**"), the Township cannot prohibit this use. Under the *Local Government Act*, the Township would only be able to prohibit such a use of the Lands in the future with approval from the Minister of Agriculture.

The Township only has the right to reasonably regulate the Owner's use of the Lands for the proposed poultry use. In particular, the Owner would likely still be required to comply with

general Township regulations in respect of health and safety, including building regulations under the Township's Building Bylaw in respect of the agricultural and accessory buildings at the Lands, and siting and other general land use requirements under the Zoning Bylaw. This is consistent with recent decisions from courts in BC, which have repeatedly confirmed the general jurisdiction for municipalities to regulate (but not prohibit) farming uses of agricultural lands, including poultry farming uses, without ministerial approval.

This regulation, including the issuance of building permits, would be undertaken by staff (particularly the Manager, Permit License & Inspections). The public and Council generally have no role in this regulation, including the issuance of building permits. There is no public hearing process, and Council may only revoke permits in limited circumstances set out in section 5.12 of the Township's Building Bylaw (e.g. non-compliance with Township bylaws).

With respect to public involvement, we understand that some residents have raised issues with the impacts of the poultry farm on neighbouring properties and on park users. As above, Township staff can enforce its general health and safety bylaws at the Lands, which would include, among other things, ensuring adherence with:

- siting and other general land use requirements under the Zoning Bylaw;
- Building Bylaw and National Building Code requirements for all agricultural and accessory buildings at the Lands; and
- Highway and Traffic Bylaw regulations in respect of any trucks accessing the Lands (including providing for local road improvements where reasonably necessary).

Certain of the concerns raised by some residents are likely in the jurisdiction of other regulatory authorities, including the Farm Industry Review Board (for any nuisances caused by the poultry farming operations), Metro Vancouver (for air quality and emission concerns), the provincial Ministry of the Environment and the federal Department of Fisheries and Oceans (for stream and water body impacts), and the Ministry of Health and/or the Fraser Health Authority (for any concerns with avian flu or other diseases). The Township is not required to and does not obtain approvals in the usual course from those other authorities before issuing building permits pursuant to applications that are otherwise in compliance with the Township's bylaws, as here. Concerned residents may consider contacting those authorities directly. There is generally no role for Council or staff with respect to these areas, although staff or Council are entitled to send communications to those other bodies, providing information and/or requesting action.

Further, there is no express role for the public with respect to the issuance of building permits. For example, certain rezoning applications require a public hearing, at which time the public is entitled to make submissions for Council's consideration, with Council making the final decision on whether to grant the rezoning. That is not the case with respect to the issuance of a building permit, which is within the jurisdiction of staff, subject to compliance with the applicable regulations. In short, as long as the application complies with the Township's regulatory requirements, including any reasonable conditions imposed by staff in accordance with the Township's bylaws, the Township is required to issue the building permit.

Township of Langley
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M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MARCH 24, 2025
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE NO:**	0530-06
SUBJECT:	COUNCIL STRATEGIC PRIORITIES WORKSHOP FACILITATOR'S SUMMARY		

On Monday, January 27, 2025, Council participated in a three-hour, strategic priories workshop facilitated by Allan Neilson, Neilson Strategies Inc. Mr. Neilson has provided the attached summary memo of topics discussed during the workshop for Council's information.

ATTACHMENT A Strategic Priorities Session Memorandum

Neilson Strategies Inc.
Allan Neilson, Principal
778.214.3405
aneilson@neilsonstrategies.ca

MEMORANDUM

TO: Chanpreet Kooner, Acting Chief Administrative Officer
Township of Langley

FROM: Allan Neilson, Principal
Neilson Strategies Inc.

DATE: February 12, 2025

SUBJECT: **STRATEGIC PRIORITIES SESSION**

On Monday, January 27, 2025, Council participated in a three-hour, facilitated workshop aimed at identifying and developing consensus around strategic priorities for the organization to pursue, in addition to infrastructure and other priorities already approved and underway, over the remaining two years of the current Council term. The workshop included a SWOT (strengths, weaknesses, opportunities, threats) analysis, followed by discussion of potential priorities. Figure 1 presents potential capital priorities identified and discussed; Figure 2 captures other potential priorities.

Figure 1
Capital Projects: Potential Priorities

Potential Capital	Comments
Willoughby Community Centre	– staff are planning to return to Council in March with a revised design and budget to proceed with the Willoughby Community Centre
Langley Performance Centre	– there is consensus among Council members on preferred location – there is a need to identify and secure contributions from other jurisdictions (including City of Langley)
Municipal Works Yard	– a larger Works Yard is considered to be important – land has yet to be acquired for the project – it may be possible as part of this project to provide space for a fire fighting training facility
Glen Valley Boat Launch Park	– Township has submitted a non-farm application to the Agricultural Land Commission to develop the Glen Valley Boat Launch Park – feasibility work and site reviews have been completed

NEILSON STRATEGIES

Figure 2
Other Items: Potential Priorities

Potential Other	Comments
Public Safety Needs	– one participant highlighted a desire for the Council to ensure that fire department, RCMP and bylaw enforcement staffing levels are adequate for the growing community – discussion on the topic pointed to the potential for community safety officers as part of a broader public safety strategy
Willoughby Community Plan 2.0	– there is a perceived need to update the 1998 Willoughby Community Plan
Langley Entertainment Centre 2040 Plan	– this Plan is being undertaken to establish a vision for the Langley Events Centre District Lands – the project is underway; there is a desire to complete it this term
Zoning Bylaw	– there is a perceived need for the Township to rationalize the current number and variety of residential zones in the Township's Zoning Bylaw – several issues have been raised by architects and property owners
Transportation and Mobility Strategy	– this Strategy is well underway – there is an opportunity and desire to complete it this term
Housing Action Plan	– the existing housing plan may no longer be relevant given recent legislative changes by the province
Arbour Ribbon Trail	– the need to redevelop the Trail has been identified
Langley Regional Airport Strategy	– Township has made a commitment to airport users and the community to develop a strategy for the future of the airport – initiatives comes out of Mayor's Task Force
Homelessness	– the Emergency Weather Response has not been addressed – there may be a need to collaborate with the City on this item
First Nations	– desire to build additional connections with Kwantlen, Katzie, Matsqui and Semiahmoo First Nations
School District 35	– opportunities to explore joint uses on adjacent properties – Willoughby identified as specific area for attention
RCMP	– the de-integration of the RCMP Detachment is expected to demand more attention – possible need to examine RCMP service levels and (increasing) costs in the Township
Code of Conduct	– potential to establish formal code of conduct bylaw for Township Council members

Township of Langley
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M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MARCH 24, 2025
FROM:	PUBLIC WORKS DIVISON	**FILE NO:**	5920-01
SUBJECT:	FORT LANGLEY COMMUNITY PARK ALLOCATIONS		

The purpose of this memo is to provide Mayor and Council with an overview and background of the baseball field allocations at Fort Langley Community Park.

North Langley Diamond Sports (NLDS) is a youth non-profit organization dedicated to providing baseball and softball programs for children and youth in our community. NLDS is divided into two distinct sectors: baseball and softball, both of which operate across various fields within the Township. For baseball, these fields include Dorothy Peacock Park, Fort Langley Community Park, Topham Park, and Walnut Grove Community Park.

Fort Langley Community Park has been allocated for baseball for many years. In and around 2022, residents in the area raised concerns about noise and conduct. In response, staff relayed the concerns to NLDS, who followed up with the coaches. Staff also implemented adjustments to minimize the impact of weekend field use.

From 2009 to 2025, NLDS's field allocations at Fort Langley Community Park have varied slightly each year. Weekday allocations typically run from 5:00 pm to 9:00 pm, while weekend allocations have generally been from 8:00 am to 9:00 pm. However, starting in 2024, weekend hours were adjusted to 10:00 am to 8:00 pm in response to residents' concerns, reducing the number of games from four (4) to three (3) per day. The season usually spans from early April to late July or August, with some variations in specific dates each year.

To accommodate the reduction in games played at Fort Langley Community Park and ensure that NLDS could continue to meet its participants' needs, staff took the necessary step of purchasing two portable baseball mounds. These mounds are used by NLDS at two softball fields at Dorothy Peacock Park on Friday evenings and weekends for practices and games, allowing for the reduction of weekend games at Fort Langley Community Park.

To support growth in the community and the increase in NLDS participants, council has approved funding for design, and staff are working on options to expand field capacity at Walnut Grove Community Park. Once the design is complete, it will be brought forward to council.

Finally, as the Township continues to grow, the increasing demand for sports field time from non-profit organizations highlights the active nature of the community, requiring the continued development and enhancement of our parks.

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M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MARCH 24, 2024
FROM:	ENGINEERING DIVISION	**FILE NO:**	8330-20-003
SUBJECT:	TRANSPORTATION AND MOBILITY STRATEGY PHASE 3 UPDATE		

The purpose of this memorandum is to provide Mayor and Council with an update on the progress of the Transportation and Mobility Strategy (TMS), particularly on Phase 3. As outlined in the work plan proposed by the consultant, Urban Systems Ltd. (USL), the TMS is divided into five phases as shown in Attachment A. The project is now in Phase 4.

Phase 1 (Laying the Foundations) was completed in November 2023, and Phase 2 (Deeper Dive) was completed in June 2024 respectively.

Phase 3 of the TMS (Looking Forward) began in July of 2024, focusing on envisioning the future of the Township's transportation system. This phase includes:

- developing a vision for a transportation system that is consistent with local, regional, and provincial plans and strategies,
- identifying goals and key performance indicators, and
- establishing targets to measure progress towards achieving the vision of the TMS.

A workshop with Mayor and Council was held during the development of this phase to seek input on the draft TMS vision and goals and to discuss potential targets. The feedback received has been incorporated into the Looking Forward Summary Report included as Attachment B.

Population and employment projections and forecasted travel demand by 2050 indicate that road improvements alone will not meet future transportation needs. A shift of trips from driving to sustainable modes is needed to meet an acceptable level of service in the transportation network. The Township will need to advocate for frequent and fast transit in our community and coordinate with TransLink to obtain their support and implement those new services. More investments are required to construct active transportation infrastructure such as sidewalks, bike lanes, cycle tracks, and multi-use paths in the coming years. Transportation demand management, car share and shared micromobility are opportunities to be explored.

Phase 4 (Planning for Tomorrow) of the TMS commenced in December 2024. It is the 'what' of the TMS, with the purpose of exploring the possibilities for each mode, network, or element within the Township individually before developing an integrated plan that reflects the aspirations and directions for each mode. The second round of public engagement was completed in February 2025, focusing on the Road Safety Strategy. The third round of engagement will be undertaken in Q2 2025. A Phase 4 Summary Report is anticipated to be delivered in Q3 2025.

Phase 5 (Moving Forward), the final phase, is scheduled to take place from July to November 2025. This phase will outline how to implement the projects needed to achieve the TMS vision and goals. Key activities will include:

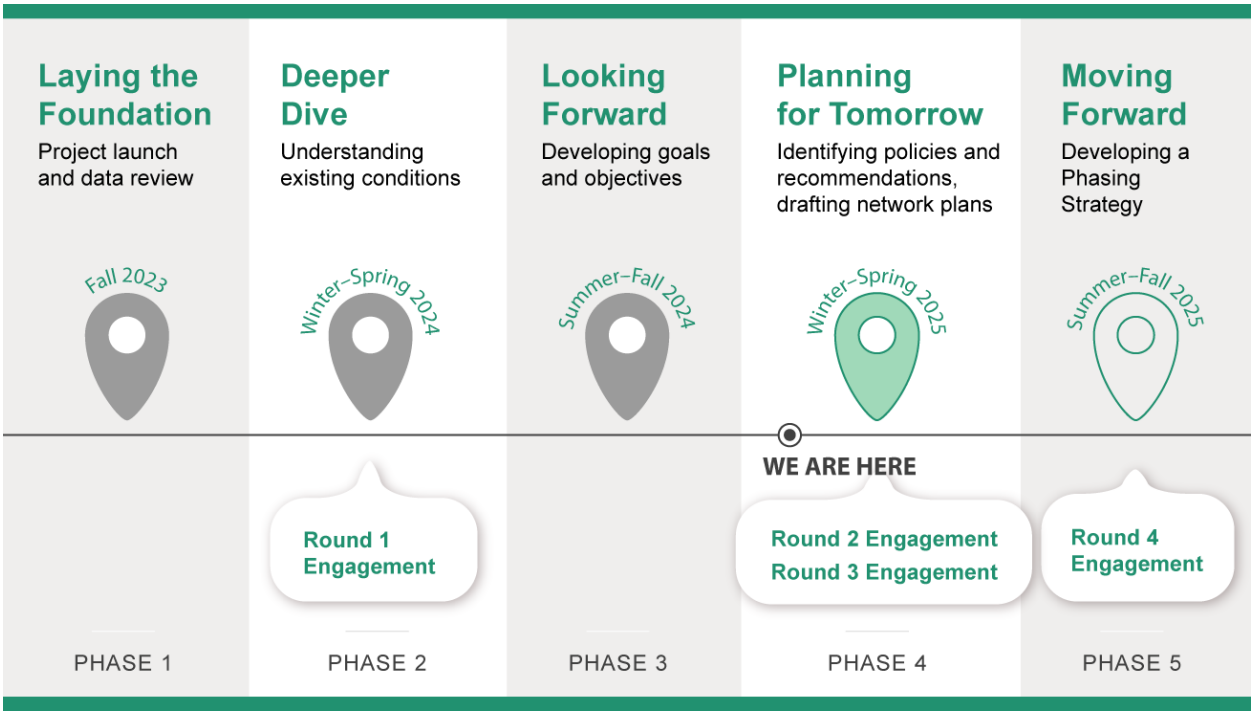
- developing high-level cost estimates for proposed infrastructure projects
- identifying funding sources and Development Cost Charge (DCC) eligible projects
- creating a phasing strategy and a monitoring plan
- conducting the fourth round of public engagement
- preparing the final TMS document.

Staff anticipate completing the project and presenting the final report to Mayor and Council for endorsement in Q4 2025.

ATTACHMENT A Transportation and Mobility Strategy Project Phases

ATTACHMENT B Looking Forward Summary Report

ATTACHMENT A





Transportation and Mobility Strategy

Looking Forward Summary Report

Township of Langley
Est. 1873

January 2025

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1.0 Introduction

The Township of Langley (Township) is a vibrant, diverse, and growing community centrally located between Metro Vancouver and the Fraser Valley in southwest British Columbia. The Township plays an essential role in the broader region with important regional transportation connections via roads and highways such as Highway 1 and Fraser Highway, ample recreational opportunities, increasing employment opportunities, lower housing costs than many other communities, and a high quality of life.

Much has changed since the Township's existing Master Transportation Plan (MTP) was completed in 2009. The existing MTP was developed long before the announcement of impending rapid transit, significant population growth, and municipal, Provincial, and Federal priorities to increase active, accessible, and sustainable travel. The existing plan is automobile focused with very limited direction on other modes of transportation, traffic safety, and transportation equity. Separate documents, including the Township's 2015 Cycling Plan, are also in need of an update to meet current design standards and industry best practices for active infrastructure.

The updated Transportation and Mobility Strategy (TMS) will reflect the reality of transportation and land use in the Township and provide a refreshed vision for the community. The TMS is well timed to respond to significant changes, including the Surrey-Langley-SkyTrain Extension (SLS), Langley to Haney Place Bus Rapid Transit (BRT), Provincial initiatives to create transit-oriented developments and increase small-scale multi-unit housing, and the Fraser Valley Highway 1 Corridor Improvement Program. The TMS will help achieve the Township's broader goals and aspirations related to climate change and environmental sustainability, safety, and livability.

The TMS will create a transportation framework that will guide informed, equitable, and sustainable decision-making based on best practices for years to come. The TMS will also have supporting strategies that are more focused on advancing a specific objective or element of the transportation system and will provide details and propose implementation actions to advance the TMS goals. The Road Safety Strategy (RSS) is an example that is currently under development.

1.1 Plan Process and Timeline

The TMS is being developed under a five-phase process, started in the Fall of 2023, and anticipated to conclude in the Fall of 2025, as shown in **Figure 1**. The TMS will be developed through a combination of technical analyses based on best practices and ensuring alignment with existing Township and regional policy and plans.

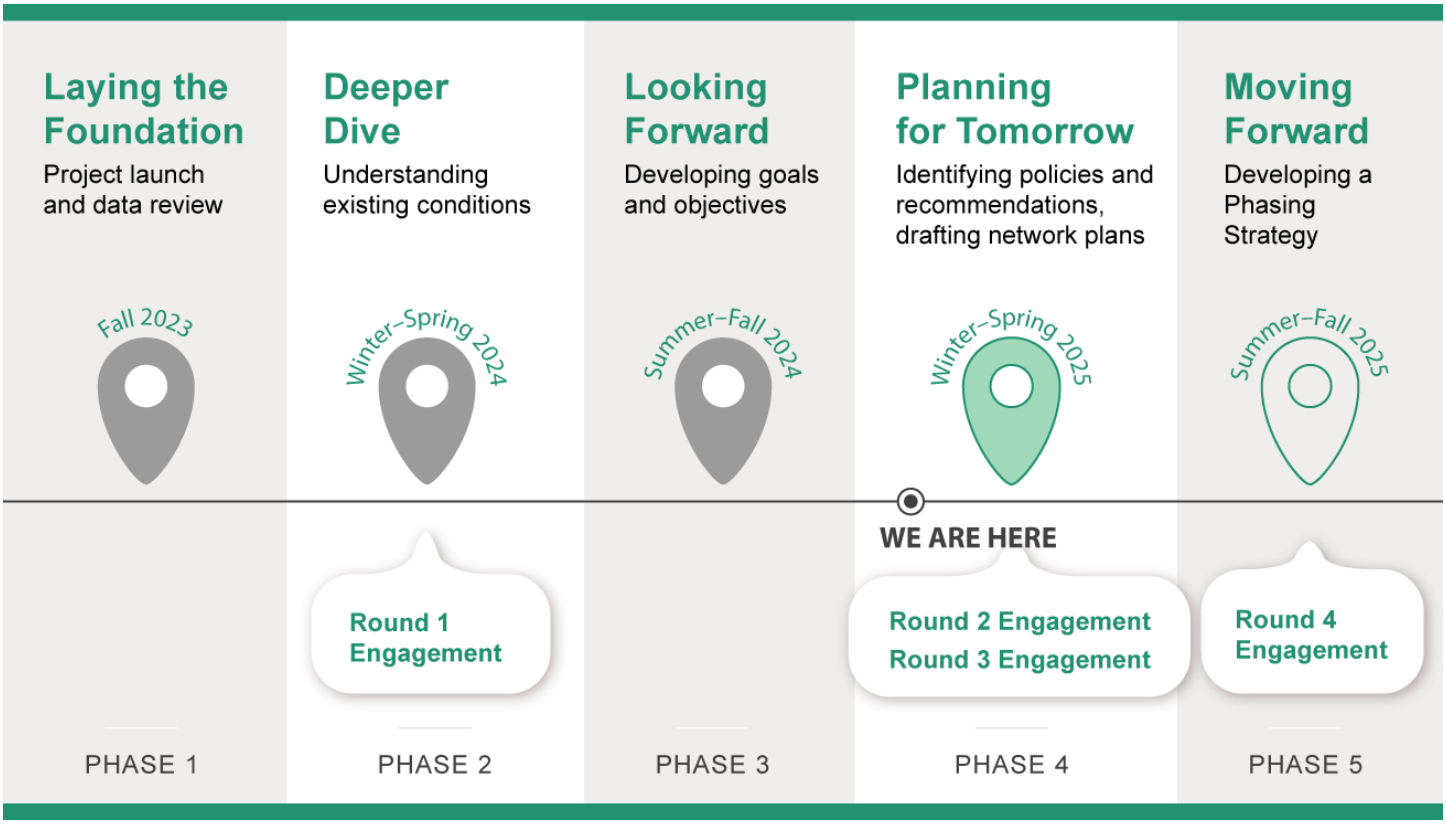


Figure 1: TMS Project Process

Engagement with the community and key audiences will also significantly contribute to the development of the TMS, ensuring that the goals and actions reflect the community's vision for transportation and mobility. The first round of engagement took place during Phase 2 and involved 1,615 interactions with residents, the results of the first round of engagement were presented to Mayor and Council on June 24, 2024. Further details about the engagement process and what we heard from this preliminary engagement can be found in the corresponding **What We Heard Report.**

Phase 3 of the project process focused on Looking Forward and identifying the vision, goals, and targets for transportation in the Township of Langley. No community engagement was held during this phase of the project, however, the direction identified through this phase will be presented to community members and agency and community stakeholders during Rounds 2 and 3 of engagement. The next two rounds of engagement are planned for Spring 2025. During the next two rounds of engagement, the preliminary strategies, actions, and infrastructure recommendations identified will be presented for input.

During Phase 3, a workshop with Mayor and Council was held on September 23, 2024 to seek input on draft TMS vision and goals and to discuss potential targets. The input received from Mayor and Council has been incorporated into this report.

1.2 Purpose of this Report

The Phase 3 Summary Report details the findings of Phase 3 of the TMS planning process. This phase focused on identifying the vision, goals, and targets for transportation in the Township. This was done through a review of existing Township planning and policy documents that identify a vision and goals for the community based on input collected during the first round of engagement for the TMS.

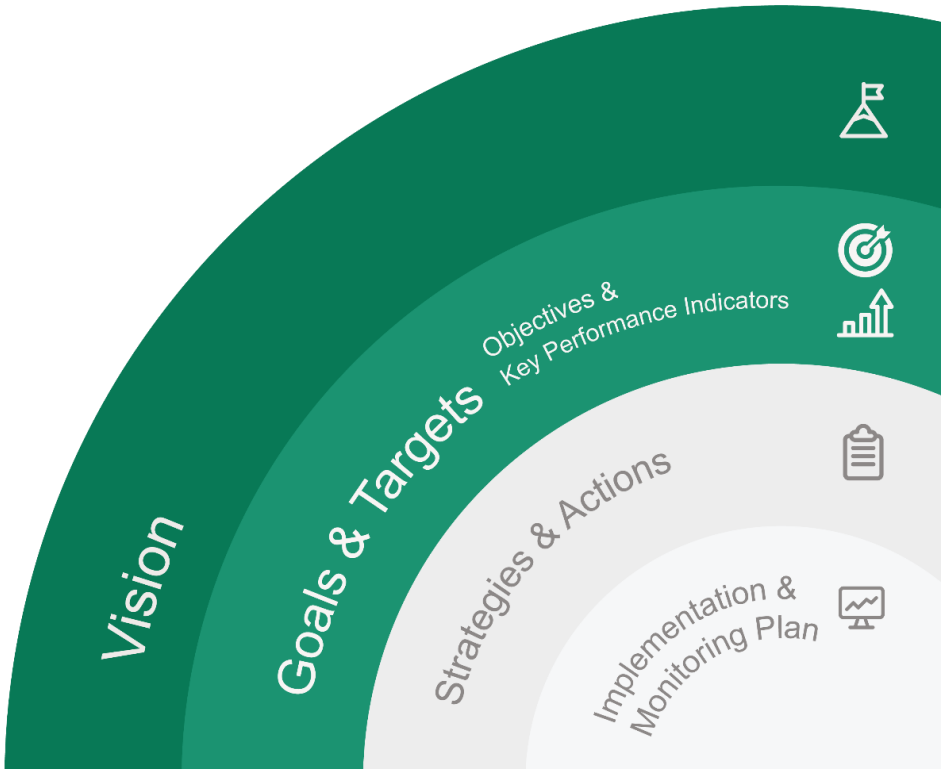
The proposed vision, goals, and targets shape the overall direction of the TMS and serve as a basis from which improvements and investments (strategies and actions) are identified and prioritized (Implementation and Monitoring Plan). To understand their importance, it is first necessary to elaborate on the distinction between the vision, goals, and targets for this process:

Vision: The vision describes the broad aspirations for the future of transportation in the Township. A vision statement is meant to be inspirational and helps to identify goals and actions to make the vision a reality.

Goals: The goals help guide the Township towards fulfilling its vision, providing clearer direction. The goals are intended to be both achievable and measurable to ensure the implementation of the TMS is successful.

Targets: The targets serve as benchmarks to measure progress toward achieving the vision of TMS.

The strategies, actions, costs, and resources required to achieve the vision, goals, and targets will be identified through the next phase of the project.



2.0 Vision and Goals

The TMS is closely linked to several other plans and policies at the local, regional and provincial levels. These documents set the overarching goals, visions and objectives for land use, transportation, and other key long-term planning considerations in the Township and beyond. The documents reviewed and referenced during the development of the TMS vision, goals, and targets included the following Township documents:

- Official Community Plan
- Housing Action Plan
- Age- and Dementia Friendly Action Plan
- Climate Action Strategy
- 200 Street 2040
- Social Sustainability Strategy
- Sustainability Charter
- Drafted – Road Safety Strategy

Additionally, the following regional and provincial documents were also reviewed:

- TransLink's Transport 2050
- British Columbia CleanBC
- Other municipal transportation plans

Building on the feedback, a draft vision and goals to shape the Township's future transportation network were developed, as described below.

2.1 Vision

To ensure the Township is a complete and connected community with a transportation system that is safe, accessible, and sustainable, the TMS includes a vision statement with several key themes highlighted below. The proposed vision statement of the TMS is:

> The Township's transportation system is **integrated**, **people-oriented**, **adaptive** to **environmental** conditions, and supports the **economy** ensuring that **people and goods** can travel **safely** and **reliably** to any destination.

2.2 Goals

The goals are more developed ideas to help achieve the vision. The goals are intended to be specific, measurable, attainable, relevant, and time-based to ensure the implementation of the TMS is successful. The goals, and how they can be measured, are presented and described below:



- **Adaptive and Efficient.** *Provide an adaptive transportation network that ensures the efficient and reliable movement of people and goods.*



This can be measured by the following key performance indicators:

  - Moving people and goods efficiently to support the Township and regional economy.
    - Improving the reliability of buses.
    - The number of Vehicle Kilometres Travelled (VKT).
    - Roads and infrastructure projects that improve network connectivity.
    - Decreasing transportation congestion and delays based on travel time.
  - Innovating through transportation technology and new mobility options.
    - Implementing programs and initiatives that inform and empower people to explore transportation options, such as shared mobility programs or providing more electric vehicle (EV) charging stations.
    - Incorporating new technologies to enhance the efficiency of the transportation network, such as implementing Intelligent Transportation Systems (ITS).
    - The number of projects implemented using quick-build techniques.

- **Connected and Integrated.** *Provide a connected community, with both connected infrastructure and enhanced social connections.*



  This can be measured by the following key performance indicators:
  - Integrating land use and transportation to reduce the demand on the transportation system and the need for trips to be made by motor vehicle.
    - Ensuring that the transportation system supports land use decisions (example: Transit Oriented Development) that results in residents having to travel shorter distances for their daily needs (reducing the vehicle kilometres travelled and average trip distance).
  - Filling in gaps in the transportation network to enhance connections within Township communities and between (communities and throughout the region).

- **Safe and Inclusive.** *Make transportation safer and more inclusive, socially equitable, and work towards achieving Vision Zero.*



  This can be measured by the following key performance indicators:
  - Working towards Vision Zero, the elimination of fatalities and serious injuries.
  - Implementing accessible infrastructure for people of all ages and abilities.
    - Implementing more comfortable for all or comfortable for most cycling infrastructure, sidewalks, curb ramps, and other features to enhance accessibility.
  - Creating inclusive spaces.
    - Through public realm design, street activation, and other urban design.
  - Providing transportation choices, eliminating existing and potential barriers to transportation access.

- **Sustainable and Healthy.** *Create a transportation system that helps to reduce climate change and supports the well-being of community members.*



  This can be measured by the following key performance indicators:
  - Increasing the number of trips made by active and sustainable modes.
  - Increasing the number of trips made by Zero Emission Vehicles (ZEV).
  - Reducing greenhouse gas (GHG) emissions from transportation.
  - Implementing green transportation infrastructure and best practices.

3 Targets

To help develop the TMS targets and build on the vision and goals, a peer review of select transportation plans was conducted to help identify measurable targets included in other recently completed plans.

As shown in **Table 1**, three of the most identified targets focus on increasing sustainable transportation mode share, reducing serious traffic injuries and fatalities, and reducing transportation-related GHG emissions.

These targets also highlight the desired outcomes of the TMS and bridge the Vision, Goals, and key performance indicators identified. Additionally, they can be measured based on consistent and reliable data and are the most common indicators of changing travel behaviour.

The targets are intended to ensure the Township can monitor, measure, and evaluate progress over time. They will support the prioritization of the policies and actions identified in the TMS and how the organization implements the TMS in the years to come. Additionally, they can also be used to track how well the Township is working to achieve regional and provincial targets.

Target 1: Sustainable Transportation Mode Share:
Increase mode share by active transportation and public transit

Target 2: Reducing Serious Traffic Injuries and Fatalities
Working towards Zero serious injuries and fatalities

Target 3: Reducing Transportation-related GHG Emissions
Working towards Zero transportation GHG emissions

Township of Langley considerations when developing transportation targets:

- A lot of change is happening within the Township in the next 5-10 years, including milestone transportation events and land use changes.
- Significant population growth is projected and without a shift in land use and transportation patterns, congestion will continue to increase and impact the efficiency and reliability of the movement of people and goods.
- There will be areas (neighbourhoods) of the Township that are more likely to achieve the targets faster, particularly mode share targets, based on land use and investments in new transit projects. However, access to data at this geographic scale is difficult to access and monitor.
    - To report back on neighbourhood specific data for all trips, the Township would need to conduct a Township wide travel survey to collect information that includes all trips. Journey to work data is collected at the Census Tract level but that doesn't include trips beyond those to work and the TransLink Trip Diary is only presented at the municipal scale.
- There is a difference between what is identified as a target and what would be included in a TMS monitoring plan (key performance indicators). The Township will continue to monitor how well they are working to achieve the actions identified in the TMS, in addition to the specific targets.

Table 1: Targets in Other Transportation Plans

Plan	Mode Split for Sustainable Transportation			Reduction in serious injuries and fatalities	Transportation GHG Emissions
	Existing	Target	Increase		
TransLink – Transport 2050		50% (2050)		5% annual reduction until zero (2050)	65% reduction from 2010 levels (2030) 100% reduction (2050)
Burnaby Transportation Plan *	27.1%	75% (2050)	+176%	100% reduction (2050)	100% reduction (2050)
Surrey Transportation Plan (Draft)	16.1%	50% (2050)	+211%	100% reduction (2050)	100% reduction (2050)
Coquitlam Strategic Transportation Plan (Draft)*	22%	50% (2050)	+127%	100% reduction (2050)	100% reduction (2050)
Abbotsford Transportation and Transit Master Plan	7%	25% (2041)	+257%		
Mission Transportation Master Plan*	8%	27% (2050)	238%	Commit to significantly reducing collisions resulting in serious injuries and fatalities	Commit to significantly reducing GHG emissions

*Municipality has identified interim target (other municipalities in the region with interim mode share targets but not listed here include New Westminster)

Sustainable Transportation Mode Share

The Township has existing planning documents and strategies that include targets to increase the number of trips made by sustainable modes of transportation. Sustainable modes of transportation are typically defined as walking, cycling, micromobility, and taking transit.

There are currently two sources of data used to understand mode share within the Township:

- Statistics Canada Census Data
    - Records commute trips to work (referred to as “Journey to Work”) and does not include other trip purposes.
    - Collected every four years.
    - The most recent data available is from 2021.

TransLink Regional Household Travel Survey (Trip Diary)

- Records all trip purposes.
- The most recent data available is from 2017.

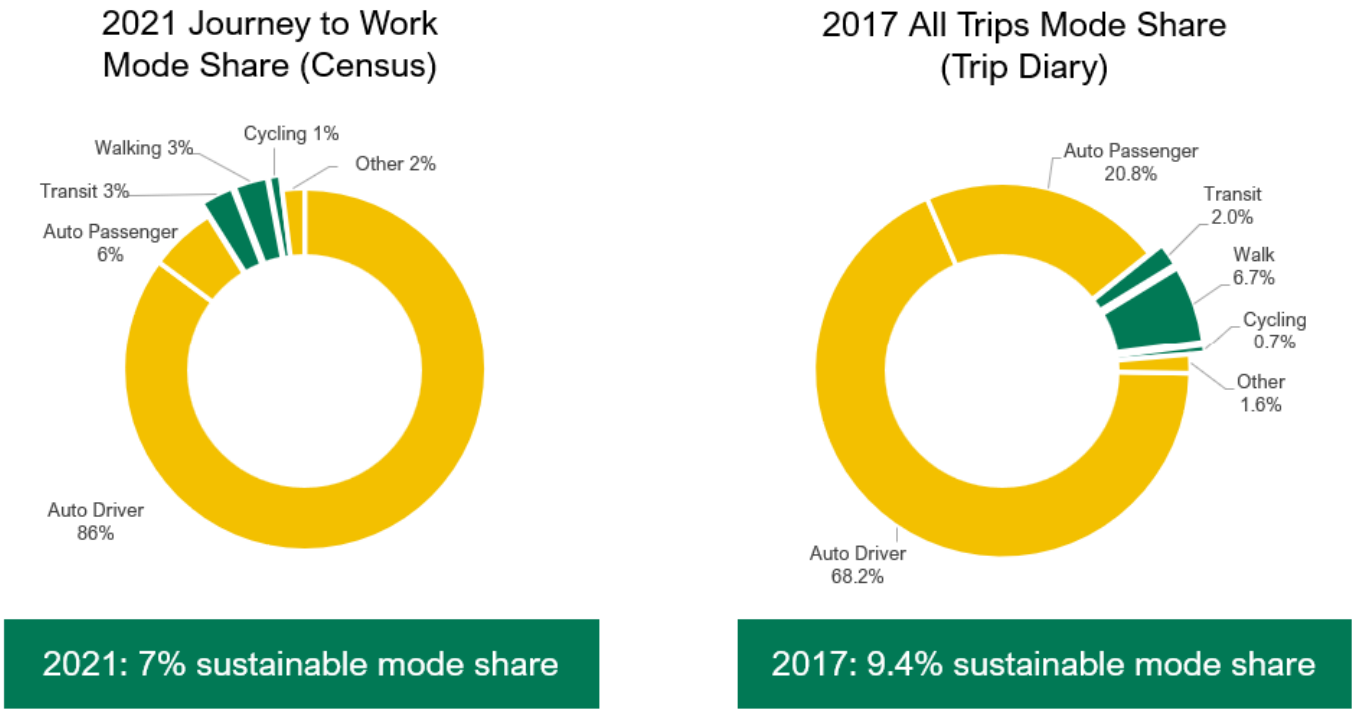
In addition to the two resources mentioned above, other municipalities have initiated their own household travel surveys to ensure that data is collected regularly and at a scale that is helpful for transportation planning purposes. For example, samples can be collected at the neighbourhood level and specific questions regarding how people are travelling can be asked.

Based on the most recent Census and Trip Diary data, the percentage of trips made by sustainable modes in the Township of Langley is 7% (Census, 2021) and 9.4% (Trip Diary, 2017) as seen in **Figure 2**.

It should be noted that the 2021 Census was collected in Spring 2021, relatively shortly after the outbreak of the COVID-19 pandemic and may not represent current travel patterns. TransLink has recently conducted a more current survey, but this data is not yet available. As such, both data sources are relatively out of date and may not reflect current travel patterns.

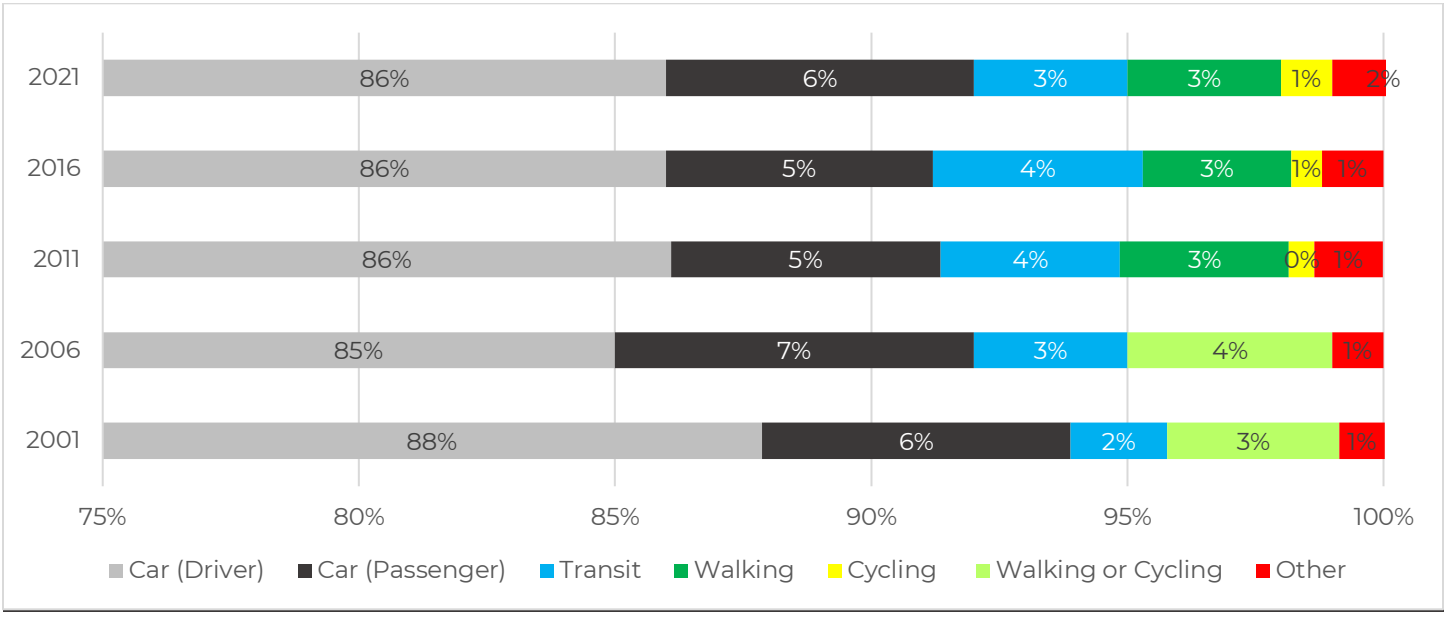
Based on the Census data available for the Township of Langley, between 2001 and 2021 the transportation habits of residents have not changed significantly (**Figure 3**). The number of people driving as their main mode of commuting has decreased by 2%, while the total population and number of daily commuting trips have increased significantly. As such, the number of daily vehicle trips has increased significantly over this period. As of 2021, the Township is significantly behind other Metro Vancouver communities in the shift to sustainable transportation.

Figure 2: Township of Langley's Current Mode Share



Source: Statistics Canada, Census Profiles 2021 & TransLink Trip Diary 2017

Figure 3: Historic Journey to Work Mode Share



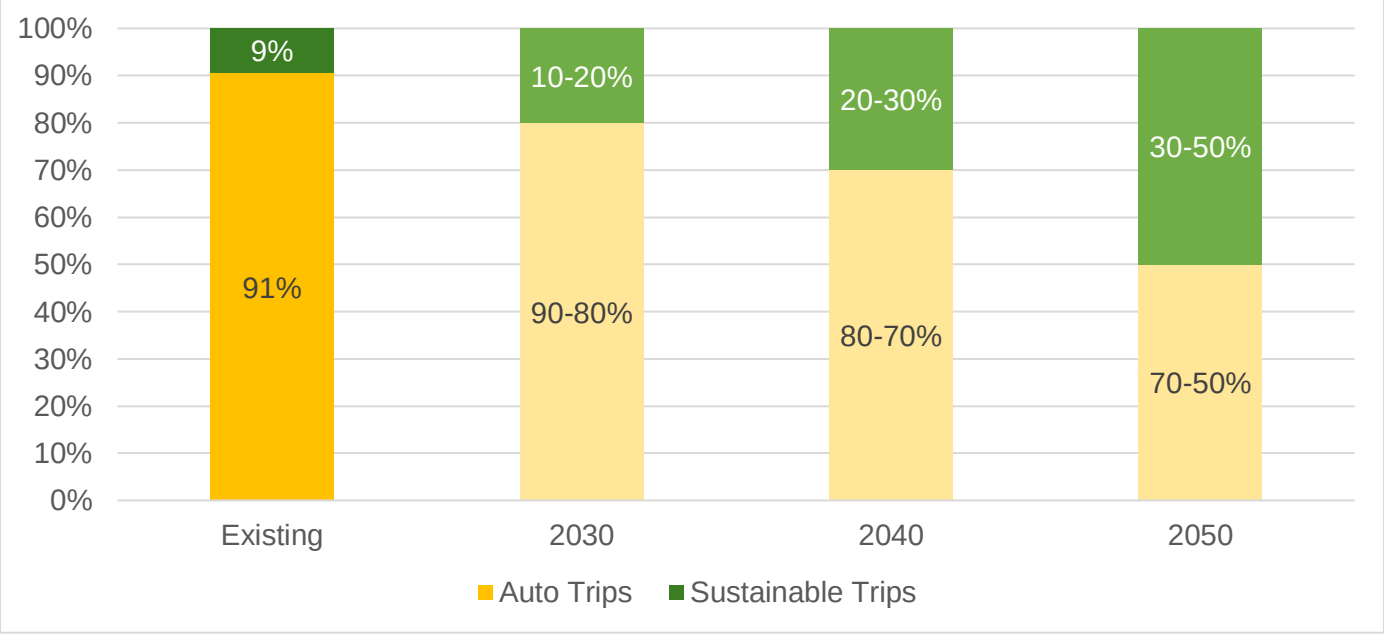
Source: Statistics Canada, Census Profiles 2001-2021

Mode Share Target

Through discussions with Township staff and Council, a review of the Township's current mode share and land use patterns within the Township (neighbourhoods separated by Agricultural Land Reserve (ALR) land), and a desire to align with the 50% regional sustainable transportation mode share goal identified in TransLink's Transport 2050, a 30-50% sustainable transportation mode share was selected as the preferred target for the TMS, as seen in **Figure 4**.

A range was selected recognizing the Township's existing land use and the fact that a significant proportion of the municipality is rural in nature and included as part of the ALR. It also recognizes that significant investment in transit, which is outside of the Township's jurisdiction will be required to achieve these targets.

Figure 4: Sustainable Transportation Mode Share Targets (All Trip Purposes)



Source: Existing Mode Share - TransLink Trip Diary 2017

Area Specific Mode Share Shift

The TMS recognizes that the Township is made up of communities with a range of contexts, including existing and planned areas with varied urban land use designations, dwelling types, and development potential. There are communities in the Township that will see rapidly growing higher-density Transit Oriented Developments (TODs) around the new SkyTrain station (Willowbrook SkyTrain Station) and along future BRT corridors (200 Street). These communities, including Willowbrook and Willoughby, are expected to see the highest mode share shift in the next 25 years because of access to rapid transit, community destinations, and employment opportunities. Other communities, including Aldergrove, Brookswood/Fernridge, Fort Langley, Gloucester, Northwest Langley, Murrayville, and Walnut Grove, are expected to see a moderate mode share shift as land uses continue to densify, but at a lower unit density. Lastly, there are rural areas of the Township that will likely see minimal to no shift in mode share due to low density land uses and travel distances.

Based on this, to achieve the mode share targets identified, there will need to be a higher shift in some communities of the Township, like Willowbrook and Willoughby, to make up for the minimal shift in rural areas of the community.

Area specific targets have not been identified at this time due to the lack of data available at the neighborhood scale, however the Township may consider conducting a Township-wide transportation household survey on a regular basis, like the Trip Diary, to collect this information. The City of Coquitlam and the City of Burnaby have recently conducted similar surveys of community members to collect this information and monitor their progress towards achieving targets.

Reducing Serious Traffic Injuries and Fatalities

Vision Zero is a guiding philosophy that originated in Sweden, and broadly states that deaths and serious (life altering) injuries resulting from crashes are unacceptable and aims to eliminate them. It emphasizes the prioritization of human life and the idea that deaths and serious injuries are preventable. The TMS and RSS include a target of zero serious traffic injuries and fatalities by 2050.

The Township will monitor this target by tracking the number of total reported collisions per year resulting in an injury or fatality and the percentage of total reported collisions resulting in an injury or fatality.

The strategies and actions identified in the TMS and RSS will be developed with this goal in mind and will equip the Township and agency partners with guidance on how to work towards this target.

Reducing Transportation-related GHG Emissions

The Township already has planning documents and strategies in place that identify reducing overall GHG emissions. Recognizing that transportation accounts for approximately 54% of all GHG emissions in the Township, there are opportunities within the TMS to outline strategies to reach the target of reducing transportation-related GHG emissions

A shift to active and sustainable modes of transportation, as reflected in the Township's mode share, and an increased prevalence of electric vehicles owned and operated by the Township as an organization and residents and businesses will help to indicate how well the Township is working towards this target.

4 Closing and Next Steps

This is the second report prepared as part of the process to develop the TMS. This report summarizes the proposed vision, goals, and targets for the TMS.

The next phase of work will focus on developing detailed strategies and actions to provide the Township with a roadmap for how to achieve the vision and goals identified in this report. The actions will lay out the long-term plan, which will be followed by an implementation and monitoring strategy.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MARCH 24, 2025
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE NO:**	LRP00026
SUBJECT:	SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) IMPLEMENTATION: ENGINEERING CAPACITY STUDY AND DEVELOPMENT PERMIT AREA		

This memorandum provides Mayor and Council with an update on the implementation of small-scale multi-unit housing (SSMUH), specifically regarding an Engineering Capacity Study and establishment of a Development Permit Area (DPA).

In response to the BC Housing Statutes (Residential Development) Amendment Act (Bill 44-2023), on November 18, 2024, Council adopted Bylaw No. 6020 which enabled development of SSMUH. Previously on June 10, 2024, Council directed staff to:

- complete a comprehensive review of water and sewer system capacity to determine thresholds and potential infrastructure impacts of SSMUH development
- defer facilitation of any new service connections or extensions for SSMUH until the review is complete
- develop a delegated Form and Character DPA for SSMUH options

Engineering Capacity Study

As directed, the Engineering Capacity Study is in progress. A qualified professional has been engaged to update the Engineering Master Plans for water and sewer which will provide impacts and service upgrade requirements for future development including SSMUH. These plans are expected to be completed by the end of 2025. Consistent with Council's June 10, 2024 direction, facilitation of any new service connections, extensions or upgrades for SSMUH is deferred until the review is complete. Accordingly, properties currently without existing water and/or sewer services will have their eligibility for SSMUH determined after the Master Plans confirm capacity or identify upgrade requirements.

Other engineering requirements that may affect immediate eligibility for SSMUH include:

- lots in areas identified as having insufficient fire protection water flow levels to support increased density which will be addressed in the Water Master Plan
- lots included in servicing agreements that require connection to the City of Langley's underground infrastructure (sanitary, storm, water)

Where it is demonstrated by a qualified professional that existing services are adequate to service the proposed use and meet all of the eligibility criteria while not being affected by the above items, building permit applications for SSMUH can be received and processed immediately.

Development Permit Area

A proposed SSMUH Form and Character DPA is nearing finalization of a recommended approach to advance to Council. Based on current DP practice for single family dwellings in the Willoughby Community Plan DP Area, proposed guidelines would be reviewed for compliance by a third-party qualified Design Consultant (e.g. Architect, Registered Building Designer) for consideration of acceptance by staff. In infill circumstances, a neighbourhood character study may be utilized as a tool to inform application of the guidelines for continuity of neighbourhood theme and character. This professional input approach would reduce time required for staff to review the application and make it possible for the proponent to submit a building permit application concurrently with a DP application, rather than after a consecutive DP process.

Unless otherwise directed, staff will proceed with the professional input approach to the SSMUH DP guidelines and present the proposed DPA for Council's consideration.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MARCH 24, 2025
FROM:	CORPORATE PROJECTS DIVISION	**FILE NO:**	0810-30
SUBJECT:	INCLUSIVE COMMUNICATION BOARDS IN PARKS		

The purpose of this memorandum is to respond to the Council resolution of March 10, 2025:

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

Staff have reviewed the options for this and will work internally to have an inclusive communication board installed in Yorkson Park where the design has been developed with the goal of being more inclusive and accessible to all. The playground structure supplier has a communication board as part of their available equipment that will match well with the other materials and fit with the park design.

Staff will use this site as a trial to assess public experience and expectations. Staff will compile any requests from Township residents for signage at parks that would benefit from inclusive communication boards. Upon further review and public feedback, this initiative could be reviewed for future expansion into more parks, as directed by Council and with approved budget.

HERITAGE ADVISORY COMMITTEE

Wednesday, March 5, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
T. Quiring, Community Co-Chair
Councillor M. Kunst, Council Co-Chair
Councillor B. Martens, Council Co-Chair

L. Chalus, J. Foulkes, R. Genberg, M. Gill, B. Mason, F. Pepin, and A. Smyth

Staff
R. Bayfield, Trees, Trails, and Horticulture Superintendent
K. Christian, Arts and Heritage Curator
A. Reeve, Community and Policy Planner
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

T. Quiring acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee
March 5, 2025

Moved by R. Genberg,
Seconded by M. Gill,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the March 5, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee
January 8, 2025

Moved by B. Mason,
Seconded by L. Chalus,
That the Heritage Advisory Committee adopt the minutes of the January 8, 2025 meeting, as amended.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Heritage Trees in the Township

R. Brayfield, Trees, Trails and Horticulture Superintendent, provided a presentation on the management of Heritage Trees in the Township.

He noted that there are trees with heritage protections located on Township property. They are inventoried and managed by Parks Operations, and if the tree is removed because it is dying and is a safety risk, it is ideally replaced with the same species.

There are also trees with heritage protections on private lands. When a development application is submitted, whether on private or public land, a tree survey is typically required for trees protected by Tree Bylaw No. 5478. Plan checkers will also review the land attributes to see if there are any "trees of interest" that were noted in a 2004 book, *Our Sylvan Heritage*, by Susan Murray.

In the Township of Langley Tree Bylaw No. 5478, a "protected" tree means:

a) any tree, including multi-stemmed trees, within the Township, regardless of species, having a dbh of 20 centimetres or more or, where measurement of the dbh at 1.4 metres from the ground is impossible or impractical, the dbh shall be measured at the natural grade of the ground,
b) a replacement tree previously planted as required by this bylaw or the Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended or replaced from time to time,
c) a tree with evidence of nesting or use by:
    i. raptors, as defined in the Wildlife Act, R.S.B.C. 1996, c. 488
    ii. osprey
    iii. pileated woodpecker
    iv. heron colony, or
    v. hummingbird, and
d) any tree, regardless of height, or dbh, where located on land that is in the ownership or possession of the Municipality.

    Note: dbh means diameter at breast height, a standard method of measuring the diameter of the trunk bole of a standing tree.

Protected trees can be cut or removed in particular circumstances:

6.1 A permit is not required to cut or remove a protected tree where:
a) a development permit, rezoning and/or subdivision has been approved which addresses the removal of the protected tree;
b) the tree cutting or removal is in respect of a protected tree situated on a lot within the Agricultural Land Reserve and is necessary for the purposes of active farm operations as defined in the Farm Practices Protection (Right to Farm) Act, as amended from time to time, or farm operations which will be commenced within 30 days or within a longer time period if deemed reasonable by the Municipality, in its sole

C. DELEGATIONS AND PRESENTATIONS

discretion. Properties not located within the ALR are subject to section 5.4 b) of this Bylaw;

c) the tree cutting or removal is for the installation of roads or services shown on an engineering drawing approved by the Municipality in respect of a building permit or subdivision approval;
d) the tree cutting or removal is carried out by the Municipality or its agents on public property;
e) the tree cutting or removal is carried out using standard arboricultural practices for the maintenance of above ground utility conductors by a public utility or its contractors;
f) the tree cutting or removal is of a protected tree less than 20 centimetres dbh by a British Columbia Land Surveyor when cutting survey lines of a width of less than 2 metres;
g) the cutting or removal constitutes normal pruning of protected trees, including pruning by a public utility in accordance with sound horticultural and arboricultural practices or as required for the safe operation of overhead transmission lines; or
h) the protected tree is less than 20 centimetres dbh.

Item g) gives BC Hydro the authority to trim trees as required for the safe operation of overhead transmission lines, which affects some existing heritage trees.

Ongoing maintenance costs for private property owners who have a heritage tree on their property include:

- Debris clean-up - leaves and small branches
- Clearance pruning away from buildings
- Risk mitigation - such as addressing broken branches

D. REPORTS

1. Co-Chair Reports

Councillor Kunst reported that she attended the Heritage Week events at Milner Church. Additionally, Heritage Plaques were presented to the Rizun Residence and the Aldergrove Fire Hall No. 3 at the February 24, 2025 Regular Council Meeting.

2. Report from Staff Liaison

A. Reeve provided an update on the following sites:

Parry-Evans House

- The Heritage Revitalization Agreement was signed over five years ago. However, there have been delays with completing the restoration. Work is now underway.

D. REPORTS

Flowerdew Residence

- The owners have sent an application to the Agricultural Land Commission (ALC) to allow use of the house as a residence. The application is not well supported by ALC policies. If the property was farmed, then they could re-apply to the ALC.

Haldi House

- Work is progressing with this Township-owned project.

Towle Residence:

- The landowners have been taking care of the residence, but the foundation needs to be replaced. The owners are looking at development opportunities to fund the conservation work.

Old Yale Road:

- The concrete is being replaced with asphalt. Sections of the original concrete will be preserved and displayed with interpretive signage.

3. Heritage Curator's Report

K. Christian provided the following update:

- The salishan Place by the River grand opening took place on February 8, 2025 with over 700 people in attendance.
- The library is now open from Tuesday to Sunday.
- The museum lobby is open Monday to Friday.
- School programs are being planned for the fall.
- A Spring Break camp for ages 7-12 has been planned.
- The audio/visual equipment is being installed.
- The HVAC issues are being addressed.
- The Collection is still being stored in the old museum but is packed and ready to go.

4. Heritage Review Panel

B. Mason reported that the Heritage Review Panel met to provide comment on the proposed conservation of the Haldi House at 9272 Glover Road, and provided information on the planned work. The house was added to the Community Heritage Register in July 2024. Development of the site is subject to Council approval of a Heritage Alteration Permit.

The following comments had been provided to the project team:

- The wheelchair access ramp should be moved east along the south side as it was blocking the porch. A boardwalk-type treatment should be considered.
- There should be landscaping on the west side of the house between the building and Glover Road. Residential-style, heritage plantings would reference its history and it would make for a softer context. It will also help reduce the feeling of the height of the porch.

D. REPORTS

- Consider increasing the setback from Glover or shrink the width of the paved sidewalk to allow for a comfortable separation that feels residential.
- The railing of the verandah would ideally be retained at the original, low height. This could be made possible by adding planter boxes around the porch to reduce the drop.

MOTION
Moved by B. Mason,
Seconded by F. Pepin,
That the Heritage Advisory Committees supports the recommendations from the Heritage Review Panel regarding the Haldi House alterations which include moving the access ramp, incorporating landscaping on the west side of the house and retaining the original railing.
CARRIED

5. Pioneer Recognition Planning Committee Report

R. Genberg reported that the Planning Committee held their first meeting and that the Luncheon will take place on June 7, 2025. The advertisement to look for pioneers will be in the local paper in March. The committee is working on updating their registry.

The Langley Field Naturalists have been invited as the special guest and they will provide their book to each pioneer.

6. Museum Advisory Group Report

B. Mason reported that the Museum Advisory Group had their first meeting in the new museum and that design of the main hall is underway.

E. CORRESPONDENCE

F. 2025 WORK PROGRAM

1. Ongoing Projects

A. Reeve provided the following update on the 2025 Work Program:

- If the committee is interested in pursuing the protection of heritage trees, the book “Our Sylvan Heritage” provides an inventory of trees on private land and would be a valuable resource. Many are located in conjunction with a heritage building, and few of them have heritage protection.
- The HAC Terms of Reference will need to be reviewed this year.
- The Agricultural Advisory Committee (AAC) has approved a joint bus tour with HAC in June. The theme has been established as “Then and Now” – a look at rural heritage as well as modern farming practices. A working

F. 2025 WORK PROGRAM

group has been established to plan the tour with members of the AAC and B. Mason and R. Genberg volunteered to be on the working group. Staff will reach out to T. Taylor to see if he is still interested in being on the working group.

2. Finding Historical Information on the TOL Website

T. Quiring raised a concern about the lack of historical information regarding Township of Langley mayors on the Township website. Some information is available on the salishan Place website but is not easy to find. She would like to see a list of all past mayors and their short bio on the Township website.

She further requested that the "Alder Grove Telephone Museum & Community Archives" be updated to the "Aldergrove Community Museum & Archives" on the Township website under Langley's Historic Places – subtheme 5.1 Community Collections section.

Action: A. Reeve will contact the appropriate staff regarding the website.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Committee Liaison Appointments

F. Pepin stated he was willing to serve again as the committee liaison to the Museum Advisory Group in 2025. B. Mason also expressed his interest in continuing as the alternate liaison.

MOTION
Moved by T. Quiring,
Seconded by L. Chalus,
That the Heritage Advisory Committee endorse the appointment of F. Pepin and B. Mason (alternate) as the committee liaisons to the Museum Advisory Group for the year 2025.
CARRIED

2. Langley Heritage Society Update

F. Pepin reported that work has resumed on the Old Yale Barn after the delay due to winter weather and that construction should be complete in two months.

3. Alder Grove Heritage Society Update

T. Quiring provided the following update:

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

- Community groups have been meeting to discuss the possibility of rehabilitating Kinsmen Heritage Park for events use due to the loss of the plaza on the former hotel site.
- Community Heritage Day will be 23rd August at the museum.
- 192 Construction Engineering Flight Aldergrove have offered to help with building repairs, but the Society would have to cover the cost of materials. The front and back porches would be repaired first as they are rotting.
- The Society participated in the Langley Heritage Society Spring Tea with a presentation.
- A letter was sent to the Township of Langley Bylaws and Engineering requesting 24/7 parking for the museum on 271 Street from 32 Avenue south to Bertrand Creek bridge.
- The Society Directors passed along word regarding strong disappointment in the lack of communication that resulted in the loss of the 1911 Presbyterian Church in Aldergrove.
- A large number of telephones have been lent to the Port Moody Museum for a year-long exhibit.
- Upcoming community events for the Society:
    - March 13 – Lunch on the Go – presentation about history of Aldergrove Agricultural Association.
    - April 5 – Vimy Ridge Candlelight ceremony at Aldergrove Legion.
    - July 18 - 20 – Aldergrove Fair Days – educational display.
    - September 21 – Battle of Britain event with Royal Canadian Air Force Cadets at the Legion – educational military display.
    - November – No Stone Left Alone Ceremony at Aberdeen Cemetery, date to be decided, with Aldergrove Legion, Shortreed and Parkside 5th graders, CFS Aldergrove.

4. HAC Photo

A photo of the committee was taken for the Township website.

I. NEXT MEETING

Date: Wednesday, April 2, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by M. Gill,
Seconded by J. Foulkes,
That the meeting terminate at 9:13pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

March 12, 2025 at 7:07pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
S. Cook. Community Co-Chair
Councillor T. Baillie, Council Co-Chair

E. Barbour, A. Castro, J. Clegg, and N. Tiessen

Staff:
C. Marshall, Manager, Parks Design and Development
K. Muirhead, Manager, Special Events
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 – March 12, 2025

Moved by A. Castro,
Seconded by E. Barbour,
That Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the March 12, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – February 12, 2025

Moved by J. Clegg,
Seconded by A. Castro,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the February 12, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. 2025 Special Events Plan

K. Muirhead, Manager, Special Events, provided an overview of current and upcoming special events in the Township.

Current events in 2025 include:

- Volunteer Appreciation and awards evening – April 10, Langley Events Centre Banquet Hall
- Arbour Day – April 25, McLeod Athletic Park
- 63rd Annual Langley Walk – May 4, Aldergrove Athletic Park
- Seniors Week Tea – June 3, Murrayville Community Hall
- Pioneer Luncheon – June 7, Langley Events Centre
- Canada Day – July 1, McLeod Athletic Park
- Summer Nights
    - Movie in the Parks (4)
    - Concerts in the Park (9)
    - Hot Summer Nights (2)
    - Community Water Fight (1)
- Forest Fest – September 27, Derek Doubleday Arboretum
- Holiday Lights in Williams Park

New events in 2025 include:

- Family Day
- Sapling Giveaway
- Trick or Treat
- Township of Langley Gala

2. Parks Projects

C. Marshall, Manager, Parks Design and Development, provided the 2025 Parks Design & Development Capital Projects Update. The following information was provided:

2024 Financial Asset Overview:

- $9.7 M of new assets constructed
- $400,000 of new trees in parks
- $9.6 M of construction in progress

Completed Projects:

- Willoughby Community Park: plaza, stadium field lights, bocce court canopy, warmup and spectator areas
- Northeast Latimer Park (Josette Dandurand Northeast Latimer Park)
- Donna Gabriel Robins Park
- Aldergrove Athletic Park: synthetic turf replacement

Ongoing projects:

- Noel Booth Community Park – field improvements, bridges, pathways and lighting, decommissioned septic, new BC hydro service

C. DELEGATIONS AND PRESENTATIONS

- Yorkson Community Park – parking lots, rugby field, playground, spray park, washrooms, tournament plaza, Creekside trail
- Smith Athletic Park – Phase 1: 3 synthetic fields, Phase 2: indoor synthetic field, training centre, warmup field, parking, nature trail

Future projects:

- Aldergrove Athletic Park – east field Improvements, west field improvements, synthetic field lighting, shade trees and safety improvements
- Dave Ball Passive Park – Disc Golf improvements
- Smithview Park (Jericho Reservoir)
- Southwest Latimer Neighbourhood Park
- Willoughby Community Park – southeast field turf replacement and rugby expansion, sport court lighting, pickleball court conversion, parks playground equipment replacement,
- Yorkson Community Park – lit outdoor tennis court, pump track improvements

D. REPORTS

1. Co-Chairperson's Report

Councillor Baillie commented on the many park improvements that are taking place across the Township.

S. Cook reported that Council approved the 2025 RCPAC Work Plan and passed the motion regarding referring Inclusive Communication Boards to staff for further information.

2. Museum Advisory Group Report

No report.

E. CORRESPONDENCE

F. WORK PROGRAM

1. 2025 Work Program

Provided for information.

2. Langley Awards

S. Cook reported that the Task Force will be meeting on March 17 to review the nominations.

F. WORK PROGRAM

3. May 2025 RCPAC Agenda

K. Young reported that staff will be coming to the May RCPAC meeting to provide a presentation and seek feedback regarding the Transportation Mobility Strategy. She also noted that the public open house will take place on April 24 at RE Mountain Secondary School from 5:00 – 8:00pm.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. RCPAC Terms of Reference

Provided for information.

2. Township of Langley Accessibility Plan

At the April meeting, Township staff will provide a presentation and seek feedback from the committee regarding the Township's Accessibility Plan.

I. NEXT MEETING

Date: April 9, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by A. Castro,
Seconded by E. Barbour,
That the meeting terminate at 8:45pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair