REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, June 9, 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 – June 9, 2025

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held June 9, 2025.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – May 26, 2025

That Council adopt the Minutes of the Regular Council meeting held May 26, 2025.

2. Public Hearing Meeting – May 26, 2025

That Council adopt the Minutes of the Public Hearing meeting held May 26, 2025.

C. DELEGATIONS

1. Ron and Terri-Lou Trainer
BC Community Bat Program
File 0550-07

Request by Ron and Terri-Lou Trainer, BC Community Bat Program, to appear before Council to discuss the Township of Langley becoming a Certified Bat-Friendly Community.

C. DELEGATIONS

2. Stella Tarantino
Unitow Services
File 0550-07

Request by Stella Tarantino, Unitow Services, to appear before Council to discuss the zoning bylaw and permitted use of land at 20219 - 96 Avenue.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. 2024 Audited Consolidated Financial Statements
Report 25-88
File FIN 1830-02

That Council receive and accept the 2024 Audited Consolidated Financial Statements for inclusion in the Annual Report and Statement of Financial Information.

2. Municipal Security Issuing Resolution for
Smith Neighbourhood Storm Works Loan
Report 25-86
File FIN 1760-30

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Fall 2025 long-term debt issue, $19,758,600 as authorized through Smith Neighbourhood Storm Works Loan Authorization Bylaw No. 6052.

That Metro Vancouver Regional District be requested to consent to our borrowing of $19,758,600 as authorized through Smith Neighbourhood Storm Works Loan Authorization Bylaw No. 6052 over a twenty (20) year term and include the borrowing in their security issuing bylaw.

3. 2025 Province of BC Disaster Resilience and
Innovation Funding Program
Report 25-87
File ENG 1855-35

That Council authorize an application to the 2025 Province of BC Disaster Resilience and Innovation Funding program for $1,000,000 of funding for Stream 1 – Foundational and Non-Structural Projects.

That Council authorize an application to the 2025 Province of BC Disaster Resilience and Innovation Funding program for $13,750,000 of funding for Stream 2 – Structural Projects.

E. REPORTS TO COUNCIL

4. Capital Request – Grass Mower Replacement
Report 25-89
File EF 0810-30

That Council authorize the use of up to $156,500 from the Capital Projects Reserve for the purchase of a replacement grass mower.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Official Community Plan Amendment and
Rezoning Application No. 100279 and
Development Permit No. 101428
(1268833 BC Ltd./ Matte Homes Inc. / 8400 Block of 202B Street)
Bylaw No. 6123
Bylaw No. 6124
Report 25-69
File CD 08-26-0235

That Council give third reading to "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 (1268833 BC Ltd.) Bylaw No. 6123", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1268833 BC Ltd.) Bylaw No. 6124"

Explanation – Bylaw No. 6123

Bylaw No. 6123 amends the Carvolth Neighbourhood Plan to permit High Density Apartment (2.8 FSR) on a property in the 8400 Block of 202B Street.

Explanation – Bylaw No. 6124

Bylaw No. 6124 rezones land located in the 8400 Block of 202B Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-198 to permit development consisting of an apartment building.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

Development Permit No. 101428

Running concurrently with this Bylaw is Development Permit No. 101428 (1268833 BC LTD. / Matte Homes Inc. / 8400 Block of 202B Street) in accordance with Attachment B subject to the following conditions:

a. Building plans being in substantial compliance with Schedule “A”.
b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located within buildings and / or in enclosures and screened.

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

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

I. BYLAWS FOR FINAL ADOPTION

1. Langley Regional Airport Bylaw
Bylaw No. 6138
Bylaw No. 6139
Report 25-75
File ENG 8400-01

That Council give final reading to “Langley Regional Airport Bylaw No. 6138”.

That Council give final reading to “Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6139”.

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 6138

Bylaw No. 6138 regulates the aspects of the Langley Regional Airport.

Explanation – Bylaw No. 6139

Bylaw No. 6139 updates Bylaw Notice Enforcement Bylaw 2008 No. 4703 to include fine amounts for Airport Regulation Bylaw No. 6138.

2. Animal Control Bylaw Reform
Bylaw No. 6140
Bylaw No. 6141
Report 25-82
File BE 4010-25

That Council give final reading to the Animal Control Bylaw No. 6140.

That Council give final reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6141.

Explanation – Bylaw No. 6140

Bylaw No. 6140 sets out the rules and regulations regarding the keeping of dogs and large animals and to fix, impose and provide for the collection of Licence Fees and the issuance of licences to any person who owns, possesses, or harbours any dog.

Explanation – Bylaw No. 6141

Bylaw No. 6141 updates the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 to remove references to the Township of Langley Animal Control Bylaw 2005 No. 4440 and to insert appropriate references to the Animal Control Bylaw No. 6140.

3. Fees and Charges Bylaw Amendment
Bylaw No. 6130
Bylaw No. 6131
Report 25-85
File PLI 4320-01

That Council give final reading to the Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 6130.

That Council give final reading to the Licencing Bylaw No. 5878 Amendment Bylaw 6131.

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 6130

Bylaw No. 6130 amends the Fees and Charges Bylaw 2007 No. 4616 as amended, to replace "Schedule 16. Airport" with a new "Schedule 16. Airport" and to add "Schedule 19. Licence Fees" to the bylaw.

Explanation – Bylaw No. 6131

Bylaw No. 6131 amends the Township of Langley Licencing Bylaw 5878 to remove Schedule A (Licence Fees) from the bylaw as those fees will now be contained within the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 6130 under "Schedule 19. Licence Fees". The amendment also adds an application fee for Licence applications, language on prorated licence fees and includes housekeeping changes to add references to "Schedule 19. Licence Fees" and the Fees and Charges Bylaw throughout the Bylaw.

4. Local Area Service Reserve Transfer
Bylaw No. 6137
Report 25-74
File FIN 1700-80

That Council give final reading to the Langley Local Area Reserve Fund Transfer Bylaw No. 6137 to transfer $2,500,000 from the Local Area Reserve Fund to the Capital Projects Reserve.

Explanation – Bylaw No. 6137

Bylaw No. 6137 provides for the transfer of $2,500,000 of excess funds from the Local Area Service Reserve Fund.

The bylaw is a requirement of Section 189(2) of the *Community Charter*. The *Community Charter* states if the amount of a reserve fund is greater than required for the purpose for which it was established, the Council may, by bylaw, transfer all or part of the amount to another reserve fund.

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following item has been brought forward from the May 26, 2025 Closed Council meeting for public information:

1. Council Attendance at the 2025 FCM and UBCM Conferences

That the following Council members be approved and funded to attend the 2025 UBCM Annual Conference:

- Mayor Woodward
- Councillor Baillie
- Councillor Ferguson
- Councillor Pratt

CARRIED

M. FOR INFORMATION

1. Open House for Fraser Highway Employment Lands Reference Plan
Memorandum – Community and Policy Planning Division
File LRP00023

2. Township of Langley and City of Langley RCMP De-integration
Memorandum – Municipal Administration Division
File 7400-01

3. Council Vacancy
Memorandum – Municipal Administration Division
File 4200-01

4. Proposed Cidery at 23252-20 Avenue "Manor Farms"
Memorandum – Permits, Licences and Inspections Division
File 23252-20 Avenue

In an effort to make the community aware, the following proclamation has been requested:

5. National Drowning Prevention Week
File 0630-01

Email received from Dany Rubbo, Manager, Communications and Events, Lifesaving Society, requesting the week of July 20 – 26, 2025 be proclaimed as National Drowning Prevention Week.

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

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. Rural and Local Road Reconstruction Program, 2026-2028

WHEREAS:

1. The Township of Langley has an urban and rural local road inventory of 470km, many of which are contained within rural areas from Glen Valley to High Point;

2. As of 2020, a significant inventory of the Township of Langley's urban and local roads — 175km — are in poor or very poor condition, facing a chronic state of disrepair where repeatedly attempting interim repairs is no longer cost effective nor practical to continue as is, where rehabilitation of full reconstruction is ultimately required; and

3. Local road rehabilitation and paving has been chronically underfunded for many years leading to the current situation requiring a significant catch up and rehabilitation of roads in poor or very poor condition, both necessary and financially prudent;

Therefore be it resolved that Council directs staff to Report to Council no later than October 20th, 2025, with a potential urban and rural local road rehabilitation program for the years 2026-2028, and 2026-2035, or as it may be otherwise appropriate to propose for its consideration, to be considered by Council for pre-approval and/or inclusion within the 2026-2030 Five Year Financial Plan.

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
Item E.2 - Section 90(1) (g) Legal
Item G.1 - Section 90(1) (e) Property
Item I.1 - Section 90(1) (e) Property;
Section 90(2) (b) Intergovernmental Relations

Q. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, May 26, 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, and R. Rindt

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

W. Bauer, C. Longhi, 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 – May 26, 2025

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held May 26, 2025.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That item I.1 be removed from the May 26 Closed Agenda.
DEFEATED

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

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

Councillor Richter opposed

B. ADOPTION OF MINUTES

1. Regular Council Meeting – May 12, 2025

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held May 12, 2025.
CARRIED

C. DELEGATIONS

1. Audrey Baillie
File 0550-07

Request by Audrey Baillie, to appear before Council to discuss Glenwood Elementary School zone speeding and solar school zone signs. She commented that people are driving too quickly past her school and this is very unsafe for the children in the school. She asked that the Speed Reader Boards that have the “smiley faces” to be installed in the school zone.

REFERRAL
Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That the delegation from Audrey Baillie regarding Speed Reader Boards near Glenwood Elementary School be referred to staff for consideration in the 2026 Budget.
CARRIED

2. Cathy Wall
File 0550-07

Cathy Wall appeared before Council to discuss a compromise for pickleball courts in Fort Langley. She noted that pickleball has been prohibited on the tennis courts in Fort Langley Park. She further commented on the health benefits of pickleball. Barbara Radcliffe, a nearby resident, added she too used the court for pickleball and the courts are now often empty. Cathy Wall asked Council to reverse the closure of the courts to pickleball and further asked what are the future plans for pickleball in Fort Langley.

REFERRAL
Moved by Councillor Richter,
Seconded by Mayor Woodward,
That the delegation from Cathy Wall be referred to staff for a report on short and long-term pickleball options in Fort Langley.
CARRIED

C. DELEGATIONS

3. Terri Coleman
File 0550-01

Request by Terri Coleman, on behalf of the Strata Council and owners of Strata Plan LMS3087 (6359 – 198 Street), to appear before Council to discuss separated utilities invoicing and inconsistencies with neighbouring communities. She stated that condominium and apartments owners have raised concerns about the flat fee structure which they feel does not account for varying usage levels among different residential types. She further stated that condo owners are frustrated with poor communication and a lack of consultation regarding the fees. They believe there should have been more consideration and exploration of alternative billing methods based on actual usage. She commented that annual flat utility fees for water and sewer in the Township have caused unrest among multi-unit condo and apartment owners and requested that Council review these changes.

REFERRAL
Moved by Councillor Richter,
Seconded by Mayor Woodward,
That the delegation from Terri Coleman regarding utilities usage levels and invoicing be referred to staff for a report prior to the 2026 Budget process.
CARRIED

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Langley Regional Airport 2045 Strategic Plan
Report 25-61
File ENG 8400-01

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council endorse the Langley Regional Airport 2045 Strategic Plan, presented as Attachment A to this report, and direct staff to initiate planning for short-term actions while preparing for medium and long-term actions, subject to funding and future Council approvals.
CARRIED

E. REPORTS TO COUNCIL

2. Pedestrian and Active Transportation Safety Within the Salmon River Uplands
Report 25-73
File ENG 5460-06-001

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council direct staff to include $475,000 in the 2026–2030 financial plan for consideration, with $450,000 for long-term active transportation design, including geotechnical, bridge, environmental, and civil design, and $25,000 for short-term road safety improvements, including rumble strips on 56 Avenue curves and a pedestrian interval at the 248 Street and 56 Avenue traffic signal.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Pedestrian and Active Transportation Safety within the Salmon River Uplands be referred to the 2026 Budget process.
CARRIED

Councillor Richter opposed

MAYOR DECLARES CONFLICT OF INTEREST

Mayor Woodward declared a Conflict of Interest under Section 100 of the Community Charter due to a pecuniary interest and left the meeting at 2:37pm.

Councillor Pratt assumed the position of Chair.

3. Fort Langley Community Park
Report 25-83
File CP 0810-30

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council endorse the draft plan for the Fort Langley Community Park and its recommended features.

That Council direct staff to proceed with preliminary design and costing for consideration in the Five-Year Capital Program.

AMENDMENT
Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That the second paragraph be amended to read as follows:

E. REPORTS TO COUNCIL

That Council direct staff to proceed with preliminary design and costing for consideration in the Five-Year Capital Program **including the Parkour Gym, Playground, and accessible pathways within the 2026 Budget Envelope**.
CARRIED

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Richter,
That a Public Information Meeting proceed before preliminary design and costing begins.
DEFEATED

Councillors Baillie, Ferguson, Pratt, and Rindt opposed

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Martens,
That staff hold a Public Information Meeting prior to the 2026 Budget process.
DEFEATED

Councillors Baillie, Ferguson, Pratt and Rindt opposed

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

Councillor Richter opposed

MOTION
Moved by Councillor Martens,
Seconded by Councillor Kunst,
That two benches be added immediately to the Spray Park funded from Council Contingency.

REFERRAL
Moved by Councillor Martens,
Seconded by Councillor Ferguson,
That the Motion be referred to staff for a report on funding options.
CARRIED

MEETING RECESSED
The meeting recessed at 3:25pm.

MEETING RECONVENED
The meeting reconvened at 3:34pm.

Mayor Woodward resumed the position of Chair.

E. REPORTS TO COUNCIL

4. Secondary Suites and Lock-Off Units
Report 25-84
File CPP LSP000014

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to bring forward a bylaw to amend Zoning Bylaw No. 2500 to permit secondary suites in ground-oriented housing types and lock-off units in apartment buildings substantially in the form presented as Attachment A to this report.
CARRIED

5. Capital Request – 208 Street Roadworks
From 81 Avenue to 84 Avenue
Report 25-78
File ENG 5330-23-176

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council pre-approve $5,511,500 in the 2026 Capital Budget for the construction of 208 Street from 81 Avenue to 84 Avenue, funded $4,021,647 from Road Development Cost Charges, $440,322 from Capital Projects Reserve, $822,970 from Greenway Amenity Fund and $226,561 of non-refundable deposits.

That Council direct staff to include construction of 208 Street from 81 Avenue to 84 Avenue in the 2026 TransLink Grant Applications.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Report 25-78 be referred back to staff for further consideration by Council with detailed design of additional road projects, as considered by and/or as it may be appropriate for Council to consider in 2026, 2027 and 2028, including but not necessarily limited to the west side of 202A Street from 74 Avenue to 72 Avenue, the north side of 72 Avenue from 200 Street to 202A Street, and 80 Avenue from 197 Street to 200 Street.
CARRIED

6. Telecommunications Tower Application No. 000014
(Telus / Cypress Land Services / 5319 – 240 Street
Report 25-79
File CD 11-04-0094

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Council advise Innovation, Science and Economic Development Canada that it objects to Cypress Land Services' application to construct a

E. REPORTS TO COUNCIL

22.0 m (72.2 ft) high telecommunication tower and accessory compound at 5319 – 240 Street.
CARRIED

7. Agricultural Land Commission Application No. 100467 (Stevens / 1000 – 232 Street)
Report 25-81
File CD 10-09-0024

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council advise the Agricultural Land Commission that the subdivision application on behalf of the owners of the property located at 1000 - 232 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-3 of the Township's Zoning Bylaw and request consideration based on agricultural merits.
CARRIED

8. Development Permit Application No. 101471 (Edgar Equitable Housing Corporation / Township of Langley / 7883 – 199 Street)
Report 25-76
File CD 08-22-0116

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council authorize issuance of Development Permit No. 101471 for property located at 7883 - 199 Street subject to the following conditions:

a. Completion of conditions (and subsequent discharge) of No Build Restrictive Covenant document CB1117721.
b. Building and signage plans being in substantial compliance with Schedule "A".
c. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age-Friendly Amenity Area requirements.
d. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
e. Section 107.3 – Parking and Loading of Township of Langley Zoning Bylaw No. 2500 being varied to decrease the number of required parking stalls from 167 to 151.
f. Section 111.6 – Fencing of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to permit a maximum wall height of up to 3.7 metres.
g. Section 1096.4 – Lot coverage of Township of Langley Zoning Bylaw No. 2500 being varied to permit an increase in lot coverage on the site from 40% to 48%.

E. REPORTS TO COUNCIL

h. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
i. Registration of a restrictive covenant identifying a minimum of 10% of units required to comply with OCP Schedule 2 Adaptable Housing Requirements.
j. All refuse areas to be located within buildings and / or in enclosures and screened.

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

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

That Council waive Development Cost Charges pursuant to Bylaw No. 5901 and Community Amenity Contributions pursuant to Community Amenity Contributions Policy 07-166 Section 5.3.
CARRIED

Councillor Richter opposed

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100303 (Castlehill Homes (Gordon) Ltd. / 6920 - 204 Street)
Bylaw No. 6135
Bylaw No. 6136
Report 25-80
File CD 08-14-0233

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan)

F. BYLAWS FOR FIRST AND SECOND READING

Bylaw 2012 No. 4924 Amendment (Castlehill Homes (Gordon) Ltd.) Bylaw No. 6135 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Gordon) Ltd.) Bylaw No. 6136 rezoning 0.6 ha (1.5 ac) of land located at 6920 – 204 Street to Comprehensive Development Zone CD-214, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, greenways and necessary traffic improvements in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
5. Dedication and construction of a 4.5 m wide street greenway on the east side of 204 Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
6. Finalization of landscape and architectural plans.
7. Compliance with Age-Friendly Amenity Area requirements.
8. Registration of restrictive covenants:
    a. prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces
    b. prohibiting garages from being developed for purposes other than the parking of vehicles
    c. prohibiting the development of secondary suites within individual townhouse units
    d. identifying the units (minimum 5% for townhouses) required to comply with the adaptable housing requirements
    e. restricting ultimate driveway access to 204A Street once constructed.
9. Registration of a statutory right-of-way over the subject property for the purposes of a shared pedestrian pathway from 204 Street to the new 204A Street.
10. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and with the Township's 5% Neighbourhood Park Land Acquisition Policy.
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

F. BYLAWS FOR FIRST AND SECOND READING

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Dream Castle Homes 204 Street Ltd.) Bylaw No. 6135 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw No. 5877.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6135 and 6136.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100783 and Development Permit No. 101490 (Township of Langley / 19600 – 20000 Block of 24 to 27A Avenue (Horne Pit))
Bylaw No. 6129
Report 25-77
File CD 07-22-0033

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley / Horne Pit) Bylaw No. 6129 rezoning approximately 14.1 ha (34.9 ac) of land located in the 19600 – 20000 Block of 24 to 27A Avenue Civic Institutional Zone P-1, Brookswood Employment Zone M-14 and Comprehensive Development Zone CD-213, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road, community detention pond and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Engineering Services Plan.
2. Provision of road dedications, widenings, and necessary traffic improvements including dedications for 196 and 200 Streets and 24 and 27 Avenues in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Fernridge Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of a 4.5 m wide statutory right-of-way for pedestrian access between employment lots 1 and 2.
6. Registration of a restrictive covenant prohibiting development of the lands designated Development Permit Areas 'A' – Residential and 'F' – Employment Area until a Development Permit is issued for these areas.
7. Dedication, construction and registration of a restrictive covenant over proposed Lot 3 for a landscape buffer.
8. Dedication and construction of:
    a. a street greenway 6.0 m in width on the east side of 196 Street; 4.5 m wide on the west side of 200 Street, north side of 24 Avenue and south side of 27 Avenue to the acceptance of the Township including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
    b. a creek greenway consistent with Section 6.2.3 and Map 2 of the Fernridge Neighbourhood Plan.
9. Finalization of a subdivision plan of the lands consistent with Attachment B.
10. Compliance with the Community Amenity Contributions Policy and the requirements of the Brookswood-Fernridge Greenway Amenity Policy.
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council at time of final reading of Rezoning Bylaw No. 6129 authorize issuance of Development Permit No. 101490 subject to the following conditions:

a. Forest Fire Reduction Development Permit Areas design consistent with Schedule "A" and Section 10.5.4 of the Brookswood Community Plan as amended.
b. Sensitive Environment Protection Area as shown on Schedule "A" to the acceptance of the Township of Langley and consistent with Section 10.6.2 of the Brookswood Community Plan as amended.
c. Township of Langley acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
d. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Development Prerequisite 10 be amended to remove "the Community Amenity Contributions Policy".
CARRIED

Councillor Richter opposed

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That staff provide to Council the option to transfer a portion of the funds received from a sale of employment lands within 07-22-033, if so approved by Council, to the Community Amenity Fund within the Community Amenity Contributions program, when applicable to do so.
CARRIED

Councillor Richter opposed

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

Councillor Richter opposed

2. Fees and Charges Bylaw Amendment
Bylaw No. 6130
Bylaw No. 6131
Report 25-85
File 4320-01

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to the Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 6130 and authorize staff to schedule the required public input opportunity, pursuant to applicable regulations with respect to Schedule 19. Licence Fees.

That Council give first, second and third reading to the Licencing Bylaw No. 5878 Amendment Bylaw 6131 and authorize staff to schedule the required public input opportunity, pursuant to applicable regulations.
CARRIED

Councillor Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

3. Local Area Service Reserve Transfer
Bylaw No. 6137
Report 25-74
File FIN 1700-80

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council give first, second and third reading to the Langley Local Area Reserve Fund Transfer Bylaw No. 6137 to transfer $2,500,000 from the Local Area Reserve Fund to the Capital Projects Reserve.
CARRIED

Councillor Richter opposed

4. Animal Control Bylaw Reform
Bylaw No. 6140
Bylaw No. 6141
Report 25-82
File BE 4010-25

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council give first, second and third reading to the Animal Control Bylaw No. 6140.

That Council give first, second and third reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6141.

That Council approve implementation of the Dogs e-Apply ($12,000/year plus 2% annual inflationary increase) & e-Billing system ($7,500/year plus 2% annual inflationary increase) to be funded within the current operating budgets.

That Council direct staff to add a multi-year, prorated licensing model capital project in the 2026-2030 Financial Plan for Council consideration.

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

That Council direct staff to implement a multi-year, prorated licensing model capital project for January 1, 2026.
CARRIED

Councillor Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

REFERRAL
Moved by Councillor Martens,
Seconded by Councillor Richter,
That Animal Control Bylaw Reform Bylaw No. 6140 and Bylaw No. 6141 be referred to staff to discuss with the Langley Animal Protection Society.
DEFEATED

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

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

Councillors Martens and Richter opposed

5. Langley Regional Airport Bylaw
Bylaw No. 6138
Bylaw No. 6139
Report 25-75
File 8400-01

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give first, second, and third reading to “Langley Regional Airport Bylaw No. 6138”.

That Council give first, second, and third reading to “Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6139”.
CARRIED

Councillor Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. **Housing Agreement (Township of Langley Housing Trust Society / 3000 Block of 272 Street)**
   Bylaw No. 6125
   Report 25-70
   File CD 13-20-0158

   Moved by Mayor Woodward,
   Seconded by Councillor Baillie,
   That Council give final reading to "Township of Langley Housing Agreement (Township of Langley Housing Trust Society – Aldergrove Site) Bylaw No. 6125"
   CARRIED

   Councillor Richter opposed

2. **Housing Agreement (Township of Langley Housing Trust Society / 20230 – 72B Avenue)**
   Bylaw No. 6126
   Report 25-71
   File CD 08-23-0236

   Moved by Mayor Woodward,
   Seconded by Councillor Pratt,
   That Council give final reading to "Township of Langley Housing Agreement (Township of Langley Housing Trust Society – Central Gordon Site) Bylaw No. 6126"
   CARRIED

   Councillor Richter opposed

3. **Rezoning Application No. 100659**
   (1231515 BC Ltd. / Flat Architecture Inc. / 19681 – 80 Avenue)
   Bylaw No. 5860
   Report 23-51
   File CD 08-27-0056

   Moved by Councillor Pratt,
   Seconded by Councillor Ferguson,
   That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1231515 BC Ltd.) Bylaw No. 5860".
   CARRIED

J. ITEMS FROM PRIOR MEETINGS

1. Motion to Reconsider

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council reconsider the following resolution from the June 24, 2024 Regular Council Meeting:

> ***Official Community Plan Amendment***
> ***Application No. 100258***
> ***(Grace Hannin Community Church /***
> ***22940 – 48 Avenue)***
> ***Report 24-136***
> *File CD 10-32-0109*
>
> *That Council defer consideration of the application pending consideration and adoption of the Fraser Highway Employment Lands Area Plan.*
> ***CARRIED***

CARRIED

Councillor Richter opposed

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Kunst,
That Council direct staff to prepare and advance the development application for Grace Hannin Communmity Church to amend the Official Community Plan, Murrayville Community Plan and Rural Plan to include approximately 4.12 ha (10.17 ac) of land located at 22940 – 48 Avenue within the Murrayville Community Plan and designate it Institutional to accommodate a future rezoning application for an institutional use.

MOTION TABLED
Moved by Councillor Woodward,
Seconded by Councillor Rindt,
That the motion be tabled.
CARRIED

Councillor Richter opposed

J. ITEMS FROM PRIOR MEETINGS

MOTION RECONSIDERED
Official Community Plan Amendment
Application No. 100258
(Grace Hannin Community Church /
22940 – 48 Avenue)
Report 24-136
File CD 10-32-0109

Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council defer consideration of the application pending consideration and adoption of the Fraser Highway Employment Lands Area Plan.
DEFEATED

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

MOTION LIFTED FROM THE TABLE
The motion was lifted from the table.

Moved by Mayor Woodward,
Seconded by Councillor Kunst,
That Council direct staff to prepare and advance the development application for Grace Hannin Communmity Church to amend the Official Community Plan, Murrayville Community Plan and Rural Plan to include approximately 4.12 ha (10.17 ac) of land located at 22940 – 48 Avenue within the Murrayville Community Plan and designate it Institutional to accommodate a future rezoning application for an institutional use.
CARRIED

Councillor Richter opposed

J. MAYOR AND COUNCIL REPORT

Councillor Martens reported that she attended a ball hockey tournament for the Joint Forces Foundation.

Councillor Ferguson reported that he attended the Langley School Foundation event at Thunderbird Park.

Councillor Pratt reported that the Langley Community Farmers Market is relocating to the Langley Events Centre for the summer.

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson commented on the Regional Parks Annual Report.

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information has been brought forward from the May 12, 2025 Closed Council Meeting for public information:

1. West Munday Creek Slope Stabilization

That Council directs staff to proceed with slope stabilization work at West Munday Creek, Site 1 and Site 2, as planned, with the West Munday Creek Trail between 85 Avenue and 86A Avenue remaining closed; and

That Council hereby preapproves additional funding of $850,000 from the Capital Projects Reserve within the 2026 Budget and Five Year Financial Plan to complete the West Munday Creek Slope Stabilization project as soon as practical and otherwise achievable.
CARRIED

Section 90(1) (g) Legal

M. FOR INFORMATION

1. Willoughby Elementary Motion – Further Extension
Memorandum – Municipal Administration Division
File 0810-01

2. Accessibility Plan Engagement Update
Memorandum – Community and Policy Planning Division
File LSP00018

3. Belmont School Oak Trees
Memorandum – Community Development Division
File 10-31-0170

4. Operational Update #1 – 2025 Spring Freshet
Memorandum – Public Works Division
File 5225-07-003

5. Heritage Advisory Committee
Minutes – May 7, 2025
File 0540-20

6. Recreation, Culture and Parks Advisory Committee
Minutes – May 14, 2025
File 0540-20

N. MOTIONS ARISING FROM INFORMATION

1. Heritage Advisory Committee
Recommended Motion
File 0540-20

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That Council direct staff to provide a condition report on the Fort Langley Cenotaph, and a stakeholder engagement opportunity, including a presentation on the cenotaph restoration and potential plaza.
CARRIED

2. Belmont School Oak Trees

Moved by Councillor Richter,
Seconded by Councillor Kunst,
That the memorandum from the Community Development Division be referred to the Heritage Advisory Committee for input.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the referral be deferred to the June 23 Regular Council Meeting.
CARRIED

O. OTHER BUSINESS

1. Township of Langley Housing Trust Society

Moved by Councillor Richter,
Seconded by Councillor Kunst,
Be it resolved that Council request staff to make a presentation on the new Township of Langley Housing Trust Society at a Regular (Open) Township of Langley Council Meeting prior to the Summer 2025 Council Break.
DEFEATED

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

2. Correspondence from the City of Langley Mayor Regarding De-Integration

Clerk's Note: Received no seconder.

O. OTHER BUSINESS

3. 200 Street 80 Avenue to 82 Avenue

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council directs staff to Report to Council with a capital request and capital project plan to complete the east side of 200 Street from 80 Avenue to 82 Avenue and the south side of 82 Avenue from 200 Street to 200A Street.
CARRIED

4. 48 Avenue Sidewalk Upgrades for Langley Christian

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Whereas Council approved a review of potential upgrades on 228 Street between Fraser Highway and 48 Avenue on November 4, 2024; and

Therefore be it resolved that Council directs staff to consider and add to the Report to Council regarding the potential upgrade(s) to 228 Street between Fraser Highway and 48 Avenue, the potential completion of finished sidewalk(s), lighting and other applicable upgrades as it may be appropriate

for Council to consider fronting the south side of 48th Avenue from 22600 Blk to 228 Street.
CARRIED

5. Portable Event Seating

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
Whereas the memo to Mayor and Council 0810-30, dated April 28, 2025, outlined the benefits of portable event seating to support community events, user groups and enhance existing facilities;

Therefore be it resolved that Council authorizes staff to acquire two (2) portable bleacher units funded with up to $325,000 from the Community Partners in Film Reserve.
CARRIED

Councillor Richter opposed

O. OTHER BUSINESS

6. Potential Expansion of Langley Arts Council in Aldergrove

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

1. Council endorsed relocating The Aldergrove Library operated by Fraser Valley Regional Library from its current location adjacent to Aldergrove Secondary to 272 Street at 30 Avenue on April 7, 2025; and

2. The Langley Arts Council has requested that Council consider potential lease arrangements with them for the space that is to be vacated with the relocation of the Aldergrove Library;

Therefore be it resolved that Council directs staff to engage with The Langley Arts Council and Report to Council with consideration of potential uses for the space(s) to be vacated by the Aldergrove Library and a potential process to consider options, as it may be appropriate for Council to consider.
CARRIED

Councillor Richter opposed

7. Traffic Calming on Walnut Grove Drive

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

1. There has been a significant level of interest demonstrated within the neighbourhood surrounding Walnut Grove Secondary School and Walnut Grove Community Park for the implementation of traffic calming measures along Walnut Grove Drive, and;
2. Walnut Grove Drive is classified as a Major Collector Road and serves as a critical emergency response route, and therefore any traffic calming must be done in a way that does not inhibit the ability of First Responders to attend to an emergency but that also provides safer streets for all users:

Therefore be it resolved that:

1. Council directs staff to consult with the Fire Department, RCMP, and BC Ambulance Service in order to determine the preferred method of vertical traffic calming that could be implemented on Walnut Grove Drive,

2. Staff initiate the ballot process in the neighbourhood to determine the level of support for traffic calming measures, which may potentially include but are not limited to:

O. OTHER BUSINESS

- Speed cushions,
- Curb bulb-outs at pedestrian crossings,
- Raised pedestrian crossings where feasible, and;
- Potential additional pedestrian crossings at select locations along Walnut Grove Drive.

Be it further resolved that Council request that staff report to Council on the possibility of constructing a protected bi-directional bicycle path along Walnut Grove Drive without reducing the overall number of available street parking stalls.

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That the following be added to the motion:

3. Staff also explore the feasibility and potential costs of the following improvements:
    - The installation of a fully signalized intersection at the Southern entrance to the Walnut Grove Secondary School parking lot, replacing the pedestrian controlled crosswalk to the North, and;
    - The possibility of additional street parking on both sides of the street.

4. Staff consider and report on the possibility of expanding the area of public consultation for this project, notwithstanding the fact that the petition process has clear policies regarding who can vote.

CARRIED

Councillor Richter opposed

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That the motion regarding Traffic Calming on Walnut Grove Drive be referred to staff for a summary of requested actions and reviews with recommendations and alternatives for Council to consider.
CARRIED

Clerk's Note: For clarity the resolution now reads:

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

1. *There has been a significant level of interest demonstrated within the neighbourhood surrounding Walnut Grove Secondary School and Walnut Grove Community Park for the implementation of traffic calming measures along Walnut Grove Drive, and;*

O. OTHER BUSINESS

2. *Walnut Grove Drive is classified as a Major Collector Road and serves as a critical emergency response route, and therefore any traffic calming must be done in a way that does not inhibit the ability of First Responders to attend to an emergency but that also provides safer streets for all users:*

Therefore be it resolved that:

1. *Council directs staff to consult with the Fire Department, RCMP, and BC Ambulance Service in order to determine the preferred method of vertical traffic calming that could be implemented on Walnut Grove Drive,*

2. *Staff initiate the ballot process in the neighbourhood to determine the level of support for traffic calming measures, which may potentially include but are not limited to:*
   - *Speed cushions,*
   - *Curb bulb-outs at pedestrian crossings,*
   - *Raised pedestrian crossings where feasible, and;*
   - *Potential additional pedestrian crossings at select locations along Walnut Grove Drive.*
3. *Staff also explore the feasibility and potential costs of the following improvements:*
   - *The installation of a fully signalized intersection at the Southern entrance to the Walnut Grove Secondary School parking lot, replacing the pedestrian controlled crosswalk to the North, and;*
   - *The possibility of additional street parking on both sides of the street.*

4. *Staff consider and report on the possibility of expanding the area of public consultation for this project, notwithstanding the fact that the petition process has clear policies regarding who can vote.*

Be it further resolved that Council request that staff report to Council on the possibility of constructing a protected bi-directional bicycle path along Walnut Grove Drive without reducing the overall number of available street parking stalls.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That the motion regarding Traffic Calming on Walnut Grove Drive be referred to staff for a summary of requested actions and reviews with recommendations and alternatives for Council to consider.
CARRIED

8. Supporting the Fort Langley International Ukulele Festival

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

1. The Langley Ukulele Association has operated as a not-for-profit organization within Langley for 44 years, providing extracurricular opportunities for thousands of Langley students, and;

O. OTHER BUSINESS

2. The Association was not far enough in their planning for the 2025 Langley Ukulele Festival to submit a Community Grant Application for their September 2025 event:

Therefore be it resolved that Council authorizes the use of $5,000, funded from Council Contingency, to support the Langley Ukulele Association's 'Langley Ukulele Festival' for 2025.
CARRIED

9. Closing the Gaps in Willoughby's Multi-Use Paths

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

1. There are several gaps in the Multi-Use Path (MUP) network throughout Willoughby that inhibit the widespread use by pedestrians and other active transportation users of these MUPs,

2. Completion of these MUPs will result in a healthier, more complete community, and;

3. These gaps are due to the lack of development activity, which is subject to the market and therefore provides no guarantee of timely completion:

Therefore be it resolved that

1. Council hereby directs staff to report to Council with a MUP completion plan which would include funding sources and the potential associated costs to complete gaps in the Multi-Use Path and Greenway networks within Willoughby, and;

2. That this list of gaps be maintained and updated on an ongoing basis.

CARRIED

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Rindt declared a Conflict of Interest under Section 100 of the Community Charter due to a non-pecuniary interest and left the meeting at 5:34pm.

10. Manor Farm Delegation Follow Up

Moved by Councillor Kunst,
Seconded by Councillor Baillie,
That the email received from Manor Farm on the May 22, 2025 Distribution List, be referred to staff for a memorandum.
CARRIED

O. OTHER BUSINESS

Councillor Rindt re-entered the meeting at 5:35pm.

P. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (e) Properties
Item E.2 - Section 90(1) (k) Negotiations
Item G.1 - Section 90(1) Section 90(1) (k) Negotiations; (f) Law Enforcement and Section 90(2) Intergovernmental
Item I.1 - Section 90(2) (b) Intergovernmental Relations
Item I.2 - Section 90(1) (b) Personal
CARRIED

Q. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That the meeting terminate at 5:37pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, May 26, 2025 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

S. Richardson

W. Bauer, C. Longhi, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – May 26, 2025

Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held May 26, 2025.
CARRIED

B. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100279 and Development Permit No. 101428 (1268833 BC Ltd./Matte Homes Inc. / 8400 Block of 202B Street) Bylaw No. 6123 Bylaw No. 6124 Report 25-69
File CD 08-26-0235

"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 (1268833 BC Ltd.) Bylaw No. 6123", and

B. PUBLIC HEARING

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1268833 BC Ltd.) Bylaw No. 6124"

Explanation – Bylaw No. 6123

S. Richardson explained that Bylaw No. 6123 amends the Carvolth Neighbourhood Plan to permit High Density Apartment (2.8 FSR) on a property in the 8400 Block of 202B Street. 1,572 public notices were mailed out.

Explanation – Bylaw No. 6124

S. Richardson explained that Bylaw No. 6124 rezones land located in the 8400 Block of 202B Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-198 to permit development consisting of an apartment building.

Development Permit No. 101428

Running concurrently with this Bylaw is Development Permit No. 101428 (1268833 BC LTD. / Matte Homes Inc. / 8400 Block of 202B Street) in accordance with Attachment B subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located within buildings and / or in enclosures and screened.

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

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

B. PUBLIC HEARING

e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

Submissions from the public:

1. K. Doebert, a Langley resident, was in attendance and commented on the traffic and density in the area. She further commented on lack of parking and overcrowding in schools. She asked Council to consider the impact on local residents of increasing the density.

The following written submissions were received from the public:

1. J. Methven, a Langley resident, expressing concerns about privacy, property values, lack of parking and increased traffic.
2. R. Lepper, a Langley resident, stating opposition and expressing concerns about increased density and limited parking. He suggested a park be built in the area.
3. K. Mehra, a Langley resident, stating opposition and expressing concerns about the height of the building affecting privacy, increased density and increased traffic, noise and parking strain.
4. S. Biletski, a Langley resident, stating opposition and expressing concerns about impact on privacy, parking and traffic.
5. E. Mathews, a Langley resident, stating opposition and expressing concerns about traffic and infrastructure strain, loss of neighbourhood character, increased density, and keeping Willoughby a desirable neighbourhood. She asked Council to reject the zoning changes.

C. TERMINATE

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That the meeting terminate at 7:11pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Council Delegation Request

All persons or organizations who wish to appear before Council as a delegation must submit a written request.

1 Delegate Information

Applicant/Organization name

Ron & Terri-Lou Trainor - Certified Ambassadors - BC Community Bat Programs

2 Council Meeting Information

Council meeting date

June 9, 2025 **at 1:30pm**

3 Topic

Proposal: Become a Certified Bat-Friendly Community

Bats play a vital role in both our economy and ecosystem. All 15 bat species in BC consume insects, helping control pests that affect humans, agriculture, and forests.
However, bat populations are under threat—from habitat loss, disease (especially white-nose syndrome), wind turbines, domestic cats, and accidental harm.
Many bats live near humans and often rely on buildings for shelter and raising their young. That makes local action essential.
By protecting drinking, foraging, and roosting habitats—and by promoting education—we can help bats thrive.
Becoming a certified Bat-Friendly Community is a concrete step our municipality can take to protect these important animals and support local biodiversity.

4 Additional Information

Purpose of presentation ☑ Information only ☐ Request letter of support ☐ Request funds
☐ Other _____

Desired resolution

Township of Langley to become Certified as a Bat Friendly Community

5 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 – 65 Avenue, Langley, BC V2Y 3J1

Office use only

☐ Approved ☐ Declined ☐ Other _____ ☐ Applicant informed

SEE NEXT

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by stella tarantino
Date: Wednesday, June 04, 2025 1:07:26 PM

Please note the following response to Delegation Requests has been submitted at Wednesday June 4th 2025 1:07 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  6/9/2025
- **Name of delegate or organization wishing to appear**
  STELLA TARANTINO for Unitow Services
- **Topic**
  Discussion of the zoning bylaw and permitted use of land at 20219 96th Ave Langley
- **Purpose of presentation**
  Other
- **for other, describe here:**
  to rent the land for a permitted use of parking and storage of trucks and equipment
- **Desired resolution**
  to rent the land for its permitted use
- **Full name**
  stella tarantino
- FOIPPA s.22(1) [redacted]
- [redacted]
- [redacted]

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 9, 2025 – REGULAR MEETING	**REPORT:**	25-88
FROM:	FINANCE DIVISION	**FILE:**	1830-02
SUBJECT:	2024 AUDITED CONSOLIDATED FINANCIAL STATEMENTS		

RECOMMENDATION:

That Council receive and accept the 2024 Audited Consolidated Financial Statements for inclusion in the Annual Report and Statement of Financial Information.

EXECUTIVE SUMMARY:

Under section 167 of the *Community Charter*, the financial officer must present the Township's audited consolidated financial statements to Council for their acceptance and inclusion in the Annual Report.

The 2024 Consolidated Financial Statements include Langley Facilities Society, Ten Feet Sports and Entertainment Ltd operations, TOL Facilities and Development Housing Society, and TOL Housing Trust Society. The statements have been prepared in accordance with public sector accounting standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

It is anticipated that KPMG LLP will give the Township an unmodified audit opinion on the consolidated financial statements. It stated that in their opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2024, and its consolidated operational results, its change in consolidated net (debt) financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Under Canadian Auditing Standards (CAS – 700 *Forming an Opinion and Reporting on Financial Statements),* an auditors' final report date must be no earlier than the date of Council's acceptance of the Township's financial statements, in final form. The *draft* status will be removed after Council accepts the consolidated financial statements presented at the Regular Meeting on June 9, 2025. The consolidated financial statements, with the final Auditors' Report, will then be included in the Annual Report and made available for the public for 2 weeks starting June 9, 2025, after which they will return to Council for final approval on June 23, 2025, together with the annual Statement of Financial Information.

PURPOSE:

Report No. 25-88 presents the Township's consolidated financial statements for receipt and acceptance by Council, which will enable the Auditors to issue their final Auditors' Report in compliance with Canadian Auditing Standards.

DISCUSSION/ANALYSIS:

Under section 167 of the *Community Charter*, the financial officer must present the Township's audited consolidated financial statements to Council for their acceptance and inclusion in the Annual Report.

The 2024 Consolidated Financial Statements include Langley Facilities Society, Ten Feet Sports and Entertainment Ltd operations and TOL Facilities and Development Housing Society, and TOL Housing Trust Society. The statements have been prepared in accordance with public sector accounting standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

It is anticipated that KPMG LLP will give the Township an unmodified audit opinion on the consolidated financial statements. It stated that in their opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2024, and its consolidated operational results, its change in consolidated net (debt) financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Under Canadian Auditing Standards (CAS – 700 *Forming an Opinion and Reporting on Financial Statements),* an auditors' final report date must be no earlier than the date of Council's acceptance of the Township's financial statements, in final form. The *draft* status will be removed after Council accepts the consolidated financial statements presented at the Regular Meeting on June 9, 2025. The consolidated financial statements, with the final Auditors' Report, will then be included in the Annual Report and made available for the public for 2 weeks starting June 9, 2025, after which they will return to Council for final approval on June 23, 2025, together with the annual Statement of Financial Information.

Respectfully submitted,

Cherry Li
MANAGER, FINANCIAL REPORTING

ATTACHMENT A – Draft 2024 Audited Financial Statements
ATTACHMENT B – 2024 Audit Finding Report

Financial Report

For the year ended December 31, 2024

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Report from the Director, Finance Division

To Mayor Eric Woodward and Members of Council;

I am pleased to present the 2024 Financial Statements and the audit report of our external auditors, KPMG LLP. Pursuant to Section 167 of the *Community Charter*, these statements are prepared and presented to provide sufficient information for readers to understand the consolidated financial position and consolidated results of Township of Langley ("the Township") operations.

The consolidated financial statements are the responsibility of the management of the Township and its Council. The financial statements and related information have been prepared in accordance with Canadian public sector accounting Standards as prescribed by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada (CPA).

Management is responsible for the accuracy, integrity, and objectivity of these statements and for implementing and maintaining a system of internal controls to safeguard Township assets and provide reasonable assurance that financial information is reliable.

The role of our external auditors, KPMG LLP, is to conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and to express their opinion on the consolidated financial statements. To provide reasonable assurance that the consolidated financial statements are presented fairly, their examination includes consideration of Township systems of internal control and appropriate tests and procedures. The external auditors have full and free access to Township Council and staff.

KPMG LLP has given the Township an unmodified audit opinion on the Township's consolidated financial statements. In their opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2024, and its consolidated results of operations, its consolidated changes in net (debt) financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

The Township's Consolidated Net Financial Assets decreased by $83.5 million to a Net Debt position of $8.5 million at December 31, 2024. The acquisition of tangible capital assets and prepaid expenses contributed to this decrease in consolidated net financial assets. This was partially offset by the increase in proceeds on disposal of tangible capital assets.

Debt and Agreements Payable balance increased by $150.0 million to $317.3 million. Debt and Agreements Payable are used for capital projects and are repayable from various sources. Total Tangible Capital Assets for the Township, at historical cost, net of accumulated amortization expense, amounts to $2.6 billion.

Capital asset additions for 2024 are $295.4 million. Each year, developers construct capital infrastructure that are contributed to the Township. For 2024, this contribution by developers amounts to $79.0 million or 27% of total capital asset additions. As a percentage of total capital additions, 2% or $6.7 million was funded from Development Cost Charges.

Under PSAB requirements, the annual surplus of $159.9 million includes surplus from operations and additional surplus from current investments in capital assets as follows:

- Surplus as a result of recognizing funds received for capital projects as income, net of amortization expense, without recognizing the related capital expense and
- Surplus as a result of recognizing the value of contributed capital assets from developers as revenue in the year the assets are put into service

Accumulated Surplus balance of $2.6 billion (2023 – $2.5 billion) is comprised of four categories as follows:

- Operating Surplus $159.0 million (2023 – $147.3 million)
- Capital Surplus $10.6 million (2023 – $8.9 million)
- Statutory Reserve $98.5 million (2023 – $91.5 million)
- Investment in Tangible Capital Assets $2.38 billion (2023 – $2.24 billion)

In 2024, the Township continued to manage through economic pressures including high inflation. Despite these challenges, the Township continues to invest in effective infrastructure. Our financial plans reflect these goals and this year's financial results are in line with financial plans approved by Council.

Sandra Ruff
S. Ruff CPA, CA
Director of Finance

AUDITED

Consolidated Financial Statements

2024

And Independent Auditor's Report thereon

KPMG LLP
777 Dunsmuir Street, 11th floor
Vancouver, BC V7Y 1K3
Canada
Tel 604-691-3000
Fax 604-691-3031

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of The Corporation of the Township of Langley

Opinion

We have audited the consolidated financial statements of The Corporation of the Township of Langley (the Entity), which comprise:

- the consolidated statement of financial position as at December 31, 2024
- the consolidated statement of operations for the year then ended
- the consolidated statement of change in net (debt) financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the Entity as at December 31, 2024, and its consolidated results of operations, its consolidated changes in net (debt) financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the ***"Auditor's Responsibilities for the Audit of the Financial Statements"*** section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.



Other Information

Management is responsible for the other information. Other information comprises:

- the information, other than the financial statements and the auditor's report thereon, included in the Annual Report.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit and remain alert for indications that the other information appears to be materially misstated.

We obtained the information, other than the financial statements and the auditor's report thereon, included the Annual Report as at the date of this auditor's report.

If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in the auditor's report.

We have nothing to report in this regard

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

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Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor’s report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor’s report. However, future events or conditions may cause the Entity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an

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opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

Chartered Professional Accountants

Vancouver, Canada

June 9, 2025

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Consolidated Statement of Financial Position

As at December 31, 2024 (*in thousands of dollars*)

	2024	2023
FINANCIAL ASSETS		
Cash and cash equivalents (Note 3)	$ **439,811**	$ 147,017
Investments (Note 3)	**156,999**	328,483
Accounts receivable (Note 4)	**104,875**	98,103
Assets held for sale	**2,252**	2,044
	703,937	575,647
LIABILITIES		
Accounts payable and accrued liabilities (Note 5)	**111,892**	99,975
Employee future benefits (Note 18)	**5,429**	5,462
Deposits and prepayments (Note 6)	**80,211**	77,405
Deferred revenue (Note 7)	**25,606**	21,685
Development cost charges (Note 8)	**168,980**	125,582
Debt and agreements payable (Note 9)	**317,305**	167,263
Asset retirement obligations (Note 10)	**3,043**	3,328
	712,466	500,700
NET (DEBT) FINANCIAL ASSETS	**(8,529)**	74,947
NON-FINANCIAL ASSETS		
Inventories of supplies	**1,987**	2,025
Prepaid expenses	**11,490**	2,659
Tangible capital assets (Note 11)	**2,639,615**	2,405,015
	2,653,092	2,409,699
ACCUMULATED SURPLUS (Note 12)	**$ 2,644,563**	$ 2,484,646

Subsequent event (Note 9(c))
Contingencies and commitments (Note 15)
Contractual rights (Note 23)

See accompanying Notes and Schedules to the Consolidated Financial Statements

Sandra Ruff, CPA, CA
Director of Finance

Eric Woodward
Mayor, Township of Langley

Consolidated Statement of Operations

For the year ended December 31, 2024 (*in thousands of dollars*)

	Budget 2024 (Notes 1(a) and 21)	**2024**	2023
REVENUE			
Property taxes	$ 191,349	**$ 190,996**	$ 175,090
Fees, rates and service charges	110,951	**158,983**	101,762
Grants and grants in lieu of taxes	54,550	**21,335**	49,341
Service cost recoveries	4,005	**10,368**	6,574
Gain on disposal of assets	-	**1,452**	-
Investment income	1,619	**22,235**	22,727
Local area service contributions	-	**-**	251
Contribution from development cost charges (Note 8)	185,675	**11,803**	34,766
Other developer contributions (Note 11(b))	1,561	**79,012**	78,130
Other income	144,372	**14,732**	9,640
	694,082	**510,916**	478,281
EXPENSES			
General government	35,407	**37,236**	37,669
Police protection	53,147	**47,285**	44,581
Fire protection	25,804	**25,874**	23,176
Facilities maintenance	21,048	**21,592**	16,427
Community planning and development	18,897	**15,680**	13,212
Recreation and culture	34,279	**44,758**	36,001
Parks	16,710	**22,183**	20,210
Transportation	46,468	**63,654**	58,200
Stormwater	10,633	**14,509**	14,318
Water	24,282	**26,847**	41,162
Sewer	20,990	**22,027**	20,713
Solid waste	9,528	**9,354**	8,674
	317,193	**350,999**	334,343
ANNUAL SURPLUS	376,889	**159,917**	143,938
ACCUMULATED SURPLUS, beginning of year	2,484,646	**2,484,646**	2,340,708
ACCUMULATED SURPLUS, end of year	$ 2,861,535	**$ 2,644,563**	$ 2,484,646

See accompanying Notes and Schedules to the Consolidated Financial Statements

Consolidated Statement of Change in Net (Debt) Financial Assets

For the year ended December 31, 2024 *(in thousands of dollars)*

	Budget 2024 (Notes 1(a) and 21)	**2024**	2023
ANNUAL SURPLUS	**$** 376,889	**$ 159,917**	$ 143,938
Acquisition of tangible capital assets	(953,031)	**(217,321)**	(161,445)
Asset retirement obligations	-	**(69)**	(3,328)
Developer contributed tangible capital assets	(1,561)	**(78,038)**	(77,576)
Amortization of tangible capital assets	-	**47,786**	46,240
(Gain) loss on disposal of tangible capital assets	-	**(1,098)**	2,457
Proceeds on disposal of tangible capital assets	-	**14,140**	276
	(577,703)	**(74,683)**	(49,438)
Acquisition of inventories of supplies	(1,600)	**(1,987)**	(2,025)
Acquisition of prepaid expenses	(2,295)	**(11,490)**	(2,659)
Consumption of inventories of supplies	1,600	**2,025**	1,875
Use of prepaid expenses	2,295	**2,659**	2,478
	-	**(8,793)**	(331)
CHANGE IN NET (DEBT) FINANCIAL ASSETS	(577,703)	**(83,476)**	(49,769)
NET FINANCIAL ASSETS, beginning of year	74,947	**74,947**	124,716
NET (DEBT) FINANCIAL ASSETS, end of year	**$** (502,756)	**$ (8,529)**	$ 74,947

See accompanying Notes and Schedules to the Consolidated Financial Statements

Consolidated Statement of Cash Flows

For the year ended December 31, 2024 *(in thousands of dollars)*

	2024	2023
CASH PROVIDED BY (USED IN)		
OPERATING ACTIVITIES		
Annual surplus	**$ 159,917**	$ 143,938
Items not involving cash:		
Amortization of tangible capital assets	**47,786**	46,240
Asset retirement obligations	**(354)**	-
(Gain) loss on disposal of tangible capital assets	**(1,098)**	2,457
Developer contributed tangible capital assets	**(78,038)**	(77,576)
Change in non-cash operating working capital:		
Accounts receivable	**(6,772)**	(19,380)
Assets held for sale	**(208)**	134
Accounts payable and accrued liabilities	**11,917**	(451)
Employee future benefits	**(33)**	(52)
Deposits and prepayments	**2,806**	(9,864)
Deferred revenue	**3,921**	648
Development cost charges	**43,398**	2,884
Inventories of supplies	**38**	(150)
Prepaid expenses	**(8,831)**	(181)
Net change in cash from operating activities	**174,449**	88,647
CAPITAL ACTIVITIES		
Cash used to acquire tangible capital assets	**(217,321)**	(161,445)
Proceeds on disposal of tangible capital assets	**14,140**	276
Net change in cash from capital activities	**(203,181)**	(161,169)
FINANCING ACTIVITIES		
Proceeds from debt and agreements payable	**164,387**	-
Repayment of debt and agreements payable	**(14,345)**	(9,828)
Net change in cash from financing activities	**150,042**	(9,828)
INVESTING ACTIVITIES		
Change in investments	**171,484**	71,417
Net change in cash from investing activities	**171,484**	71,417
CHANGE IN CASH AND CASH EQUIVALENTS	**292,794**	(10,933)
CASH AND CASH EQUIVALENTS, beginning of year	**147,017**	157,950
CASH AND CASH EQUIVALENTS, end of year	**$ 439,811**	$ 147,017

See accompanying Notes and Schedules to the Consolidated Financial Statements

Notes to the Consolidated Financial Statements

For the year ended December 31, 2024

Notes to the Consolidated Financial Statements

For the year ended December 31, 2024 (*in thousands of dollars*)

Notes to the consolidated financial statements are an integral part of the consolidated financial statements and explain significant accounting policies and principles underlying the consolidated financial statements. They also provide relevant explanatory information.

The Corporation of the Township of Langley (the "Township") is incorporated under the Local Government Act of British Columbia. The Township's principal activities include the provision of local government services to residents and businesses in the Township of Langley. These services include administrative, protective, transportation, recreational, parks, library, water, sewer, stormwater, solid waste disposal, and recycling. General resources and operations of the Township are segregated into operating, capital, and reserve funds. The Community Charter of British Columbia requires revenue and expenses to be in accordance with the five-year financial plan adopted annually by Council. The budget for each year of the plan must be balanced so that annual expenses do not exceed the total of revenue, transfers from reserves and surplus, and proceeds from debt.

1. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of the Township are prepared in accordance with Public Sector Accounting Standards as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

a) Basis of Consolidation

The consolidated financial statements include the Township's Operating, Capital and Reserve Funds consolidated with Langley Facilities Society (the "Society"), Bedford House Rehabilitation Society ("Bedford House"), and Township of Langley Housing Trust Society ("THTS").

The Society, which is wholly-controlled by the Township, was incorporated on March 12, 2009, and was formed to operate the Langley Events Centre and other Township facilities. Other purposes of the Society include promotion and/or sponsorship of educational, recreational, heritage, cultural, airport operations and assisted housing activities and events within the Township of Langley.

Bedford House, which is wholly-controlled by the Township, was incorporated on January 23, 2017 and was formed to preserve the heritage elements of the building formerly known as the Bedford House Restaurant in Fort Langley, in particular the Jacob Haldi House, through restoration of buildings in the former location of the Bedford House Restaurant, in the vicinity thereof, or otherwise within the Township of Langley. Another purpose of this society is to advocate for the preservation and maintenance of historically significant buildings in local communities.

Bedford House has had no transactions, fund balances or activities and was dissolved on July 9, 2024.

Ten Feet Sports and Entertainment Ltd (the "Subsidiary"), a wholly-owned subsidiary of the Society, was incorporated on April 26, 2010. The purpose of the Subsidiary is to operate recreational facilities within the Township of Langley.

The University District Housing Society ("UDHS"), which is controlled by the Society, was incorporated on September 17, 2018, and was formed to assist with the application for funding from other levels of government. The UDHS has had no transactions, fund balances or activities to date and was dissolved on March 13, 2024.

The TOL Facilities and Development Housing Society ("TFDHS"), which is controlled by the Society, was incorporated on April 3, 2019, and was formed to facilitate, acquire, construct, hold, supply, operate, manage and/or maintain affordable housing accommodations and incidental facilities for low and moderate income household and to advocate for legislative and policy change relating to affordable housing accommodations.

Township of Langley Housing Trust Society ("THTS") was incorporated on February 13, 2024. It was formed to establish, construct, maintain and operate non-profit affordable rental housing for middle income persons in the Township of Langley and the Province of British Columbia.

Interfund and inter-entity transactions, fund balances, and activities between the above-related entities have been eliminated on consolidation.

Budget Reporting

The budget information presented in the consolidated financial statements reflects the 2024 budget component of the Township's 2024 – 2028 Five-Year Financial Plan adopted by Council Bylaw No. 5976 on January 15, 2024. The budgets of all consolidated entities are reflected in the total budget figures for the year.

Operating Funds

These funds include the General, Parks, Transportation, Stormwater, Water, Sewer, and Solid Waste Operating Funds. They are used to record operating costs of services provided by the Township.

Capital Funds

These funds include the General, Parks, Transportation, Stormwater, Water, Solid Waste, and Sewer Capital Funds. They are used to record costs of tangible capital assets and non-tangible capital assets expenditures.

Reserve Funds

Under the Community Charter, Township Council may, by bylaw, establish reserve funds for specified purposes. Money in a reserve fund, and interest earned thereon, must be expended by bylaw only for the purposes for which the fund was established. If the amount in a reserve is greater than required, Township Council may, by bylaw, transfer all or part of the amount to another reserve.

Trust Funds

These funds account for assets which must be administered as directed by agreement or statute for certain beneficiaries. In accordance with PSAB guidance on financial statement presentation for local governments, trust funds are not included in the Township's consolidated financial statements. Trust funds administrated by the Township are presented in Note 20.

b) Basis of Accounting

The Township follows the accrual method of accounting for revenue and expenses. Revenue is recognized in accordance with notes 2(h) and 2(m). Expenses are recognized as they are incurred and measurable as a result of receipt of goods and services and/or the creation of a legal obligation to pay.

c) Cash and Cash Equivalents

Cash and cash equivalents consist of cash, highly liquid money market investments, and short-term deposits with maturities of less than 90 days at acquisition.

d) Financial Instruments

The Township's financial instruments include cash and cash equivalents, investments, accounts receivable, accounts payable and accrued liabilities, and debt and agreements payable.

Financial instruments are recorded at fair value on initial recognition. Equity instruments and derivatives that are quoted in an active market are subsequently recorded at fair value as at the reporting date. All other financial instruments are subsequently recorded at cost or amortized cost unless the Township elects to carry the instruments at fair value. The Township has not elected to carry any other financial instruments at fair value.

Unrealized changes in fair value are recognized on the consolidated statement of remeasurement gains and losses. They are recorded in the consolidated statement of operations when they are realized. There are no significant unrealized gains or losses as at December 31, 2024. As a result, the Township does not have a consolidated statement of remeasurement gains and losses.

Transaction costs incurred on the acquisition of financial instruments subsequently measured at fair value are expensed as incurred.

Sales and purchases of investments are recorded on the trade date.

All financial assets held at amortized cost are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the consolidated statement of operations.

e) Assets Held for Sale

Assets held for sale include inventories held for sale and properties which are ready and available to be sold and for which there is a market. They are valued at the lower of cost or expected net realizable value.

f) Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

i) Tangible Capital Assets

Tangible capital assets are initially recorded at cost which includes amounts directly attributable to acquisition, construction, development, or betterment of the asset. The costs of tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

f) Non-Financial Assets (continued)

Assets	Useful Life (Years)
Land improvements	20–100
Building and building improvements	10–60
Vehicles	8–25
Machinery and equipment	4–30
Roads infrastructure:	
- Base	75–100
- Surface	20–40
Stormwater infrastructure	40-100
Water infrastructure	15-78
Sewer infrastructure	41-78

Gravel pits are treated as land and as such are not amortized.

Tangible capital assets are amortized in the year the asset is acquired or constructed and/or in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and the fair value of contributions are recorded as revenue at the date of receipt.

iii) Natural resources

Natural resources that have not been purchased are not recognized as assets in the consolidated financial statements.

iv) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in the consolidated financial statements.

v) Interest capitalization

The Township does not capitalize interest costs associated with acquisition or construction of a tangible capital asset.

vi) Inventories of supplies

Inventories of supplies held for consumption are recorded at the lower of cost and replacement cost.

g) Deferred revenue

Deferred revenue represents licenses, permits, and other fees collected, where related services or inspections have yet to be performed. Revenue will be recognized in the fiscal year the services are performed.

h) Government Transfers

Restricted transfers from governments are deferred and recognized as revenue as related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

i) Employee Future Benefits

The Township and its employees contribute to the Municipal Pension Plan. These contributions are expensed as incurred. Sick leave and post-employment benefits accrue to some Township employees. Accrued liabilities related to sick leave benefits are estimated based on actuarial calculations of years of service, retirement ages, and expected future salary and wage increases. These liabilities are accrued based on projected benefits as employees render qualifying years of service. Other post-employment benefit liabilities are recognized as a liability and expensed in the period when the event occurs that obligates the Township to provide the benefit.

j) Debt and Agreements Payable

Municipal Finance Authority (“MFA”) debt is recorded net of related sinking fund balances. Interest on debt is recorded on an accrual basis. Land acquisition and development agreement debt is valued using a present value calculation of total future payments using a discount percentage that approximates the cost of borrowing through the MFA.

k) Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic, radioactive material or live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

i) An environmental standard exists;

ii) Contamination exceeds environmental standards;

iii) The Township is directly responsible or accepts responsibility;

iv) It is expected that future economic benefits will be given up; and

k) Liability for Contaminated Sites (continued)

v) A reasonable estimate of the amount can be made.

The liability is recognized as the Township's estimate of the cost of post-remediation including operation, maintenance, and monitoring that are an integral part of the remediation strategy for a contaminated site.

l) Asset Retirement Obligation

An asset retirement obligation ("ARO") is recognized when, as at the financial reporting date, all of the following criteria are met:

i) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;

ii) The past transaction or event giving rise to the liability has occurred;

iii) It is expected that future economic benefits will be given up; and,

iv) A reasonable estimate of the amount can be made.

The liability is initially recorded at the best estimate of the expenditures required to retire a tangible capital asset, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset if the asset is recognized and in productive use. This cost is amortized over the remaining useful life of the tangible capital asset from the date of adoption. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed. The ARO liability is subsequently reviewed at each financial reporting date and adjusted for any revisions to the timing or amount required to settle the obligation.

The ARO liability estimate is not discounted due to short or unknown timeframe of expenditures.

Recoveries related to AROs are recognized when the recovery can be appropriately measured, a reasonable estimate of the amount can be made and it is expected that future economic benefits will be obtained. A recovery is recognized on a gross basis from the ARO liability.

m) Revenue Recognition

Taxation revenue is recognized when they meet the definition of asset, they are authorized, and the taxable event occurs, which is generally at the time property tax bills are issued. Restricted revenues are recognized as revenue when the funds have been spent in accordance with the restrictions. Unrestricted contributions are recognized when received and collection is reasonably assured.

Revenue from exchange transactions:

i) For transactions with a single performance obligation that is satisfied at a point in time, including certain sale of services, licenses and permits, and other revenue, is recognized when the Township satisfies the performance obligation by providing the promised goods or services to a payor.

ii) For transactions with performance obligations satisfied over a period of time, including utility rates, certain sale of services, permits, and other revenue, is recognized as the Township satisfies the performance obligations by providing the promised goods or services to a payor.

iii) For transactions with multiple performance obligation, including certain types of permits, revenue is allocated between the performance obligations based on the estimated effort to satisfy each performance obligation.

Revenue from transactions with no performance obligations, including fines and penalties, is recognized when the Township has the authority to claim or retain an inflow of economic resources, and identifies a past transaction or event that gives rise to an asset.

n) Use of Estimates

The preparation of these consolidated financial statements requires the Township to make estimates and assumptions that affect amounts reported. Revised estimates may be required, and adjustments will be made in the period that a change in estimate is made. Actual results could differ from estimates, and the impact will be recorded in future periods when the difference becomes known.

o) Segmented Information

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the related accounting standard. Financial information is presented in segmented format in Note 22 and the Segmented Information Schedule.

2. ADOPTION OF ACCOUNTING POLICIES

a) PS 3160 Public Private Partnerships

On January 1, 2024, the Township adopted Canadian public sector accounting standard PS 3160 Public Private Partnerships. The standard includes requirements for the recognition, measurement, presentation and disclosure of infrastructure procured through certain types of public private partnership arrangements. The standard was adopted prospectively from the date of adoption. The adoption of this standard did not have an impact on the amounts presented in the consolidated financial statements.

b) PS 3400 Revenue

On January 1, 2024, the Township adopted Canadian public sector accounting standard PS 3400 Revenue. The standard establishes a single framework to categorize revenue to enhance the consistency of revenue recognition and its measurement. The standard applies to all revenues, except for taxation revenues, government transfers, restricted revenues, and other revenues which are covered in other Canadian public sector accounting standards.

The standard was adopted prospectively from the date of adoption. As a result, for fiscal 2024, the Township's licence fee revenue increased by $802, with a corresponding decrease in deferred revenue. In addition, the Township's building permits revenues decreased by $1,533, with a corresponding increase in deferred revenue.

c) PSG-8 Purchased Intangibles

On January 1, 2024, the Township adopted Canadian public sector accounting guideline PSG-8 Purchased Intangibles. The guideline permits the recognition of intangible assets that are acquired through an arm's length transaction between willing parties provided the purchased intangible meets the recognition criteria for an asset. The guideline was adopted prospectively from the date of adoption. The adoption of this guideline did not have an impact on the amounts presented in the consolidated financial statements.

3. CASH, CASH EQUIVALENTS, AND INVESTMENTS

Cash and cash equivalents are recorded at a cost of $439,811 (2023 – $147,017).

Investments with an initial maturity beyond three months are recorded at amortized cost of $156,999 with a fair value of $161,521 (2023 – amortized cost of $328,483 with a fair value of $327,228).

Investments maturing within one year of December 31, 2024 have interest rates ranging from 4.30% to 6.65% (2023 – 1.46% to 6.75%); within two to four years have interest rates ranging from 2.87% to 4.60% (2023 – 2.87% to 6.65%); within five to seven years have interest rates at 4.00% (2023 – none); beyond eight years has interest rate ranging from 4.23% to 5.15% (2023 – 5.15%).

The following amounts are exclusive of Cemetery Funds (Note 20).

		2024		2023
Cash and cash equivalents	**$**	**439,811**	$	147,017
Investments		**156,999**		328,483
	$	**596,810**	$	475,500

4. ACCOUNTS RECEIVABLE

	2024	2023
Taxes	**$ 17,771**	$ 12,323
Federal Government	**3,631**	1,854
Provincial Government	**1,862**	3,676
Municipal Finance Authority	**3,158**	2,427
Other local governments	**6,231**	8,769
Other accounts	**19,205**	13,797
Accrued interest and others	**7,575**	18,523
Recoverable work in progress	**7,091**	6,621
Receivables secured letters of credit (a)	**32,414**	23,666
Local Area Service levies receivable (b)	**5,937**	6,447
	$ 104,875	$ 98,103

a) Receivables secured letters of credit balance represents non-interest bearing securities for Development Cost Charge ("DCC") amounts due from developers within two years of inception. Monies collected upon negotiation of the letters of credit are restricted and can only be expended for DCC purposes (Note 8).

b) Local Area Service levies receivable balance represents amounts due from property owners for specific local improvement projects in their neighborhood. Amounts realized upon collection of these receivables are restricted to repayment of Local Area Service loan balances outstanding.

5. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	2024	2023
Trade and other liabilities	**$ 89,474**	$ 78,700
Payroll liabilities	**13,598**	14,869
Collections for other authorities	**8,820**	6,406
	$ 111,892	**$** 99,975

6. DEPOSITS AND PREPAYMENTS

The Township holds cash deposits as security to ensure the satisfactory completion of works and other obligations. The Township also encourages prepayment of property taxes and pays interest at rates prescribed by the provincial government.

	2024	2023
Cash deposits held as security	**$ 56,057**	$ 55,493
Prepaid property tax	**24,154**	21,912
	$ 80,211	$ 77,405

The Township also holds irrevocable letters of credit in the amount of $134,898 (2023 – $147,637) as security to ensure satisfactory completion of works within the Township. These letters of credit amounts are not reflected in the consolidated financial statements.

7. DEFERRED REVENUE

	2024	2023
Future works deposit	**$ 14,030**	$ 12,422
South Coast BC Transportation Authority grant	**617**	661
Government grant	**4,225**	1,219
Langley School Board contribution	**650**	800
Trinity Western University contribution	**758**	933
Other	**5,326**	5,650
	$ 25,606	$ 21,685

8. DEVELOPMENT COST CHARGES

DCC are collected from developers to contribute to capital costs associated with development. In accordance with the Local Government Act, these funds must be deposited into a separate DCC Reserve Fund. DCC amounts collected are deferred and recognized as revenue in the year that related costs are incurred.

	2024	2023
Roads	**$ 64,791**	$ 46,744
Drainage	**10,939**	7,819
Park Land/Development	**69,710**	49,902
Water	**18,780**	17,123
Sewer	**4,760**	3,994
	$ 168,980	$ 125,582

Beginning of year	**$ 125,582**	$ 122,698
Expenditures in Operating	**(5,120)**	(4,952)
Expenditures in Capital	**(6,683)**	(29,814)
Receipts	**49,412**	33,542
Interest	**5,789**	4,108
End of year	**$ 168,980**	$ 125,582

DCC funds consists of restricted investments as well as restricted accounts receivable.

Investments	**$ 136,566**	$ 101,916
Receivables secured letters of credit (Note 4)	**32,414**	23,666
	$ 168,980	$ 125,582

9. DEBT AND AGREEMENTS PAYABLE

		2024	2023
MFA debt, net of sinking fund deposits	a)	**$ 216,548**	$ 161,095
Agreements payable	b)	**1,610**	6,168
Temporary borrowings	c)	**99,147**	-
		$ 317,305	$ 167,263

9. DEBT AND AGREEMENTS PAYABLE (CONTINUED)

Estimated future payments on debt and agreements payable, including consideration of the refinancing of temporary financing subsequent to year end (note 9(c)), for the next five years and thereafter are:

	Principal	Interest	Total
2025	$ 15,353	$ 11,372	$ 26,725
2026	14,170	11,372	25,542
2027	14,571	11,372	25,943
2028	14,031	10,816	24,847
2029	14,465	10,981	25,446
Thereafter	244,715		
	$ 317,305		

a) MFA Debt

The Township obtains debt from the MFA pursuant to borrowing bylaws under authority of the Community Charter to finance certain expenditures. Sinking fund balances managed by MFA are netted against related debt.

	Interest Rate	Gross Debt	Sinking Fund and Actuarial Adjustments	Net Debt 2024	Net Debt 2023
General, Bylaw 4455, due 2027	3.90%	$ 3,250	$ 2,597	$ **653**	$ 859
General, Bylaw 4556, due 2027	3.90%	11,000	8,789	**2,211**	2,908
General, Bylaw 5346, due 2039	2.24%	7,000	1,393	**5,607**	5,903
General, Bylaw 5507, due 2040	1.28%	1,919	329	**1,590**	1,674
General, Bylaw 5508, due 2050	1.28%	16,398	1,685	**14,713**	15,147
General, Bylaw 5509, due 2050	1.28%	67,670	6,956	**60,714**	62,503
General, Bylaw 5880, due 2044	4.44%	25,250	-	**25,250**	-
General, Bylaw 5893, due 2044	3.83%	38,380	-	**38,380**	-
Sewer, Bylaw 4750, due 2030	1.28%	8,500	5,384	**3,116**	3,609
Stormwater, Bylaw 4752, due 2030	1.28%	1,800	1,140	**660**	765
Stormwater, Bylaw 4829, due 2031	1.47%	2,292	1,320	**972**	1,102
Transportation, Bylaw 4751, due 2035	2.20%	8,700	3,271	**5,429**	5,843
Transportation, Bylaw 5232, due 2037	3.15%	11,716	3,365	**8,351**	8,875
Transportation, Bylaw 5233, due 2037	3.15%	13,744	3,948	**9,796**	10,412
Transportation, Bylaw 5347, due 2039	2.24%	12,950	2,576	**10,374**	10,920
Water, Bylaw 4919, due 2037	2.80%	33,535	9,774	**23,761**	25,285
Water, Bylaw 4920, due 2037	2.80%	7,015	2,044	**4,971**	5,290
		$ 271,119	$ 54,571	$ **216,548**	$ 161,095

9. DEBT AND AGREEMENTS PAYABLE (CONTINUED)

b) Agreements payable

		2024		2023
Parkland, due 2026	$	**-**	$	228
Recreation facility, due 2029		**-**		5,940
Parks assets, due 2025		**397**		-
Housing projects, due 2025		**1,213**		-
	$	**1,610**	$	6,168

c) Temporary borrowings

As of December 31, 2024, the Township secured temporary financing of $99,147 (2023 – nil) from the MFA for various capital projects. Subsequent to year-end, the temporary financing was approved by MFA to be converted to MFA long-term borrowing in 2025 to be repaid between 15 to 25 years at estimated interest rates of 4.33% and 4.43% (2023 – none).

10. ASSET RETIREMENT OBLIGATIONS

The Township owns and operates various buildings and infrastructure assets that are known or assumed to have hazardous materials, which represent health hazards upon demolition, and the Township has legal obligations to remove them. The Township recognizes the obligations relating to the removal and post-removal care of the hazardous materials in these buildings and infrastructure assets. These costs have been capitalized as part of the tangible capital assets' carrying value and are amortized over the remaining useful life on a straight-line basis. Settlement of asset retirement obligations is estimated to be between 1 and 48 years.

Changes in the asset retirement obligation in the year are as follows:

		2024		2023
Balance, beginning of year	**$**	**3,328**	$	-
Additions		**69**		3,741
Retired		**(354)**		(413)
Balance, end of year	$	**3,043**		3,328

11. TANGIBLE CAPITAL ASSETS

Cost	Balance at December 31 2023	Additions (net of transfers)	Disposals and Reclassification of Assets Held for Sale	**Balance at December 31 2024**
Land and improvements	$ 1,253,284	$ 103,595	$ 10,144	$ **1,346,735**
Building and building improvements	254,393	30,814	1,640	**283,567**
Vehicles, machinery and equipment	78,812	12,038	3,604	**87,246**
Parks infrastructure	112,867	10,585	926	**122,526**
Information technology	16,148	1,628	700	**17,076**
Roads	644,216	44,080	1,285	**687,011**
Stormwater	330,145	20,399	302	**350,242**
Sewer	167,430	7,125	3	**174,552**
Water	249,428	7,663	2,584	**254,507**
Assets under construction	85,992	57,501	-	**143,493**
Total	$ 3,192,715	$ 295,428	$ 21,188	$ **3,466,955**

Accumulated amortization	Balance at December 31 2023	Amortization	Accumulated Amortization on Disposals	**Balance at December 31 2024**
Land and improvements	$ 2,521	$ 125	$ -	$ **2,646**
Building and building improvements	112,452	9,090	458	**121,084**
Vehicles, machinery and equipment	45,965	4,987	2,987	**47,965**
Parks infrastructure	64,806	4,113	859	**68,060**
Information technology	12,220	1,076	698	**12,598**
Roads	310,056	16,420	1,247	**325,229**
Stormwater	99,800	5,280	155	**104,925**
Sewer	48,303	2,616	-	**50,919**
Water	91,577	4,079	1,742	**93,914**
Total	$ 787,700	$ 47,786	$ 8,146	$ **827,340**

Net book value	Balance at December 31 2023	**Balance at December 31 2024**
Land and improvements	$ 1,250,763	$ **1,344,089**
Building and building improvements	141,941	**162,483**
Vehicles, machinery and equipment	32,847	**39,281**
Parks infrastructure	48,061	**54,466**
Information technology	3,928	**4,478**
Roads	334,160	**361,782**
Stormwater	230,345	**245,317**
Sewer	119,127	**123,633**
Water	157,851	**160,593**
Assets under construction	85,992	**143,493**
Total	$ 2,405,015	$ **2,639,615**

11. TANGIBLE CAPITAL ASSETS (CONTINUED)

Cost	Balance at December 31 2022	Additions (net of transfers)	Disposals and Reclassification of Assets Held for Sale	Balance at December 31 2023
Land and improvements	$ 1,135,067	$ 118,223	$ 6	$ 1,253,284
Building and building improvements	238,340	18,973	2,920	254,393
Vehicles, machinery and equipment	76,257	3,981	1,426	78,812
Parks infrastructure	111,955	912	-	112,867
Information technology	14,966	1,626	444	16,148
Roads	606,433	40,028	2,245	644,216
Stormwater	312,901	17,780	536	330,145
Sewer	161,706	5,891	167	167,430
Water	240,084	10,560	1,216	249,428
Assets under construction	61,617	24,375	-	85,992
Total	$ 2,959,326	$ 242,349	$ 8,960	$ 3,192,715

Accumulated amortization	Balance at December 31 2022	Amortization	Accumulated Amortization on Disposals	Balance at December 31 2023
Land and improvements	$ 2,406	$ 115	$ -	$ 2,521
Building and building improvements	103,733	9,639	920	112,452
Vehicles, machinery and equipment	42,787	4,555	1,377	45,965
Parks infrastructure	60,608	4,198	-	64,806
Information technology	11,807	855	442	12,220
Roads	296,878	15,352	2,174	310,056
Stormwater	95,034	5,011	245	99,800
Sewer	45,868	2,527	92	48,303
Water	88,566	3,988	977	91,577
Total	$ 747,687	$ 46,240	$ 6,227	$ 787,700

Net book value	Balance at December 31 2022	Balance at December 31 2023
Land and improvements	$ 1,132,661	$ 1,250,763
Building and building improvements	134,607	141,941
Vehicles, machinery and equipment	33,470	32,847
Parks infrastructure	51,347	48,061
Information technology	3,159	3,928
Roads	309,555	334,160
Stormwater	217,867	230,345
Sewer	115,838	119,127
Water	151,518	157,851
Assets under construction	61,617	85,992
Total	$ 2,211,639	$ 2,405,015

11. TANGIBLE CAPITAL ASSETS (CONTINUED)

a) Assets under construction

Assets under construction having a value of $143,493 (2023 – $85,992) have not been amortized. Amortization of these assets will commence when the asset is available for productive use.

b) Other Developer Contributions

Other developer contributions include contributed tangible capital assets and non-refundable deposit contributions used to fund capital. Contributed tangible capital assets have been recognized at fair value at the date of contribution. Other developer contributions received during the year are as follows:

		2024		2023
Land and improvements	$	**31,501**	$	30,058
Road infrastructure		**26,893**		25,623
Parks infrastructure		**564**		221
Stormwater infrastructure		**10,406**		12,149
Water infrastructure		**3,323**		5,244
Sewer infrastructure		**6,325**		4,835
Total	$	**79,012**	$	78,130
Developer contributed tangible capital assets	$	**78,038**	$	77,576
Non-refundable deposit contributions to tangible capital assets		**974**		554
Total	$	**79,012**	$	78,130

c) Works of Art and Historical Treasures

The Township manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings, and sculptures located at Township sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

d) Write-down of Tangible Capital Assets

There was no write-down of tangible capital assets during the year (2023 – nil).

12. ACCUMULATED SURPLUS

Accumulated surplus consists of individual fund surplus, reserves and reserve funds as follows:

	Operating Funds	**Capital Funds**	**Statutory Reserve Funds (Note 13)**	**Investment in Tangible Capital Assets (Note 14)**	**Total**
General Fund	$ 65,725	$ -	$ -	$ 1,226,610	$ 1,292,335
Parks Utility	51,797	-	-	275,555	327,352
Transportation Utility	10,098	-	-	382,915	393,013
Stormwater Utility	-	-	-	238,611	238,611
Solid Waste	2,546	105	-	566	3,217
Sewer Utility	14,928	4,464	-	120,758	140,150
Water Utility	13,865	6,052	-	131,451	151,368
Statutory Reserve Funds	-	-	98,517	-	98,517
Total for 2024	**$ 158,959**	**$ 10,621**	**$ 98,517**	**$ 2,376,466**	**$ 2,644,563**
Total for 2023	**$** 147,266	$ 8,878	$ 91,549	$ 2,236,953	$ 2,484,646

13. STATUTORY RESERVE FUNDS

Statutory reserve funds are used for the replacement or improvement of capital assets. The Local Area Service Reserve Fund is used to fund upfront costs of capital improvement projects initiated by property owners or Council and is repayable with interest by the property owners.

		2024		2023
General Capital	$	**189**	$	176
Stormwater Capital		**-**		1,035
Sewer Capital		**30,809**		25,545
Water Capital		**40,023**		28,321
Infrastructure Renewal & Replacement		**4,948**		4,324
Fire Equipment Capital		**11,613**		4,872
Land Capital Reserve		**-**		2,489
Tax Sale Land		**318**		304
Local Area Service		**9,537**		16,865
Off-Street Parking		**16**		15
Debt Retirement		**1,064**		7,603
	$	**98,517**	$	91,549

Reserve funds, beginning of year	**$**	**91,549**	$	99,330
Contribution from operations		**15,802**		11,491
Other gains, revenue and contributions		**4,787**		3,221
Interest allocated		**4,321**		4,022
Used for capital and operating expenses		**(17,942)**		(26,515)
Reserve funds, end of year	**$**	**98,517**	$	91,549

14. INVESTMENT IN TANGIBLE CAPITAL ASSETS

	2024	2023
Balance, beginning of year	$ **2,236,953**	$ 2,037,299
Additions of tangible capital assets	**295,428**	242,349
Decrease (increase) in asset retirement obligations	**285**	(3,328)
Proceeds on disposal of tangible capital assets	**(14,140)**	(276)
Gain (loss) on disposal of tangible capital assets	**1,098**	(2,457)
Recognition of deferred revenue related to tangible capital assets	**325**	325
Amortization expense	**(47,786)**	(46,240)
Cash spent from debt and agreements payable issue	**(109,912)**	(422)
Repayment of debt and agreements payable	**14,215**	9,703
Balance, end of year	$ **2,376,466**	$ 2,236,953

	2024	2023
Net book value of tangible capital assets	$ **2,639,615**	$ 2,405,015
Less:		
Debt and agreements payable	**(317,305)**	(167,263)
Deferred revenue – Trinity Western University	**(758)**	(933)
Deferred revenue – Langley School Board	**(650)**	(800)
Asset retirement obligations	**(3,043)**	(3,328)
Add:		
Debt for non-capital expenses	**972**	1,102
Debt not spent on tangible capital assets	**57,635**	3,160
Investment in tangible capital assets	$ **2,376,466**	**$** 2,236,953

15. CONTINGENCIES AND COMMITMENTS

a) Loan agreements with Metro Vancouver Regional District provide that if at any time scheduled payments provided for in the agreements are not sufficient to meet MFA's obligations in respect of such borrowing, the resulting deficiency becomes the joint and several liability of the Township and all other participants of the MFA.

b) Various lawsuits and claims are pending against the Township. Applicable insured claims have been referred to the Township's insurers. The Township believes the resolution of insured and non-insured claims will not materially affect its consolidated financial position.

c) The Township has significant future contractual commitments for capital acquisitions and completion of capital construction projects in progress.

The Township records capital costs incurred to the end of the year as tangible capital assets. To provide for completion of capital projects in progress, unexpended money is set aside as a capital appropriation.

d) The Township has entered into various agreements and contracts with other governments and businesses that extend beyond one year for the provision of operating services and supplies and facility rentals. Agreements and contracts may provide for annual increases or additional payments that may arise due to usage levels or other factors. The Township's five-year financial plan, updated and adopted annually by bylaw following public consultation, provides funding for these obligations. Services provided include policing, fire dispatch, emergency communications, library, animal protection and control, sewage disposal, solid waste and recycling, arena operations, planted area maintenance, tourism, economic development, photocopying, environmental, and emergency preparedness and education.

e) The Township, as a member of the Greater Vancouver Water District, the Greater Vancouver Sewerage and Drainage District, and Metro Vancouver Regional District, is directly, jointly, and severally liable with other member municipalities for net capital liabilities of those authorities.

f) The Township is a shareholder of E-COMM Emergency Communications for British Columbia Incorporated ("E-COMM") whose services include: regional 9-1-1 call centre for Metro Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. The Township has one Class B share and two Class A Shares for a total of three shares. E-Comm has 26 Class A shareholders holding 37 Class A shares and has 16 Class B shareholders holding 18 Class B shares. Class A shareholders are part of the E-COMM radio network and are bound by terms and conditions of the Members' Agreement (Special Users Agreement for the RCMP). Class B shareholders are not required to cover E-COMM's financial obligations.

16. COLLECTIONS FOR OTHER GOVERNMENTS

The Township collected and remitted the following amounts on behalf of other government organizations. These amounts are recorded on a net basis in the consolidated financial statements.

		2024		2023
Province of BC for School Taxes	$	**133,891**	$	121,270
Municipal Finance Authority		**22**		20
B.C. Assessment Authority		**3,834**		3,482
Metro Vancouver Regional District		**6,035**		5,108
South Coast British Columbia Transportation Authority		**29,800**		23,091
	$	**173,582**	$	152,971

17. MUNICIPAL PENSION PLAN

The Township and its employees contribute to the Municipal Pension Plan (the “Plan”), a jointly trusteed pension plan. The board of trustees, representing Plan members and employers, is responsible for administering the Plan, including investment of assets and administration of benefits. The Plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2023, the Plan has about 256,000 active members and approximately 129,000 retired members. Active members include approximately 45,000 contributors from local governments of which approximately 1,120 are contributors from the Township.

Every three years, an actuarial valuation is performed to assess the financial position of the Plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary’s calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability. The most recent actuarial valuation for the Plan as at December 31, 2021 indicated a $3,761,000 funding surplus for basic pension benefits on a going concern basis. The next valuation will be as at December 31, 2024, with results available in 2025.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The Township paid $8,678 (2023 – $7,634) for employer contributions to the Plan, while employees contributed $7,588 (2023 – $6,735) to the Plan in fiscal 2024.

18. EMPLOYEE FUTURE BENEFITS

The Township provides certain benefits to its employees upon retirement. A sick leave benefit accrues to eligible employees who retire from service with the Township at the age of 65. Eligible employees shall be paid all their sick leave credit to a maximum of 75 days multiplied by the daily rate of pay at retirement. Employees who retire before the age of 60 shall have their benefit factored by the percentage of full pension awarded by the Municipal Superannuation Commission. Other post-employment benefits accrue to eligible employees as compensation related to additional hours worked beyond their contractual arrangement that are not payable until retirement, resignation or termination.

		2024		2023
Accrued benefit obligation, beginning of year	$	**3,686**	$	3,875
Current service cost		**222**		258
Interest cost		**138**		167
Long-term disability expense		**27**		113
Actual benefits paid		**(235)**		(284)
Actuarial gain		**(176)**		(443)
Accrued benefit obligation, end of year		**3,662**		3,686
Unamortized net actuarial gain		**1,767**		1,776
Total Employee Future Benefits	$	**5,429**	$	5,462

The actuarial adjustment will be amortized over a period of 13 years (2023 – 13 years) which is equal to the employee's expected average remaining service lifetime.

Other post-employment benefit liability was calculated based on hours worked and accrued interest for 2024 at 4.86% (2023 – 4.45%). The Township's accrued benefit liability is supported by a report from an independent actuarial consulting firm, and calculated as at December 31, 2024. The actuary report is based on standard assumptions concerning salary scales, mortality rates, retirement age, and withdrawal rates at the following rates:

	2024	2023
Discount rate	**4.20%**	4.10%
Expected future inflation rate	**2.50% - 4.50%**	2.50% - 4.50%
Expected wage and salary inflation	**2.50% - 4.50%**	2.50% - 4.50%
Expected wage and salary increases	**2.50% - 7.90%**	2.50% - 7.90%

19. SIGNIFICANT TAXPAYERS

The Township has a diverse residential, commercial, industrial, and agricultural property tax base and is not significantly reliant upon property tax revenue from any one large taxpayer.

20. TRUST FUNDS

The Cemetery Care Trust Fund must be administered in accordance with the Cemetery and Funeral Services Act. In accordance with PSAB guidance, trust funds are not included in the Township's consolidated financial statements.

Assets		**2024**		2023
Cash and investments	$	**3,690**	$	3,277
Accrued interest receivable		**10**		30
	$	**3,700**	$	3,307
Equity				
Balance, beginning of year	$	**3,307**	$	2,965
Contributions		**204**		188
Interest revenue		**189**		154
Balance, end of year	$	**3,700**	$	3,307

21. BUDGET DATA

The budget data presented in these consolidated financial statements is based upon the 2024 operating and capital budgets approved by Township Council on January 15, 2024. Amortization was not contemplated on development of the budget and, as such, has not been included. The chart below reconciles the approved budget to the budget figures reported in these consolidated financial statements.

		2024 Budget
Revenue		
Operating Budget Bylaw	$	370,933
Capital Budget Bylaw		957,429
Other entities		14,141
Less:		
Transfer from other funds		(315,606)
Proceeds from new debt		(332,815)
Total Revenue		**694,082**
Expenses		
Operating Budget Bylaw		370,933
Capital Budget Bylaw		957,429
Other entities		7,795
Less:		
Transfer from other funds		(38,585)
Capital expenditures		(953,031)
Debt principal payments		(27,348)
Total Expenses		**317,193**
Annual Surplus	$	**376,889**

22. SEGMENTED INFORMATION

The Township is a diversified municipal government that provides a wide range of services to its citizens, including:

- General Government Services
- Protective Services
- Facilities Maintenance Services
- Community Planning and Development Services
- Recreation, Culture, and Parks Services
- Engineering Services

For reporting purposes, the Township's operations and activities are organized and reported by service areas. Service areas were created for the purpose of recording specific activities to attain certain objectives in accordance with regulations, restrictions, or limitations.

Township services are provided by departments and their activities are reported in these service areas. Departments disclosed in the Segmented Information Schedule, along with the services they provide, are as follows:

General Government Services

General Government Services includes Corporate Administration, Legislative Services, Human Resources, and Finance. Corporate Administration is responsible for carrying out the direction, policies, and priorities set by Council and for providing recommendations to Council consistent with the needs of the community. Legislative Services department provides a secretariat for Council and its Committees. Human Resources provide assistance, advice, and guidance to both managers and employees in fulfilling roles and achieving and accomplishing their goals. The Finance Division manages the Township's financial resources and provides expert financial information, advice, and services while complying with the Community Charter and other legislated services.

Protective Services

Protective Services includes the RCMP and Fire Departments. The RCMP protects and serves the citizens of Langley through the prevention and reduction of crime in partnership with the community.

The Fire Department operates through seven fire halls located throughout the Township. Services are delivered through four main branches of the Fire Service. Professional expertise is provided in the area of fire prevention, emergency operations, fire safety, and emergency planning.

Facilities Maintenance Services

The Facilities Maintenance Division is responsible for maintenance on all Township facilities. Centralization of this function facilitates more effective prioritization of maintenance to protect significant assets critical for service delivery.

Community Planning and Development Services

The Community Planning and Development Division provides Council, internal divisions, and the general public with professional advice on community planning and development issues Community Development is also responsible for Bylaw Enforcement.

Recreation, Culture, and Parks Services

Recreation, Culture, and Parks is responsible for the management and provision of leisure services within the Township of Langley.

Engineering Services

The Engineering Division delivers municipal transportation, water, sewer, solid waste, and stormwater services. Transportation manages traffic and transportation systems to ensure safe, efficient mobility for pedestrians, cyclists, and vehicles. Water, Sewer, and Drainage Utilities operate and distribute water and network sewer mains, storm sewers, and pump stations. Solid Waste includes waste management including recycling, collection, and disposal.

23. CONTRACTUAL RIGHTS

Contractual rights are rights to economic resources arising from contracts or agreements that will result in revenue and assets in the future. The Township enters into contracts or agreements for various services, and long-term leases in the normal course of operations that it expects will result in the realization of assets and revenue in future fiscal years. Contractual rights are not recorded in the consolidated financial statements.

At December 31, 2024, the Township has contractual rights in the following amounts:

Year		Total Contractual Rights
2025	$	27,927
2026		12,683
2027		14,148
2028		14,905
2029		1,441
Thereafter		9,446
	$	**80,550**

The Township has cost sharing agreements with other government agencies that are not reflected in the above figures as they cannot be quantified. The Township is the recipient of grants from various government agencies. These grants do not guarantee the right to future funding and have not been included in the above figures.

24. FINANCIAL RISK MANAGEMENT

The Township has exposure to the following risks from its use of financial instruments:

(a) Credit risk:

Credit risk is the risk of financial loss to the Township if a counterparty to a financial instrument fails to meet its contractual obligations. The Township's credit risk is primarily from its cash and cash equivalents, investments and accounts receivable.

Cash and cash equivalents are held with financial institutions who have high credit ratings. Given these high credit ratings, the Township does not expect any counterparty to fail to meet its obligations.

The Township minimizes credit risk in its investments by diversifying the investments portfolio across various financial institutions and the MFA and investing in high credit rating government bonds or Guaranteed Investment Certificates (GICs).

Development cost charges receivables are secured by letters of credit. The Township can collect the outstanding property tax and utility receivables through the municipal property tax sale process. The Township also monitors and assesses the collectability of its accounts receivable balance on an ongoing basis.

(b) Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market interest rates. The Township’s interest rate risk relates to its investments (Note 3) and debt and agreements payable (Note 9).

Investments are purchased with the intention to hold until maturity or for the long-term and not driven by speculative fluctuations in interest rates. Interest rates on debt are fixed for 1 to 10 year terms.

24. FINANCIAL RISK MANAGEMENT (CONTINUED)

(c) Liquidity risk:

Liquidity risk is the risk that the Township will not be able to meet its financial obligations as they become due. The Township manages liquidity risk by monitoring actual and forecasted cash flows and anticipated investing and financing activities to ensure that it will have sufficient liquidity to meet its liabilities when due. The Township maintains strong liquidity from its cash and cash equivalents and investments (Note 3). The Township structures its investment portfolio to align with planned liquidity requirements for on-going operations and capital requirements.

There have been no significant changes to the risk exposure related to financial instruments from the prior period.

25. COMPARATIVE FIGURES

Certain 2023 figures have been reclassified to conform to the 2024 consolidated financial statement presentation. There is no impact on accumulated surplus or annual surplus in 2023 from these reclassifications.

AUDITED

Segmented Information Schedule

2024

Consolidated Financial Activities - Segmented

For the year ended December 31, 2024 *(in thousands of dollars)*
(Refer to Note 22 Segmented Information)

		Protective Service				Recreation, Culture & Parks	
	General Government	Police Protection	Fire Protection	Facilities Maintenance	Community Planning and Development	Recreation and Culture	Parks
Revenue							
Property taxes	$ 29,658	$ 40,144	$ 24,695	$ 19,078	$ 2,273	$ 16,018	$ 15,059
Fees, rates and service charges	24,880	319	196	149	15,275	15,555	15,989
Grants and grants in lieu of taxes	2,983	1,606	7	118	1,653	131	941
Service cost recoveries	785	5,041	150	158	49	19	533
Gain (Loss) on disposal of assets	2,283	-	-	-	-	-	(84)
Investment income	14,521	-	-	7	-	-	475
Local area service contributions	-	-	-	-	-	-	-
Contribution from development cost charges	-	-	-	-	-	-	3,975
Other developer contributions	30,260	-	-	-	-	-	1,872
Other income	(8,297)	5,134	3,140	1,301	674	11,688	2,172
	97,073	52,244	28,188	20,811	19,924	43,411	40,932
Expenses							
Salaries, wages and benefits	$ 21,446	$ 8,468	$ 21,275	$ 9,458	$ 11,781	$ 19,396	$ 8,849
Service and maintenance contracts	1,001	494	1,132	4,799	837	9,363	3,355
RCMP contract	-	36,974	-	-	-	-	-
Consulting & professional services	2,881	1	6	1,761	2,158	84	1,282
Insurance	1,999	20	58	3	-	263	6
Material supplies & equipment	402	222	1,202	1,982	414	481	2,941
Information systems maintenance	3,054	10	41	31	43	41	53
Aviation and vehicle fuel	2	471	201	11	31	1	13
Advertising publications	80	-	2	-	7	8	-
Utilities	22	-	-	2,564	2	-	651
Sundry	1,650	28	236	164	219	596	230
Telephone & communications	292	60	65	54	75	33	42
Regional district charges	-	-	-	-	-	5,338	-
Municipal grants	1,222	-	-	-	109	-	-
Debt interest payments	1,151	-	-	855	-	-	1,015
Fiscal and other debt charges	176	7	-	-	-	188	1
Internal cost charges (recoveries)	709	21	164	(90)	4	158	(548)
Loss on disposal of assets	-	-	-	-	-	-	-
Amortization Expense	1,149	509	1,492	-	-	8,808	4,293
	37,236	47,285	25,874	21,592	15,680	44,758	22,183
ANNUAL SURPLUS (DEFICIT)	$ 59,837	$ 4,959	$ 2,314	$ (781)	$ 4,244	$ (1,347)	$ 18,749

Engineering							
Transportation	Stormwater	Water	Sewer	Solid Waste	Reserve Funds	**2024 Consolidated**	2023 Consolidated
$ 33,818	$ 10,253	$ -	$ -	$ -	$ -	**$ 190,996**	$ 175,090
3,757	289	41,176	30,820	10,578	-	**158,983**	101,762
11,831	2,078	(13)	-	-	-	**21,335**	49,341
3,633	-	-	-	-	-	**10,368**	6,574
118	(146)	(716)	(3)	-	-	**1,452**	-
383	31	685	972	108	5,053	**22,235**	22,727
-	-	-	-	-	-	**-**	251
6,268	185	1,305	70	-	-	**11,803**	34,766
26,826	10,406	3,323	6,325	-	-	**79,012**	78,130
(1,662)	221	-	-	361	-	**14,732**	9,640
84,972	23,317	45,760	38,184	11,047	5,053	**510,916**	478,281
$ 14,025	$ 4,020	$ 5,866	$ 3,111	$ 688	$ -	**$ 128,383**	$ 115,922
16,418	1,926	1,345	880	8,600	-	**50,150**	44,828
-	-	-	-	-	-	**36,974**	34,193
7,053	1,242	(3,146)	170	15	-	**13,507**	20,428
357	-	15	15	-	-	**2,736**	2,336
9,403	1,582	2,093	760	31	-	**21,513**	21,019
213	16	69	33	7	-	**3,611**	3,313
2,258	13	18	10	-	-	**3,029**	3,257
9	1	1	-	-	-	**108**	132
836	82	316	163	-	-	**4,636**	4,873
611	168	140	34	8	-	**4,084**	5,541
61	15	54	21	5	-	**777**	772
-	-	14,711	13,963	-	-	**34,012**	31,069
-	-	-	-	-	-	**1,331**	1,734
1,286	58	1,136	109	-	-	**5,610**	4,731
55	-	-	-	-	-	**427**	453
(8,491)	106	150	142	-	-	**(7,675)**	(7,266)
-	-	-	-	-	-	**-**	768
19,560	5,280	4,079	2,616	-	-	**47,786**	46,240
63,654	14,509	26,847	22,027	9,354	-	**350,999**	334,343
$ 21,318	$ 8,808	$ 18,913	$ 16,157	$ 1,693	$ 5,053	**$ 159,917**	$ 143,938

AUDITED

Schedules

2024

Schedule 1

Debt and Agreements Payable

For the year ended December 31, 2024 *(in thousands of dollars)*

MFA DEBT

By-law		Date of Issue	Issued by	Purpose	Issue	Rate	Maturity
DEBENTURE DEBT							
GENERAL:							
5346		October 9, 2019	M.F.A.	Facility Capital Works	149	2.24%	October 9, 2039
5508		June 1, 2020	M.F.A.	Land Acquisition	151	1.28%	June 1, 2050
5509		June 1, 2020	M.F.A.	Strategic Land Acquisition	151	1.28%	June 1, 2050
5880		April 9, 2024	M.F.A.	Firehall	161	4.44%	April 9, 2044
5893		September 27, 2024	M.F.A.	Strategic Land Acquisition	162	3.83%	September 27, 2044
6038	*	December 31, 2024	M.F.A.	Ice and Dry Arenas			Temporary Borrowing
STORMWATER:							
4752		April 8, 2010	M.F.A.	Drainage	110	1.28%	April 8, 2030
4829		April 4, 2011	M.F.A.	Drainage	116	1.47%	April 4, 2031
6036	*	December 31, 2024	M.F.A.	Civic Infrastructure			Temporary Borrowing
6066	*	December 31, 2024	M.F.A.	Smith Athletic Park Detention			Temporary Borrowing
WATER:							
4919		April 7, 2017	M.F.A.	Langley Water Utility	141	2.80%	April 7, 2037
4920		April 7, 2017	M.F.A.	Langley Water Utility	141	2.80%	April 7, 2037
6035	*	December 31, 2024	M.F.A.	Jericho Booster Station			Temporary Borrowing
6036	*	December 31, 2024	M.F.A.	Civic Infrastructure			Temporary Borrowing
TRANSPORTATION:							
4751		April 8, 2015	M.F.A.	Transportation	131	2.20%	April 8, 2035
5232		October 4, 2017	M.F.A.	Transportation	142	3.15%	October 4, 2037
5233		October 4, 2017	M.F.A.	Transportation	142	3.15%	October 4, 2037
5347		October 9, 2019	M.F.A.	Transportation	149	2.24%	October 9, 2039
6036	*	December 31, 2024	M.F.A.	Civic Infrastructure			Temporary Borrowing
SEWER:							
4750		April 8, 2010	M.F.A.	Sewer	110	1.28%	April 8, 2030
6036	*	December 31, 2024	M.F.A.	Civic Infrastructure			Temporary Borrowing
PARKS:							
4455		November 2, 2007	M.F.A.	Land Acquisition	102	3.90%	December 1, 2027
4556		November 2, 2007	M.F.A.	Land Acquisition	102	3.90%	December 1, 2027
5346		October 4, 2019	M.F.A.	Facility	149	2.24%	October 4, 2039
5507		June 1, 2020	M.F.A.	Park Capital Works	150	1.28%	June 1, 2040
5509		June 1, 2020	M.F.A.	Strategic Land Acquisition	151	1.28%	June 1, 2050
6065	*	December 31, 2024	M.F.A.	Smith Athletic Park			Temporary Borrowing
6037	*	December 31, 2024	M.F.A.	Yorkson Community Park			Temporary Borrowing
							Total debenture debt
PROPERTY ACQUISITION AGREEMENTS							
GENERAL CAPITAL FUND:							
		Langley Facilities Society		Recreation Centre			August 7, 2029
	**	TOL Housing Trust Society		Housing Projects			Temporary Borrowing
PARKS UTILITY FUND:							
		January 3, 2006		Land Acquisition			January 3, 2026
	***	February 1, 2024		Asset Acquisition			February 1, 2025

The Township obtains long-term debt from the Municipal Finance Authority (MFA) pursuant to borrowing bylaws. Sinking Fund Reserve balances are managed by the MFA and are used to retire the debt. For reporting purposes, the Township nets Sinking Fund Reserve balances against related gross debt.

The MFA Debt Reserve is composed of Cash Reserves and Demand Note Reserves. The MFA retains these reserves in case any municipality defaults on their debt repayment obligations. Upon retirement of the debt and if no municipality has defaulted, the cash will be returned to the Municipality and the demand notes will be cancelled.

*As of December 31, 2024, the Township secured temporary financing of $99,147 (2023 – nil) from the MFA for various capital projects. Subsequent to year-end, the temporary financing was approved by MFA to be converted to MFA long-term borrowing in 2025 to be repaid between 15 to 25 years at estimated interest rates of 4.33% and 4.43% (2023 – none).

**TOL Housing Trust Society ("THTS") has BC Housing pre-development temporary borrowing to be converted to long-term mortgage.

*** Under this agreement, the vendor provided a promissory note to be paid back on February 1, 2025 at zero percent interest.

Gross Debt	Sinking Fund and Actuarial Adjustments	**Net Debt 2024**	**Net Sinking Fund Earnings 2024**	**Principal Repayments 2024**	**Interest Expense 2024**	Net Debt 2023
1,500	299	**1,201**	**7**	**56**	**34**	1,264
16,398	1,685	**14,713**	**30**	**404**	**210**	15,147
43,430	4,465	**38,965**	**77**	**1,071**	**556**	40,113
25,250	-	**25,250**	**-**	**-**	**815**	-
38,380	-	**38,380**	**-**	**-**	**386**	-
49,490	-	**49,490**	**-**	**-**	**6**	-
174,448	6,449	**167,999**	**114**	**1,531**	**2,007**	56,524
1,800	1,140	**660**	**39**	**66**	**23**	765
2,292	1,320	**972**	**46**	**84**	**34**	1,102
6,262	-	**6,262**	**-**	**-**	**1**	-
1,000	-	**1,000**	**-**	**-**	**-**	-
11,354	2,460	**8,894**	**85**	**150**	**58**	1,867
33,535	9,774	**23,761**	**276**	**1,248**	**939**	25,285
7,015	2,044	**4,971**	**58**	**261**	**196**	5,290
5,720	-	**5,720**	**-**	**-**	**1**	-
2,475	-	**2,475**	**-**	**-**	**-**	-
48,745	11,818	**36,927**	**334**	**1,509**	**1,136**	30,575
8,700	3,271	**5,429**	**106**	**308**	**191**	5,843
11,716	3,365	**8,351**	**88**	**436**	**369**	8,875
13,744	3,948	**9,796**	**105**	**511**	**433**	10,412
12,950	2,576	**10,374**	**64**	**482**	**290**	10,920
19,089	-	**19,089**	**-**	**-**	**2**	-
66,199	13,160	**53,039**	**363**	**1,737**	**1,285**	36,050
8,500	5,384	**3,116**	**181**	**312**	**109**	3,609
1,667	-	**1,667**	**-**	**-**	**-**	-
10,167	5,384	**4,783**	**181**	**312**	**109**	3,609
3,250	2,597	**653**	**84**	**122**	**127**	859
11,000	8,789	**2,211**	**284**	**413**	**429**	2,908
5,500	1,094	**4,406**	**28**	**205**	**123**	4,639
1,919	329	**1,590**	**5**	**79**	**25**	1,674
24,240	2,491	**21,749**	**43**	**598**	**310**	22,390
11,000	-	**11,000**	**-**	**-**	**1**	-
2,445	-	**2,445**	**-**	**-**	**-**	-
59,354	15,300	**44,054**	**444**	**1,417**	**1,015**	32,470
370,266	54,571	**315,695**	**1,521**	**6,656**	**5,610**	161,095
		-	**-**	**5,940**	**128**	5,940
		1,213	**-**	**-**	**-**	-
		1,213	**-**	**5,940**	**128**	5,940
		-	**-**	**228**	**-**	228
		397	**-**	**-**	**-**	-
		397	**-**	**228**	**-**	228
Total agreements payable		**1,610**	**-**	**6,168**	**128**	6,168
Total debt and agreements payable		**$ 317,305**	**$ 1,521**	**$ 12,824**	**$ 5,738**	$ 167,263

Schedule 2

Museum Operations

Statement of Financial Activities

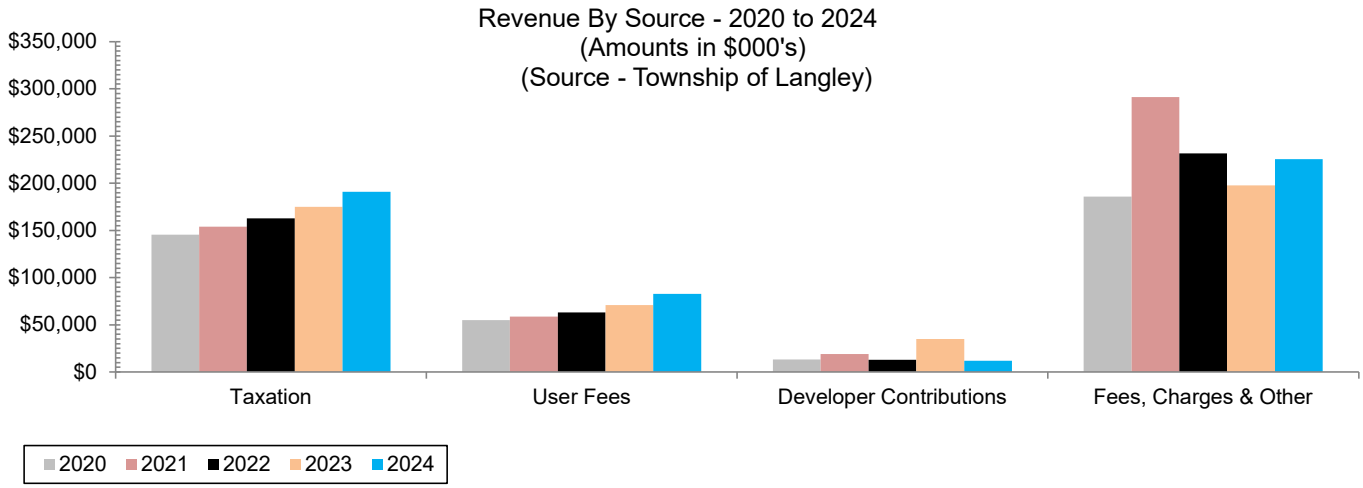
For the year ended December 31, 2024 *(in thousands of dollars)*

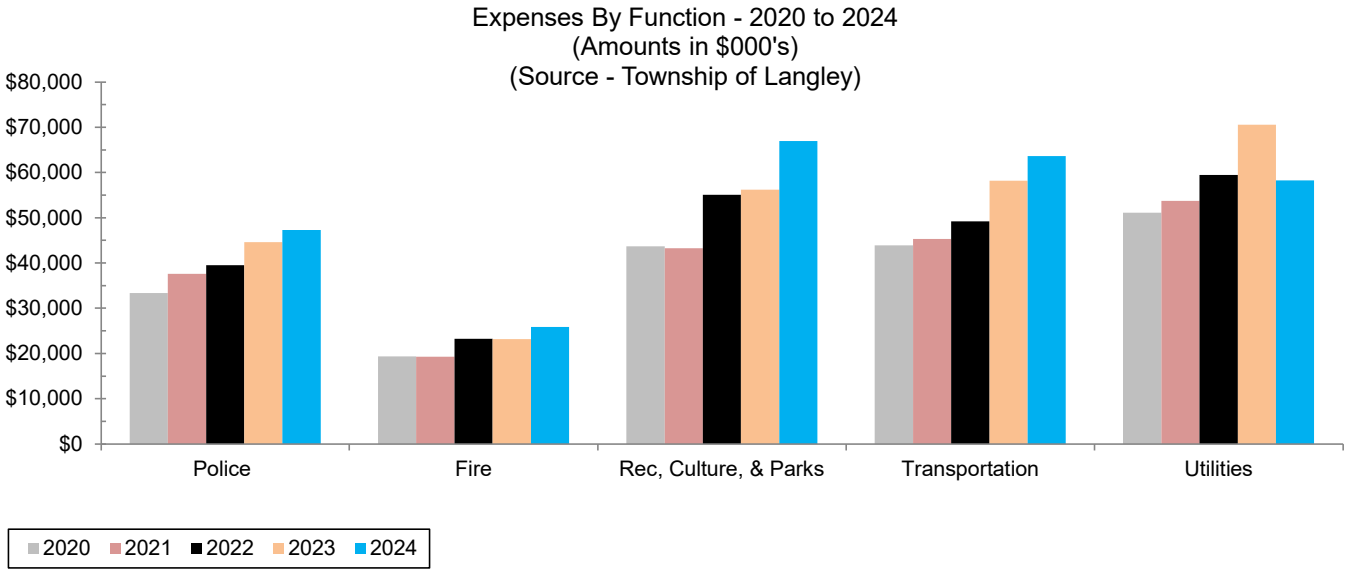
	2024	2023
REVENUE		
Donations, sales and programs	$ **-**	$ 3
BC Arts Council grant	**46**	115
Transfer from Reserve	**75**	13
Federal grants - other	**11**	115
Township of Langley funding	**1,068**	579
	$ **1,200**	$ 825
EXPENSE		
Salaries and benefits	**830**	585
Program and events	**16**	27
Exhibit maintenance	**75**	38
Insurance	**20**	20
Office supplies and sundry	**13**	9
Utilities	**72**	58
Telephone and internet	**2**	1
Amortization expense	**93**	13
Grounds maintenance	**16**	9
Advertising	**-**	1
Travel	**2**	3
Building maintenance	**62**	60
Artifact additions	**-**	9
Total operating expense	**1,201**	833
Transfer to Museum Reserve	**-**	(8)
	$ **1,201**	$ 825
MUSEUM RESERVE		
Balance, beginning of year	$ **293**	$ 407
Contribution from Museum operations	**14**	16
Operating expense funded by the Reserve Fund	**(1)**	(10)
Capital expenditure funded by the Reserve Fund	**-**	(120)
Balance, end of year	$ **306**	$ 293

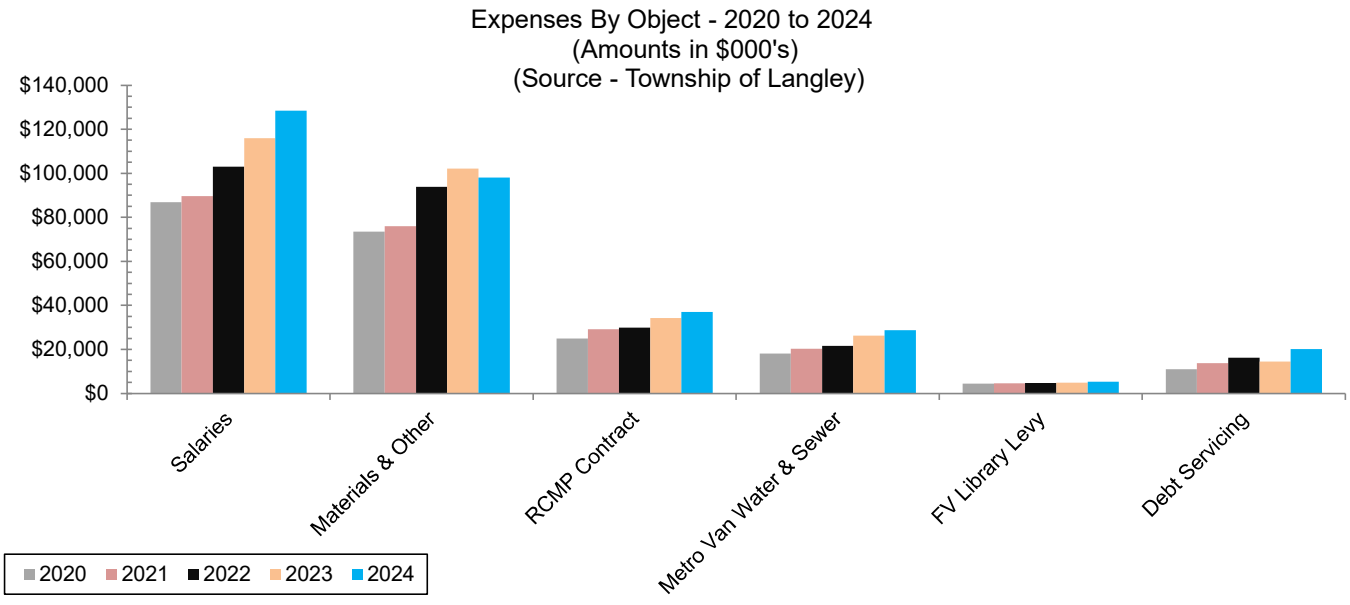
UNAUDITED

Statistical and Other Information

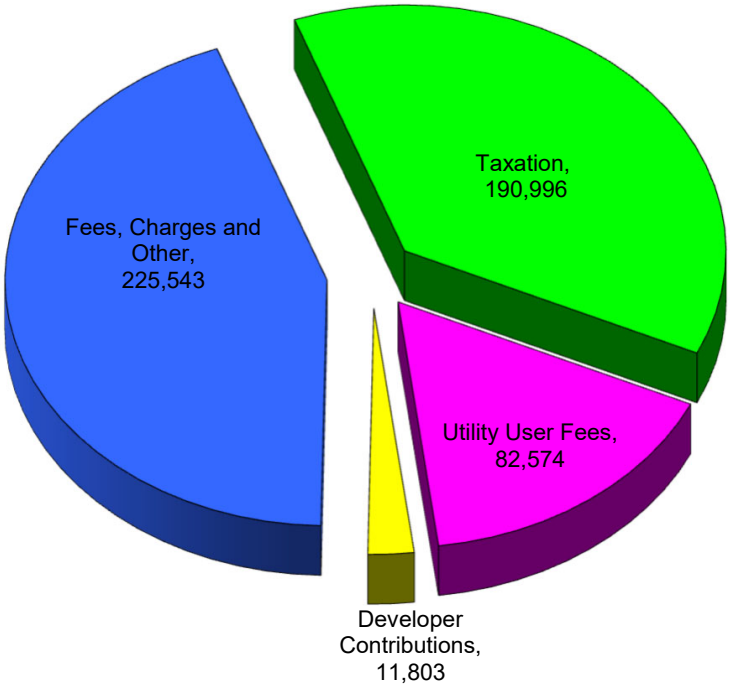
2024


Revenue By Source - 2020 to 2024
(Amounts in $000's)
(Source - Township of Langley)
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Taxation
User Fees
Developer Contributions
Fees, Charges & Other
2020 2021 2022 2023 2024

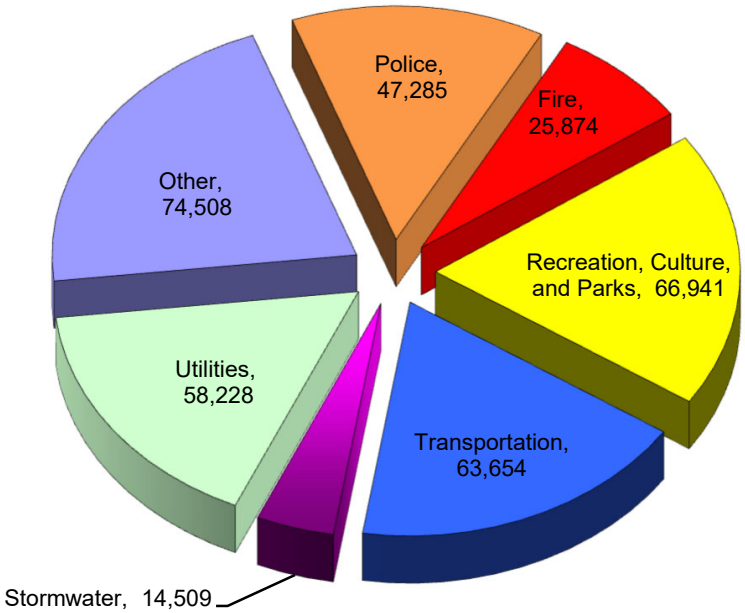

Expenses By Function - 2020 to 2024
(Amounts in $000's)
(Source - Township of Langley)
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
Police
Fire
Rec, Culture, & Parks
Transportation
Utilities
2020 2021 2022 2023 2024


Expenses By Object - 2020 to 2024
(Amounts in $000's)
(Source - Township of Langley)
$140,000
$120,000
$100,000
$80,000
$60,000
$40,000
$20,000
$0
Salaries
Materials & Other
RCMP Contract
Metro Van Water & Sewer
FV Library Levy
Debt Servicing
2020 2021 2022 2023 2024

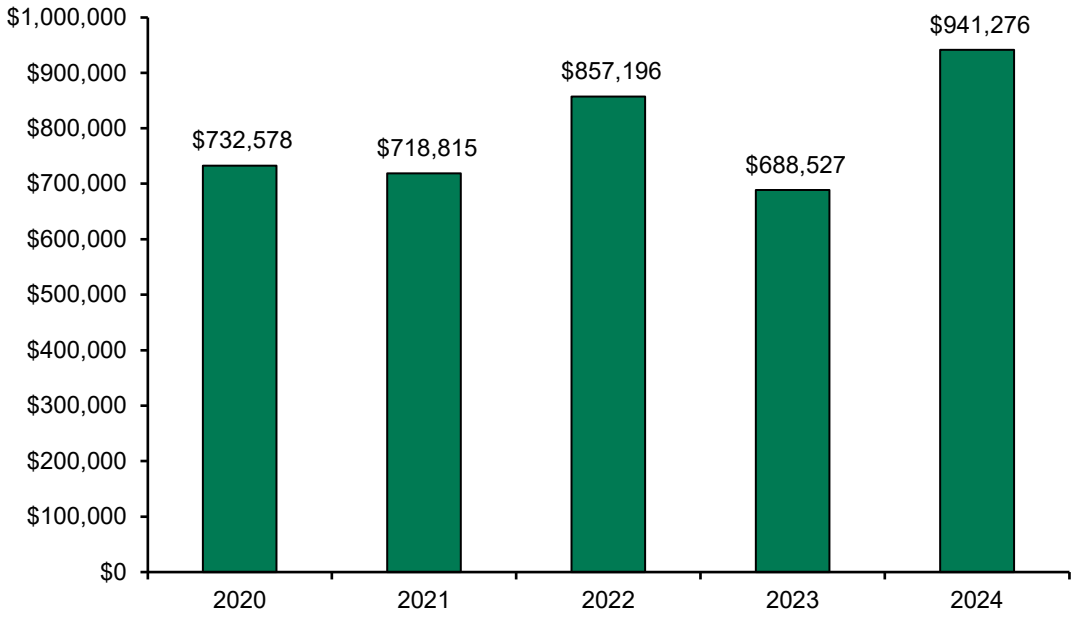
2024 Total Township Revenue
(Amounts in $000's)
(Source - Township of Langley)



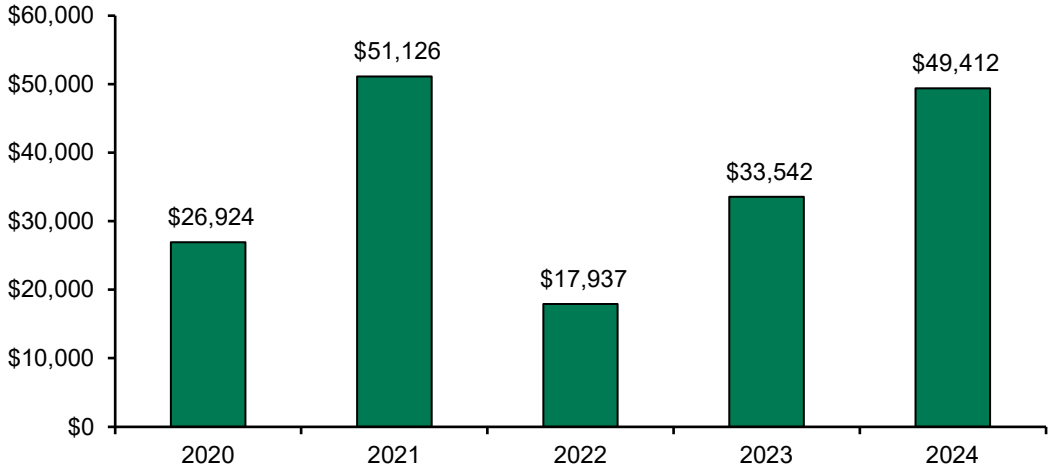
2024 Total Township Expenses
(Amounts in $000's)
(Source - Township of Langley)



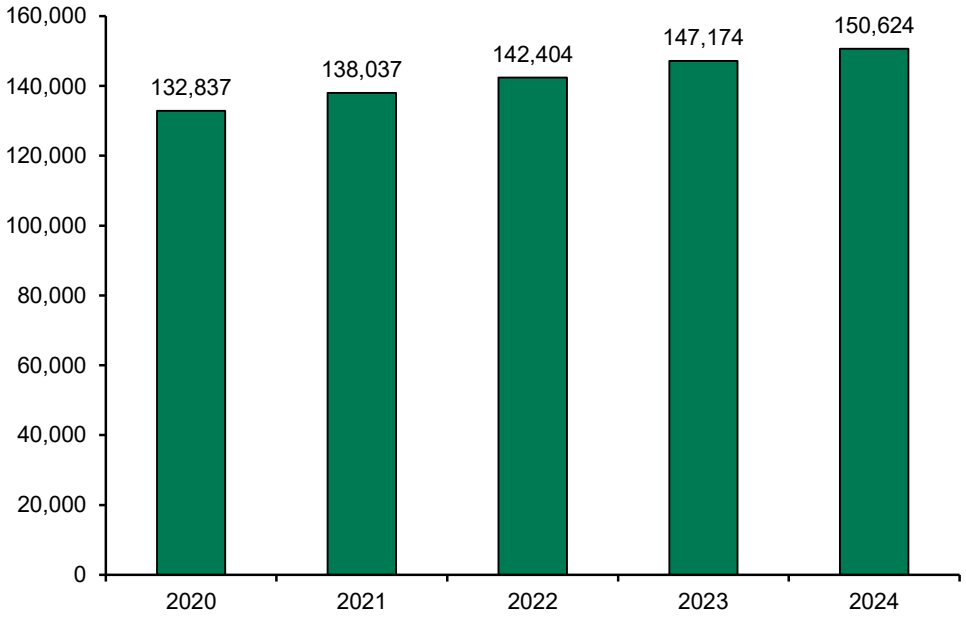
Building Permit Values - 2020 to 2024
(Amounts in $000's)
(Source - Township of Langley)



Net Development Cost Charge Receipts - 2020 to 2024
(Amounts in $000's)
(Source - Township of Langley)

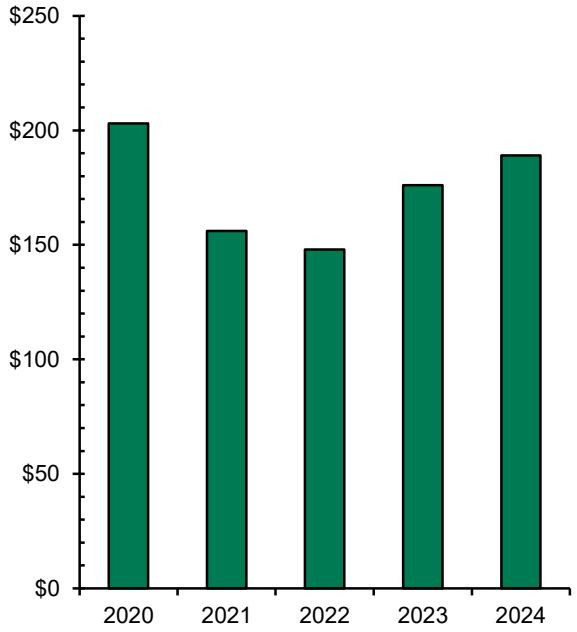


Population Estimates - 2020 to 2024

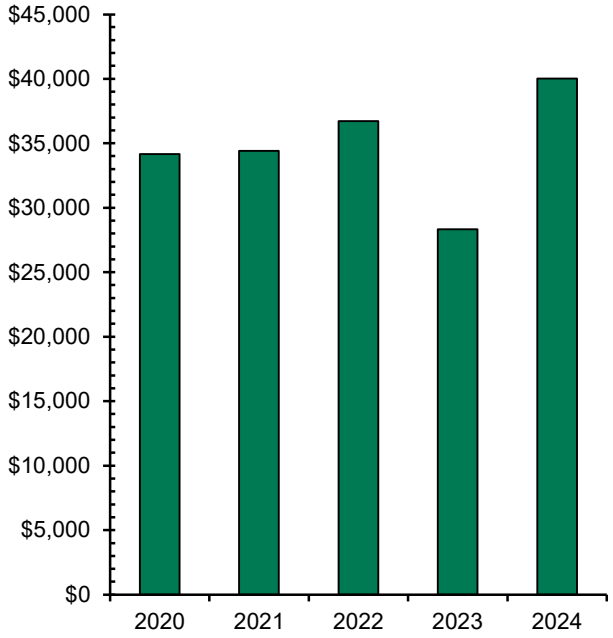


Note: 2020-2022 population numbers have been updated from the previous annual report estimates using new population modeling.

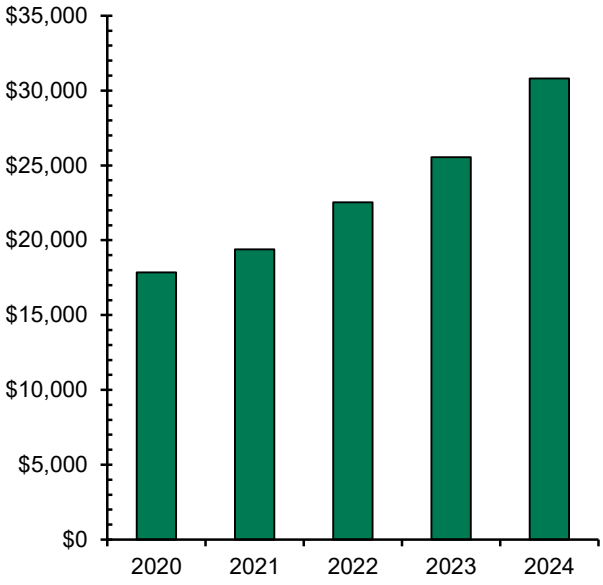
General Capital Reserve
2020 to 2024
(Amounts in $000's)



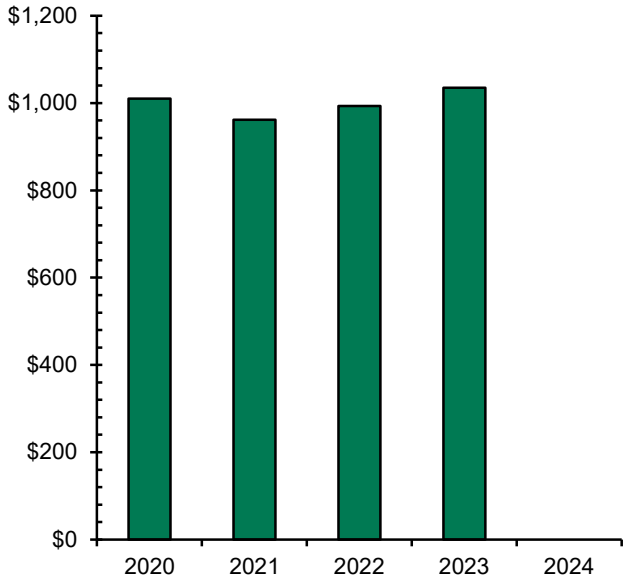
Water Capital Reserve
2020 to 2024
(Amounts in $000's)



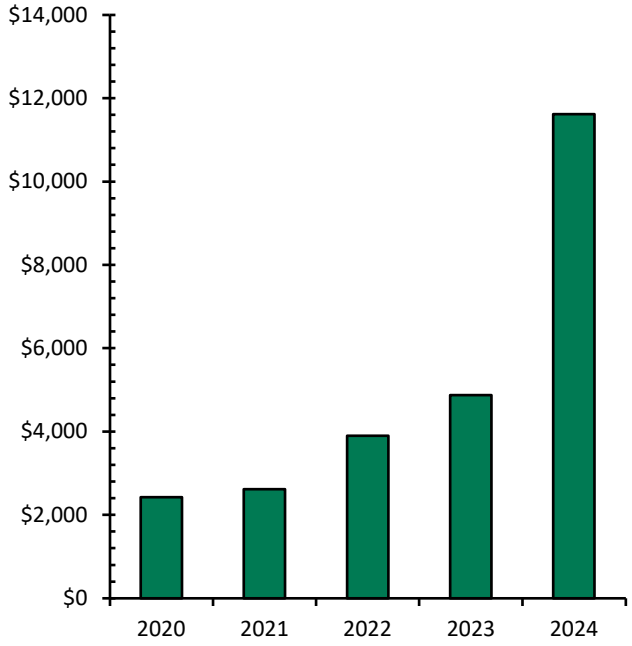
Sewer Capital Reserve
2020 to 2024
(Amounts in $000's)



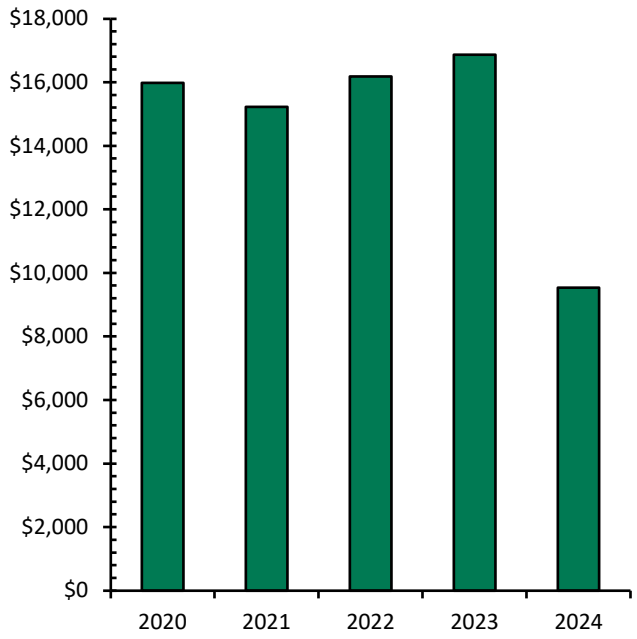
Stormwater Capital Reserve
2020 to 2024
(Amounts in $000's)



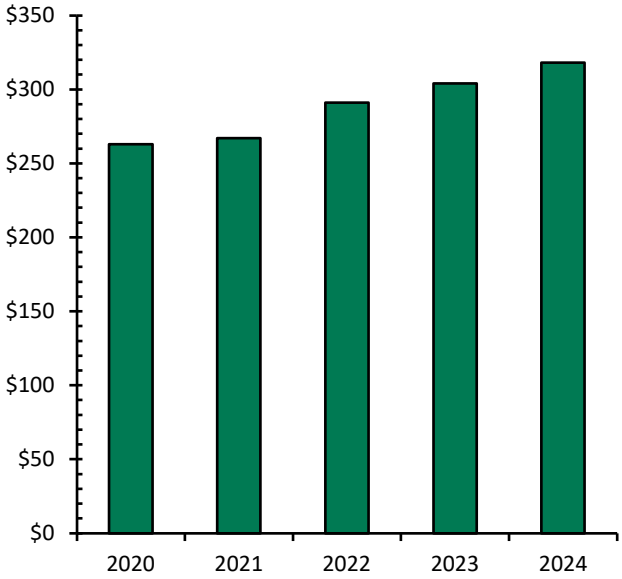
Fire Capital Reserve
2020 to 2024
(Amounts in $000's)



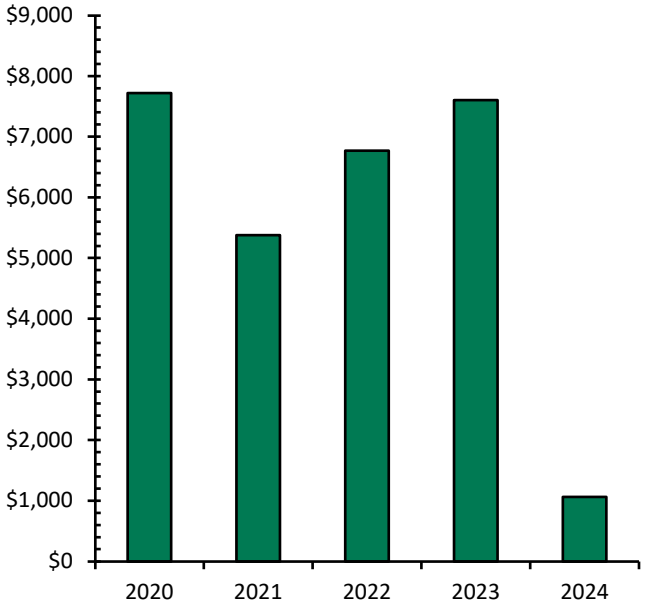
Local Area Service Reserve
2020 to 2024
(Amounts in $000's)



Tax Sale Reserve
2020 to 2024
(Amounts in $000's)



Debt Reserve
2020 to 2024
(Amounts in $000's)



Growing Communities Fund

For the year ended December 31, 2024 *(in thousands of dollars)*

The Province of British Columbia distributed conditional Growing Communities Fund (GCF) grants to communities at the end of March 2023 to help local governments build community infrastructure and amenities to meet the demands of population growth. The Township received $24,306 of GCF funding in March 2023.

The schedule below provides details on how the Township utilized the grant funds as well as interest income earned.

Growing Communities Fund		**2024**		2023
Balance, beginning of year	**$**	**23,058**	$	-
GCF Grant Received		**-**		24,306
Interest Income earned		**547**		479
Eligible costs incurred				
Langley Events Center - Ice and Dry Arenas Facility		**(22,479)**		(1,576)
Willoughby Community Park - Bocce Court Covers		**(99)**		(151)
Balance, end of year	**$**	**1,027**	$	23,058

Capacity Funding for Local Government Housing Initiatives

For the year ended December 31, 2024 *(in thousands of dollars)*

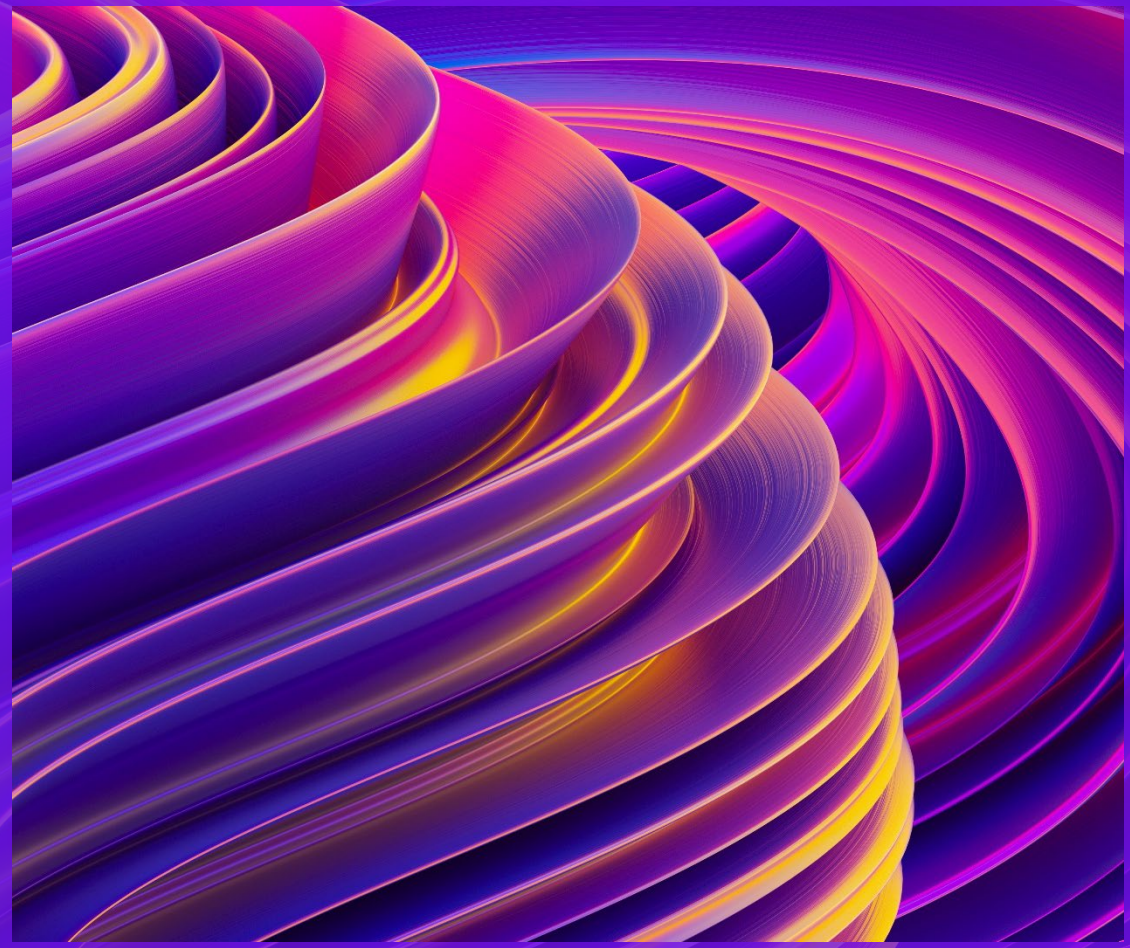
The Province of British Columbia provided conditional Local Government Housing Initiative (LGHI) capacity funding grants to local governments to help with implementation of the legislative changes to support housing initiatives. The Township received $794 of LGHI capacity funding in January 2024.

The schedule below provides details on how the Township utilized the funds received in 2024.

Local Government Housing Initiatives		**2024**
Balance, beginning of year	**$**	**-**
LGHI Grant Received		**794**
Eligible costs incurred		
200 Street 2040 Update		**(150)**
Fire Apparatus Deployment Analysis Module (ADAM Software)		**(101)**
Fraser Highway Neighborhood Community Plan (NCP)		**(87)**
Research and Analysis		**(51)**
Subdivision and Development Servicing Bylaw Update		**(16)**
Public Engagement Strategy		**(7)**
Balance, end of year	**$**	**383**

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The Corporation of the Township of Langley



Audit Findings Report for the year ended December 31, 2024

KPMG LLP

Prepared as of June 2, 2025 for presentation on June 9, 2025

kpmg.ca/audit

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Table of contents

4 **Audit highlights**

5 **Status**

6 **Risk and results**

10 **Policies and practices**

11 **Control deficiencies**

12 **Audit quality**

13 **Appendices**

The purpose of this report is to assist you, as a member of Council, in your review of the results of our audit of the financial statements. This report is intended solely for the information and use of Management and Council and should not be used for any other purpose or any other party. KPMG shall have no responsibility or liability for loss or damages or claims, if any, to or by any third party as this report has not been prepared for, and is not intended for, and should not be used by, any third party or for any other purpose.

Digital use information

This Audit Findings Report is also available as a “hyper-linked” PDF document.

If you are reading in electronic form (e.g. In “Adobe Reader” or “Board Books”), clicking on the home symbol on the top right corner will bring you back to this slide.

Click on any item in the table of contents to navigate to that section.

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Audit highlights

No matters to report Matters to report

Status

We have completed the audit of the consolidated financial statements ("financial statements"), with the exception of certain remaining outstanding procedures, which are highlighted on the 'Status' slide of this report.

Significant changes

- Significant changes since our audit plan

Risks and results

- Significant risks
- Other risks of material misstatement
- Significant unusual transactions

Policies and practices & Specific topics

- Accounting policies and practices
- Other financial reporting matters
- Specific topics

Misstatements - uncorrected

- Uncorrected misstatements

Misstatements - corrected

- Corrected misstatements

Control deficiencies

- Significant deficiencies in internal control over financial reporting

Independence

We confirm that we are independent with respect to The Corporation of the Township of Langley (the "Township") within the meaning of the relevant rules and related interpretations prescribed by the relevant professional bodies in Canada and any applicable legislation or regulation from January 1, 2024 up to the date of this report.



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Status

As of the date of this report, we have completed the audit of the financial statements, with the exception of certain remaining procedures, which include amongst others:

- Completing certain documentation in the audit file.
- Finalizing review of annual report.
- Completing our communications with Council.
- Obtaining signed management representation letter.
- Obtaining evidence of Council's acceptance of the financial statements.
- Completing subsequent event review procedures.

We will update Council on significant matters, if any, arising from the completion of the audit, including the completion of the above procedures. Our auditor's report, a draft of which is included in the draft financial statements, will be dated upon the completion of any remaining procedures.

We note that we have re-evaluated materiality to $11.6 million based on actual revenues. On application of the new group audit standard, we have applied component materiality of $11.0 million to our audit of the Township component which is consistent with the overall materiality communicated in our audit planning report.

KPMG Clara for Clients (KCc)



Real-time collaboration and transparency

We leveraged **KCc** to facilitate real-time collaboration with management and provide visual insights into the status of the audit!

On our audit we used KCc to coordinate requests with management.

Learn more

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Significant risks and results

We highlight our significant findings in respect of **significant risks.**

Presumed risk of management override of controls

RISK OF FRAUD

Significant risk	Estimate?
Section 240.32 of Canadian Auditing Standards states: "Management is in a unique position to perpetrate fraud because of management's ability to manipulate accounting records and prepare fraudulent financial statements by overriding controls that otherwise appear to be operating effectively. Although the level of risk of management override of controls will vary from entity to entity, the risk is nevertheless present in all entities. Due to the unpredictable way in which such override could occur, it is a risk of material misstatement due to fraud and thus a significant risk." We have not identified additional incremental risks specific to the Township.	No

Our response

- As the risk is not rebuttable, our audit methodology incorporates the required procedures in professional standards to address this risk. These procedures include:
  - Testing of journal entries and other adjustments.
  - Performing a retrospective review of estimates and reviewing accounting estimates for biases
  - Evaluating business rationale of significant unusual transactions.

Significant findings

There were no significant findings to report.

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Other risks of material misstatement and results

We highlight our significant findings in respect of **other risks of material misstatement**.

Revenue

Other risk of material misstatement	Estimate?
PS 3400 *Revenue* (“PS 3400”) is a new accounting standard effective for the Township’s 2024 fiscal year. The new standard establishes a single framework to categorize revenue to enhance the consistency of revenue recognition and its measurement.	No

Our response

- We assessed the impact of PS 3400 standard on timing, measurement, recognition, and presentation of revenue. The adoption of this standard has resulted in changes to the timing of revenue recognition for certain revenue streams.
    - We reviewed management’s analysis of the impact of PS 3400 on the Township’s accounting policies for revenue recognition.
    - We inquired with management and performed a walkthrough over the Township’s process for identifying performance obligations in revenue streams impacted by the initial implementation of PS 3400.
    - We assessed the adjustment calculated by management in accordance with PS3400.
    - We reviewed the financial statement note disclosures to ensure they are accurate and comply with the requirements in PS 3400.

Significant findings

There were no significant findings to report.

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Other risks of material misstatement and results (continued)

Development Cost Charges (“DCC”)

Other risk of material misstatement	Estimate?
DCC are deferred upon receipt and are restricted for the purposes of capital projects. As these amounts are received for specific purposes, they are recorded as a liability and the revenue is matched against the related expenditures when incurred.	No

Our response

- We updated our understanding of the process activities and controls over DCC.
- We selected a sample of development cost charges, recalculated the total amount, agreed each factor in the calculation to supporting documentation (e.g. Council-approved rates) and agreed the amount recorded to cash receipts and letters of credit.
- We assessed whether the restrictions have been met and DCC are recognized for capital projects.
- We selected a sample of receivables secured letter of credit relating to DCC and agreed to supporting documentation.
- We reviewed the financial statement note disclosure to ensure it is complete and accurate

Significant findings

There were no significant findings to report.



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Other risks of material misstatement and results (continued)

Tangible Capital Assets (“TCA”)

Other risk of material misstatement	Estimate?
TCA represent a significant portion of assets of the Township. The assets owned by the Township include land and improvements, buildings, vehicles, machinery and equipment, parks infrastructure, roads and utilities system infrastructure.	No

Our response

- We updated our understanding of the process activities and controls over TCA.
- We obtained the TCA continuity schedule, verified its mathematical accuracy, and agreed amounts to supporting listings.
- We tested a sample of asset additions including contributed assets and assets under construction transfers, and inspected supporting documentation to determine if additions are capital in nature and amounts recorded are accurate.
- We performed an analytical review of the amortization of tangible capital assets.
- We reviewed the financial statement note disclosure to ensure it is complete and accurate.

Significant findings

There were no significant findings to report.

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Accounting policies and practices

Initial selection of significant accounting policies and practices

Effective January 1, 2024, the Township adopted three new accounting standards – PS 3400 *Revenue* (“PS 3400”), PS 3150 *Public Private Partnerships* (“PS 3150”) and PSG-8 *Purchased Intangibles* (“PSG-8”)

- We inquired with management and reviewed their analysis of the impact of the new accounting standards relative to the Township’s transactions/balances and accounting policies.
- We reviewed the presentation and financial statement note disclosures to ensure they comply with the requirements in the new standards.
- Refer to page 7 for further details about PS 3400.
- PS 3150 and PSG-8 did not have an impact on the amounts presented in the financial statements.

There were no significant accounting policies in controversial or emerging areas.
There were no issues noted with the timing of transactions in relation to the period in which they were recorded.
There were no issues noted with the extent to which the financial statements are affected by a significant unusual transaction and extent of disclosure of such transactions.
There were no issues noted with the extent to which the financial statements are affected by non-recurring amounts recognized during the period and extent of disclosure of such transactions.

Description of new or revised significant accounting policies and practices

There were no issues noted with management's identification of accounting estimates.
There were no issues noted with management's process for making accounting estimates.
There were no indicators of possible management bias.
There were no significant factors affecting asset and liability carrying values

Significant qualitative aspects

There were no issues noted with the judgments made, in formulating particularly sensitive financial statement disclosures.
There were no issues noted with the overall neutrality, consistency, and clarity of the disclosures in the financial statements.
There were no significant potential effects on the financial statements of significant risks, exposures, and uncertainties

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Control deficiencies

Consideration of internal control over financial reporting (ICFR)

In planning and performing our audit, we considered ICFR relevant to the Township's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on the financial statements, but not for the purpose of expressing an opinion on ICFR.

Our understanding of internal control over financial reporting was for the limited purpose described above and was not designed to identify all control deficiencies that might be significant deficiencies. The matters being reported are limited to those deficiencies that we have identified during the audit that we have concluded are of sufficient importance to merit being reported to those charged with governance.

Our awareness of control deficiencies varies with each audit and is influenced by the nature, timing, and extent of audit procedures performed, as well as other factors. Had we performed more extensive procedures on internal control over financial reporting, we might have identified more significant deficiencies to be reported or concluded that some of the reported significant deficiencies need not, in fact, have been reported.

A deficiency in internal control over financial reporting

A deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A deficiency in design exists when (a) a control necessary to meet the control objective is missing or (b) an existing control is not properly designed so that, even if the control operates as designed, the control objective would not be met. A deficiency in operation exists when a properly designed control does not operate as designed, or when the person performing the control does not possess the necessary authority or competence to perform the control effectively.

Significant deficiencies in internal control over financial reporting

A deficiency, or a combination of deficiencies, in internal control over financial reporting that, in our judgment, is important enough to merit the attention of those charged with governance.

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Audit quality - How do we deliver audit quality?

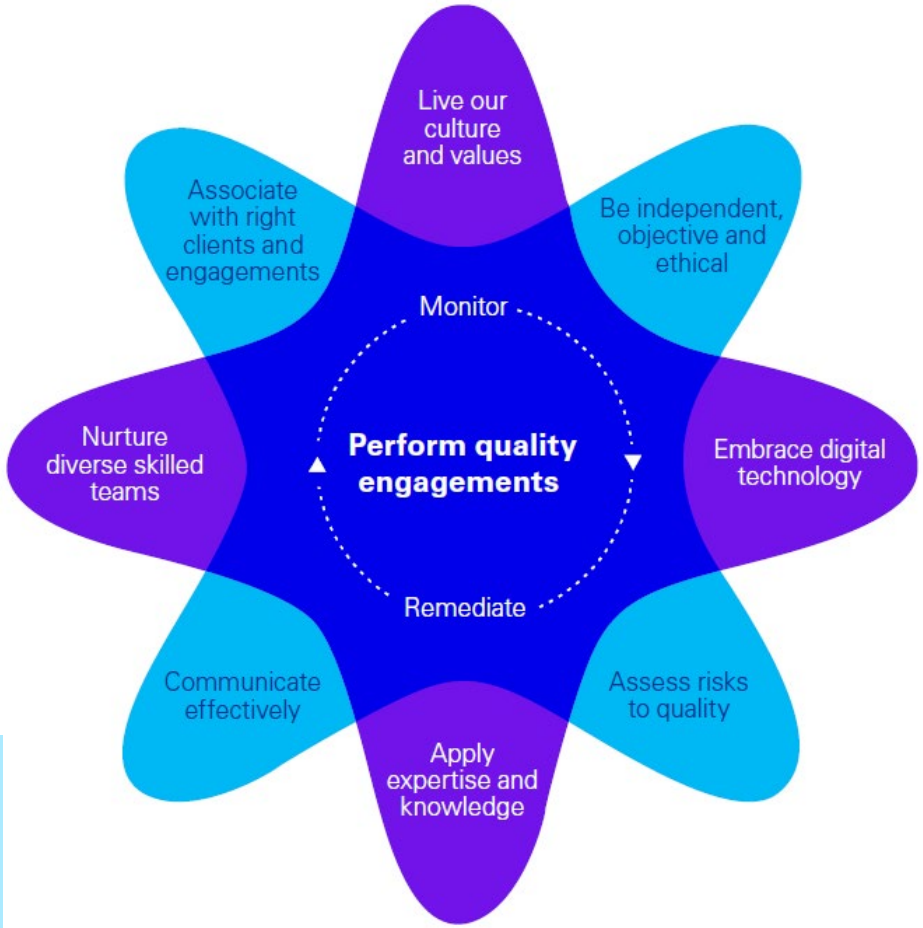
Quality essentially means doing the right thing and remains our highest priority. Our Global Quality Framework outlines how we deliver quality and how every partner and staff member contributes to its delivery.

The drivers outlined in the framework are the ten components of the KPMG System of Quality Management (SoQM). Aligned with ISQM 1/CSQM 1, our SoQM components also meet the requirements of the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA) and the relevant rules of professional conduct / code of ethics applicable to the practice of public accounting in Canada, which apply to professional services firms that perform audits of financial statements. Learn more about our system of quality management and our firm's statement on the effectiveness of our SoQM:

KPMG Canada Transparency Report

We define 'audit quality' as being the outcome when:

- audits are **executed consistently**, in line with the requirements and intent of **applicable professional standards** within a strong **system of quality management;** and
- all of our related activities are undertaken in an environment of the utmost level of **objectivity, independence, ethics** and **integrity.**



Doing the right thing. Always.

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Appendices

1 Required communications

2 Current developments

3 Management Representation Letter



Appendix 1: Other required communications



Auditor's report

The conclusion of our audit is set out in the draft auditor's report attached to the draft financial statements.

Engagement letter

The objectives of the audit, our responsibilities in carrying out our audit, as well as management's responsibilities, are set out in the engagement letter, a copy of which has been provided to management.



Audit findings report

Represented by this report.

Management representation letter

In accordance with professional standards, copy of the management representation letter is included in Appendix 2.



Independence

We have confirmed our independence to Council on page 4 of this report.

Internal control deficiencies

We did not identify any control deficiencies that we determined to be significant deficiencies in internal control over financial reporting.

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Appendix 2: Current developments

Auditing standards

Effective for periods beginning on or after December 15, 2024

ISA 260/CAS 260

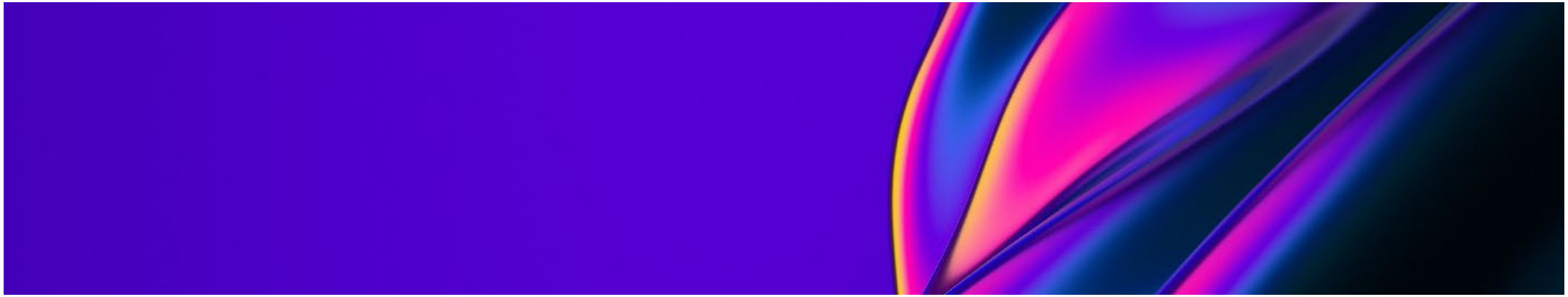
Communications with those charged with governance

ISA 700/CAS 700

Forming an opinion and reporting on the financial statements

Click here for information about CAS 260 and CAS 700 from CPA Canada:

Amended CAS 260 and CAS 700



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Appendix 2: Current developments (continued)

Accounting standards

Standard	Summary and implications
Concepts Underlying Financial Performance	• The revised Conceptual Framework is effective for fiscal years beginning on or after April 1, 2026 with early adoption permitted. • The framework provides the core concepts and objectives underlying Canadian public sector accounting standards. • The ten chapter conceptual framework defines and elaborates on the characteristics of public sector entities and their financial reporting objectives. Additional information is provided about financial statement objectives, qualitative characteristics and elements. General recognition and measurement criteria, and presentation concepts are introduced.

Financial Statement Presentation	• The proposed section PS 1202 *Financial statement presentation* will replace the current section PS 1201 *Financial statement presentation*. PS 1202 *Financial statement presentation* will apply to fiscal years beginning on or after April 1, 2026 to coincide with the adoption of the revised conceptual framework. Early adoption is permitted.
	• The proposed section includes the following:
	  • Relocation of the net debt indicator to its own statement called the statement of net financial assets/liabilities, with the calculation of net debt refined to ensure its original meaning is retained.
	  • Separating liabilities into financial liabilities and non-financial liabilities.
	  • Restructuring the statement of financial position to present total assets followed by total liabilities.
	  • Changes to common terminology used in the financial statements, including re-naming accumulated surplus (deficit) to net assets (liabilities).
	  • Removal of the statement of remeasurement gains (losses) with the information instead included on a new statement called the statement of changes in net assets (liabilities). This new statement would present the changes in each component of net assets (liabilities), including a new component called “accumulated other”.
	  • A new provision whereby an entity can use an amended budget in certain circumstances.
	  • Inclusion of disclosures related to risks and uncertainties that could affect the entity’s financial position.

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Appendix 2: Current developments (continued)

Accounting standards (continued)

Standard	Summary and implications

Employee Benefits	• The Public Sector Accounting Board has issued proposed new standard PS 3251 *Employee benefits* which would replace the current sections PS 3250 *Retirement benefits* and PS 3255 *Post-employment benefits, compensated absences and termination benefits*.
	• After evaluating comments received about the July 2021 exposure draft, a new re-exposure draft was released in October 2024. The re-exposure draft continues to use principles from International Public Sector Accounting Standard 39 *Employee benefits* as a starting point to develop the Canadian standard.
	• The proposed standard would result in public sector entities recognizing the impact of revaluations of the net defined benefit liability (asset) immediately on the statement of financial position.
	• The re-exposure draft also proposes that fully funded post-employment benefit plans use a discount rate based on the expected market-based return of plan assets and unfunded plans use a discount rate based on the market yield of government bonds, high-quality corporate bonds or another appropriate financial instrument. A simplified approach to determining a plan's funding status is provided.
	• For most other topics, the re-exposure draft is consistent with the original exposure draft. A few exceptions are:
	  • Deferral provisions – Remeasurement gains and losses will be presented as part of accumulated remeasurement gains and losses.
	  • Valuation of plan assets – Public sector entities may continue to recognize non-transferable financial instruments that meet the definition of plan assets under existing PS 3250 guidance.
	  • Joint defined benefit plans – Defined benefit accounting will be used for measurement of the proportionate share of the plan, instead of previously proposed multi-employer plan accounting which was based on defined contribution plan concepts.
	  • Disclosure of other long-term employee benefits and termination benefits – The re-exposure draft does not include prescriptive disclosure requirements for other long-term employee benefits and termination benefits.
	• The proposed section PS 3251 *Employee benefits* will apply to fiscal years beginning on or after April 1, 2029. Early adoption will be permitted and guidance applied retroactively, with or without prior period restatement.
	• Comments on the re-exposure draft were due on January 20, 2025. The re-exposure draft can be viewed at the following link: Click here

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Appendix 3: Management representation letter

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Township of Langley

Est. 1873

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Vancouver, BC V7Y 1K3
Canada

June 9, 2025

We are writing at your request to confirm our understanding that your audit was for the purpose of expressing an opinion on the consolidated financial statements (hereinafter referred to as "financial statements") of The Corporation of the Township of Langley ("the Entity") as at and for the period ended December 31, 2024.

General:

We confirm that the representations we make in this letter are in accordance with the definitions as set out in Attachment I to this letter.

We also confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

Responsibilities:

- We have fulfilled our responsibilities, as set out in the terms of the engagement letter dated January 9, 2023, including for:
  - the preparation and fair presentation of the financial statements and believe that these financial statements have been prepared and present fairly in accordance with the relevant financial reporting framework.
  - providing you with all information of which we are aware that is relevant to the preparation of the financial statements ("relevant information"), such as financial records, documentation and other matters, including:
    - the names of all related parties and information regarding all relationships and transactions with related parties;
    - the complete minutes of meetings, or summaries of actions of recent meetings for which minutes have not yet been prepared, of Council and committees of Council that may affect the financial statements. All significant actions are included in such summaries.
  - providing you with unrestricted access to such relevant information.
  - providing you with complete responses to all enquiries made by you during the engagement.

- providing you with additional information that you may request from us for the purpose of the engagement whether from group or component management.
- providing you with unrestricted access to persons within the Entity from whom you determined it necessary to obtain audit evidence.
- such internal control as we determined is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. We also acknowledge and understand that we are responsible for the design, implementation and maintenance of internal control to prevent and detect fraud.
- ensuring that all transactions have been recorded in the accounting records and are reflected in the financial statements.

Internal control over financial reporting:

- We have communicated to you all deficiencies in the design and implementation or maintenance of internal control over financial reporting of which we are aware.

Fraud & non-compliance with laws and regulations:

- We have disclosed to you:
  - the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
  - all information in relation to fraud or suspected fraud that we are aware of that involves:
    - — management;
    - — employees who have significant roles in internal control over financial reporting; or
    - — others
  - where such fraud or suspected fraud could have a material effect on the financial statements.
  - all information in relation to allegations of fraud, or suspected fraud, affecting the financial statements, communicated by employees, former employees, analysts, regulators, short sellers, or others.
  - all known instances of non-compliance or suspected non-compliance with laws and regulations, including all aspects of contractual agreements or illegal acts, whose effects should be considered when preparing financial statements.
  - all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements.

Subsequent events:

- All events subsequent to the date of the financial statements and for which the relevant financial reporting framework requires adjustment, or disclosure, in the financial statements have been adjusted or disclosed.

Related parties:

- We have disclosed to you the identity of the Entity's related parties.

- We have disclosed to you all the related party relationships and transactions/balances of which we are aware.
- All related party relationships and transactions/balances have been appropriately accounted for, and disclosed, in accordance with the relevant financial reporting framework.

Estimates:

- The methods, the data and the significant assumptions used in making accounting estimates, and their related disclosures are appropriate to achieve recognition, measurement or disclosure that is reasonable in the context of the applicable financial reporting framework.

Going concern:

- We have provided you with all information relevant to the use of the going concern assumption in the financial statements.
- We confirm that we are not aware of material uncertainties related to events or conditions that may cast significant doubt upon the Entity's ability to continue as a going concern.

Non-SEC registrants or non-reporting issuers:

- We confirm that the Entity is not a Canadian reporting issuer (as defined under any applicable Canadian securities act) and is not a United States Securities and Exchange Commission ("SEC") Issuer (as defined by the Sarbanes-Oxley Act of 2002).
- We also confirm that the financial statements of the Entity will not be included in the group financial statements of a Canadian reporting issuer audited by KPMG or an SEC Issuer audited by any member of the KPMG organization.

Other:

- We confirm that we have provided you with a complete list of service organizations (SO) and sub-service organizations (SSO) and that the relevant complementary user entity controls (CUECs) related to each SO/SSO have been designed and implemented. For the purpose of this representation, a service organization is one as defined in CAS 402.

Yours very truly,



Chanpreet Kooner, Chief Administrative Officer



Sandra Ruff, Director of Finance

cc: Council

Attachment I – Definitions

Materiality

Certain representations in this letter are described as being limited to matters that are material.

Information is material if omitting, misstating or obscuring it could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Judgments about materiality are made in light of surrounding circumstances, and are affected by perception of the needs of, or the characteristics of, the users of the financial statements and, the size or nature of a misstatement, or a combination of both while also considering the entity's own circumstances.

Fraud & error

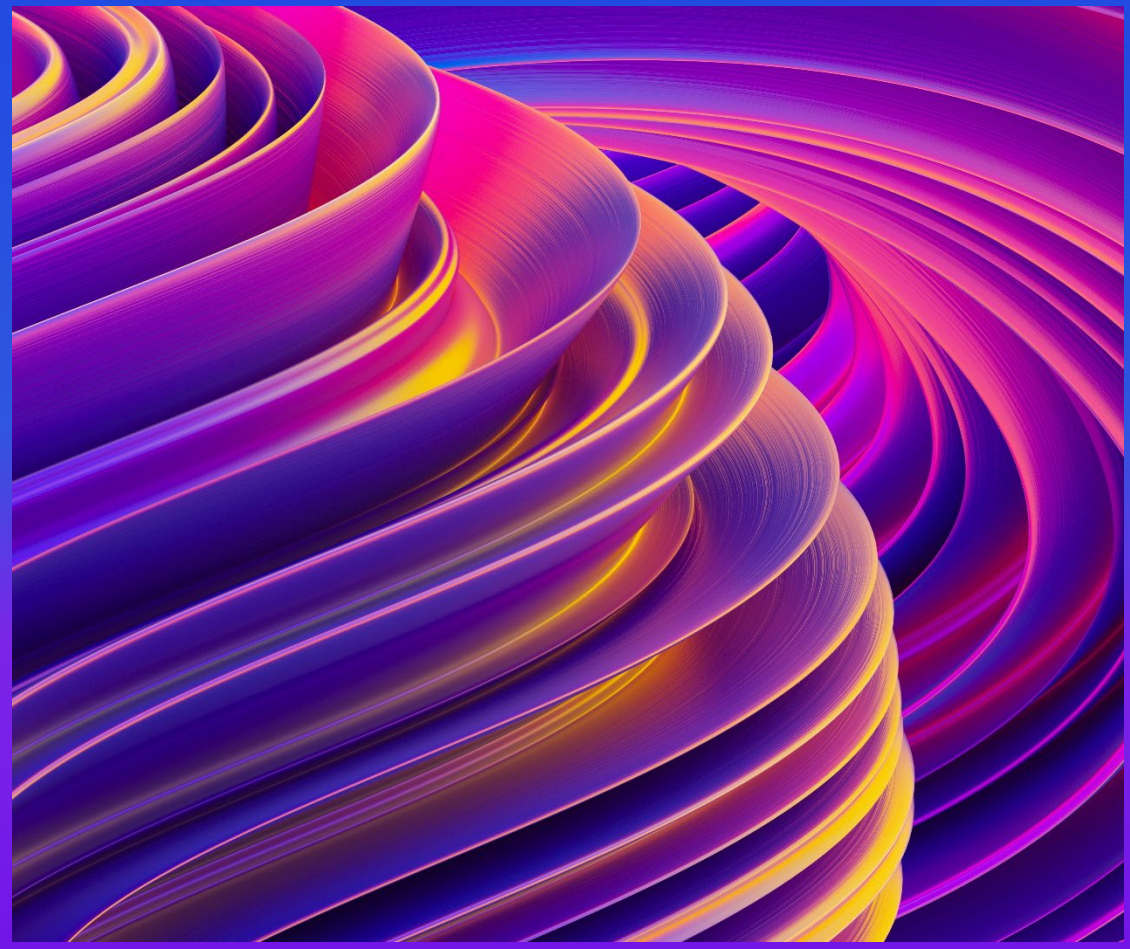
Fraudulent financial reporting involves intentional misstatements including omissions of amounts or disclosures in financial statements to deceive financial statement users.

Misappropriation of assets involves the theft of an entity's assets. It is often accompanied by false or misleading records or documents in order to conceal the fact that the assets are missing or have been pledged without proper authorization.

An error is an unintentional misstatement in financial statements, including the omission of an amount or a disclosure.

https://kpmg.com/ca/en/home.html

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Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 9, 2025 - REGULAR MEETING	**REPORT:**	25-86
FROM:	FINANCE DIVISION	**FILE:**	1760-30
SUBJECT:	MUNICIPAL SECURITY ISSUING RESOLUTION FOR SMITH NEIGHBOURHOOD STORM WORKS LOAN		

RECOMMENDATION:

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Fall 2025 long-term debt issue, $19,758,600 as authorized through Smith Neighbourhood Storm Works Loan Authorization Bylaw No. 6052.

That Metro Vancouver Regional District be requested to consent to our borrowing of $19,758,600 as authorized through Smith Neighbourhood Storm Works Loan Authorization Bylaw No. 6052 over a twenty (20) year term and include the borrowing in their security issuing bylaw.

EXECUTIVE SUMMARY:

On January 27, 2025, Council gave final reading to Smith Neighbourhood Storm Works Loan Authorization Bylaw No. 6052 for $19,758,600 for the estimate cost of constructing the Smith Neighbourhood Storm Works.

PURPOSE:

The purpose of the report is to obtain Council's approval for Municipal Security Issuing Resolutions as required under the Community Charter with respect to long term debt for capital works.

DISCUSSION/ANALYSIS:

On January 27, 2025, Council gave final reading to Smith Neighbourhood Storm Works Loan Authorization Bylaw No. 6052 for $19,758,600 for the estimate cost of constructing the Smith Neighbourhood Storm Works.

Under the *Community Charter*, all long-term borrowing, with a term longer than five years must be undertaken with the Municipal Finance Authority (MFA) through the municipality's Regional District. Borrowing from the MFA requires that a Council approved Municipal Security Issuing Resolution, Loan Authorization Bylaw and the Certificate of Approval from the Ministry of Community Services be forwarded to Metro Vancouver Regional District (MVRD). MVRD also requires a completed Liability Servicing Limit Statement, the 2025-2029 Financial Plan with annual debt servicing costs, sources of revenues for debt servicing and schedule of anticipated future borrowings. They also require the most recently Audited Financial Statements with a schedule of reserves. Upon consent of the undertaking, the MVRD will proceed with issuing the Regional District Security Issuing Bylaw to the MFA on behalf of the Township.

The Township will place the debts with the MFA through the long-term debenture debt program. The Smith Neighbourhood Storm Works Loan will be repaid from Development Cost Charges, with a maximum term of 20 years.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 9, 2025 – REGULAR MEETING	**REPORT:**	25-87
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	2025 PROVINCE OF BC DISASTER RESILIENCE AND INNOVATION FUNDING PROGRAM		

RECOMMENDATIONS:

That Council authorize an application to the 2025 Province of BC Disaster Resilience and Innovation Funding program for $1,000,000 of funding for Stream 1 – Foundational and Non-Structural Projects.

That Council authorize an application to the 2025 Province of BC Disaster Resilience and Innovation Funding program for $13,750,000 of funding for Stream 2 – Structural Projects.

EXECUTIVE SUMMARY:

The Province of British Columbia is offering funding through the Disaster Resilience and Innovation Funding (DRIF) program. Municipalities can apply for up to three projects across each of the two streams within the program. The province will cover 100% of eligible costs to a maximum grant of $400,000 per project for Stream 1 activities and up to $5,000,000 per project in Stream 2.

Staff are proposing three Stream 1 projects totalling $1,000,000, which include:

1. East Aldergrove Reservoir Replacement Design
2. Brookswood Detention Pond Design
3. Glen Valley Dyking and Drainage District Pump Station Plan

For Stream 2, staff are proposing three projects totaling $13,750,000 of funding, consisting of:

1. Strawberry Hill Water Reservoir Replacement
2. East Aldergrove Water Reservoir Replacement
3. Salmon River Pump Station Additional Improvements

Alternatively, Council may consider replacing the East Aldergrove Water Reservoir Replacement project with the Bedford Channel Dredging project for Stream 2 to address flooding risks and support a partnership with the Kwantlen First Nation. This project does not meet published DRIF eligibility criteria as a temporary measure, but staff are consulting with the province to confirm potential eligibility due to its unique nature.

PURPOSE:

The purpose of this report is to seek Council's authorization to apply to the BC Disaster Resilience and Innovation Funding Program for six projects across two funding streams.

BACKGROUND/HISTORY:

The Province of British Columbia is offering funding through the DRIF program to First Nations and local governments in BC to enhance their capacity to withstand and adapt to natural and climate-driven hazards. Two streams of funding are provided for projects that address hazards such as: drought and water scarcity, erosion, extreme temperatures, floods, geohazards, seismic, storms, etc.

Under this program, the province will cover 100% of eligible costs to a maximum grant of $400,000 per project for Stream 1 activities and up to $5,000,000 per Stream 2 projects. Municipalities can advance up to three projects for each stream with applications being due by June 27, 2025.

In September 2024, the Township of Langley submitted six projects to the first intake of the DRIF program that were ultimately not selected due to the program being over-subscribed. Staff have confirmed that projects that have not yet begun can be resubmitted in future intakes, provided they continue to meet the eligibility requirements. As such, several projects from the September 2024 submission are being proposed for Council authorization in the 2025 DRIF intake, including the East Aldergrove Water Reservoir Replacement Design (Stream 1), the Strawberry Hill Water Reservoir Replacement (Stream 2), and the East Aldergrove Water Reservoir Replacement (Stream 2).

<u>Stream 1 – Foundational and Non-Structural Projects:</u>

Projects under this stream must be foundational and provide data, build partnerships, and support long-term disaster risk reduction and climate adaptation through planning. This also includes non-structural projects such as risk mapping, development of bylaws, land use planning, monitoring equipment, and temporary mitigation equipment.

<u>Stream 2 – Structural Projects:</u>

Structural projects can include the construction, replacement or upgrading of infrastructure, installation of structural flood protection, slope stabilization, and public cooling/warming infrastructure. Natural infrastructure projects that use ecosystems to enhance biodiversity, reduce pollution, and build resilience to climate change are also eligible. Of note, temporary measures, such as dredging, are not eligible under this program.

DISCUSSION/ANALYSIS:

Staff have reviewed the program guidelines and are proposing three projects for Stream 1 and request Council’s direction for three projects for Stream 2, for a total of six projects for submission. For analysis, a table for each stream is included below providing the total estimated project costs along with the potential grant and any remaining Township or Development Cost Charge (DCC) funding that would require further authorization from Council at a later date to proceed.

Stream 1 – Foundational and Non-Structural Projects:

Stream 1 – Foundational and Non-Structural Projects					
Rank	**Project**	**Total Estimated Cost**	**Grant Amount**	**Recoverable from DCC Program**	**Remaining Township Share**
1	East Aldergrove Water Reservoir Replacement Design	$3,000,000	$400,000	$2,600,000*	$0
2	Brookswood Detention Pond Design	$300,000	$300,000	$0	$0
3	Glen Valley Dyking and Drainage District Pump Station Plan	$300,000	$300,000	$0	$0
	Total:	$3,600,000	$1,000,000	$2,600,000	$0

*Note: Replacement of the East Aldergrove Reservoir is eligible for a total recoverable amount of $11,187,000 from the DCC program between design and construction.

East Aldergrove Water Reservoir Replacement Design:

The existing reservoir is leaking and is in critical structural condition. Temporary repairs were completed in 2023 and are expected to allow for an additional five years of service life. This reservoir will also be redesigned to provide storage capacity to ensure growth is accommodated in Aldergrove, Gloucester Industrial Estates, and Salmon River Uplands. Initial design costs of $3,000,000 are anticipated.

Brookswood Detention Pond Design:

Within the Brookswood Fernridge Neighbourhood Plan, a new detention pond at the former Horne Pit site is needed to help manage stormwater runoff. This detention pond would span approximately two acres and support stormwater management for the development of the Brookswood Fernridge. The initial design costs are estimated at $300,000.

Glen Valley Dyking and Drainage District Pump Station Plan:

The Glen Valley Dyking and Drainage District (GVDDD) has asked for assistance in developing plans that would modernize the existing pump station, which the GVDDD own and operate. Due to its age, staff are recommending that a qualified professional be engaged to review requirements and develop a capital renewal plan for the GVDDD. Under this program, Drainage and Dyking Improvement Districts must apply through municipalities. The Township would provide some technical assistance and project management in developing the plans, but all assets and ongoing maintenance would remain with the GVDDD. The approximate cost of this proposed assessment is $300,000.

Stream 2 – Structural Projects:

Stream 2 – Structural Project Options					
Rank	**Project**	**Total Estimated Cost**	**Grant Amount**	**Recoverable from DCC Program**	**Remaining Township Share**
1	Strawberry Hill Water Reservoir Replacement	$12,500,000	$5,000,000	$4,158,000	$3,342,000**
2	East Aldergrove Water Reservoir Replacement	$50,500,000	$5,000,000	$11,187,000*	$34,313,000
3	Salmon River Pump Station Additional Improvements	$3,750,000	$3,750,000	$0	$0
	Total:	$66,750,000	$13,750,000	$15,345,000	$37,655,000

*Note: Replacement of the East Aldergrove Reservoir is eligible for a total recoverable amount of $11,187,000 from the water development cost charge (DCC) program between design and construction.
**Note: Replacement of the Strawberry Water Reservoir has received $1,000,000 of funding from the Water Capital Works reserve on February 12, 2024, to commence design.

All project costs are estimated and are subject to change as detailed design is initiated or progresses.

Strawberry Hill Water Reservoir Replacement:

The current Strawberry Hill Reservoir has significant leakage through the walls and buttresses, indicating deterioration and loss of circumferential post-tensioning, which is considered evidence of potential structural failure of the reservoir walls. Temporary repairs were completed in 2022 and are expected to allow for an additional five years of service life. Design is ongoing with construction anticipated to cost $12,500,000.

East Aldergrove Reservoir Replacement:

The existing East Aldergrove Reservoir is leaking and is in critical structural condition. Temporary repairs were completed in 2023 and are expected to allow for an additional five years of service life. This reservoir will also be redesigned to provide storage capacity to ensure growth is accommodated in Aldergrove, Gloucester Industrial Estates, and Salmon River Uplands. After design is completed, construction is anticipated to cost $50,500,000.

Salmon River Pump Station Additional Improvements:

The Salmon River Pump Station project is currently in the design phase, which includes the installation of a new Archimedes screw pump and the replacement of an existing pump with a fish-safe axial flow pump. These upgrades are intended to enhance flood protection during high water events while improving environmental compatibility.

The proposed project under the DRIF program involves replacing the remaining two pumps that are not designed for safe fish passage, along with an upgrade to the electrical service for the pump station. These additional improvements would help protect aquatic life within the watercourse, increase pumping capacity, and improve electrical reliability. This will ensure the station can respond effectively in the event of a flood. The estimated cost for the additional pumps and electrical upgrades is $3,750,000.

Financial Implications:

Should the Township be successful in receiving grant funding for any of the Stream 1 or 2 projects, work will be able to proceed with significant provincial investments, allowing for work to occur with no, or reduced, Township contributions.

Optional Recommendations/Alternatives:

Alternatively, Council may also consider the Bedford Channel Dredging project as a Stream 2 DRIF submission. The Bedford Channel has significant material build-up that is causing concerns of flooding and loss of accessibility. This project would consist of dredging the Bedford Channel and potentially providing the Kwantlen First Nations with the material, as requested, on McMillan Island. The current project estimate is approximately $4,800,000, depending on a suitable location for depositing the dredged material.

These project details have been provided to the province to determine its eligibility. As previously mentioned, dredging is not an eligible program activity, however staff have received information that it may be considered due to the unique nature of the project and the partnership with local First Nations. Approval of this project remains unlikely, but staff have provided the project as an alternative that could be pursued, should Council recommend it.

As the DRIF program allows a maximum of three submissions for Stream 2, one of the three projects previously mentioned would need to be removed. Should the Council recommend the Bedford Channel Dredging project, staff would recommend removing the East Aldergrove Water Reservoir Replacement project from the submission.

Respectfully submitted,

Karl Neufeld-Peters
MANAGER, ADMINSTRATIVE 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:	JUNE 9, 2025 - REGULAR MEETING	**REPORT:**	25-89
FROM:	EVENT FACILITIES DIVISION	**FILE:**	0810-30
SUBJECT:	CAPITAL REQUEST - GRASS MOWER REPLACEMENT		

RECOMMENDATION:

That Council authorize the use of up to $156,500 from the Capital Projects Reserve for the purchase of a replacement grass mower.

Financial Implications:

Based upon quotes received, the mower is expected to cost $115,600 prior to taxes, however the equipment currently falls under retaliatory tariffs totaling approximately $30,350, bringing the total to $145,950 plus tax. The purchase of the equipment will be purchased in compliance with the Township's procurement policy.

Cost and Resource Allocations:

During the 2025 budget process, this replacement grass mower was requested by event facilities but not funded. Staff have continued to utilize the existing equipment, and completed repairs to the equipment where possible, resulting in some equipment downtime and increased operating costs. The one Toro 4300 Mower has now failed and cannot be repaired. This is impacting the groundcrew's ability to maintain the facilities, resulting in this capital request.

Township of Langley Capital Project Description						
Project Title:						
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$156,500				
Budget Remaining						
Total Projected Cost		$156,500				

Project Description *(Phased Project)	Replacement of one Toro 4300 Mower.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The Toro 4300 Mower has now failed and is in a situation that has not been able to be repaired and is impacting the groundcrew's ability to maintain the facilities.

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

Length of Project (years):		Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title: Grass Mower 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: Capital Projects		$156,500				
Other:_____						
Total Currently Funded		**$156,500**				

Total Currently Unfunded						

Respectfully submitted,

Mike Noetzel
DIRECTOR
for
EVENT FACILITES DIVISION

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

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

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 (1268833 BC LTD.) BYLAW NO. 6123

EXPLANATORY NOTE

Bylaw No. 6123 amends the Carvolth Neighbourhood Plan to permit High Density Apartment (2.8 FSR) on a property in the 8400 Block of 202B Street.

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 (1268833 BC LTD.) BYLAW NO. 6123

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:

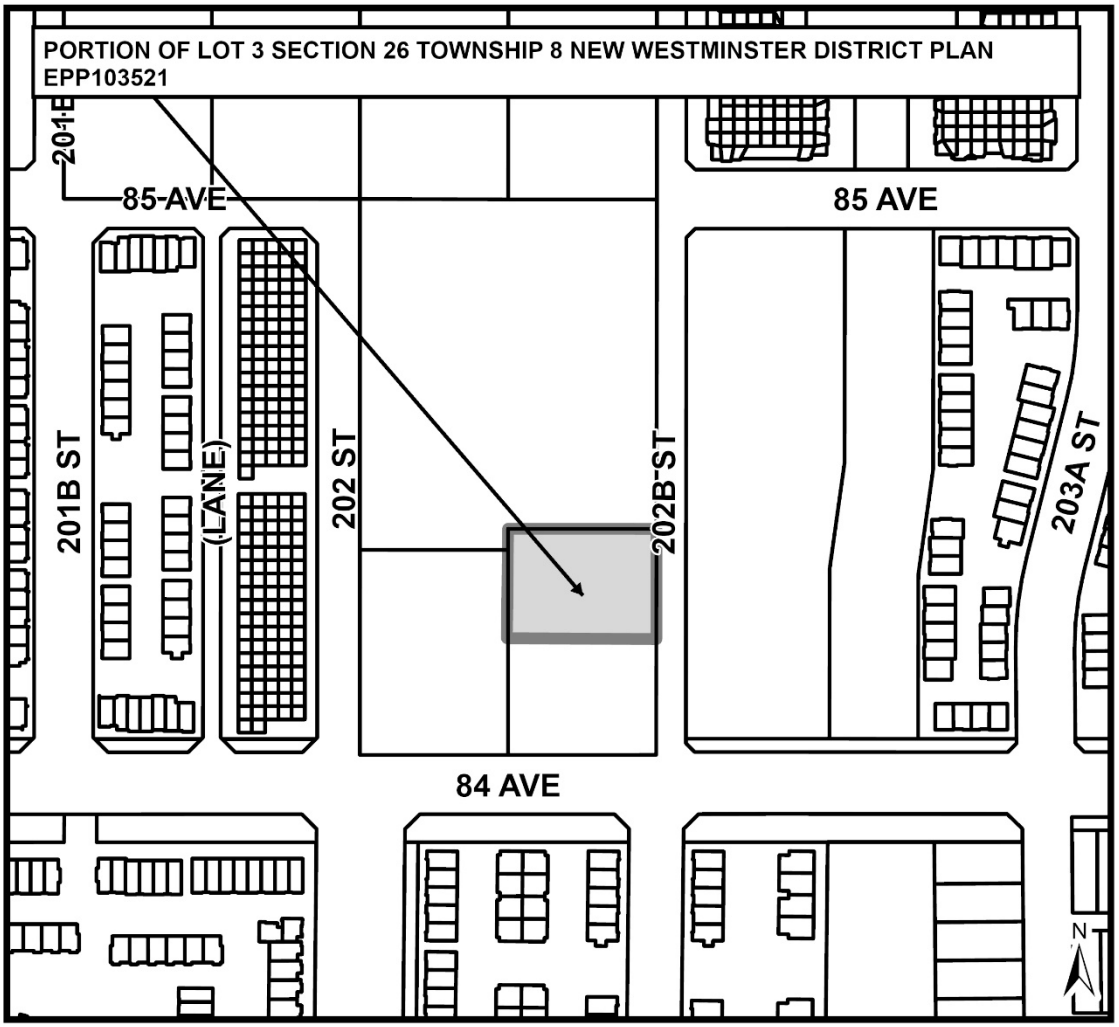
1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1268833 BC Ltd.) Bylaw No. 6123”.

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 is further amended by amending Figure 7 – Integrated Area Concept and Figure 8 – Land Use Plan by including the property shown on Schedule A attached to and forming part of this bylaw as “High Density Apartment (2.8 FSR)”.

READ A FIRST TIME the	12	day of	May	, 2025
READ A SECOND TIME the	12	day of	May	, 2025
PUBLIC HEARING HELD the	26	day of	May	, 2025
READ A THIRD TIME the		day of		, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6123



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1268833 BC LTD.) BYLAW NO. 6124

EXPLANATORY NOTE

Bylaw No. 6124 rezones land located in the 8400 Block of 202B Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-198 to permit development consisting of an apartment building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1268833 BC LTD.) BYLAW NO. 6124

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 (1268833 BC Ltd.) Bylaw No. 6124".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-198" after the words "Comprehensive Development Zone CD-197"
   (2) Adding to Section 110.1 after the words "CD-197" the words "CD-198 – 2000 m²"
   (3) Adding after Section 1097 "Comprehensive Development Zone CD-197" the following as Section 1098 "Comprehensive Development Zone CD-198"

1098 **COMPREHENSIVE DEVELOPMENT ZONE CD-198**

Uses Permitted

1098.1 In the CD-198 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartment uses*

Density

1098.2 The maximum *floor space ratio* of lands zoned CD-198 shall not exceed 2.8 FSR.

Lot Coverage

1098.3 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

1098.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1098.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed six (6)

storeys. The *height* of *accessory buildings* and *structures* shall not exceed 3.75m or one (1) *storey*, whichever is less.

Subdivision Requirements

1098.6 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

1098.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

1098.8 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

1098.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1098.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

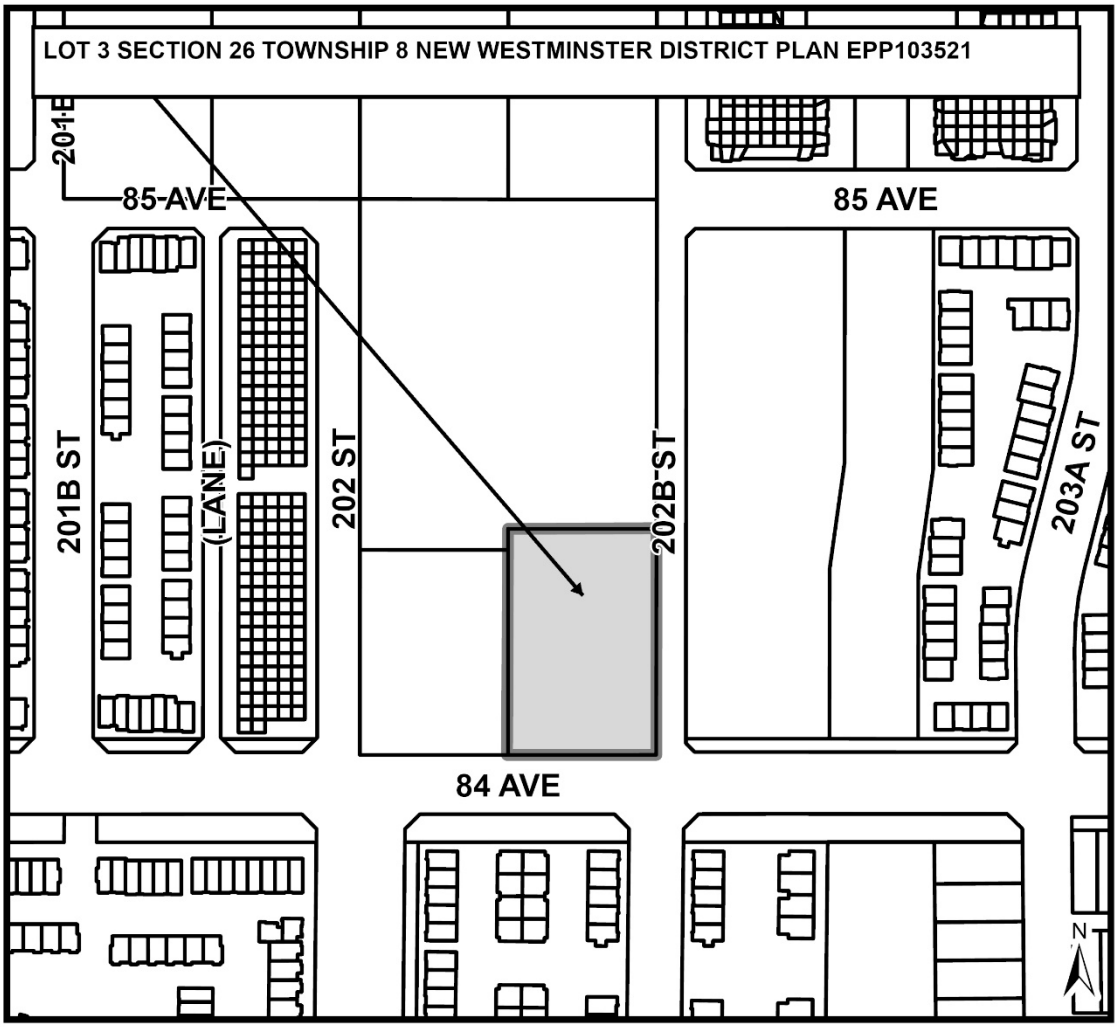
Lot 3 Section 26 Township 8 NWD Plan EPP103521

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-198.

READ A FIRST TIME the	12	day of	May	, 2025
READ A SECOND TIME the	12	day of	May	, 2025
PUBLIC HEARING the	26	day of	May	, 2025
READ A THIRD TIME the		day of		, 2025
RECEIVED THE APPROVAL OF MINISTRY OF TRANSPORTATION AND TRANSIT the		day of		, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6124



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 12, 2025 - REGULAR MEETING	**REPORT:**	25-69
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-26-0235
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100279 AND DEVELOPMENT PERMIT NO. 101428 (1268833 BC LTD. / MATTE HOMES INC. / 8400 BLOCK OF 202B STREET)		

PROPOSAL:

Application to amend the Carvolth Neighbourhood Plan and rezone approximately 0.38 ha (0.95 ac) of land located in the 8400 Block of 202B Street to Comprehensive Development Zone CD-198 to facilitate the development of 100 apartment units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6123 and 6124 subject to 12 development prerequisites being satisfied prior to final reading; authorize issuance (at time of final reading of Bylaw No. 6124) of Development Permit No. 101428; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Carvolth Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw No. 4995 Amendment (1268833 BC Ltd.) Bylaw No. 6123 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1268833 BC Ltd.) Bylaw No. 6124 rezoning 0.38 ha (0.95 ac) of land located in the 8400 Block of 202B Street to Comprehensive Development Zone CD-198, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements including dedications in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Compliance with Age-Friendly Amenity Area requirements.

5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of a restrictive covenant acceptable to the Township:
   a. identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
   b. identifying the type and number of units required to comply with Section 3.1.6 of ToL OCP.
7. Completion of conditions and subsequent discharge of no-build restrictive covenant CA9866006.
8. Dedication and construction of a 4.5 metre wide street greenway on the north side of 84 Avenue to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
9. Finalization of landscape and architectural plans.
10. Approval of the Rezoning Bylaw by the Ministry of Transportation and Transit.
11. Compliance with the Community Amenity Contributions Policy, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy and Willoughby Greenway Amenity Policy.
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Carvolth Neighourhood Plan) Bylaw 2012 No. 4995 Amendment (1268833 BC Ltd.) Bylaw No. 6123 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council at time of final reading of Rezoning Bylaw No. 6124 authorize issuance of Development Permit No. 101428 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 within buildings and / or in enclosures and screened.

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

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

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

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6123 and 6124 in conjunction with the hearing for the proposed Development Permit No. 101428.

EXECUTIVE SUMMARY:

1268833 BC Ltd. has applied to rezone approximately 0.38 ha (0.95 ac) of land located in the 8400 Block of 202B Street to Comprehensive Development Zone CD-198 to facilitate the development of 100 apartment units in a 6-storey building. To facilitate the development, the applicant is requesting to amend the Carvolth Neighbourhood Plan to increase the permitted density on a portion of the site from Townhouse (50 UPA) to High Density Apartment (2.8 FSR).

A development permit (Attachment B) is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

As the proposal is consistent with and supports the overall objectives of the Willoughby Community Plan and Carvolth NP, staff recommend that Council consider the neighbourhood plan amendment and rezoning request, subject to the completion of 12 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Carvolth NP Amendment Bylaw No. 6123, Rezoning Bylaw No. 6124, and Development Permit No. 101428.

REFERENCE:

Owner:	1268833 BC Ltd. 5536 – 127 Street Surrey, BC V3X 3V1
Legal Description:	Lot 3 Section 26 Township 8 NWD Plan EPP103521
Location:	8400 Block of 202B Street
Area:	0.38 ha (0.95 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-198
Willoughby Community Plan:	Transit Village
Carvolth Neighbourhood Plan:	Townhouse (50 UPA), and High Density Apartment (2.8 FSR)

BACKGROUND/HISTORY:

- The subject lands are currently zoned Suburban Residential Zone SR-2 and designated a combination of Townhouse (50 UPA) and High Density Apartment (2.8 FSR) in the Carvolth Neighbourhood Plan.
- The property was part of a larger overall application (ToL Project No. 08-26-0173) that subdivided off the subject property from the original larger lot, that is currently at third reading.
- ToL Project No. 08-26-0173 proposed 220 apartments and 20 townhouse units. The townhouse units were proposed on the subject lot.
- As part of 08-26-0173, the land for a future pocket park to the west of the subject site was dedicated to the Township. A restrictive covenant has been registered over the subject site and the original larger lot (08-26-0173 lands) to prohibit construction until construction of the pocket park and adjacent roads and greenways has been provided. Prior to final reading of this project, those works are required to be completed.

DISCUSSION/ANALYSIS:

- The applicant proposes a 6-storey building comprised of 100 units at a density of 2.8 FSR.
- To facilitate the development, the applicant has applied to redesignate a portion of the site from Townhouse (50 UPA) to High Density Apartment (2.8 FSR).

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	A property currently under active application (TOL Project No. 08-26-0173) that the subject property was	Townhouse (50 UPA)	Suburban Residential SR-2

	subdivided from.		
South:	84 Ave, beyond which is an existing townhouse development	Rowhouse / Townhouse (22 UPA) – Latimer NP	Comprehensive Development Zone CD-108
East:	202B Street, beyond which is a property currently under construction (TOL Project No. 08-26-0178) for 183 townhouse units.	Townhouse (50 UPA)	Comprehensive Development Zone CD-128
West	A pocket park	High Density Apartment (2.8 FSR)	Suburban Residential SR-2

Community / Neighbourhood Plan Amendment:

- The northern half of the subject site is designated Townhouse (50 UPA), while the southern portion is designated High Density Apartment (2.8 FSR). The applicant has applied to amend Carvolth Neighbourhood Plan to designate the entire site as High Density Apartment (2.8 FSR).

Zoning Amendment:

- Bylaw No. 6124 proposes to rezone the site to a new Comprehensive Development Zone CD-198, to permit a maximum density of 2.8 FSR to facilitate the proposed 6-storey building comprised of 100 apartment units.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-198 zoning in terms of siting, site coverage, height, use and density.

Development Permit:

- The subject site is located in Development Permit Area 'M' – Residential (for form and character) in the Carvolth Neighbourhood Plan. Proposed Development Permit No. 101428 is attached to this report and includes renderings, site plans, building elevations, and tree and landscaping plans. Finalization of landscape plans is required prior to final reading.
- Vehicular access to the site is proposed from 202B Street.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

	Count	**Rate**	**Total**
Apartment	100	$11,000 / unit	$1,100,000
FSR exceeding Carvolth NP max	23,838 ft^2	$25 / ft^2	$595,950
Total			**$1,695,950**

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
23	0	29	29	17	46

- The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite.

Policy Considerations:

The proposed Carvolth Neighbourhood Plan amendment, rezoning and development permit application facilitates development of a 6-storey building comprised of 100 apartment units.

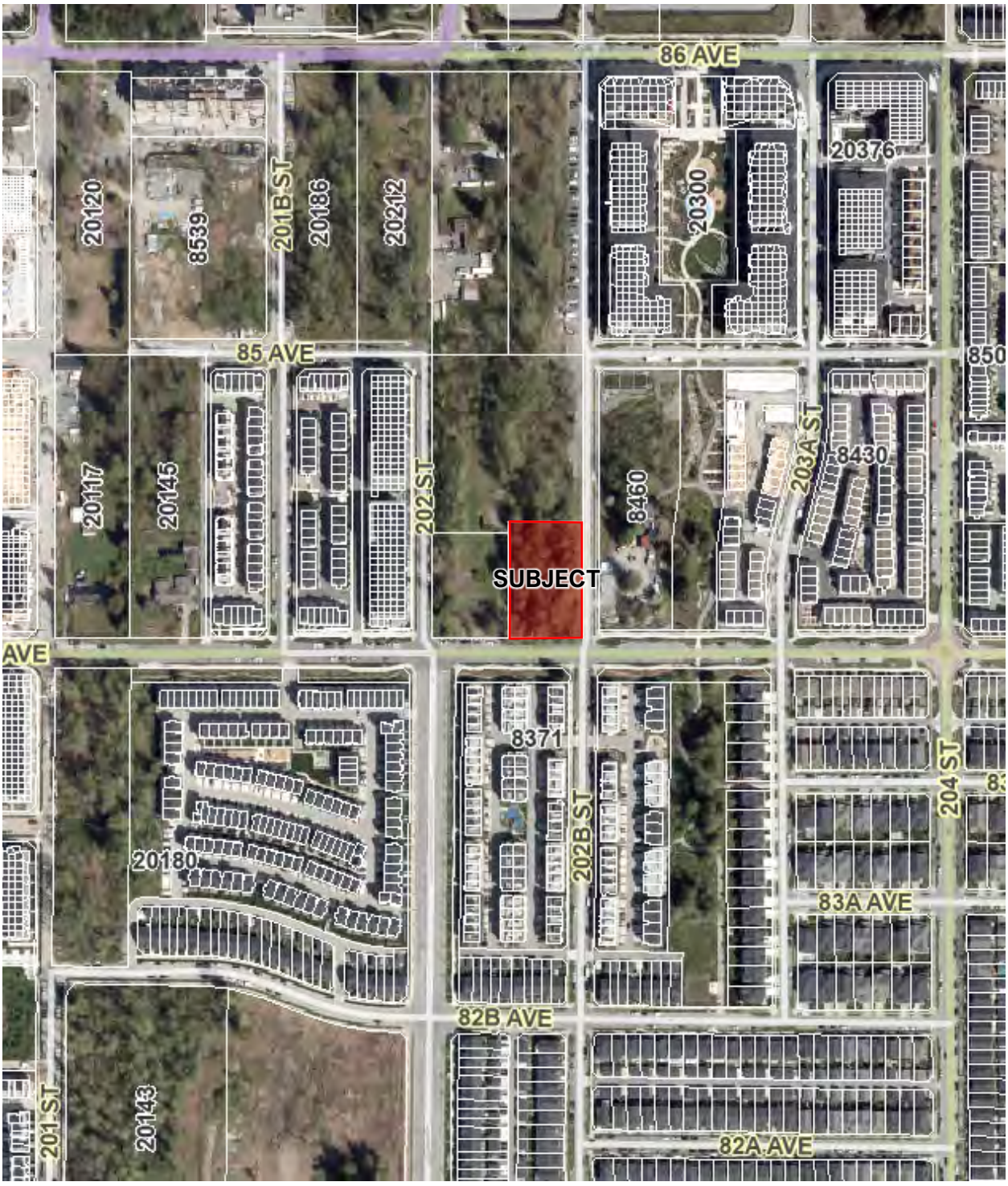
The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Carvolth Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6123 and 6124 (subject to 12 development prerequisites); and authorize staff to schedule the required public hearing for Carvolth Neighbourhood Plan Amendment Bylaw No. 6123 and Rezoning Bylaw No. 6124.

Respectfully submitted,

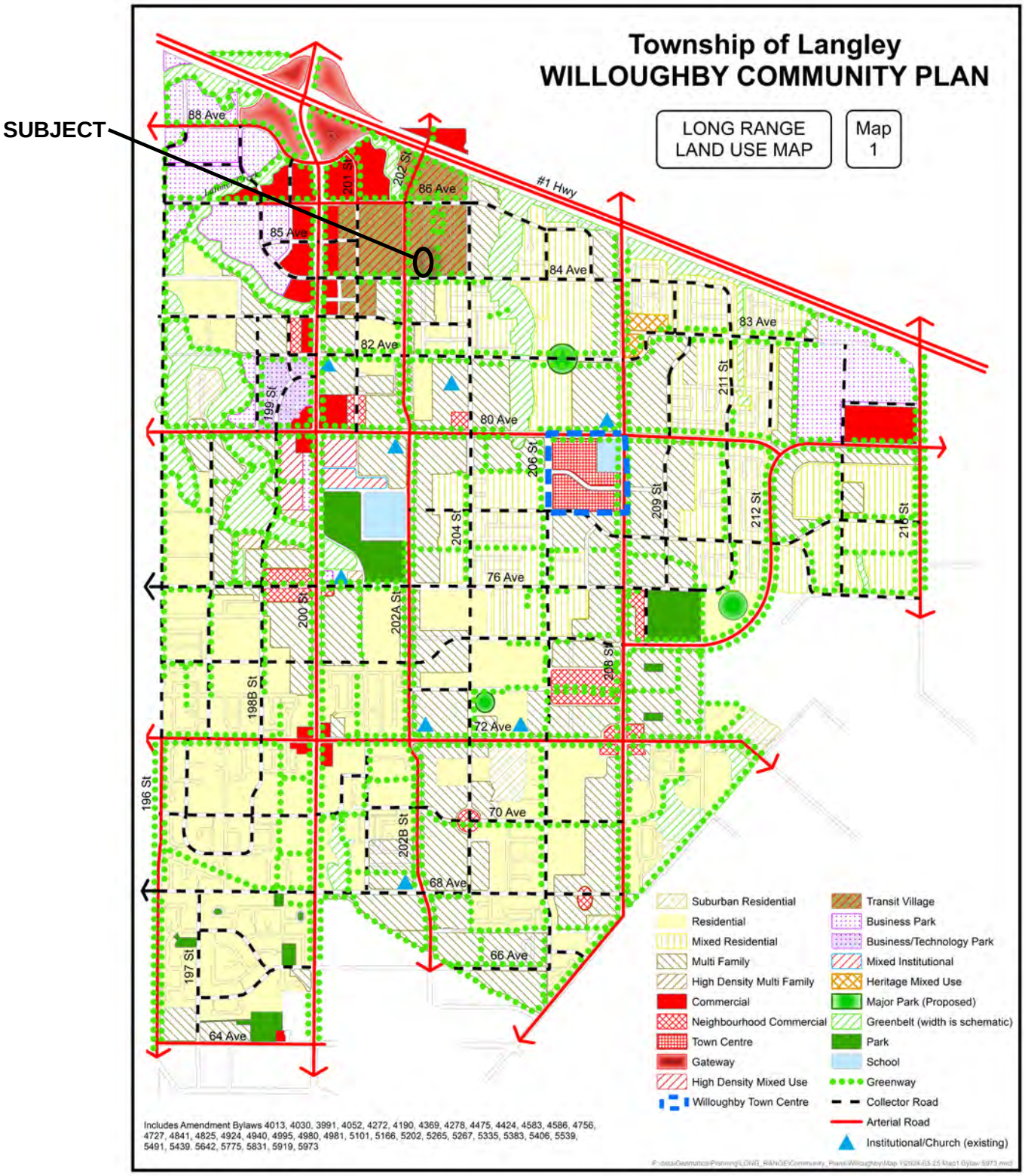
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

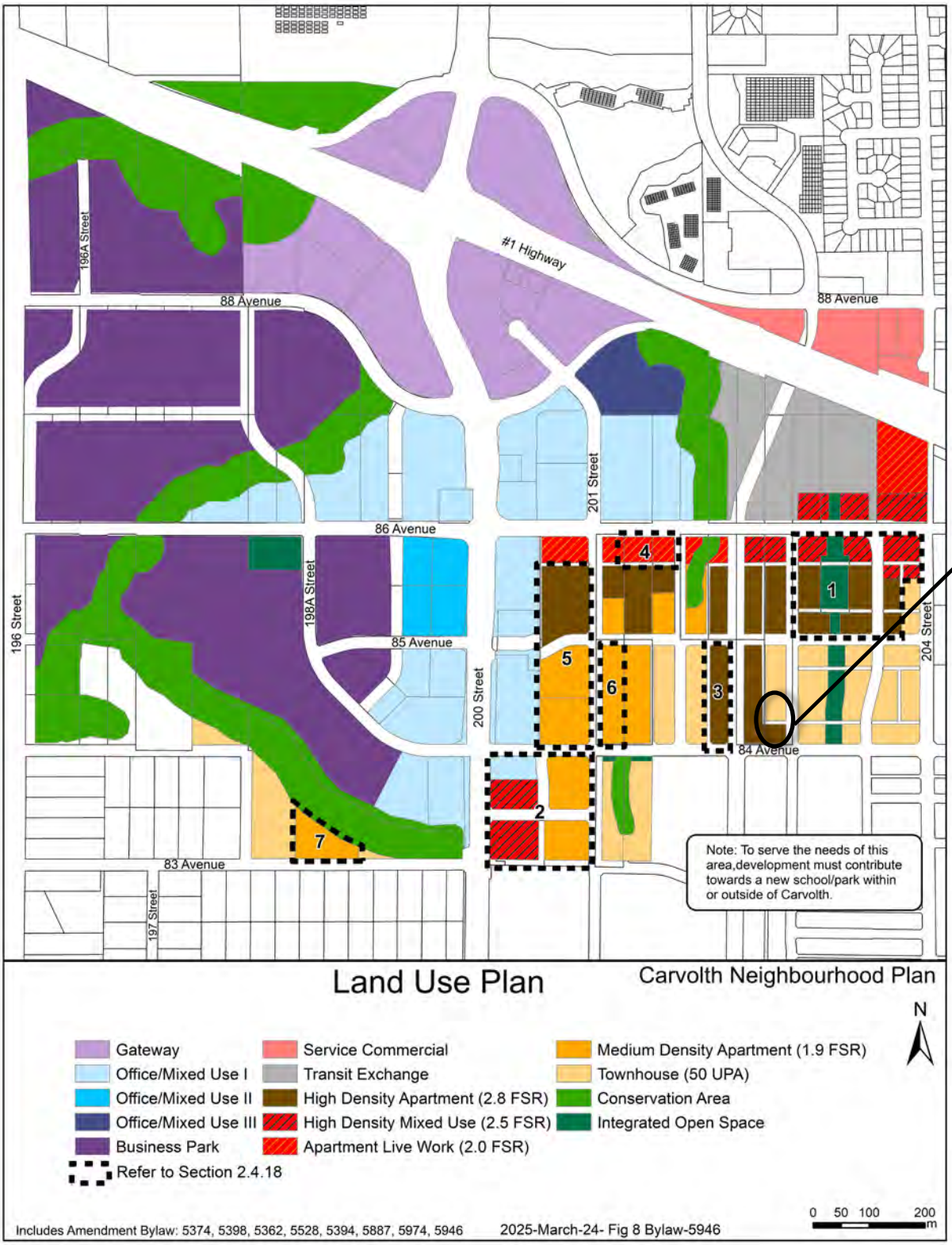
ATTACHMENT A Maps and Graphics
ATTACHMENT B Development Permit No.101428

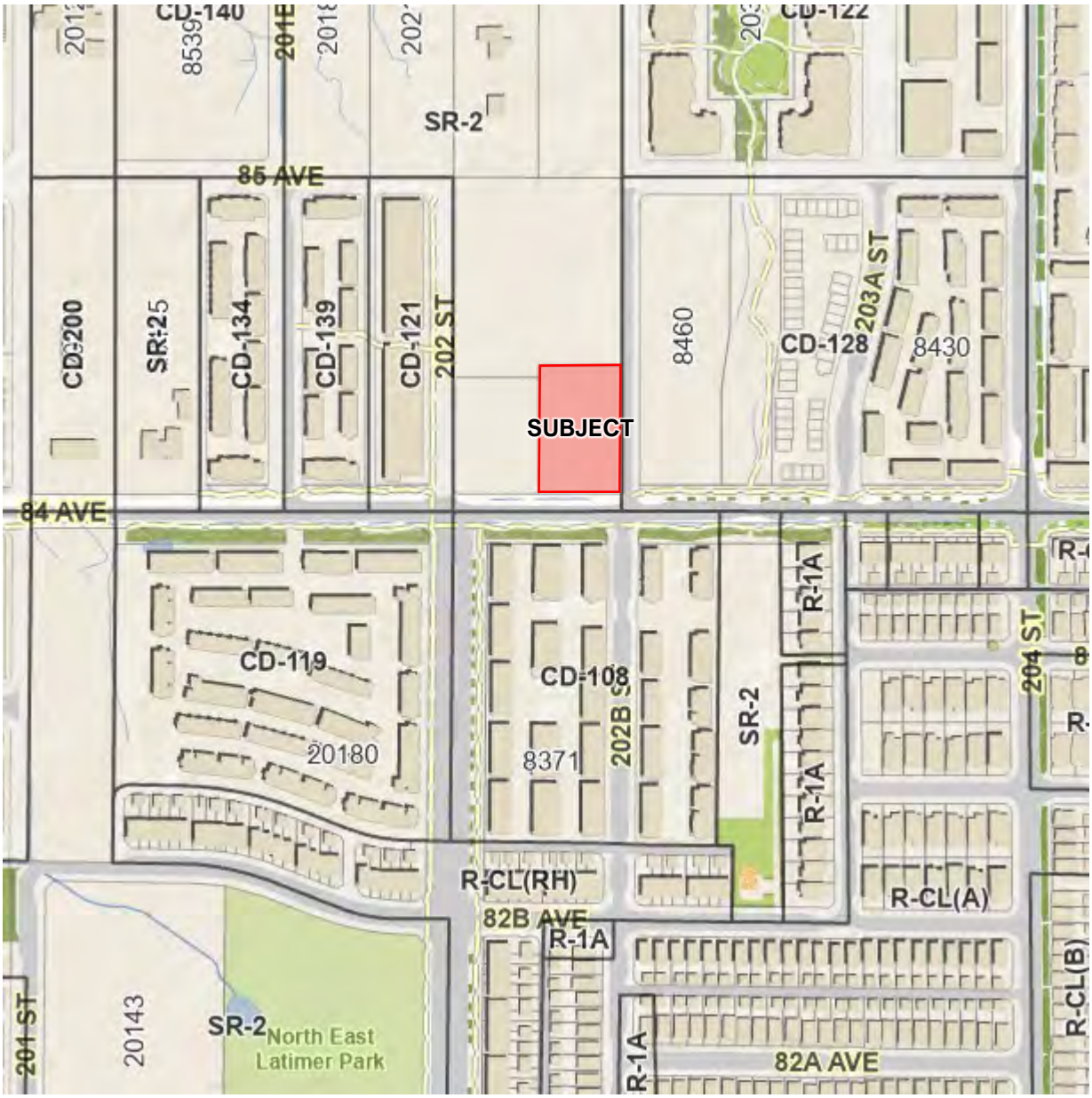
ATTACHMENT A



AERIAL CONTEXT MAP


SUBJECT
Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE
LAND USE MAP
Map
1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
199 St
200 St
202A St
198B St
196 St
202B St
197 St
204 St
206 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Village
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5919, 5973


SUBJECT
196A Street
#1 Highway
88 Avenue
88 Avenue
201 Street
86 Avenue
196 Street
198A Street
85 Avenue
200 Street
204 Street
84 Avenue
83 Avenue
197 Street
1
2
3
4
5
6
7
Note: To serve the needs of this area,development must contribute towards a new school/park within or outside of Carvolth.
Land Use Plan
Carvolth Neighbourhood Plan
N
Gateway
Office/Mixed Use I
Office/Mixed Use II
Office/Mixed Use III
Business Park
Refer to Section 2.4.18
Service Commercial
Transit Exchange
High Density Apartment (2.8 FSR)
High Density Mixed Use (2.5 FSR)
Apartment Live Work (2.0 FSR)
Medium Density Apartment (1.9 FSR)
Townhouse (50 UPA)
Conservation Area
Integrated Open Space
0 50 100 200
m
Includes Amendment Bylaw: 5374, 5398, 5362, 5528, 5394, 5887, 5974, 5946
2025-March-24- Fig 8 Bylaw-5946



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT



SOUTH ELEVATION (FACING 84 AVENUE)



EAST ELEVATION (FACING 202B STREET)

RENDERINGS – SUBMITTED BY APPLICANT



NORTH ELEVATION



WEST ELEVATION

RENDERINGS – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Development Permit No. 101428

This Permit is issued this _____ day of _____, 2025 to:

1. NAME: 1268833 BC Ltd.

   ADDRESS: 5536 – 127 Street
   Surrey BC, V3X 3V1

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 3 Section 26 Township 8 NWD Plan EPP103521

   CIVIC ADDRESS: 8400 Block of 202B Street

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedule “A”.
   b. Landscape plans being in substantial compliance with Schedule “B” and 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 within buildings and / or in enclosures and screened.

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

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

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.

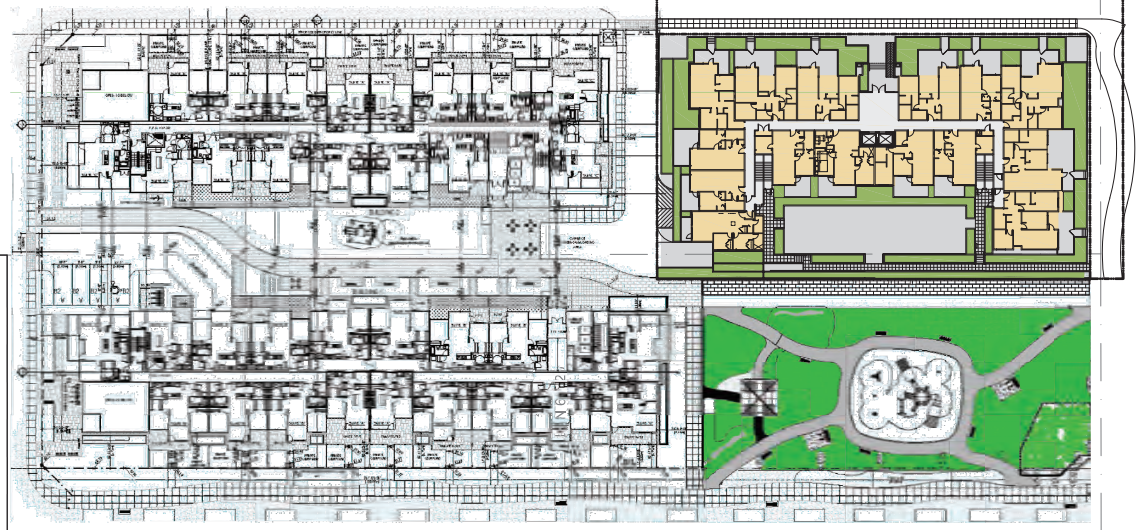
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

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 _____, 2025.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscaping Drawings



CONTEXT PLAN

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigenfadab.com

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NO.	DATE	REVISION / ISSUED
2	June 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:

84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
CONTEXT PLAN

DATE:	A[illegible]23
SCALE:	[illegible]
DESIGN:	
DRAWN:	A[illegible]
PROJECT NO:	-

SHEET NO: A0.5

SCHEDULE A

PROJECT STATISTICS

LEGAL DESCRIPTION	LOT 3 ,SECTION 26, TOWNSHIP 8, NEW WESTMINSTER DISTRICT,	
CIVIC ADDRESS	20239, 84 AVENUE, LANGLEY, BC.	
ZONING	EXISTING	SR-2
	PROPOSED	CD (BASED ON CARVOLTH NCP)

AREA CALCULATION		
RESIDENTIAL	GROSS FLOOR AREA (SQ.M.)	GROSS FLOOR AREA (SQ.FT.)
1ST FLOOR	1,331	14,125
2ND FLOOR	1,354	14,854
3RD FLOOR	1,354	14,854
4TH FLOOR	1,354	14,854
5TH FLOOR	1,354	14,854
6TH FLOOR	1,215	12,935
TOTAL	7,962	86,476

FSR CALCULATION		
ALLOWED	1.5 TO 2.8 (HIGH DENSITY)	
PROVIDED	2.8	
	SQ.M.	SQ.FT.
LOT AREA	2,870	30,893
GROSS FLOOR AREA	8,033	86,476
FSR	8033 / 2870 =2.8	

SITE COVERAGE	
PROVIDED	48%

OUTDOOR AMENITY	
REQUIRED	6 SQM. / UNIT : 4X100=600
PROVIDED	603 SQ.M.

PARKING CLACULATION						
PARKING STALLS	REQUIRED	1 SPACE / STUDIO +1.5 SPACE / 1 BED OR MORE UNIT : 1.5 X 100 = 150	ELECTRIC CAR CHARGING STATIONS	REQUIRED	1 APACE/ UNIT	
	PROVIDED	150		PROVIDED	100	
VISITORS	REQUIRED	10% OF TOTAL STALLS : 10% (150) =15	ACCESSIBLE STALLS	REQUIRED	1 PER 100 STALL	150 / 100 = 1.5
	PROVIDED	15		PROVIDED	2	
TOTAL	REQUIRED	165 (INCLUDING VISITORS)	NO OF SMALL CARS FOR VISITORS	ALLOWED	20% OF VISITOR STALLS : 20% (15) = 3	
	PROVIDED	165 (INCLUDING VISITORS)		PROVIDED	3	
BIKES	PROVIDED	66 + 6 VISITORS				
LOCKERS	PROVIDED	100				

UNIT MIX				
UNIT TYPE	NO. OF BED RM.	NO. OF UNITS	AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
A	1	31	589	18259
A1	1	4	591	2364
A2	1+DEN	4	696	2784
B	2	7	896	6272
B1	2	1	809	809
C	1+DEN	12	732	8784
D	2	1	774	774
E	3	1	1058	1058
*F	2	6	852	5112
G	2+DEN	6	812	4872
H	2+DEN	1	931	931
J	3	6	1088	6528
K	2	4	902	3608
L	3	4	983	3932
M	1	1	557	557
N	3	1	1153	1153
O	2	1	784	784
P	3	2	956	1912
R	2	1	752	752
S	3	1	1118	1118
*T	2	4	812	3248
U	2	1	783	783
TOTAL		100		**76394**

* ADAPTABLE UNITS
NO. OF REQUIRED ADAPTABLE UNITS : 10% OF TOTAL UNITS : 10

SETBACK		
	ALLOWED	PROPOSED
SOUTH	4.5 m. (14'-9")	4.6 m. (15'-0")
EAST	4.5 m. (14'-9")	4.5 m. (14'-9")
WEST	4.5 m. (14'-9")	4.6 m. (15'-0")
NORTH	4.5 m. (14'-9")	5.1 m. (16'-9")

UNIT MIX		
UNIT TYPE	NO. OF UNITS	% OF TOTAL
1 BED	36	36 %
1 BED+DEN	16	16 %
2 BED	26	26 %
2 BED+DEN	7	7 %
3 BED	15	15 %
TOTAL	100	100 %

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multipointadab.com

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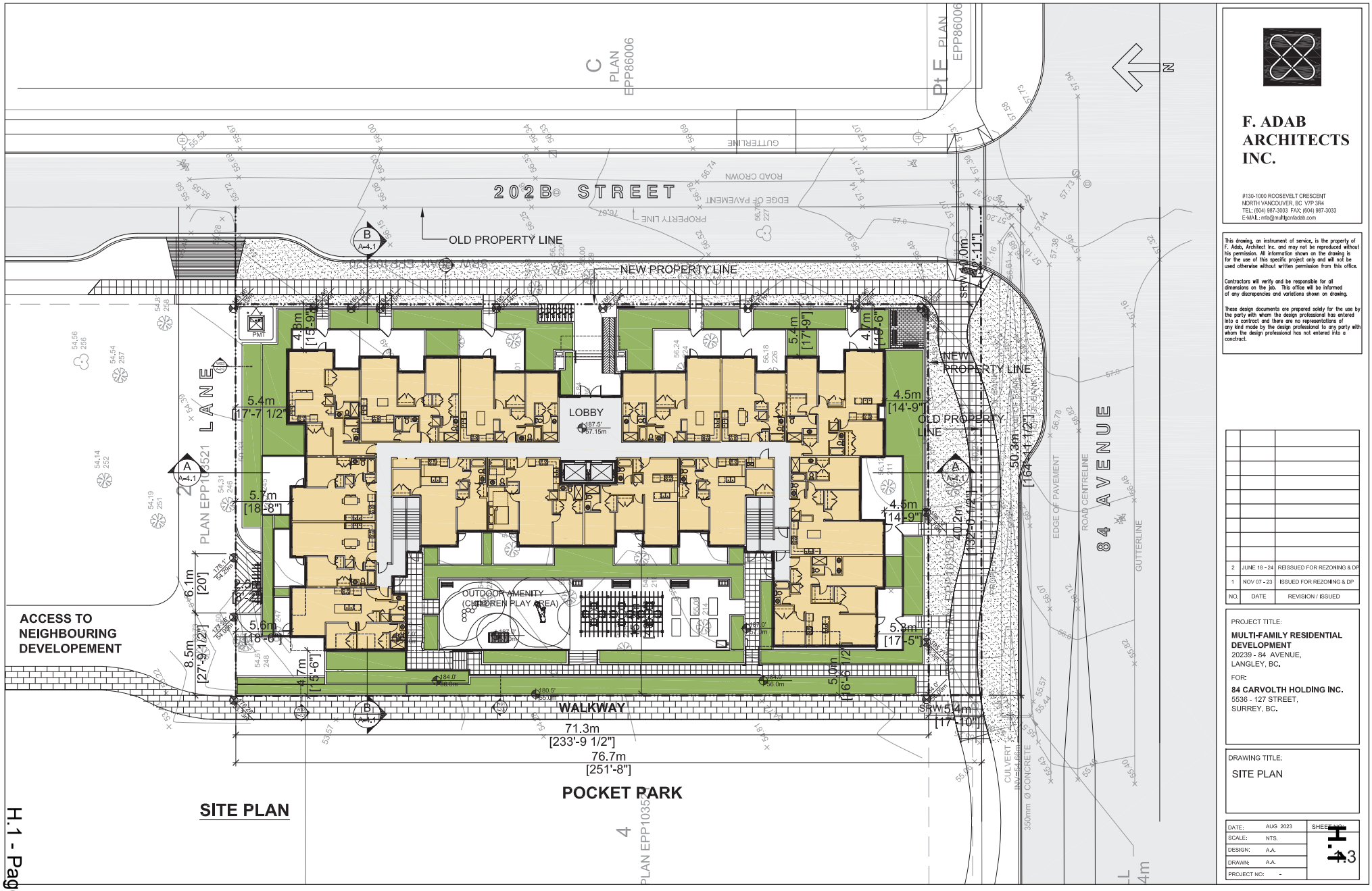
NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
PROJECT STATISTICS

DATE:	AUG 2023	SHEET NO: H.1
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
SITE PLAN

DATE:	AUG 2023
SCALE:	NTS.
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO: H.1.3



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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PROJECT TITLE:

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20239 - 84 AVENUE,
LANGLEY, BC.

FOR:

84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:

PERSPECTIVE VIEW
CORNER OF 202B & 84

DATE:	AUG 2023
SCALE:	N/A
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO.

H.1 - 4.4



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonfadab.com

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NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:

84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:

BIRD-EYE VIEW

DATE:	AUG 2023
SCALE:	N/A
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO.

H.1.5



SOUTH ELEVATION (FACING 84 AVENUE)



EAST ELEVATION (FACING 202B STREET)

F. ADAB ARCHITECTS INC.

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NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:

84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:

COLORED ELEVATIONS (EAST & SOUTH)

DATE:	AUG 2023
SCALE:	N/A
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO.

A-1.6



NORTH ELEVATION



WEST ELEVATION

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:

84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:

COLORED ELEVATIONS
(WEST & NORTH)

DATE:	AUG 2023
SCALE:	N/A
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO.

A-1.7

Exterior Finishes and Colours

The building uses a simple palette of materials with the intention of contemporary form and character and the expression of siting on its natural topography.

The selection of materials is also based on the enhanced durability of construction as part of a sustainable approach.

A variety of high-quality building materials have been selected with an emphasis on prefabricated Hardie panel, Hardie siding, and brick for non-combustibility and longevity.

Emphasis on creating contrast by using a combination of grey and white Hardie boards and black windows, privacy screens/railings.

The distribution of colours and materials has been organized in a manner to create harmony and connectivity throughout the building.





EXTERIOR FINISH COLOUR SCHEME



1
BRICK :
MIDNIGHT BLACK - BY IXL



2
HARDIE SIDING :
SW 7016 MINDFUL GRAY-
BY SHERWIN WILLIAMS



3 & 6
HARDIE PANEL :
SW 7102 WHITE FLOUR -
BY SHERWIN WILLIAMS



4 & 6
HARDIE PANEL :
SW 7544 FENLAND -
BY SHERWIN WILLIAMS



5
FASCIAS :
SW 7068 GRIZZLE GRAY -
BY SHERWIN WILLIAMS



7
WINDOWS :
VINYL - BLACK



8
RAILING
a : ALUMINUM & BLACK, SAFETY GLASS
b : CLEAR SAFETY GLASS



9 & 12
PRE-CAST CONCRETE SILL AND CAP
SW 0055 LIGHT FRENCH GRAY -
BY SHERWIN WILLIAMS



10
CANOPY :
BLACK PAINTED METAL FRAME:
CLEAR SAFETY GLASS



11
LOBBY ENTRANCE STOREFRONT & SIDE LIGHT
BLACK PAINTED ALUMINUM FRAME :
CLEAR SAFETY GLASS



13
SANDBLASTED GLASS SPANDREL



14
ALUMINUM PANEL :
SW 6991 BLACK MAGIC -
BY SHERWIN WILLIAMS

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
CARVOLTH NCP COMPLIANCE
EXTERIOR FINISHES

DATE:	AUG 2023	SHEET NO:	H.1
SCALE:	N/A		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	-		

NORTH ELEVATION



WEST ELEVATION



EXTERIOR FINISH COLOUR SCHEME



1
BRICK :
MIDNIGHT BLACK - BY IXL



2
HARDIE SIDING :
SW 7016 MINDFUL GRAY-
BY SHERWIN WILLIAMS



3 & 6
HARDIE PANEL :
SW 7102 WHITE FLOUR -
BY SHERWIN WILLIAMS



4 & 6
HARDIE PANEL :
SW 7544 FENLAND -
BY SHERWIN WILLIAMS



5
FASCIAS :
SW 7068 GRIZZLE GRAY -
BY SHERWIN WILLIAMS



7
WINDOWS :
VINYL - BLACK



8
RAILING
a : ALUMINUM & BLACK, SAFETY GLASS
b : CLEAR SAFETY GLASS



9 & 12
PRE-CAST CONCRETE SILL AND CAP
SW 0055 LIGHT FRENCH GRAY -
BY SHERWIN WILLIAMS



10
CANOPY :
BLACK PAINTED METAL FRAME:
CLEAR SAFETY GLASS



11
LOBBY ENTRANCE STOREFRONT & SIDE LIGHT
BLACK PAINTED ALUMINUM FRAME :
CLEAR SAFETY GLASS



13
SANDBLASTED GLASS SPANDREL



14
ALUMINUM PANEL :
SW 6991 BLACK MAGIC -
BY SHERWIN WILLIAMS

F. ADAB ARCHITECTS INC.

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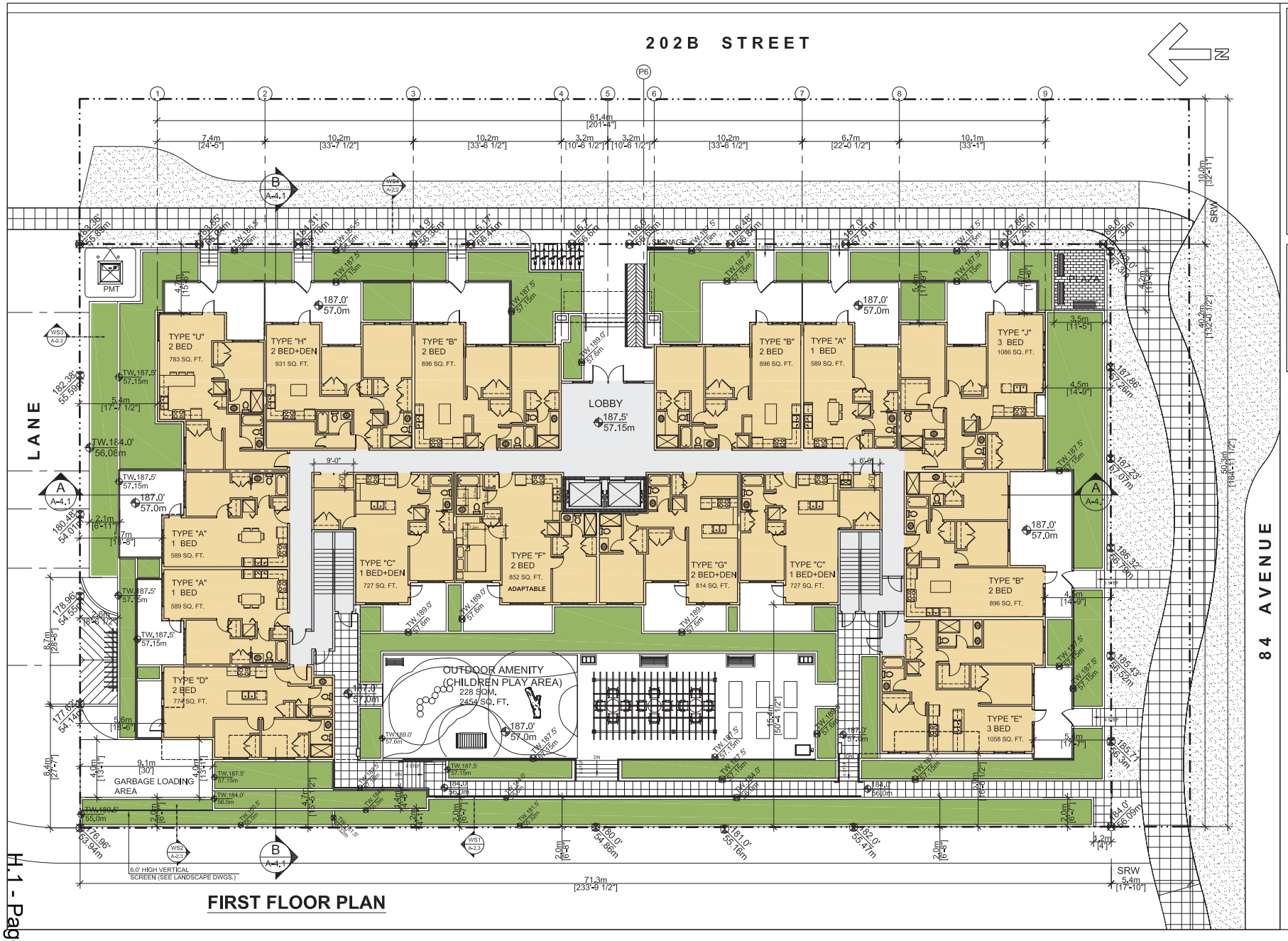
NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
CARVOLTH NCP COMPLIANCE
EXTERIOR FINISHES

DATE:	AUG 2023
SCALE:	N/A
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-
SHEET NO:	H.1



F. ADAB
ARCHITECTS
INC.

#130-1000 ROOSEVELT CRESCENT
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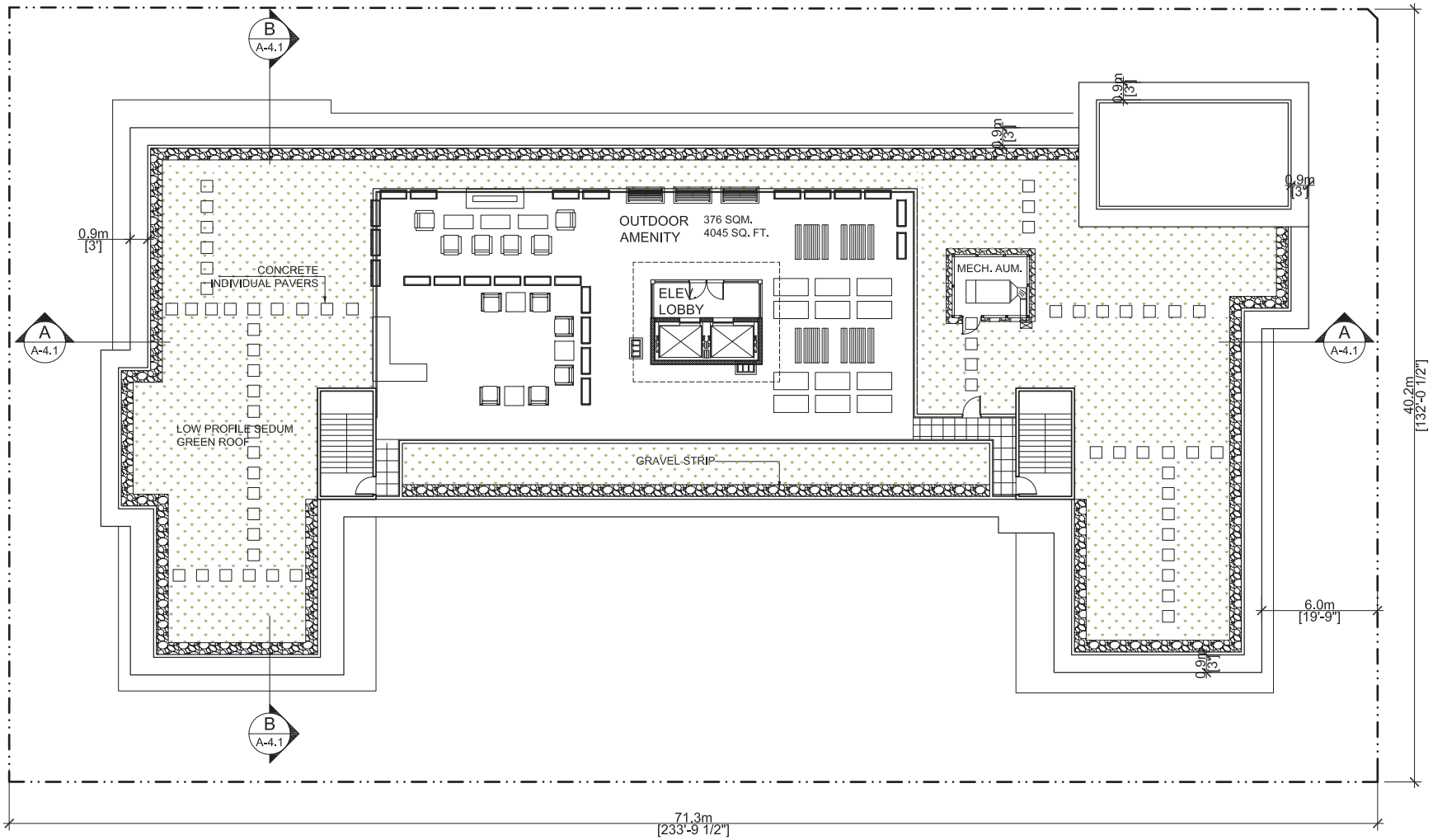
PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
FIRST FLOOR PLAN

DATE:	AUG 2023
SCALE:	NTS.
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO: A-1.4



ROOF PLAN

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

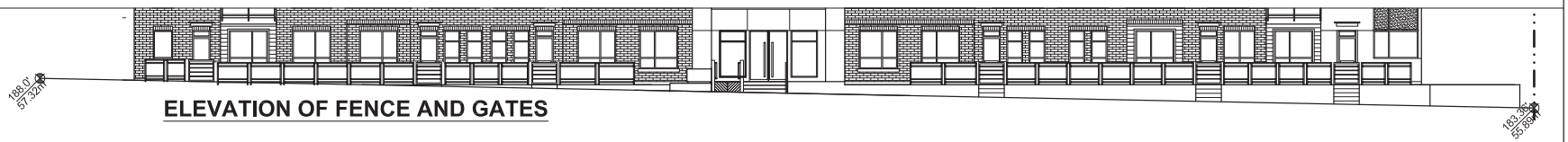
DRAWING TITLE:
ROOF PLAN

DATE:	AUG 2023
SCALE:	NTS.
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

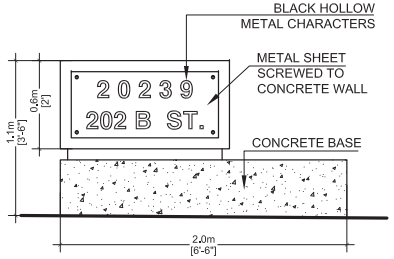
SHEET NO: H.1



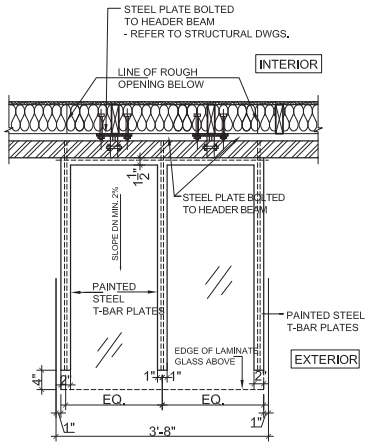
EAST ELEVATION
(FACING 202B STREET)



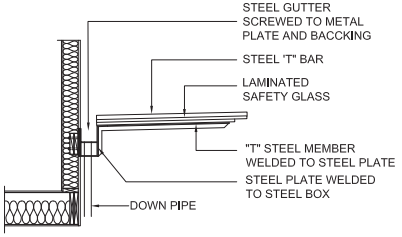
ELEVATION OF FENCE AND GATES



SIGNAGE DETAIL



CANOPY CONNECTION TO WALL PLAN DETAIL



CANOPY SECTION

EXTERIOR FINISHES

1	**BRICK** MIDNIGHT BLACK - BY IXL
2	**6" HORIZONTAL HARDIE SIDING/TRIM** SW 7016 MINDFUL GRAY - BY SHERWIN WILLIAMS (244)
3	**HARDIE PANEL** SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS (267)
4	**HARDIE PANEL** SW 7544 - FENLAND BY SHERWIN WILLIAMS (210)
5	**FASCIAS - BALCONY EDGE** SW 7068 GRIZZLE GRAY - BY SHERWIN WILLIAMS (236)
6	**REVEALS** (IN HARDIE PANELS) - COLOUR SAME AS PANELS
7	**WINDOW / UNITS ENTRY DOOR** VINYL -BLACK
8	**RAILING** a : ALUMINUM & BLACK, SAFETY GLASS b : CLEAR SAFETY GLASS
9	**PRE-CAST CONCRETE SILL AND CAP** SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
10	**CANOPY** BLACK PAINTED METAL FRAME: CLEAR SAFETY GLASS
11	**LOBBY ENTRANCE STOREFRONT & SIDE LIGHT** BLACK PAINTED ALUMINUM FRAME : CLEAR SAFETY GLASS
12	**PAINTED EXPOSED CONCRETE BASE** SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
13	**SANDBLASTED GLASS SPANDREL**
14	**ALUMINUM PANEL** SW 6991 BLACK MAGIC - BY SHERWIN WILLIAMS (244)

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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1	NOV 07 - 23	ISSUED FOR REZONING & DP

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MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

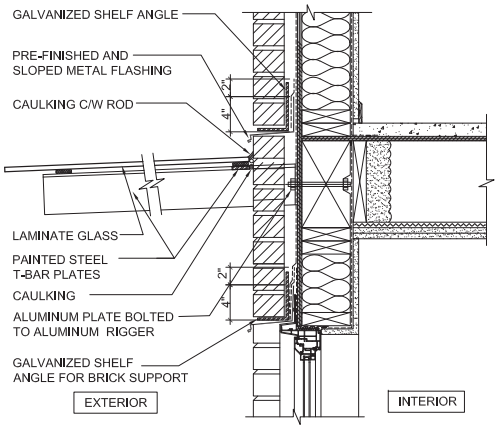
DRAWING TITLE:
EAST ELEVATION

DATE:	AUG 2023
SCALE:	NTS.
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO: H.1

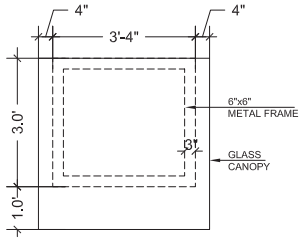


SOUTH ELEVATION
(FACING 84 AVENUE)

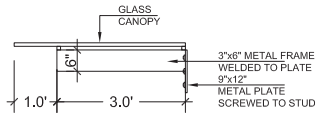


UNIT ENTRY CANOPY DETAIL

CANOPY DETAILS OVER UNIT ENTRY



PLAN



SIDE ELEVATION

EXTERIOR FINISHES

1	BRICK	MIDNIGHT BLACK - BY IXL
2	6" HORIZONTAL HARDIE SIDING/TRIM	SW 7016 MINDFUL GRAY - BY SHERWIN WILLIAMS (244)
3	HARDIE PANEL	SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS (267)
4	HARDIE PANEL	SW 7544 - FENLAND BY SHERWIN WILLIAMS (210)
5	FASCIAS - BALCONY EDGE	SW 7068 GRIZZLE GRAY - BY SHERWIN WILLIAMS (236)
6	REVEALS (IN HARDIE PANELS) -	COLOUR SAME AS PANELS
7	WINDOW / UNITS ENTRY DOOR	VINYL -BLACK
8	RAILING	a : ALUMINUM & BLACK, SAFETY GLASS b : CLEAR SAFETY GLASS
9	PRE-CAST CONCRETE SILL AND CAP	SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
10	CANOPY	BLACK PAINTED METAL FRAME: CLEAR SAFETY GLASS
11	LOBBY ENTRANCE STOREFRONT & SIDE LIGHT	BLACK PAINTED ALUMINUM FRAME : CLEAR SAFETY GLASS
12	PAINTED EXPOSED CONCRETE BASE	SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
13	SANDBLASTED GLASS SPANDREL	
14	ALUMINUM PANEL	SW 6991 BLACK MAGIC - BY SHERWIN WILLIAMS (244)

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PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
SOUTH ELEVATION

DATE:	AUG 2023	SHEET NO:	H.1
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	-		



NORTH ELEVATION



WEST ELEVATION

EXTERIOR FINISHES

1	**BRICK** MIDNIGHT BLACK - BY IXL
2	**6" HORIZONTAL HARDIE SIDING/TRIM** SW 7016 MINDFUL GRAY - BY SHERWIN WILLIAMS (244)
3	**HARDIE PANEL** SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS (267)
4	**HARDIE PANEL** SW 7544 - FENLAND BY SHERWIN WILLIAMS (210)
5	**FASCIAS - BALCONY EDGE** SW 7068 GRIZZLE GRAY - BY SHERWIN WILLIAMS (236)
6	**REVEALS** (IN HARDIE PANELS) - COLOUR SAME AS PANELS
7	**WINDOW / UNITS ENTRY DOOR** VINYL -BLACK
8	**RAILING** a : ALUMINUM & BLACK, SAFETY GLASS b : CLEAR SAFETY GLASS
9	**PRE-CAST CONCRETE SILL AND CAP** SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
10	**CANOPY** BLACK PAINTED METAL FRAME: CLEAR SAFETY GLASS
11	**LOBBY ENTRANCE STOREFRONT & SIDE LIGHT** BLACK PAINTED ALUMINUM FRAME : CLEAR SAFETY GLASS
12	**PAINTED EXPOSED CONCRETE BASE** SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
13	**SANDBLASTED GLASS SPANDREL**
14	**ALUMINUM PANEL** SW 6991 BLACK MAGIC - BY SHERWIN WILLIAMS (244)

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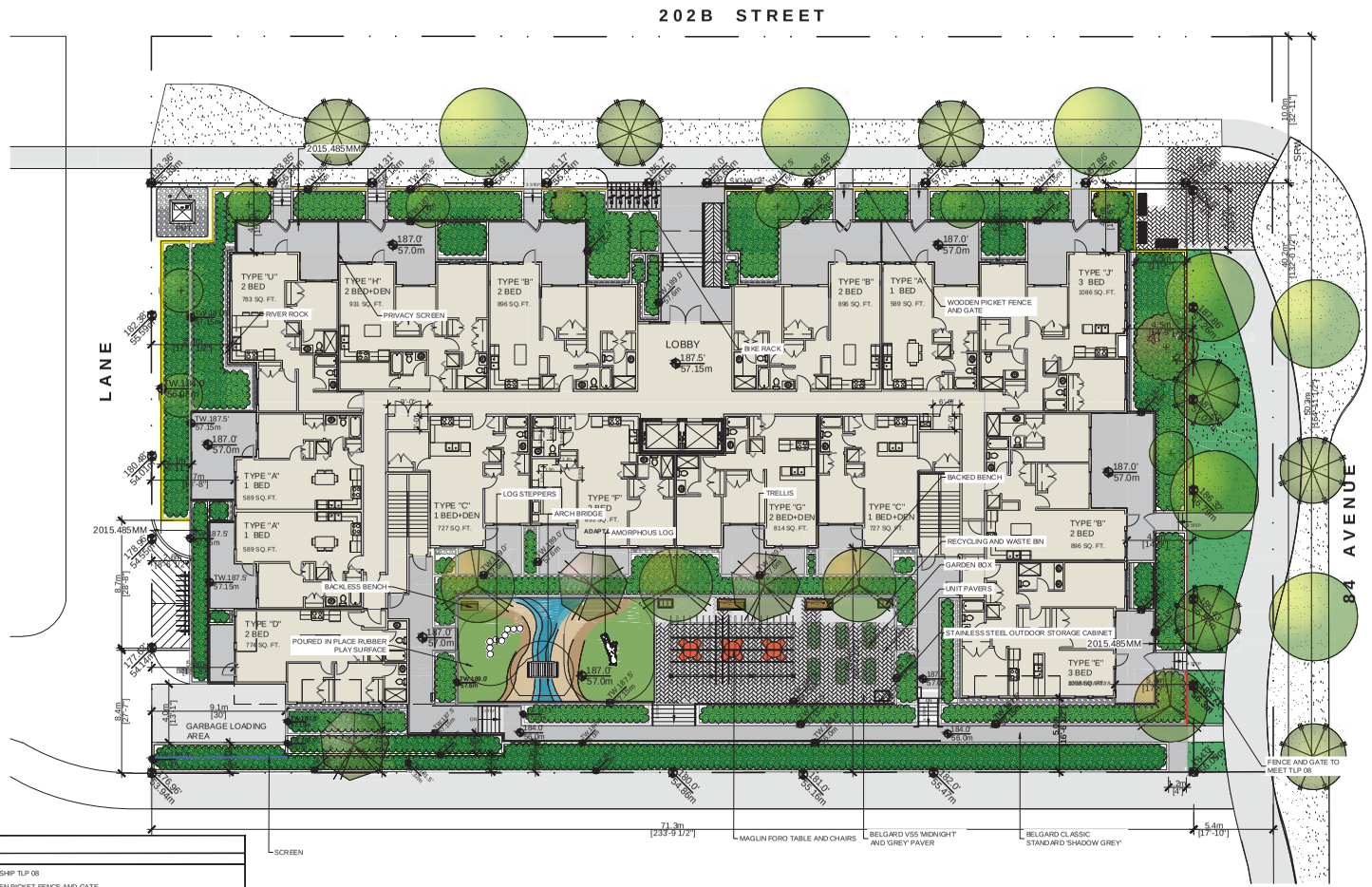
PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536, 127 STREET, SURREY, BC.

DRAWING TITLE:
NORTH AND WEST ELEVATIONS

DATE:	AUG 2023
SCALE:	1/8"=1'-0"
DESIGN:	A.A
DRAWN:	A.A
PROJECT NO:	-

SHEET: H.1.2



FENCE LEGEND

KEY	ITEM	DESCRIPTION
	PICKET FENCE AND GATE	AS PER TOWNSHIP TLP 08
	WOODEN PICKET FENCE	3' 3" HT WOODEN PICKET FENCE AND GATE
	PATIO/LOADING BAY SCREEN	1.8M HT WOODEN PRIVACY SCREEN

0 10 20 30m



MAGLIN FORO TABLE AND CHAIRS | RECYCLING AND WASTE BIN | MAGLIN 970 BACKLESS BENCH | MAGLIN 970 BACKED BENCH | MAGLIN 100 BIKE RACK | LIFESPACE GARDENS SELF WATERING PLANTERS | BELGARD CLASSIC STANDARD 'SHADOW GREY' PAVER



HABITAT ARCH BRIDGE | HABITAT SEYMOUR LOG STEPPERS | NATURES INSTRUMENTS AMORPHOUS LOG | PIP RUBBER PLAY SURFACE | BELGARD CORTEZ 'GRANITE' PAVER | BELGARD VS5 'MIDNIGHT' AND 'GREY' PAVER

GROUND FLOOR TREE SCHEDULE

PMG PROJECT NUMBER: 24-189

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	7	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 2M HT; B&B
	2	ARBUTUS UNEDO	STRAWBERRY TREE	6CM CAL; 1.5M STD; B&B
	1	CORNUS FLORIDA	FLOWERING DOGWOOD	5CM CAL; 2.5M HT; B&B
	3	DAVIDIA INVOLUCRATA	HANDKERCHIEF (OR DOVE) TREE	6CM CAL; B&B
	4	PRUNUS YEDOENSIS	YOSHINO CHERRY	6CM CAL; 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

OFFSITE TREE SCHEDULE

PMG PROJECT NUMBER: 24-189

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	7	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 2M STD; B&B
	7	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT BLUE SPRUCE	2.5M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	25.JAN.28	NEW SITE PLAN & TOL COMMENTS	YR
2	24.NOV.26	ARCH COORDINATION	AO
1	24.NOV.20	NEW PLAN FROM OLD IA	AO

CLIENT:

PROJECT:

84TH AVE MULTI FAMILY

20239 84 AVE
LANGLEY BC

DRAWING TITLE:

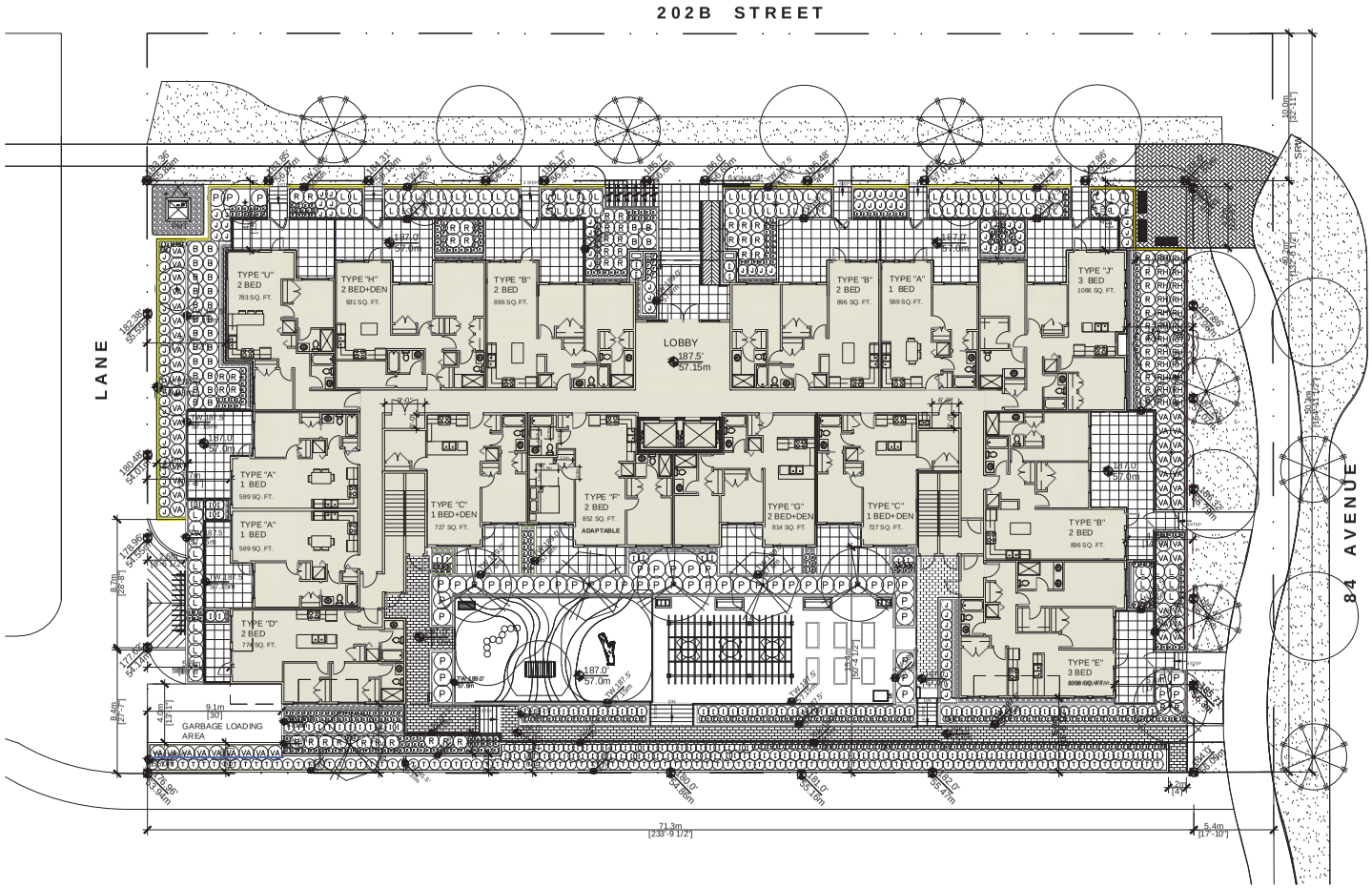
LANDSCAPE PLAN SCHEDULE B

DATE:	24.NOV.20
SCALE:	1:150
DRAWN:	AO
DESIGN:	AO
CHKD:	YR
PROJECT NUMBER:	24-189

DRAWING NUMBER: H.1

OF 6

24189-2.ZIP



GROUND FLOOR SHRUB SCHEDULE

PMG PROJECT NUMBER: 24-189

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	7	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 2M HT; B&B
	2	ARBUTUS UNEDO	STRAWBERRY TREE	6CM CAL; 1.5M STD; B&B
	1	CORNUS FLORIDA	FLOWERING DOGWOOD	5CM CAL; 2.5M HT; B&B
	3	DAVIDIA INVOLUCRATA	HANDKERCHIEF (OR DOVE) TREE	6CM CAL; B&B
	4	PRUNUS YEDOENSIS	YOSHINO CHERRY	6CM CAL; 1.8M STD; B&B
SHRUB				
P	28	BRACHYGLOTTIS 'SUNSHINE'	SNOWBRUSH	#3 POT; 60CM
I	183	ILEX GLABRA STRONGBOX	INKBERRY STRONGBOX	#3 POT; 50CM
J	83	JUNIPERUS COMMUNIS 'GREEN CARPET'	COMMON JUNIPER	#3 POT; 75CM
L	98	LONICERA NITIDA 'MAYGREEN'	BOXLEAF HONEYSUCKLE	#3 POT; 50CM
P	51	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCK ORANGE	#3 POT; 70CM
RH	24	RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	#3 POT; 50CM
R	52	ROSA NUTKANA	NOOTKA ROSE	#3 POT; 60CM
T	97	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	#3 POT; 80CM
M	52	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
GRASS				
F	26	FESTUCA GLAUCA	BLUE FESCUE	#1 POT
PERENNIAL				
E	351	ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
GC				
K	129	ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	25.JAN.28	NEW SITE PLAN & TOL COMMENTS	YR
2	24.NOV.26	ARCH COORDINATION	AO
1	24.NOV.20	NEW PLAN FROM OLD LA	AO

CLIENT:

PROJECT:

84TH AVE MULTI FAMILY

20239 84 AVE
LANGLEY BC

DRAWING TITLE:

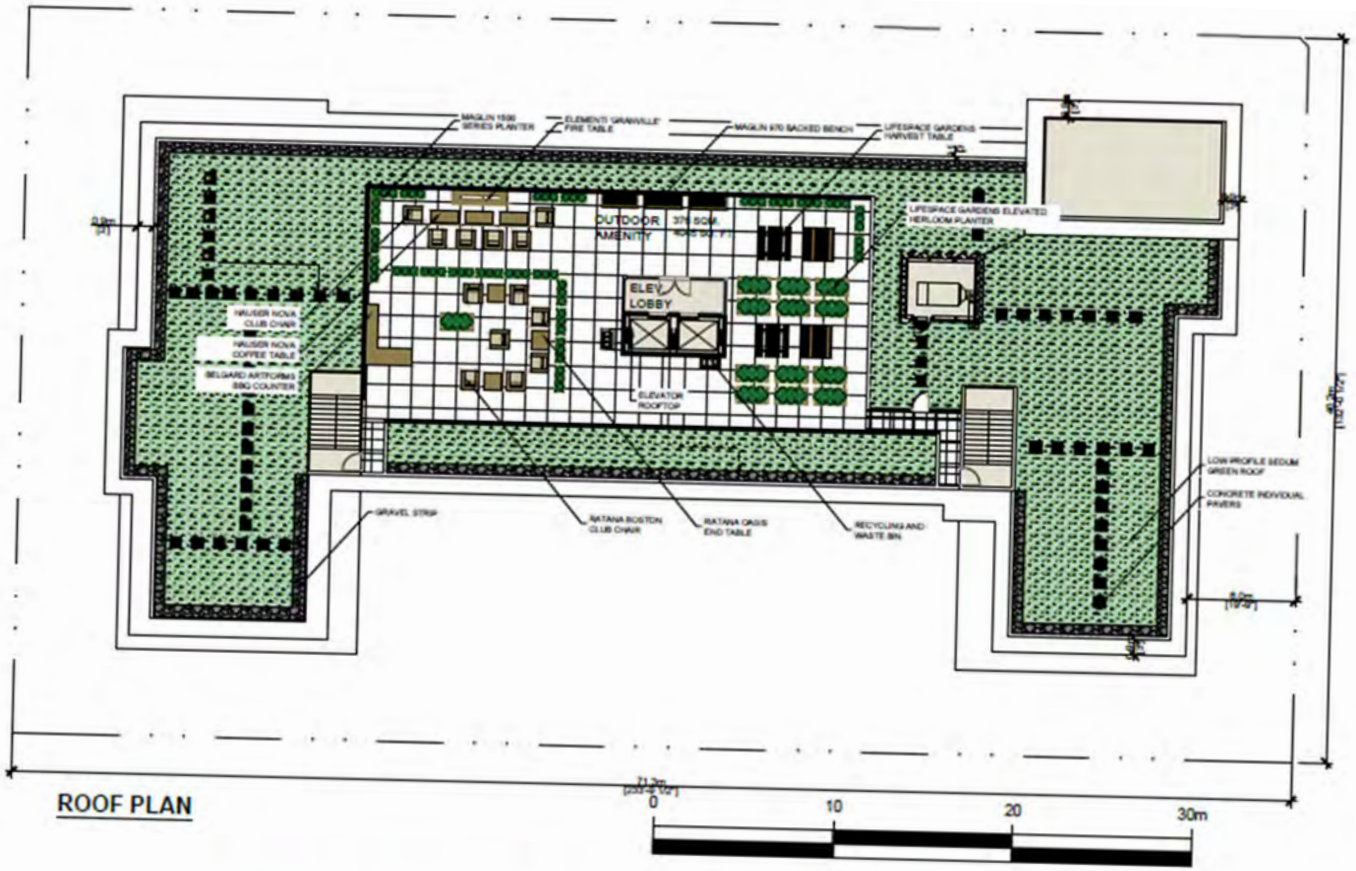
SHRUB PLAN

DATE: 24.NOV.20
SCALE: 1:150
DRAWN: AO
DESIGN: AO
CHK'D: YR

DRAWING NUMBER: L2
OF 6

24 189-2.ZIP

PMG PROJECT NUMBER: **24-189**



ROOF PLAN



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24.JAN.26	NEW SITE PLAN & TCL COMMENTS	VS
2	24.NOV.24	ARCH COORDINATION	AO
3	24.NOV.20	NEW PLAN FROM OLD v5	AO

CLIENT:

PROJECT:

84TH AVE MULTI FAMILY

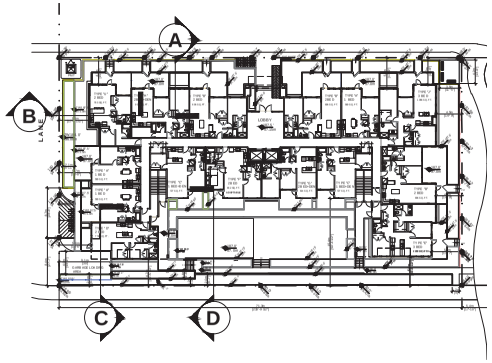
20239 84 AVE
LANGLEY BC

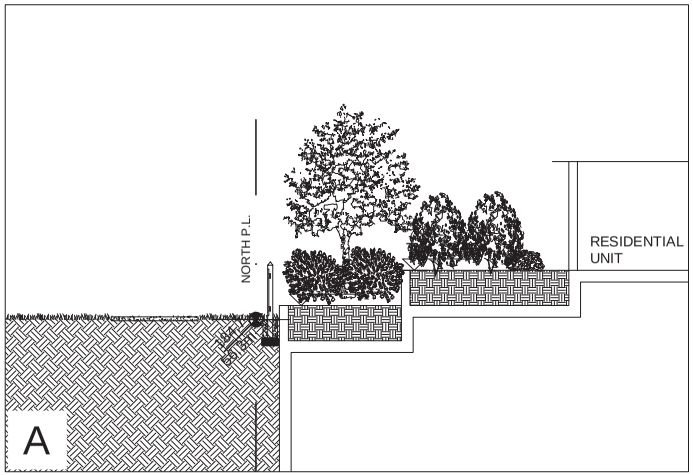
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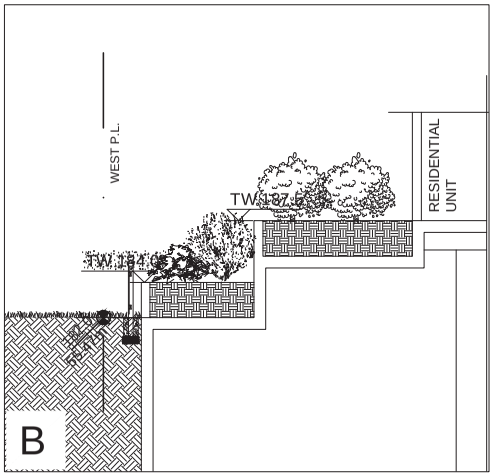
ROOFTOP LANDSCAPE PLAN

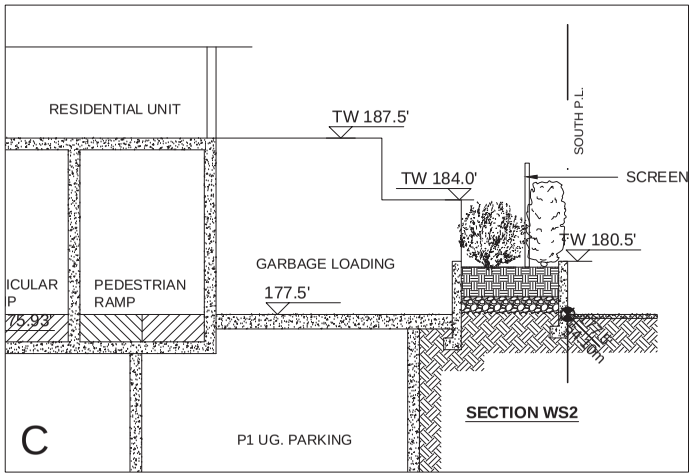
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SCALE:	1:100	**L3**
DRAWN:	AO	
DESIGN:	AO	
CHK'D:	VS	OF 6

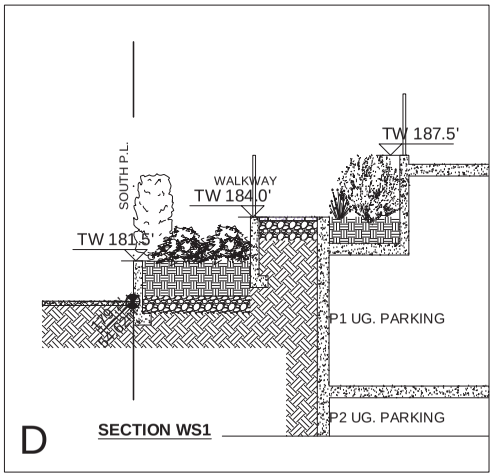
PMG PROJECT NUMBER: 24-189













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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	25 JAN.28	NEW SITE PLAN & TOL COMMENTS	YR
2	24.NOV.26	ARCH COORDINATION	AO
1	24.NOV.20	NEW RETURN FROM 20239 AVE	AO

CLIENT:

PROJECT:

84TH AVE MULTI FAMILY

20239 84 AVE
LANGLEY BC

DRAWING TITLE:

SECTIONS LAYOUT

DATE: 24.NOV.20
SCALE: 1:150
DRAWN: AO
DESIGN: AO
CHK'D: YR

DRAWING NUMBER: H.1
OF 6

24-189-2.ZIP

PMG PROJECT NUMBER: **24-189**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

AIRPORT REGULATION BYLAW NO. 6138

EXPLANATORY NOTE

Bylaw No. 6138 regulates the aspects of the Langley Regional Airport.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

AIRPORT REGULATION BYLAW NO. 6138

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

PART 1: CITATION

1. This Bylaw may be cited for all purposes as “Airport Regulation Bylaw No. 6138”.

PART 2: INTERPRETATION AND DEFINITIONS

Interpretation

2.1 In this Bylaw:

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

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

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

(4) unless expressly stated otherwise, a reference to an enactment is a reference to an enactment of British Columbia and 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:

"*Aeronautics Act*" means the *Aeronautics Act,* R.S.C., 1985, c. A-2;

"Agreements" includes contracts relating to the operation of the Airport and the disposition of Airport lands by way of a lease, licence, sub-lease, sub-licence or assignment;

"Aircraft" has the meaning ascribed to it by the *Aeronautics Act*;

"Airport" means the airport operated by the Township known as the Langley Regional Airport;

"Airport Manager" means the person appointed by the Chief Administrative Officer to provide on-site supervision of the Airport in the Township as Airport Manager;

"Apron" has the meaning ascribed to it in Part 1 of the *Canadian Aviation Regulations*;

"Bylaw Enforcement Officer" means a person who is designated by the Township as a bylaw enforcement officer;

"Canadian Aviation Document" has the meaning ascribed to it by the *Aeronautics Act*;

"*Canadian Aviation Regulations*" means the *Canadian Aviation Regulations*, SOR/96-433 enacted under the authority of the *Aeronautics Act*;

"Chief Administrative Officer" means the chief administrative officer of the Township;

"*Community Charter*" means the *Community Charter,* S.B.C. 2003, c 26;

"Council" means the elected municipal council for the Township;

"Manoeuvring Area" has the meaning ascribed to it in Part 1 of the *Canadian Aviation Regulations*;

"Operating Surfaces" means the Apron and Manoeuvring Area;

"Safety Management System" or "SMS" has the meaning ascribed to it in Part 1 of the *Canadian Aviation Regulations*;

"Township" means the Corporation of the Township of Langley;

"Vehicle" has the meaning ascribed to it by the *Motor Vehicle Act*, [RSBC 1996] Ch. 318.

Successorship of Delegated Authority

2.3 Words in the Bylaw directing or empowering any officer or employee of the Township to do any act or thing, or otherwise applying by name of office, includes successors in such office and any lawful deputy, and anyone who is duly appointed to act in that office or the employee's place.

Applicability

2.4 This Bylaw applies to the Langley Regional Airport operated by the Township of Langley on those parcels of land legally described as:

LOT 2, PLAN EPP88933, DISTRICT LOT 307, GROUP 2, NEW WESTMINSTER LAND DISTRICT; PID: 031-127-126

LOT 2, PLAN NWP5745, DISTRICT LOT 307, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN LMP23705; PID: 000-908-550

Airport designated a Municipal Service

2.5 The Langley Regional Airport is designated as a municipal service.

Public Airport

2.6 The Township shall operate the Langley Regional Airport as a public airport until at least the year 2052.

PART 3: GOVERNANCE

Chief Administrative Officer

3.1 The Chief Administrative Officer is the Accountable Executive within the Safety Management System of the Airport. The following powers are delegated to the Chief Administrative Officer:

(1) provide oversight for all aspects of the operation and ensure regulatory compliance;

(2) ensure there is sufficient human and financial resources allocated to ensure the safe, secure and effective operation of the Airport;

(3) negotiate, approve, amend, extend and authorize the execution of Agreements with a maximum term of fifty (50) years inclusive of any rights of renewal.

Airport Manager

3.2 The Airport Manager is selected and appointed by, and reports to, the Chief Administrative Officer through the Director of Engineering and Public Works.

3.3 The following powers are delegated to the Airport Manager:

General Powers

(1) Ensure the Airport conforms with and operates within the safety standards set by Transport Canada, the Township and Federal Occupational Health and Safety standards;

(2) Ensure appropriate resources are allocated to the maintenance and inspection processes for all movement areas;

(3) Manage and administer airport operations, maintenance, safety, emergency and security activities;

(4) Issue Notice to Airmen (NOTAMs);

(5) Authorize or deny use of the Airport by Aircraft with a maximum weight in excess of 12,500 pounds;

(6) Maintain and operate the airport within approved budget and prepares operational and capital budgets;

(7) Liaise with Airport users, leaseholders, government officials, community groups and the general public;

(8) Plan, organize and direct the Airport staff in the day-to-day operations of the Airport;

(9) Manage and promote the Airport’s Safety Management System program and encourage all Airport tenants to have the same;

Airport Business Development

(10) Identify, pursue, and engage with prospective businesses and developers regarding opportunities for investment, development, and operations at the Airport including initiating discussions, exploring potential partnership models, conducting preliminary feasibility assessments, and entering into initial, non-binding negotiations regarding terms of Agreement for potential development of the Airport;

Regulatory Compliance and Safety

(11) In consultation with the Chief Administrative Officer or Director of Engineering and Public Works may take action to address any:

(a) identified safety deficiency requiring immediate corrective action as determined by the Airport's Safety Management System or by the Airport Manager; and

(b) regulatory requirement mandated by Transport Canada or other applicable regulatory bodies requiring action to maintain airport certification, safety standards, or operational status;

(c) including the ability to allocate and direct necessary human resources, including assigning or reassigning Township staff duties as required to address the identified safety deficiency or regulatory requirement promptly.

(12) All actions taken and resources allocated under the authority of sub-section 3.3(11) shall be documented and reported by the Airport Manager to the Chief Administrative Officer immediately.

3.4 The Airport Manager shall carry out the powers of the Airport Manager in accordance with the Airport Operations Manual, the Safety Management System and with applicable Township bylaws and policies.

PART 4: GENERAL REGULATIONS

Aviation Related Business

4.1 The Airport shall be used as a public airport and only general aviation, aviation-related businesses and ancillary municipal and other government uses may operate at the Airport.

Winter Maintenance

4.2 Winter maintenance, such as snow clearing, de-icing or anti-icing, of Operating Surfaces may be provided at the discretion of the Airport Manager. The Township shall not be obligated to provide winter maintenance of Operating Surfaces.

Lasers

4.3 No person may operate a laser on the Airport without the Airport Manager's prior written consent.

Construction of Buildings: Location

4.4 The location of buildings on individual lease lots shall be in accordance with Transport Canada requirements for setbacks from Operating Surfaces.

External Usage of Lease Lots

4.5 The storage of unlicensed automobiles, boats, recreational vehicles, trailers, tractor trailers, or heavy construction equipment such as excavators and ploughs at the Airport is prohibited. The Airport manager may approve the construction of fenced and screened compounds for storage of ancillary equipment and containers used in support of an aviation-related business.

Alterations

4.6 No person may alter Operating Surfaces or other Airport infrastructure including lighting, signage, pavement markings, fencing unless expressly approved by the Airport Manager in writing.

Parking

4.7 No person may:

(1) park a Vehicle at the Airport, other than temporarily for loading and unloading Aircraft, except in areas specifically established and designated for parking Vehicles;

(2) park a Vehicle in such a manner so as to obstruct the movement of Aircraft; or

(3) store a Vehicle, recreational vehicle, boat or trailer at the Airport except with the prior written permission of the Airport Manager for a Vehicle, recreational vehicle, boat or trailer used in support of an aviation business.

4.8 Airside general aviation hangar tenants shall park their Vehicle inside the hangar or parallel to and alongside the hangar or adjacent to the end of the hangar and in such a manner so as to ensure that the movement of Aircraft is not obstructed.

PART 5: OFFENCES AND PENALTIES

5.1 Every person who violates or contravenes any provision of this Bylaw or who suffers or permits anything to be done in violation or contravention of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any provision of this Bylaw commits an offence under this Bylaw.

5.2 In the case of a continuing offence, each day that the offence continues constitutes a separate offence under this Bylaw.

5.3 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.

5.4 This Bylaw may be enforced:

(1) by a Peace Officer or Bylaw Enforcement Officer;

(2) by proceedings brought under the *Offence Act*, [RSBC 1996] Ch. 338;

(3) by means of a bylaw notice as authorized by the *Local Government Bylaw Notice Enforcement Act,* [SBC 2003] Ch. 60 and fines imposed for offences under the *Bylaw Notice Enforcement Bylaw* 2008 No. 4703;

(4) as against an Aircraft, by means of seeking an order for the sale of the Aircraft in the Supreme Court of British Columbia or the Federal Court of Canada, and the cost of all such actions shall be at the expense of the Person and Aircraft on a solicitor and own client basis.

PART 6: GENERAL

6.1 While at the Airport every Person who is or claims to be in control of an Aircraft shall, at the request of a Peace Officer or Bylaw Enforcement Officer, state correctly his or her name and address and the name and address of the owner of the Aircraft and produce for inspection any Canadian Aviation Document issued in that Person's name.

6.2 A Peace Officer or Bylaw Enforcement Officer may refer any disputed Bylaw Notice to an Adjudication Hearing or refer any Municipal Ticket Information to Provincial Court and may represent the Municipality in any related proceedings.

6.3 Neither failure to enforce this Bylaw, nor any error, omission, nor other neglect in relation to this Bylaw, shall be interpreted as giving rise to a cause of action in favour of any Person.

6.4 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.

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

READ A FIRST TIME the	26	day of	May	, 2025
READ A SECOND TIME the	26	day of	May	, 2025
READ A THIRD TIME the	26	day of	May	, 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. 6139

EXPLANATORY NOTE

Bylaw No. 6139 updates Bylaw Notice Enforcement Bylaw 2008 No. 4703 to include fine amounts for Airport Regulation Bylaw No. 6138.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6139

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

1. This Bylaw may be cited for all purposes as “Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6139”.

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

   A. Adding designated bylaw contraventions under schedule A with reference to the Airport Regulation Bylaw No. 6138 as follows:

Airport Regulation Bylaw No. 6138

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Undertake prohibited Airport uses	4.1	$500
• Operate a laser without consent	4.3	$500
• Storage of unlicensed automobiles, boats, recreational vehicles, trailers, tractor trailers or heavy construction equipment	4.5	$500
• Unauthorized alteration of Operating Surfaces or other Airport infrastructure	4.6	$500
• Park a Vehicle except in a designated spot	4.7 (1)	$500
• Park a Vehicle to obstruct the movement of aircraft	4.7 (2)	$500

• Unauthorized storage of a Vehicle, recreational vehicle, boat or trailer	4.7 (3)	$500
• Failure to park Vehicle inside hanger or parallel to and alongside the hanger or adjacent to end of the hanger	4.8	$500
• Fail to state name	6.1	$100

READ A FIRST TIME the	26	day of	May	, 2025
READ A SECOND TIME the	26	day of	May	, 2025
READ A THIRD TIME the	26	day of	May	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ANIMAL CONTROL BYLAW NO. 6140

EXPLANATORY NOTE

Bylaw No. 6140 sets out the rules and regulations regarding the keeping of dogs and large animals and to fix, impose and provide for the collection of Licence Fees and the issuance of licences to any person who owns, possesses, or harbours any dog.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ANIMAL CONTROL BYLAW NO. 6140

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

PART 1 CITATION

1.1 This Bylaw may be cited for all purposes as "Township of Langley Animal Control Bylaw No.6140".

PART 2 DEFINITIONS

2.1

Aggressive Behaviour	means any behaviour that unduly intimidates a person or Animal, and includes growling, snarling, or pursuing a person or Animal in a threatening manner.
Aggressive Dog	means a Dog which meets one or more of the following conditions: (i) has, without justifiable provocation, displayed Aggressive Behaviour toward a person or Animal; or (ii) has, without justifiable provocation, caused a minor injury to a person or Animal
Animal	means any domestic animal, excluding humans and wildlife.
Animal Control Officer	means any person designated by Council to administer and enforce the provisions of the Bylaw and the Community Charter and includes. (i) a peace officer, including a member of the RCMP; (ii) a bylaw enforcement officer; and (iii) a person appointed by the Township as an Animal Control Officer or designate;
Animal Shelter	means an animal shelter designated by Council or the CAO
At Large	with reference to a Dog or Large Animal means: (i) a Dog or Large Animal located anywhere other than on the premises of the person owning or having the custody, care and control of the Dog or Large Animal and that is not otherwise under the immediate

custody, care and control of a responsible and competent person who has agreed to assume custody, care and control of the Dog or Large Animal;

(ii) a Dog or Large Animal located upon any public place in the Township of Langley, including a highway, school ground, park or public beach, that is not secured on a Leash by a responsible and competent person who has agreed to assume custody, care and control of the Dog or Large Animal; or

(iii) an Aggressive Dog that is on the premises of its Owner that is not tethered and contained within a fenced area or securely confined within a dwelling;

Community Charter	means the Community Charter, S.B.C. 2003, c. 26, as amended or replaced.
Council	means the Council of the Township of Langley.
CAO	means the Chief Administrative Officer for the Township.
Dangerous Dog	means a Dog that: (i) is a "dangerous dog" as defined in the Community Charter; (ii) has killed or seriously injured a person; (iii) has killed or seriously injured an Animal, while in a public place or while on private property, other than property owned or occupied by the Owner of the Dog; or (iv) an Animal Control Officer has reasonable grounds to believe is likely to kill or seriously injure a person.
Dog	means an animal of the canine species, irrespective of sex or age
Enclosure	means a locked pen or other structure constructed to prevent the entry of young children and the escape of the Dog or other Large Animal intended to be housed in the Enclosure, and which provides reasonable shelter from the elements, and which must be constructed with all of the following specifications: (i) having secure sides and a secure top, and, if it has no bottom, then secured to the sides and embedded in the ground to a minimum depth of 450 millimeters; (ii) having a minimum area of 1.5 metres by 3 metres; (iii) having a minimum height of 1.5 metres; and

	(iv) being located no more than one (1) metre from the property line, and not within five (5) metres of a dwelling unit on any neighbouring property;
Fees and Charges Bylaw	means the Township's Fees and Charges Bylaw 2007 No. 4616, as amended or replaced;
Hobby Kennel	means a Licenced Kennel which accommodates a maximum of six (6) Dogs over the age of four (4) months, provided the Dogs are owned by the Licenced Kennel Operator;
Keep or Kept	means to own, possess or harbour any Dog or other Animal
Large Animal	means a horse, cattle, mule, donkey, sheep, goat, llama, ostrich, peafowl and other similar sized domestic animals but excludes humans and wildlife
Leash	includes a rope, chain, cord, or other means of physical restraint that is attached to a Dog or Large Animal and which is not longer than 1.8 metres in length unless otherwise specified in this Bylaw;
License Application	means an application for a Licence that: (i) is in the form provided by the Township for that purpose, as may be amended from time to time; (ii) is made according to the prescribed process set out by the Township, as may be amended from time to time; and (iii) is accompanied by the payment of the appropriate Licence Fee;
Licence Fee	means a licence fee specified in Schedule 3 of the Fees and Charges Bylaw
Licence Tag	means a valid and subsisting dog licence tag issued by the Township that is impressed or stamped with a number corresponding to the Licence it is issued with;
Licenced Kennel	means any property, including any building, structure, compound, pen, or cage located on the property, other than a Veterinary Clinic or Animal Shelter, in which three (3) or more Dogs are Kept for any purpose;
Licenced Kennel Operator	means the owner or operator of a Licenced Kennel holding a valid business licence for the operation of a Licenced Kennel from the Township.
Muzzle	means a humane, basket-style fastening or covering device secured over the mouth of a Dog that is strong and well-fitting

	enough to prevent a Dog from biting, without interfering with the reasonable breathing, panting or vision of the Dog or with the Dog's ability to drink.
Off-Leash Area	means any area of a Public Space, as that term is defined in the Township's Public Spaces Regulation Bylaw 2018 No. 5298, as amended or replaced, that is specifically designated by the Township as a place where a Dog need not be on a Leash, but still must be under the care, custody and control of a competent person.
Owner	includes a person keeping or permitting a Dog to remain on the person's property or premises and, where the Owner is a minor, the person responsible for the custody of the minor.
Rural Zone and Suburban Zone	have the meanings ascribed to them in the Township's Zoning Bylaw No. 2500;
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;
Township	means the Corporation of the Township of Langley;
Township of Langley	means the geographic area subject to regulation by the Township;
Unlicensed Dog	means any Dog for which the Licence Fee for the current year has not been paid as provided herein, or to which a Licence Tag is not attached as provided herein; and
Veterinary Clinic	means any building, structure or premises in which animal sickness diagnosis and treatment is carried out and which may include hospitalization, and where such building, structure or premises is licenced by the Township for a veterinary clinic use.

3 LICENCING OF DOGS

Licence Tag Required

3.1 No person shall Keep any Dog over the age of four (4) months in the Township of Langley without a Licence Tag.

Licence Applications

3.2 Every Owner of a Dog over the age of four (4) months shall make a Licence Application to the Township and shall pay the required Licence Fee.

3.3 The Township may refuse to issue a Licence Tag to an Owner where the Owner is not in compliance with any other part of this Bylaw.

3.4 No person shall give false information when making a Licence Application under this Bylaw.

3.5 The Township, in its sole discretion, may accept a reduced Licence Fee where the Owner provides proof that a Dog has been neutered or spayed. When making a Licence Application for a reduced Licence Fee for a Dog that has been neutered or spayed, the Owner shall provide, in addition to any other information required by the Township in its sole discretion, a certificate signed by a qualified veterinarian indicating that the Dog has been neutered or spayed.

3.6 The Township, in its sole discretion, may accept a reduced Licence Fee where the Owner provides proof that a Dog is a Service Dog. When making a Licence Application for a reduced Licence Fee for a Service Dog, the Owner shall provide, in addition to any other information required by the Township, proof of the Dog's certification as a Service Dog in accordance with the *Guide Dog and Service Dog Act* (S.B.C. 2015, c. 17), as amended and replaced.

3.7 Any person having a valid licence issued pursuant to a bylaw of any municipality or other licencing authority in the Province of British Columbia for any Dog shall be liable only for the Licence Fee set out in the Fees and Charges Bylaw for that Dog for the unexpired portion of the period for which such licence for the Dog has been issued, provided that the Owner of the Dog, within one month after the Dog has become resident in the Township of Langley, has made a Licence Application to the Township for that Dog. This provision shall not apply to any person who has obtained a licence from another municipality while residing within the Township of Langley.

Licence Tags

3.8 Upon receipt of a Licence Application and payment by the Owner of the Licence Fee, the Township may issue a Licence Tag.

3.9 Every Licence Tag is valid:

(a) for the calendar year or years in which the Licence Tag is issued; and

(b) only in respect of the Dog for which it is issued.

3.10 Upon issuing a Licence Tag, the Township shall keep a record of it with its corresponding number and a general description of the Dog in respect of which such Licence Tag was issued.

3.11 Every Owner of a Dog for which a Licence Tag has been issued shall affix such Licence Tag to a collar, harness, or other suitable device.

3.12 No person other than the Owner of the Dog shall remove, or allow to be removed, a Licence Tag issued pursuant to this Bylaw from that Dog.

3.13 In the event that a Licence Tag is lost or destroyed, the Owner shall promptly make application to the Township for a replacement Licence Tag and pay the fee prescribed in the Fees and Charges Bylaw.

3.14 The Township may, in its sole discretion, issue a refund of the Licence Fee to an Owner, upon written request, if

(a) the Owner's Dog passes away within sixty (60) days of the Owner having paid the Licence Fee; and

(b) the Owner submits to the Township a signed certificate from a qualified veterinarian confirming that the Dog is deceased, as well as any other information as the Township may require in its sole discretion.

Transfer of Licence Tag

3.15 Where a person ceases to be the Owner of a Dog in respect of which a current Licence Tag has been issued under this Bylaw, that person shall, within seven (7) days of ceasing to be the Owner of that Dog, notify the Township in writing of the name and address of the new Owner.

3.16 Where the ownership of a Dog in respect of which a current Licence Tag has been issued under this Bylaw changes, the Licence Tag may be transferred to the new Owner upon making written application to the Township and paying the transfer fee as set out in the Fees and Charges Bylaw.

4 DANGEROUS DOGS

Dangerous Dog Notice

4.1 If an Animal Control Officer has reasonable grounds to believe that a Dog meets the definition of a Dangerous Dog under this Bylaw, the Animal Control Officer may issue written notice to the Owner deeming that Dog as a Dangerous Dog and advising the Owner of the requirements of this Bylaw with respect to Dangerous Dogs and any other requirements for the keeping of the Dangerous Dog as may be deemed necessary and advisable by the Animal Control Officer in their sole discretion.

4.2 On the first day after a Dog has been deemed a Dangerous Dog, or that person becomes the Owner of a Dangerous Dog, the Owner shall:

(a) pay the Licence Fee for the Dangerous Dog, as set out in the Fees and Charges Bylaw;

(b) provide a legible copy of their driver's licence, or other government issued photo identification, to the Township, which copy will be stored by the Township as long as the Owner remains the Owner of the Dangerous Dog;

(c) provide a recent photograph or photographs of the Dangerous Dog, to the satisfaction of the Animal Control Officer, which photograph(s) will be stored by the Township as long as the Dangerous Dog designation is in effect; and

(d) provide proof of liability insurance to the Township in the amount not less than $1,000,000 for the period of the Licence Tag, over premises where the Dangerous Dog is kept and specifically covering any damages for injuries

caused by the Dangerous Dog, all to the satisfaction of the Animal Control Officer.

4.3 Within three (3) days after a Dog has been deemed a Dangerous Dog, or that person becomes the Owner of a Dangerous Dog, the Owner shall construct an Enclosure for the Dangerous Dog in accordance with this Bylaw and to the satisfaction of the Animal Control Officer.

4.4 If an Owner reasonably requires more than three (3) days to construct an Enclosure for the Dangerous Dog, the Owner shall immediately, and no later than 3 business days after a Dog has been deemed a Dangerous Dog, or that person becomes the Owner of a Dangerous Dog, request an extension of time in writing to the Animal Control Officer, including without limitation reasons why the extension is necessary and the time required to construct the Enclosure, and the Animal Control Officer may grant an extension of time in their sole discretion.

4.5 Every Owner of a Dangerous Dog shall, within three (3) days after the Dog has been deemed a Dangerous Dog, have a licenced veterinarian tattoo or implant an electronic identification microchip in the Dangerous Dog and provide a copy of the information contained thereon to the Animal Control Officer prior to a Licence Tag being issued for that Dangerous Dog.

Request for Reconsideration

4.6 Subject to section 4.12 of this Bylaw, an Owner of a Dog that has been deemed a Dangerous Dog by written notice may, within fourteen (14) calendar days of the written notice being issued by the Township, request in writing that the CAO or their designate reconsider the decision. The request for reconsideration must be accompanied by:

(a) written reasons, not to exceed 5 pages in length, explaining why the Owner believes that the Dog is not a Dangerous Dog as that term is defined under this Bylaw; and

(b) a written assessment of the Dog, prepared by an accredited and qualified Dog behaviour specialist, which assessment must have occurred within the previous six (6) months.

4.7 The CAO or their designate may confirm, reverse or amend the decision designating the Dog as a Dangerous Dog and may cancel or modify any restrictions, requirements or conditions imposed by an Animal Control Officer and impose any new or additional restrictions, requirements or conditions as they deem necessary or appropriate in the circumstances, all in their sole discretion.

Owner's Duties Respecting Dangerous Dogs

4.8 Every Owner of a Dangerous Dog must be at least nineteen (19) years of age.

4.9 Every Owner of a Dangerous Dog shall ensure that, at all times while the Dog is on the Owner's property, it is:

(a) securely confined indoors; or

(b) securely confined outdoors within a locked Enclosure.

4.10 Every Owner of a Dangerous Dog shall ensure that, at all times while the Dog is not on the Owner's property, it is:

(a) fully secured by a collar or harness and a Muzzle.

(b) on a Leash that does not exceed 1 metre in length and in a manner that prevents the Dog from chasing, injuring, or biting other Animals, Wildlife, or humans, as well as preventing damage to public or private property; and

(c) under the custody, care and control of a person who is competent to handle and manage a Dangerous Dog and who is over the age of nineteen (19) years.

4.11 Every Owner of a Dangerous Dog shall ensure that the Dangerous Dog does not:

(a) chase, injure or bite a person.

(b) chase, injure or bite an Animal.

(c) run At Large.

(d) enter a designated Off-Leash Area at any time; or

(e) damage any private or public property.

4.12 Every Owner of a Dangerous Dog shall give written notice to the Township within three (3) days of that Dangerous Dog being moved, sold, gifted, or transferred to another person or passing away, and the Owner remains liable for any actions of the Dangerous Dog until such written notice is provided to the Township.

4.13 Every Owner of a Dangerous Dog shall immediately notify the Township when that Dangerous Dog is running At Large.

Seizure of Dangerous Dogs by Animal Control Officer

4.14 An Animal Control Officer may seize a Dangerous Dog in accordance with the requirements for seizure under section 49(2) of the Community Charter.

4.15 In exercising their powers pursuant to section 4.14 of this Bylaw, an Animal Control Officer must give consideration to the factors listed in section 49(3) of the Community Charter, as amended or replaced.

4.16 Following seizure of a Dangerous Dog under section 4.14 of this Bylaw, an Animal Control Officer shall conduct an investigation into whether the Dangerous Dog should be returned to the Owner on any conditions deemed necessary or advisable by the Animal Control Officer, or whether an application to the Court should be made to humanely destroy the Dangerous Dog and the Animal Control Officer must advise the Owner of its intention within 21 days of the seizure of the Dangerous Dog.

4.17 If a Dangerous Dog is seized under section 4.12 of this Bylaw and the Dangerous Dog has not previously been deemed a Dangerous Dog by written notice of the Township in accordance with this Bylaw, the reconsideration rights of an Owner under section 4.6 of this Bylaw only arise on the Dangerous Dog being returned to the Owner by the Township. For greater clarity, if the Township elects to apply to the Court to humanely destroy a Dangerous Dog, the Owner of the Dangerous Dog is not entitled to any right of reconsideration of the Dangerous Dog designation under this Bylaw.

6 AGGRESSIVE DOGS

Aggressive Dog Notice

5.1 If an Animal Control Officer has reasonable grounds to believe that a Dog meets the definition of a Aggressive Dog under this Bylaw, the Animal Control Officer may issue written notice to the Owner deeming that Dog as an Aggressive Dog and advising the Owner of the requirements of this Bylaw with respect to Aggressive Dogs and any other requirements for the keeping of the Aggressive Dog as may be deemed necessary and advisable by the Animal Control Officer in their sole discretion.

5.2 On the first day after a Dog has been declared an Aggressive Dog, or that person becomes the Owner of an Aggressive Dog, the Owner shall pay the Licence Fee for Aggressive Dogs, as set out in the Fees and Charges Bylaw.

5.3 Every Owner of a Aggressive Dog shall give written notice to the Township within three (3) days of that Aggressive Dog being moved, sold, gifted or transferred to another person or passing away, and the Owner remains liable for any actions of the Aggressive Dog until such written notice is given.

Owner's Duties Respecting Aggressive Dogs

5.4 Every Owner of an Aggressive Dog shall ensure that, at all times while the Aggressive Dog is on the Owner's property, the Aggressive Dog is:

(a) securely confined indoors.

(b) securely confined outdoors within a locked Enclosure; or

(c) securely confined outdoors on the premises within a fenced area sufficient to prevent the escape of the Aggressive Dog and:

(i) under the control of a competent person over nineteen (19) years of age; or

(ii) securely tethered in a manner as to prevent the Aggressive Dog from leaving the premises and in accordance with the tethering requirements under this Bylaw.

5.5 Every Owner of an Aggressive Dog shall ensure that, at all times that the Aggressive Dog is not on the Owner's property, the Aggressive Dog is:

(a) secured by a collar, harness or other similar device and on a Leash in a manner that prevents it from chasing, injuring or biting other Animals, humans or wildlife, as well as preventing damage to public or private property.

(b) secured by a Muzzle.

(c) under the custody, care and control of a person who is competent to handle and manage an Aggressive Dog and who is over the age of nineteen (19) years.

(d) not running At Large within the Township of Langley at any time; and

(e) not in a designated Off-Leash Area at any time.

Removal of Aggressive Dog Designation

5.6 Every Owner, following a period of at least one (1) year from the date stated on the written notice deeming their Dog an Aggressive Dog, may apply to the Township for relief from the requirements of section 5.5 of this Bylaw. The Township may provide relief from the Aggressive Dog requirements, in its sole discretion, provided the following conditions are met:

(a) the Township has received no further complaints in regard to that Aggressive Dog's Aggressive Behaviour;

(b) the Owner can provide proof and documentation that the Owner and Aggressive Dog have successfully completed a course deemed acceptable to an Animal Control Officer, acting reasonably, to address the Aggressive Dog's Aggressive Behaviour;

(c) the Owner is otherwise in full compliance with all requirements of this Bylaw, including that all outstanding Licence Fees have been paid; and

(d) any other requirement as deemed necessary by an Animal Control Officer acting reasonably.

5.7 If an Aggressive Dog displays Aggressive Behaviour again after relief has been granted pursuant to section 5.6 of this Bylaw, the requirements for Aggressive Dogs under this Bylaw shall continue to apply unless otherwise modified by the Township in its sole discretion.

6 DUTIES RESPECTING CONTROL OF ANIMALS

Owners' Duties Respecting the Keeping of Dogs

6.1 No Owner shall suffer or permit any Dog kept by them to:

(a) bite a person or persons whether on the property of the Owner or not;

(b) bite an Animal whether on the property of the Owner or not;

(c) display Aggressive Behaviour towards an Animal or a human;

(d) be on a highway or in any public space in the Township of Langley unless such Dog is under the care, custody and control of a person competent to control the Dog, and the Dog is:

(i) on a Leash; or

(ii) in an Off-Leash Area.

6.2 No person shall suffer or permit any Dog to bark, howl, yelp, cry, or make other noises:

(a) for a total of 5 consecutive minutes or more during any 15-minute period; or

(b) which, in the sole discretion of an Animal Control Officer, otherwise disturbs the quiet, peace, rest, enjoyment, comfort, or convenience of persons in the surrounding neighbourhood.

6.3 In determining, in their sole discretion, whether a Dog's barking, howling, yelping, crying or other noises disturbs the quiet, peace, rest, enjoyment, comfort, or convenience of persons in the surrounding neighbourhood, an Animal Control Officer may be guided by, among other things, the sound control provisions of the Township's Community Standards Bylaw 2019 No. 5448, as amended or replaced.

6.4 No Owner shall suffer or permit any Dog to leave or deposit excrement, manure or dung on any real property other than the property of the Owner, unless the Owner immediately takes steps to remove and dispose of such excrement, manure or dung in a sanitary manner.

6.5 The Owner of every Dog shall, at all times when the Dog is not on a Leash or is otherwise not under the custody, care and control of a person who is competent to fully control the Dog:

(a) Keep such Dog securely confined indoors or within a fenced area sufficient to prevent the escape of the Dog; or

(b) Keep such Dog securely tethered in such a manner as to prevent the Dog from leaving the property where the Dog is residing and in compliance with the tethering requirements under this Bylaw.

6.6 No person shall Keep more than three (3) Dogs over the age of four (4) months, and provided that any Dogs under the age of four (4) months come from a female Dog licenced to that property, on any parcel of land, unless that person:

(a) is operating a Licenced Kennel or a Veterinary Clinic;

(b) is actively engaged in the keeping or production of livestock and use the Dogs for the control and protection of the herd or flock;

(c) is in a Rural Zone or Suburban Zone where there may be more than one authorized dwelling, in which case there may be no more than three (3) Dogs per authorized detached dwelling, up to a maximum of four (4) Dogs on that parcel of land; or

(d) resides in a secondary suite or coach house of a property, in which case there may be no more than four (4) such Dogs on that parcel of land.

Duties Respecting the Keeping of Dogs and Large Animals

6.7 No person shall suffer or permit any Dog or Large Animal kept by them:

(a) to run At Large or to trespass in or upon any private property, lands or premises;

(b) to do any act that injures a person or persons whether on the property of that person or not; and

(c) to do any act that injures an Animal or Animals whether on the property of that person or not.

6.8 No person shall Keep any Dog or Large Animal suffering from any infectious or communicable disease, unless such Dog or Large Animal is in isolation and is undergoing treatment for the cure of such disease.

7 LICENCED KENNELS

7.1 Licenced Kennels shall be permitted only in those areas of the Township of Langley where permitted by the Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced.

Buildings and Premises of Licenced Kennels

7.2 All buildings used in connection with a Licenced Kennel shall:

(a) be constructed in accordance with all applicable municipal, provincial and federal standards, including, without limitation all of the Township's bylaws, and shall contain at least 8 cm of insulation in all exterior walls and ceilings for the purpose of soundproofing;

(b) be kept in a clean, sanitary and well-ventilated condition free of any offensive odours;

(c) contain facilities whereby every Animal housed therein has access to potable water for drinking;

(d) be kept at a temperature which is comfortable to Animals being housed therein, having regard to the outside temperature and the season of the year;

(e) where individual pens are provided, contain hallways of at least 1.22 metres in width fronting each pen;

(f) contain at least one isolation pen for each of the 20 Animals or fraction thereof being housed therein;

(g) contain a separate whelping area;

(h) contain a service area which includes:

(i) a public waiting room and an office, which may be separate or combined;

(ii) a food storage and preparation room equipped with refrigeration equipment and a sink with hot and cold running water; and

(iii) toilets and wash basins available for the use of staff; and

(i) contain an inter-communication system between the service area and all pens and runs capable of transmitting any sounds or noises emanating from the pens and runs to the service area, and capable of transmitting the voice of the Licenced Kennel Operator or other staff from the service area to the pens and runs for the purpose of voice control of the Animals being kept therein.

7.3 The requirements listed in sections [7.2(e) to (i)] do not apply to Hobby Kennels.

7.4 All buildings, pens, runs and exercise yards used in connection with a Licenced Kennel shall:

(a) be constructed so as to prevent the escape of the Animals being kept therein;

(b) provide sufficient space for the Animals being kept therein to stand and lie in comfort;

(c) contain suitable bedding material on which the Animals being kept therein may sleep or rest;

(d) be kept in a clean, sanitary and well-ventilated condition and free of any offensive odours;

(e) contain facilities whereby every Animal kept therein has access to potable water for drinking;

(f) be kept free of infestation by mice, fleas, lice or other insects or pests; and

(g) be kept free of manure, urine and other excreta, which shall be disposed of in a manner acceptable under applicable municipal, provincial and federal waste management provisions.

7.5 Unless more restrictive setback requirements are required under other Township bylaws (in which case, the more restrictive requirements are applicable), all buildings, pens, runs and exercise yards where Animals are kept in connection with a Licenced Kennel, unless otherwise expressly permitted in writing by the CAO or their designate in their sole discretion, shall be located at minimum:

(a) not less than 15 metres from any property line; and

(b) not less than 91 metres from any residence other than occupied by the operator of the kennel or an employee thereof.

7.6 The outside perimeter of all areas of Licenced Kennels where Animals are kept shall be enclosed by a solid fence or a solid hedge at least 1.8 metres in height.

Duties of Licenced Kennel Operators

7.7 Every Licenced Kennel Operator shall ensure that Animals being kept therein are under control and are reasonably restrained from barking, yelping, crying, howling or making any other noises that would otherwise be in breach of this Bylaw.

7.8 Every Licenced Kennel Operator shall ensure that Animals being kept therein are indoors during the hours of darkness.

7.9 Every Licenced Kennel Operator shall ensure that such Licenced Kennel is staffed by competent persons who are reasonably trained in the care, control and wellbeing of Animals.

7.10 Every Licenced Kennel Operator and every employee thereof who is aware of or suspects that any Animal being kept in the Licenced Kennel is suffering from any disease shall, immediately on becoming aware of this, obtain the assistance and advice of a qualified veterinarian for the treatment of such Animal.

7.11 An Animal Control Officer may, at all reasonable times, enter and inspect any Licenced Kennel to ensure that the Licenced Kennel is being operated in compliance with this Bylaw.

8 ANIMAL CONTROL SHELTER OPERATION

Animal Control Shelter

8.1 The premises located at 26220 – 56 Avenue in the Township of Langley is established as an Animal Control Shelter under this Bylaw, and shall be operated and maintained for the keeping of Animals as it may be the duty of the Animal Control Officer to impound or otherwise accept pursuant to this Bylaw.

8.2 The CAO is hereby authorized to provide for a program for the spaying and neutering of Dogs and felines at the Animal Control Shelter for Township of Langley residents, and for the temporary sheltering at the Animal Control Shelter and care of Dogs and felines while they are being spayed or neutered or recovering from being spayed or neutered.

Abilities of Animal Control Officers

8.3 An Animal Control Officer or Animal Control Officers shall be appointed by the Township, and CAO may enter into an agreement with any person or persons to operate the Animal Shelter, or any portion thereof, and to act as Animal Control Officers for the Township or to otherwise provide any animal control services or a portion thereof for the Township.

8.4 All Animal Control Officers are designated animal control officers for the purpose of the Community Charter and the *Local Government Act* (R.S.B.C. 1996, c. 323), as amended or replaced.

8.5 In accordance with section 16 of the Community Charter, an Animal Control Officer may, at reasonable times, enter onto or into a property to inspect and determine whether the requirements and prohibitions of this Bylaw are being complied with.

Seizure and Impoundment of Dogs and Large Animals

8.6 An Animal Control Officer may seize any Dog or Large Animal found running At Large or any Unlicensed Dog, and immediately after making such seizure, cause such Dog or Large Animal to be impounded.

8.7 Except as provided herein, following a seizure under section 8.6 of this Bylaw, the Animal Control Officer shall retain such Dog or Large Animal for 72 hours unless such Dog or Large Animal is sooner reclaimed by their Owner.

8.8 If a seized Dog or Large Animal is not reclaimed within 72 hours of seizure, an Animal Control Officer, in their sole discretion, may cause such Dog or Large Animal to be destroyed, kept for any period of time, given away, or sold by auction or private sale. If the Owner of the Dog or Large Animal is known to the Township, an Animal Control Officer will, within the 72-hour period following seizure, make reasonable attempts to contact the Owner prior to any destruction or disposal of the Dog or Large Animal.

8.9 If a seized Dog or Large Animal has been impounded and is found to be suffering from any injury, disease or sickness, the Animal Control Officer may immediately destroy such Dog or Large Animal if it is their opinion:

(a) that such Dog or Large Animal would not survive such injury, disease or sickness; or

(b) that it otherwise would be an act of humanity to destroy such Dog or Large Animal.

8.10 Where an Animal Control Officer has impounded a Dangerous Dog or Aggressive Dog under section 8.6 of this Bylaw, the Animal Control Officer may impose any requirements or conditions as they deem acceptable, in their sole discretion, prior to returning a Dangerous Dog or Aggressive Dog to the Owner, including, without limitation, requiring the construction of an Enclosure for a Dangerous Dog or Aggressive Dog before the Dangerous Dog or Aggressive Dog is returned to the Owner.

Obstruction

8.11 No person shall release or rescue or attempt to release or rescue any Dog or Large Animal lawfully in the custody of an Animal Control Officer.

8.12 No person shall intervene or obstruct the Animal Control Officer in the lawful exercise of their duties and powers under this Bylaw or the Community Charter.

Impoundment

8.13 The Owner of a Dog, or person keeping a Large Animal, that has been impounded pursuant to the provisions of this Bylaw may reclaim such Dog or Large Animal on

application to the Animal Control Officer at any time prior to its sale, disposal or destruction, on providing proof of ownership, to the satisfaction of the Township in its sole discretion, and on payment of the applicable charges set out under the Fees and Charges Bylaw, plus any extraordinary costs, on a full indemnity basis, incurred by the Animal Control Officer in the course of impounding the Dog or Large Animal, all payable at the time of reclamation.

8.14 The Owner of an Aggressive Dog or Dangerous Dog impounded pursuant to this Bylaw may reclaim such Aggressive Dog or Dangerous Dog on demonstrating compliance with section 4.2 of this Bylaw and on application to the Animal Control Officer at any time prior to its sale, disposal or destruction, on proof of ownership to the satisfaction of the Township in its sole discretion, and on payment of the applicable charges set out under the Fees and Charges Bylaw, plus any extraordinary costs, on a full indemnity basis, incurred by the Animal Control Officer in the course of impounding the Aggressive Dog or Dangerous Dog, all payable at the time of reclamation.

8.15 Where an Aggressive Dog or Dangerous Dog has caused injury to a person, Wildlife or an Animal, the impound fee will be as set out under the Fees and Charges Bylaw for any such incident resulting in the impoundment of the Dog.

8.16 Where a Dangerous Dog has caused injury to a person or Animal, the Animal Control Officer may detain the Dog pending court proceedings under section 49 of the Community Charter, as may be amended or replaced, to seek an order to have the Dog humanely destroyed. Should the order not be granted by the Court, the Dangerous Dog may be reclaimed by the Owner upon payment of the applicable impound fee and on an Animal Control Officer otherwise being satisfied, in their sole discretion, that the Owner is in compliance with this Bylaw.

8.17 Any fines, impound fees, and any other costs imposed by this Bylaw are payable by the Owner of the Dog or person keeping the Large Animal, regardless of whether the Dog or Large Animal is reclaimed by the Owner of the Dog or person keeping the Large Animal.

8.18 Any Owner of a Dog may deliver the Dog to the Animal Shelter for the purpose of having the same destroyed or otherwise disposed of and, upon the Owner paying the applicable fee under the Fees and Charges Bylaw for doing so, the Animal Control Officer may destroy or otherwise dispose of such Dog.

8.19 Any Owner of a Dog may request that an Animal Control Officer pick up the Dog for the purpose of having the same destroyed or otherwise disposed of and, upon the Owner paying the applicable fee under the Fees and Charges Bylaw for doing so, the Animal Control Officer may call for and take away and destroy or otherwise dispose of such Dog.

9 ANIMAL SHELTER STANDARDS

Keeping of Animals in Enclosures and Vehicles

9.1 No Owner shall Keep an Animal confined in an enclosed space, including but not limited to a motor vehicle, without sufficient ventilation to prevent the Animal from suffering from discomfort, a heat related injury or death. Such enclosed space or vehicle (if

stationary) shall be in an area providing sufficient shade to protect the Animal from direct rays of sun at all times.

9.2 If an Animal Control Officer reasonably believes that an Animal in an enclosed space, including but not limited to a motor vehicle, is without sufficient ventilation to prevent the Animal from suffering from discomfort, a heat related injury or death, the Animal Control Officer may take any and all actions necessary to recover the Animal from the enclosed space, including but not limited to forcibly entering the enclosed space and impounding the Animal in accordance with this Bylaw. The Township is not liable to any person for any damage to property, including any motor vehicle, in recovering an Animal in distress under this section.

9.3 No Owner shall transport any Animal in a vehicle outside of the passenger compartment or in an uncovered passenger compartment unless it is adequately confined to a pen or cage, or unless it is secured in a body harness or other manner of fastening to prevent it from jumping or falling off the vehicle or otherwise injuring itself.

Animal Care Requirements for Owners of Dogs

9.4 No Owner shall cause, permit, or allow a Dog to be hitched, tied, or fastened to a fixed object:

(a) in such a way that the Dog is able to leave the boundaries of the Owner's property;

(b) with a slip collar or chain that may constrict around its neck as a result of pulling on one end of the collar or chain, or where a rope or cord is tied directly around the Dog's neck;

(c) except with a collar that is properly fitted to that Dog and attached in a manner that will not injure the Dog or enable the Dog to injure itself by pulling on the tether;

(d) except with a tether of sufficient length to enable the full and unrestricted movement of the Dog; or

(e) for longer than four (4) hours within a 24-hour period.

9.5 No Owner of a Dog shall Keep that Dog in an Enclosure unless:

(a) the dimensions of the Enclosure are in accordance with the requirements set out in this Bylaw;

(b) the location of the Enclosure is in a rear yard;

(c) the Enclosure is regularly cleaned and sanitized and all excreta removed at least once a day; and

(d) the Owner ensures that such Dog is not confined to the Enclosure in excess of ten (10) hours within any 24-hour period.

10 ENFORCEMENT AND PENALTIES

10.1 Any person who contravenes or violates any of the provisions of this Bylaw or who suffers or permits anything to be done in contravention or violation of this Bylaw or who neglects to do anything required to be done pursuant to this Bylaw commits an offence and shall upon conviction be liable to a fine of not less than $100.00 and not more than $10,000.00 and/or shall be liable to a fine under the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703, as amended or replaced.

10.2 Each day that an offence under this Bylaw is continued shall constitute a separate and distinct offence.

11 SEVERABILITY

11.1 If any provision of this Bylaw is found or determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision or portion of the provision will be severable from this Bylaw, and the balance of this Bylaw will continue in full force and effect.

12 BYLAW 2005 No. 4440 REPEALED

"Township of Langley Animal Control Bylaw 2005 No. 4440" is hereby repealed.

READ A FIRST TIME the	26	day of	May	, 2025
READ A SECOND TIME the	26	day of	May	, 2025
READ A THIRD TIME the	26	day of	May	, 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. 6141

EXPLANATORY MEMO

Bylaw No. 6141 updates the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 to remove references to the Township of Langley Animal Control Bylaw 2005 No. 4440 and to insert appropriate references to the Animal Control Bylaw No. 6140.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6141

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.6141."

2. This Bylaw amends the indicated provisions of the Bylaw Notice Enforcement Bylaw 2008 No. 4703.

3. This Bylaw, unless stated otherwise, adopts the definitions set out in the Animal Control Bylaw No.6140.

4. Council repeals "Township of Langley Animal Control Bylaw 2005 No. 4440" in Schedule "A" and substitutes:

Township of Langley Animal Control Bylaw No. 6140

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Keeping Dog without Licence Tag	3.1	$200.00
• Falsifying information in Licence Application	3.4	$300.00
• Failing to affix Licence Tag to collar, harness, or other suitable device	3.11	$50.00
• Improperly removing Licence Tag from Dog	3.12	$100.00
• Failing to provide name and address of new Owner when ownership of Dog is transferred	3.15	$200.00
• Failing to provide required documentation and Licence Fee in respect of Dangerous Dog	4.2	$200.00
• Failing to construct Enclosure for Dangerous Dog in accordance with Bylaw	4.3	$500.00
• Dangerous Dog not tattooed or implanted with microchip	4.5	$500.00
• Dangerous Dog not securely confined while on Owner's Property	4.9	$500.00

• Dangerous Dog not secured by collar/harness and Muzzle while not on Owner's Property	4.10(a)	$500.00
• Dangerous Dog not secured by Leash while not on Owner's Property	4.10(b)	$500.00
• Dangerous Dog improperly secured by Leash while not on Owner's Property	4.10(b)	$500.00
• Dangerous Dog not under custody of a competent person over 19 years of age while not on Owner's Property	4.10(c)	$500.00
• Dangerous Dog chasing, injuring or biting person	4.11(a)	$500.00
• Dangerous Dog chasing, injuring or biting Animal	4.11(b)	$500.00
• Dangerous Dog running At Large	4.11(c)	$500.00
• Dangerous Dog in designated Off-Leash Area	4.11(d)	$500.00
• Dangerous Dog damaging private or public property	4.11(e)	$200.00
• Failing to notify Township if Dangerous Dog is moved sold, gifted, transferred or dies	4.12	$500.00
• Failing to notify Township if Dangerous Dog is running At Large	4.13	$500.00
• Failing to pay Licence Fee in respect of Aggressive Dog	5.2	$250.00
• Failing to notify Township if Aggressive Dog is moved sold, gifted, transferred or dies	5.3	$250.00
• Aggressive Dog not securely confined while on Owner's Property	5.4	$250.00
• Aggressive Dog not secured by collar/harness and Muzzle while not on Owner's Property	5.5(a)	$250.00
• Aggressive Dog not secured by Leash while not on Owner's Property	5.5(b)	$250.00
• Aggressive Dog improperly secured by Leash while not on Owner's Property	5.5(b)	$250.00
• Aggressive Dog not under custody of a competent person over 19 years of age while not on Owner's Property	5.5(c)	$250.00

• Aggressive Dog running At Large	5.5(d)	$250.00
• Aggressive Dog in designated Off-Leash Area	5.5(e)	$250.00
• Dog biting person	6.1(a)	$500.00
• Dog biting Animal	6.1(b)	$200.00
• Dog displaying Aggressive Behaviour towards Animal or human	6.1(c)	$100.00
• Dog not on Leash and not under control on public lands other than Off-Leash Area	6.1(d)	$100.00
• Failing to prevent excessive Dog noise	6.2	$200.00
• Failing to remove and dispose of Dog excrement, manure or dung	6.4	$100.00
• Dog not securely confined or tethered	6.5	$100.00
• Keeping more than permitted number of Dogs	6.6	$200.00
• Permitting a Dog or Large Animal to run At Large or trespass	6.7(a)	$250.00
• Permitting a Dog or Large Animal to injure person	6.7(b)	$200.00
• Permitting a Dog or Large Animal to injure Animal	6.7(c)	$100.00
• Failing to properly Keep Dog or Large Animal suffering from an infectious or communicable disease	6.8	$200.00
• Failing to meet standards for Licenced Kennels	7.2	$200.00
• Failing to meet standards for buildings, pens, runs or exercise yards used in connection with Licenced Kennels	7.4	$200.00
• Failing to meet setback requirements for buildings, pens, runs or exercise yards used in connection with Licenced Kennels	7.5	$200.00
• Inadequate fence or hedge in connection with Licenced Kennels	7.6	$200.00
• Failure of Licenced Kennel Operator to control Animals	7.7	$200.00
• Failure of Licenced Kennel Operator to keep animals indoors during hours of darkness	7.8	$200.00

• Failure of Licenced Kennel Operator to staff Licenced Kennel with competent and trained persons	7.9	$200.00
• Failure of Licenced Kennel Operator to obtain veterinarian assistance for diseased Animals	7.10	$200.00
• Attempting to release or rescue Dog or Large Animal in lawful custody of Animal Control Officer	8.11	$500.00
• Obstructing Animal Control Officer	8.12	$500.00
• Animal inadequately confined in enclosed space	9.1	$500.00
• Improperly transporting Animal	9.3	$250.00
• Dog improperly tied to fixed object	9.4	$400.00
• Dog improperly Kept in Enclosure	9.5	$300.00

READ A FIRST TIME the	26	day of	May	, 2025
READ A SECOND TIME the	26	day of	May	, 2025
READ A THIRD TIME the	26	day of	May	, 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. 6130

EXPLANATORY NOTE

Bylaw No. 6130 amends the Fees and Charges Bylaw 2007 No. 4616 as amended, to replace “Schedule 16. Airport” with a new “Schedule 16. Airport” and to add “Schedule 19. Licence Fees” to the bylaw.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6130

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. 6130”.

2. The Township hereby imposes fees and charges for the provision of services and information as specified in “Schedule 19. Licence Fees” attached to and forming part of this bylaw.

3. Schedule 16. Airport is replaced with a new Schedule 16 attached to and forming part of this bylaw.

READ A FIRST TIME the	26	day of	May	, 2025
READ A SECOND TIME the	26	day of	May	, 2025
READ A THIRD TIME the	26	day of	May	, 2025
PUBLIC INPUT HELD the		day of		, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LICENCING BYLAW NO. 5878

AMENDMENT BYLAW 6131

EXPLANATORY NOTE

Bylaw No. 6131 amends the Township of Langley Licencing Bylaw 5878 to remove Schedule A (Licence Fees) from the bylaw as those fees will now be contained within the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 6130 under “Schedule 19. Licence Fees”. The amendment also adds an application fee for Licence applications, language on prorated licence fees and includes housekeeping changes to add references to “Schedule 19. Licence Fees” and the Fees and Charges Bylaw throughout the Bylaw.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LICENCING BYLAW NO. 5878

AMENDMENT BYLAW 6131

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 “Licencing Bylaw No. 5878 Amendment Bylaw 6131”.

2. The “Licencing Bylaw No. 5878 Amendment Bylaw 6131” as amended is further amended:

    1) In the definition of (26) **“Multi-Year Business Licence”** replacing the words “Schedule A” with “Schedule 19. of the Fees and Charges Bylaw 2007 No. 4616 as amended or replaced”.

    2) Section 3.3 (1) replacing the words “Schedule A” with “Schedule 19. of the Fees and Charges Bylaw 2007 No. 4616 as amended or replaced.”

    3) Section 4.1 (3) replacing the text with: “be accompanied by payment of an Application Fee specified in Schedule 19 of the Fees and Charges Bylaw 2007 No. 4616 as amended or replaced. The Application Fee is not applicable to Non-Profit Licence Types.”

    4) Removing Section 4.1 (4)

    5) Section 4.5 replacing the text with: “Every applicant for a Licence, excluding Non-Profit applicants, shall pay to the Township of Langley, at the time of application, a non-refundable application fee as set out in Schedule 19 of the Fees and Charges Bylaw 2007 No. 4616, as amended or replaced.

        Subject to approval of the Licence, the application fee shall be credited toward the annual licence fee payable for the first year. A Licence shall not be issued until payment of the remaining balance of the annual licence fee is received in full by the Township of Langley.

    6) Adding a new line item after Section 4.5 and renumbering the section

    7) New line item 4.6 to read: “Licence fees for new businesses commencing after the start of the licence year shall be prorated on a monthly basis.”

    8) Section 4.8 (4.9 after renumbering) adding the words “less the Application Fee.” to the end of the sentence to read: “If a Licence Application is withdrawn before the Licence Inspector has begun considering the Licence Application, the applicant shall be refunded their entire Licence fee payment less the Application Fee.”

9) Section 5.6 adding the words “to December 31.”

10) Removing “Schedule A” in its entirety

READ A FIRST TIME the	26	day of	May	, 2025
READ A SECOND TIME the	26	day of	May	, 2025
READ A THIRD TIME the	26	day of	May	, 2025
PUBLIC INPUT HELD the		day of		, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY LOCAL AREA SERVICE RESERVE FUND TRANSFER BYLAW NO. 6137

EXPLANATORY NOTE

Bylaw No. 6137 provides for the transfer of $2,500,000 of excess funds from the Local Area Service Reserve Fund.

The bylaw is a requirement of Section 189(2) of the *Community Charter*. The *Community Charter* states if the amount of a reserve fund is greater than required for the purpose for which it was established, the Council may, by bylaw, transfer all or part of the amount to another reserve fund.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGELY LOCAL AREA SERVICE RESERVE FUND TRANSFER BYLAW NO. 6137

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 the "Langley Local Area Service Reserve Fund Transfer Bylaw No. 6137".

2. The following permanent transfer of funds are hereby approved from the Local Area Service Reserve Fund:

a) Two Million and Five Hundred Thousand dollars ($2,500,000) to be transferred to the Capital Projects Reserve.

READ A FIRST TIME the	26	day of	May	, 2025
READ A SECOND TIME the	26	day of	May	, 2025
READ A THIRD TIME the	26	day of	May	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JUNE 9, 2025
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE NO:**	LRP00023
SUBJECT:	OPEN HOUSE FOR FRASER HIGHWAY EMPLOYMENT LANDS REFERENCE PLAN		

The purpose of this memorandum is to advise Mayor and Council of an upcoming Open House for the Fraser Highway Employment Lands Reference Plan as directed by Council on March 10, 2025.

Open House #3

Date:	Monday June 16, 2025
Time:	4:30 - 7:30pm
Location:	Church in the Valley 23589 Old Yale Road

The Open House will present a revised land use concept ("Option 4") for the plan area and a proposed concept for the closure of Old Yale Road at approximately the 23900 Block, along with a proposed design for the intersection at 240 Street and Fraser Highway.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MAY 26, 2025
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE NO:**	7400-01
SUBJECT:	TOWNSHIP OF LANGLEY AND CITY OF LANGLEY RCMP DE-INTEGRATION		

This memorandum is to update Council on the de-integration of the Langley RCMP detachment, following the previous memoranda to Council on January 27 and April 7, 2025.

On May 10, 2025, the Capital and Operations Cost Sharing Agreement ("Operations Agreement") between the Township of Langley and City of Langley terminated in accordance with its terms, after a two-year notice period (notice having been given on May 10, 2023). As a result, de-integration occurred on May 10, 2025.

Both the Township and the City must continue to provide policing services in accordance with their respective Municipal Police Unit Agreements (MPUAs) with the Province and with the *Police Act*. The Township has done so to date and will continue to do so post de-integration.

The Operations Agreement was the only legal basis under which the Township and the City policing was legally integrated, and under which the parties shared use of the RCMP building and equipment located in the Township. Following the termination of the Operations Agreement, there are no legal agreements in place pursuant to which the parties would remain integrated or any statutory or other regulations under which the parties are required to be legally integrated.

The Township is proceeding in accordance with the requirements contained in the Operations Agreement to determine the purchase price payable to the City for its interest in the detachment building and related equipment, which process is expected to conclude by mid-to-late-summer.

Since 2023, the Province has repeatedly confirmed that since they are not signatories to the Operations Agreement, they do "not have the authority to approve or reject the Township's decision to terminate its agreement with the City," and that "the Langley RCMP Detachment de-integration will occur pursuant to the termination notice provided by the Township to end the shared policing arrangement."

While policing operations are generally within the jurisdiction of the RCMP, the City, however, is claiming that the Province must "approve" de-integration. They are referencing a recent letter from the Premier (Attachment A) as grounds for intervention by the Province. It is the Township's position that the City is not correct, as the Premier's letter does not have any effect on the lawful de-integration of the RCMP detachment. In his letter, the Premier made a "respectful request" that the parties engage in mediation or mediation-arbitration in respect of

policing in the City and the Township, but provided no other direction with respect to the subject de-integration.

Mayor Woodward responded to the Premier's letter on May 1, 2025 (Attachment B), and advised, among other things, that the Township declined the Premier's request in respect of any mediation or arbitration over the de-integration or the Township's lawful termination of the Operations Agreement. Mayor Woodward did, however, confirm that the Township remained willing to discuss other issues with the City. The Premier has not responded to the May 1, 2025, letter from Mayor Woodward, and the Premier has not taken any further steps with respect to de-integration.

The Township is continuing to proceed with de-integration (resulting in two autonomous detachments for each of the Township and the City), in accordance with the RCMP De-Integration Assessment (2024), the RCMP De-Integration Plan (2024), the Township of Langley Transition Plan (2025), as well as the directions provided by the Province and the RCMP, particularly the Director of Police Services and Assistant Deputy Minister Glen Lewis (April 4, 2025, Attachment C) and Assistant Commissioner Brian Edwards (May 9, 2025, Attachment D).

In this regard, the RCMP 2024 De-Integration Assessment concludes that under two autonomous detachments, the City would require, to provide for the minimum level of policing required, 17 more officers than what they currently fund, while the Township would require, at minimum, to fund an authorized strength of 9 less officers than currently authorized for the Township. As a result, until the City is able to fund and staff up to the levels required for adequate and affective policing (for 17 more officers), to provide appropriate policing in the City, the City will likely need to regularly call in Township (or other) RCMP officers on overtime to meet current policing needs, as well as to fill vacancies and/or other gaps. The RCMP has informed the Township that the full de-integration on the RCMP side will take six to nine months, but in the interim, the Township has confirmation that resources used by the Township will be tracked with costs allocated to each of the City and the Township, from which the Township will attempt to recover the expected underfunding by the City. The RCMP has also confirmed that adequate and effective policing will continue, and the Township will not see any reduction in services.

With regard to municipal obligations, the Operations Agreement (section 9.02) is clear that the Township now owns all "right, title and interest" in the RCMP building and equipment located therein (as of de-integration on May 10, 2025). The Township also employs all of the municipal employees that work at the main detachment building, as well as the community policing offices (including the City community policing office). As such, the Township can now operate a fully-functioning, autonomous RCMP detachment, including the cell block and Operations Communication Centre (OCC).

As for the City, despite two years notice and a willingness by the Township to assist the City in establishing its own autonomous detachment, it remains unclear how the City intends to fulfill its obligations under the *Police Act*. To assist the City in this regard, on May 9, 2025, the Township proposed temporary transitional agreements to the City including:

- A Transition Services Agreement providing for the City's use of the cell block and emergency dispatch (OCC) services;
- A Support Staff Services Agreement providing for the City's use of Township support staff at the RCMP facilities; and

- A non-exclusive licence for the use of the existing RCMP facilities and equipment by City RCMP officers.

As the Township previously advised the City and the Province, these proposed agreements are temporary in nature and include contractual milestones to ensure the City takes all necessary steps to establish its own RCMP detachment as soon as reasonably possible (which is extremely important to the Township as the City appears to have taken very little action towards establishment of its own detachment over the past 2 years, since notice was given by the Township).

The City—despite advising by letter to the Township in April that the City remained committed to enter discussion to negotiate a market rate leasing arrangement—has not provided a response regarding the terms of the proposed agreements. Without such signed agreements being in place, the City is currently using Township-owned facilities and equipment (and municipal staff) without any legal basis to do so or any contractual arrangement under which the Township can recover costs for these services.

On May 12, 2025, Mayor Pachal sent a letter to Mayor Woodward requesting a meeting to discuss de-integration (Attachment E). Mayor Woodward responded on May 13, 2025, accepting the meeting request (Attachment F). As of May 21, 2025, the City has yet to provide dates but Township staff are continuing to work to set up this meeting and generally progress this matter forward.

ATTACHMENT A	Correspondence from Premier David Eby, April 25, 2025
ATTACHMENT B	Correspondence to Premier Eby from Mayor Woodward, May 1, 2025
ATTACHMENT C	Correspondence from Assistant Deputy Minister Glen Lewis, April 4, 2025
ATTACHMENT D	Correspondence from RCMP A/Commr. Brian Edwards, May 9, 2025
ATTACHMENT E	Correspondence from Mayor Pachal, May 12, 2025
ATTACHMENT F	Correspondence to Mayor Pachal from Mayor Woodward, May 13, 2025

BRITISH COLUMBIA

April 25, 2025

His Worship Nathan Pachal
Mayor of the City of Langley
20399 Douglas Crescent
Langley, BC V3A 4B3
Sent via email: npachal@langleycity.ca

His Worship Eric Woodward
Mayor of the Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1
Sent via email: ewoodward@tol.ca

Dear Mayor Pachal and Mayor Woodward:

I write to you to express my concern over recent events related to policing arrangements between the City of Langley (the City) and the Township of Langley (the Township) for the integration of your respective RCMP municipal police services and, more specifically, your Capital and Operations Cost Sharing Agreement (COCSA) and Police Servicing Agreement (PSA).

I understand that the PSA expired in 2022 and that the Township has given notice to terminate the COCSA and end the shared policing arrangement, effective May 10, 2025. I also understand that there has been significant dispute between the City and the Township regarding the costs of sharing the currently integrated detachment, and the implications for costs to both municipalities resulting from de-integration.

While I acknowledge that the Province is not a party to these agreements between the City and the Township, I am disappointed that the City and the Township have been unable to find another way to resolve this dispute. I am deeply concerned about any movement toward de-integration of policing services in British Columbia at a time when the Province is actively reviewing policing in our province and supportive of increasing regional integration, not the reverse. De-integration will require significant additional taxpayer dollars for building new infrastructure that is unlikely to have any material impact on the quality or effectiveness of policing in the region.

.../2

Office of the Premier

Web Site:
www.gov.bc.ca

Mailing Address:
PO Box 9041 Stn Prov Govt
Victoria BC V8W 9E1

Location:
Parliament Buildings
Victoria

I respectfully request that the City and the Township work with the Province to engage in a process of mediation or mediation-arbitration where the issue of policing in both municipalities can be addressed collaboratively, and the interests of all parties can be thoroughly canvassed based on a shared understanding of facts and fiscal and operational impacts. Through this process, the City and the Township will be able to examine all options and determine a constructive path forward.

I appreciate your consideration of these requests at what is a critically important juncture for your municipalities. I am aware of the correspondence from the Director of Police Services to the City, Township and RCMP with respect to the anticipated next steps. I trust you will work together to ensure policing in our local communities is effective, efficient and keeps everyone safe.

Sincerely,

David Eby, KC
Premier

cc: Honourable Garry Begg, Minister of Public Safety and Solicitor General

OFFICE OF
THE MAYOR
ERIC WOODWARD

TOWNSHIP OF LANGLEY
20338 65TH AVENUE
LANGLEY, BC V2Y 3J1
604.533.6000
tol.ca

EST. 1873

May 1st, 2025

Premier David Eby
Office of the Premier
PO Box 9041 Stn Pro Govt
Victoria, BC
V8W 9E1

Dear Premier Eby,

Thank you for your letter dated April 25th, 2025, regarding policing arrangements in the Township of Langley ("Township") and the City of Langley ("City").

As you are aware, following a unanimous vote of Council, the Township issued notice of termination of the Capital and Operations Cost Sharing Agreement ("COCSA") on May 10th, 2023, almost two years ago, with the effective date of termination being May 10, 2025, in accordance with the terms of the COCSA. The Police Servicing Agreement between the Township and the City ("PSA") expired on December 31st, 2022, and has not been renewed by the parties.

Since issuing notice of termination of the COCSA, the Township has actively worked, in collaboration with the RCMP, towards de-integration, including through the production and delivery of de-integration analysis and reports, such as the RCMP de-integration assessment and RCMP de-integration plan, both of which provide operational recommendations regarding the de-integration of the Langley RCMP. In that regard, the RCMP have confirmed to the Township the feasibility of ensuring adequate and effective policing in both the Township and the City through a de-integrated model, as required by the Township. We enclose the *BC RCMP "E" Division De-integration Assessment for the Township of Langley and the City of Langley* with this letter, where this is confirmed by the RCMP as "Option 3".

The Township also prepared a Transition Plan which was sent to the Director of Police Services in April 2025. I enclose a copy of the Transition Plan for your reference. As you will see, starting on page 20, there is a record of the correspondence with the Minister of Public Safety and Solicitor General and the Director of Police Services, throughout the de-integration process, as well as regular communication and collaboration with the RCMP. Since the Township terminated the COCSA in May 2023, and began to actively plan for de-integration, no representative from the Ministry has initiated a meeting with us or tried to engage us on any process related to policing in Langley, with the exception of Wayne Rideout who was very recently appointed special advisor to the Director of Police Services. Mr. Rideout met with Township staff and I only once, and only for the apparent express purpose of information gathering. The Township has consistently reiterated to the Ministry its willingness to provide information regarding the de-integration and the Township's plans for policing its community, but no further requests have been made to date.

The Deputy Premier and Minister of Public Safety and Solicitor General also confirmed, by letter to the City and the Township dated December 21, 2023, that:

> "As the province is not a signatory to the [COCSA], matters directly related to the [COCSA], including but not limited to Langley City's request [that the Minister intervene in the 24-month termination notice period], are most appropriately resolved by the Agreement's partners in accordance with the Agreement's dispute resolution articles or supporting processes."

More recently, the Director of Police Services again confirmed by letter to the Township and the City dated April 4, 2025, that:

> "As previously advised, the Minister does not have the authority to approve or reject the Township's decision to terminate its agreement with the City as this decision resulted for a private agreement between the City and the Township, to which the Province is not a party. For the same reason, the Minister does not have the authority to be directly involved in any arbitration processes between the City and the Township that may result from that agreement."

In light of the above, I was indeed very surprised to receive your recent letter (late on Friday, April 25th, 2025) expressing your apparent concern and disappointment over the Township's planned de-integration, particularly considering the repeated past correspondence from the Ministry that confirmed the Township's lawful ability to de-integrate under its agreements with the City, and not taking issue with de-integration. The Township has been working diligently on de-integration for two years, and has consistently kept the Ministry informed on its plans and action towards de-integration, including recently providing the requested transition plan (which was a significant undertaking, at significant cost to the Township).

To be clear, the Township is fully prepared to fulfill its obligations under the *Police Act* following the effective date of de-integration on May 10th, 2025, and going forward. The Township is financially and functionally prepared to transition to an autonomous detachment on that date. In this regard, I note that the Township already funds its RCMP Annex well in excess of what is required under an autonomous detachment (according to the 2024 RCMP De-Integration Assessment). Pursuant to the COCSA, the Township will also be the sole owner of the Langley RCMP Detachment building and equipment therein, including the cell block and Operations Communication Centre, effective May 10th, 2025.

Regarding your comments that de-integration requires building new infrastructure that is "unlikely to have any material impact," the current detachment building is already insufficient under an integrated model (although likely generally sufficient for the autonomous detachment of the Township for at least 10 to 15 years, as discussed below). For example, the Traffic Division currently works out of a Township Community Policing Office (at no capital or operating cost to the City). The School Liaison Officers work out of an RCMP Office at the Township Civic Facility (again at no capital or operating cost to the City). In addition, meeting sufficient parking requirements has proven to be a challenge, with RCMP Detachment support staff currently having to park at a Township Community Centre adjacent to the Detachment building. In short, this current space deficit is not conducive to my Council's focus on increasing resources for public safety, which we have consistently done and intend to continue going forward. We are confident that the Township will be well-served, and better served, by an autonomous RCMP detachment. We will also work with the City, as we have always been willing to do, towards ensuring they are able to establish their own autonomous detachment that serves the citizens of the City, and meets the City's policing obligations going forward.

As noted above, the RCMP has confirmed that, following de-integration, the current Langley RCMP Detachment facility will continue to be sufficient as a detachment building (for an autonomous Township detachment) for the

next 10-15 years. To be clear, the lifespan of the facility will be significantly less if we are required to share space with the City (beyond a temporary arrangement until the City can establish its own detachment), as it is already too small for an integrated detachment, as noted above. I respectfully disagree that de-integration will require additional expense that will not have a material impact on policing in the region. There will be a necessary significant infrastructure expense regardless of whether the Township and the City de-integrate.

That being said, and although I was unaware of the Province's policy initiative towards regional policing until receiving your letter, the MPUA does not include any specific provisions or requirements for municipal integration. As you know, there are other autonomous police detachments throughout the lower mainland that were once integrated.

It is my understanding that the Director of Police Services superintends policing in British Columbia. As you noted in your letter, Director Lewis has provided the anticipated next steps:

> "The Langley RCMP Detachment de-integration will occur pursuant to the termination notice provided by the Township to end the shared policing arrangement. The City must immediately engage with the RCMP and the Township to ensure it meets its obligations under the *Police Act* and its MPUA" (from correspondence dated April 4th, 2025).

It has been very difficult to get the City to the table to discuss their preferred future service options post de-integration, and the Director of Police Services is well aware of these challenges. As a result, it remains unclear to the Township how the City will fulfill its *Police Act* obligations after May 10th, 2025, despite having had two years to make the necessary arrangements. Notwithstanding this, the Township has gone to great lengths to ensure there will be no reduction in policing services or community safety following de-integration, including offering the City the ability to enter into temporary transitional services agreements with the Township for use of the RCMP building, among other things, while they establish their own de-integrated detachment.

Regarding your request that the City and Township work with the Province to engage in a process of mediation or mediation-arbitration, the Township has been suggesting a mediated process for resolving the past cost issues in respect of the PSA for many months now, which was, until recently, not accepted by the City. I understand the City is apparently now open to a mediated process (following discussions between the respective CAOs, which the Township pushed to be scheduled) and the Township intends to continue to pursue such discussions with the City regarding a resolution of those cost issues. To be clear, however, any such mediation is in respect of past amounts owing to the Township from January 2023 to May 10th, 2025, regarding those matters covered by the expired PSA. The Township will not be agreeing to any new PSA to operate after May 10th, 2025, as such an agreement will not be necessary following de-integration of the detachments.

With respect to the COCSA, the only arbitration process contemplated under that agreement is in respect of the proportionate cost of the RCMP building and the equipment located therein that the Township is required to pay to the City on de-integration (as the Township will become the sole owner of the police building and equipment as of May 11th, 2025). The Township and the City are currently engaged in good faith negotiations on that amount. If we are unable to reach an agreement on this amount in the near future, the parties will need to resolve this by way of arbitration, all as contemplated under the termination provisions of the COCSA.

In that regard, and as we have consistently advised the City and the Ministry, the Township is not agreeable to mediating or arbitrating any other issues, including the Township's lawful termination of the COCSA or the impending de-integration of the detachments. The Township is not required to remain integrated with the City under any agreements with the City or the Province. My Council has fundamentally different views from the City on policing our community and funding public safety, necessitating a de-integrated approach moving forward.

The Township has already invested significant effort and expense in preparing for de-integration, including extensive work preparing the transition plan for de-integration, as well as the valuation of the detachment building and equipment in accordance with the COCSA. These efforts and costs have all been made with repeated assurances from the Ministry that they recognized the Township's lawful right to de-integrate and that the Ministry would not intervene, as well as confirmation from the RCMP that adequate and effective policing could be achieved in both the Township and the City in a de-integrated model.

As above, recognizing that adequate and effective policing in the region is a priority that is shared between the RCMP, the Province, and the Township, we intend to propose temporary transitional service contracts at market rates to the City of Langley shortly, so as to ensure no disruption to policing or community safety following the de-integration of the detachments on May 10th, 2025. The City of Langley is one of the lowest property taxed municipalities within Metro Vancouver, leaving it significant ability to adequately fund its policing needs, which it has neglected to do year after year at direct impact and detriment to Township of Langley residents within an integrated delivery model.

As you have noted, we will be following the next steps as provided by Director Lewis with respect to de-integration, to ensure that policing in our local community is effective, efficient, and keeps everyone safe, and is otherwise fully in compliance with the Township's statutory obligations.

Sincerely,

Eric Woodward
Mayor
Township of Langley

Enclosure: BC RCMP "E" Division De-integration Assessment for the Township of Langley and the City of Langley, and The Township of Langley Transition Plan and Appendices A-D

CC: Honourable Garry Begg, Minister of Public Safety and Solicitor General (garry.begg.mla@leg.bc.ca)
Nathan Pachal, Mayor, City of Langley (npachal@langleycity.ca)
Dwayne McDonald, Deputy Commissioner, RCMP (Dwayne.mcdonald@rcmp-grc.gc.ca)

April 4, 2025
Ref: 677743

His Worship Nathan Pachal
Mayor of the City of Langley
20399 Douglas Crescent
Langley B.C. V3A 4B3
Email: npachal@langleycity.ca

His Worship Eric Woodward
Mayor, Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1
Email: ewoodward@tol.ca

Deputy Commissioner Dwayne McDonald
Commanding Officer BC RCMP
RCMP "E" Division
Email: Dwayne.mcdonald@rcmp-grc.gc.ca

Dear Mayor Pachal, Mayor Woodward and Deputy Commissioner Dwayne McDonald:

I am writing to you today further to my previous correspondence regarding de-integration of policing arrangements between the Township of Langley (the Township) and the City of Langley (the City).

As you know, the Township and the City have, in accordance with s3(2) of the *Police Act* (Act), separately contracted with the Province through a Municipal Police Unit Agreement (MPUA) for the RCMP to provide their municipal police services within their respective municipal boundaries. The Township, pursuant to the *Capital and Operations Cost Sharing Agreement* between the City and the Township, has given notice to terminate its arrangements with the City. May 10, 2025, marks the expiration of the notice provided by the Township to end the shared policing arrangement between the City and the Township.

The Minister's role, under the *Police Act*, is to ensure the maintenance of an adequate and effective level of policing and law enforcement across the province. This is a broad responsibility, ensuring oversight, but still respecting municipalities' independence regarding their MPUA and how the RCMP provides services in their municipality.

…/2

Ministry of Public Safety and Solicitor General

Policing and Security Branch

Mailing Address:
PO Box 9285 Stn Prov Govt
Victoria BC V8W 9J7

Telephone: 250 387-1100
Facsimile: 250 356-7747
Website: www.gov.bc.ca/pssg

In other words, the Minister's role is to ensure that the service delivery structure that is determined to be utilized by the municipality (be it integrated or stand-alone) provides an adequate and effective level of policing and law enforcement to its respective jurisdiction.

As previously advised, the Minister does not have the authority to approve or reject the Township's decision to terminate its agreement with the City as this decision resulted from a private agreement between the City and the Township, to which the Province is not a party. For the same reason, the Minister does not have the authority to be directly involved in any arbitration processes between the City and the Township that may result from that agreement.

Under the Provincial Police Service Agreement, the Minister, along with the BC RCMP Commanding Officer, must ultimately agree to changes to the organizational structure of the RCMP Service in B.C.

The Langley RCMP Detachment de-integration will occur pursuant to the termination notice provided by the Township to end the shared policing arrangement. The City must immediately engage with the RCMP and the Township to ensure it meets its obligations under the *Police Act* and its MPUA. I am advised that the Township is nearing completion of its de-integration plan. I will require a de-integration plan from the City. Each plan should align with proposed options in the RCMP's De-Integration Assessment for the Township of Langley and the City of Langley, dated April 2024.

The RCMP is to provide me with a complete de-integration implementation report detailing the process, timelines, and key milestones for de-integration, aligning with your de-integration plans. The RCMP is to work with the City and the Township to establish an interim service delivery model, consistent with its identified implementation considerations, for both the Township and the City that ensures adequate and effective policing and law enforcement and, to the degree possible as determined by the RCMP, meeting the distinct requirements throughout the transition.

It is vital that both the City and Township work with the RCMP to facilitate the completion of an RCMP de-integration implementation plan to be submitted to the Minister as soon as possible

The Minister will assess the RCMP's implementation plan for the transition from the current integrated detachment to ensure that an adequate and effective level of policing and law enforcement is maintained across both municipalities and enables the municipalities to meet their obligations under section 15 of the Act.

…/3

As you are aware, I retained the services of Mr. Wayne Rideout as Special Advisor to advise me in my role as Director of Police Services, as well as to provide his expertise to the City, Township and RCMP in support of this work. To be clear, this is an advisory role. Mr. Rideout remains available to support the Township, City and the RCMP as necessary in carrying out this work. Negotiating an agreement between the City and the Township is not within the scope of his responsibilities.

I strongly encourage both municipalities to work with the RCMP, as their respective service provider, to develop the necessary plans to ensure that changes to the existing service delivery structure are in alignment with the RCMP's recommendations, processes, capacity and timelines.

The RCMP will ensure that each municipality has the appropriate resources and accommodations available in order to meet their obligations under the Act and their respective MPUAs and that there will be no adverse impact to service delivery within their municipal jurisdictions or risk to public safety. My office will actively monitor this work as part of my responsibilities to superintend policing in the province.

Regards,



Glen Lewis
Assistant Deputy Minister
and Director of Police Services
Policing and Security Branch

pc: Francis Cheung, Chief Administrative Officer, City of Langley
Chanpreet (Chan) Kooner, Acting Chief Administrative Officer, Township of Langley
Wayne Rideout, Special Advisor
Jamie Lipp, Deputy Director, Policing and Security Branch
Katherine St. Denis, A/Executive Director, Policing and Security Branch

Royal Canadian Mounted Police / Gendarmerie royale du Canada
District Commander / Commandant de district

Lower Mainland (LMD) District Office
14200 Green Timbers Way, Mailstop #506
Surrey, B.C. V3T 6P3

May 9, 2025

His Worship Mayor Nathan Pachal
City of Langley
20399 Douglas Crest
Langley, BC V3A 4B3

His Worship Mayor Eric Woodward
Township of Langley
Langley, BC V2Y 3J1

Via E-mail: [npachal@langleycity.ca and ewoodward@tol.ca]

Dear Mayor Pachal and Mayor Woodward,

I am writing to you regarding our ongoing preparations leading up to and beyond the termination date of May 10, 2025, for the Capital and Operations Cost Sharing Agreement. As we approach this critical milestone, I would like to highlight the RCMP's planning and preparation efforts to date.

The RCMP has been actively engaging with both municipalities since late 2022 to understand your respective plans for future state policing services. We have been working closely to identify potential service delivery models with our objective being to support and meet the evolving needs of both your communities.

As we continue our planning, I wish to provide you with an update on various items that have been completed to date in preparation for a potential de-integration. Tasks completed to date include, in part, the following:

- All shared collators have been deleted and have been divided between the City of Langley and Township of Langley;
- All collators are tracked including tracking of event expenses based on jurisdiction;
- Procurement has been divided between the City of Langley and Township of Langley;
- Prisoner accounting is being tracked between City and Township files;
- Position numbers have been reconciled with all positions being proportionate and attached to City and Township proportions and allocations.

Additionally, we have completed potential future state organizational structures for autonomous City of Langley and Township of Langley RCMP Detachments. These structures were completed through our Organizational and Classification Unit to ensure compliance with applicable policies while factoring in

the RCMP's ability to internally manage autonomous structures and police service delivery models for your respective municipalities if/when they are required.

These draft structures inform the RCMP Regular Member (RM) resourcing levels required to sustain autonomous service delivery within your respective municipalities. We look forward to presenting these structures to you and your staff for review and consultation.

While these tasks have allowed us to plan and prepare for the potential de-integration, I further write to update you both on the RCMP's continued efforts and the upcoming termination date of your agreement on May 10, 2025.

As you are aware, recent correspondence from the Premier of British Columbia, dated April 25, 2025, (Premier's Letter) has introduced his perspective on the future state of integrated policing in our region and, by extension, throughout the Province.

We will continue our de-integration planning, preparation and phased implementation approach as outlined by the Director's correspondence to date including his most recent letter on April 4, 2025 (Director's Letter).

To continue de-integration planning the RCMP requires the following:

Transition Plans: While the Township of Langley has provided the Ministry of Public Safety and Solicitor General, the City of Langley and the RCMP with their Transition Plan on April 4, 2025 (Township Plan), we have yet to receive the City of Langley's plan. We require an understanding of the City of Langley's vision for stand-alone policing services, as well as how they will meet the obligations set out within their MPUA and the *Police Act*.

Resource Requirements: In support of future state autonomous RCMP detachments for your communities, we require Article 4.2 of the MPUA, namely the level of policing service to be provided, be fully understood and satisfied. This information has been included in the Township Plan but has not yet been received from the City of Langley.

Interim Cost Sharing Agreement Details: In support of longer-term planning for two fully autonomous Detachments and determining viable interim models and contingency measures required for police service delivery, the RCMP requires finalized interim cost sharing arrangements between the City and Township to further inform our phased de-integration process.

The need to complete the above-noted planning is vitally important for this initiative to advance.

The RCMP continues to have an obligation to report progress on the de-integration as per the direction of the Director. We look forward to engaging with the MPSSG and both your municipalities at the earliest opportunity to address these items.

The BC RCMP are creating a dedicated team within the Operations Strategy Branch (OSB) to oversee all matters related to the de-integration. Superintendent Joseph Fortin will coordinate with each of your representatives to introduce the OSB Project Lead in the coming days.

I remain available for discussion at any time.

Thank you for your understanding.

Respectfully,

Chief Superintendent Duncan Pound/O.3191
Assistant District Commander & Operations Officer
Lower Mainland District (A/Chief Superintendent) 'E' Division

for

Assistant Commissioner Brian Edwards, M.A., L.L.B., O.O.M.
Lower Mainland District Commander, 'E' Division
Royal Canadian Mounted Police
E-mail: brian.edwards@rcmp-grc.gc.ca
Telephone: 778-290-3000

BE/rl

CC: Mr. Glen Lewis, Assistant Deputy Minister and Director of Police Services, Policing and Security Branch
Dwayne McDonald, Deputy Commissioner, Commanding officer, BC RCMP

CITY OF LANGLEY

OFFICE OF THE MAYOR

Langley City Hall, 20399 Douglas Crescent, **Langley**, BC Canada V3A 4B3
mayor@langleycity.ca

May 12, 2025

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

Via Email: ewoodward@tol.ca

Dear Mayor Woodward,

My Deputy Chief Administrative Officer has provided a response to the Township's letter from March 31, 2025 letter regarding capital costs for the RCMP detachment.

I want to let you know that our Council is unanimous in its support for the content and direction of that response.

That said, given the volume of correspondence between our respective staff members and legal counsels in recent months, I feel it would be prudent for you and I to meet in person to discuss how we can move forward. As suggested by the province, a face-to-face conversation could help us find a verified and mutually agreeable path forward.

I would welcome that opportunity at your earliest convenience.

The City of Langley remains ready and willing to work together, in good faith, on a fair and equitable solution that serves all Langley residents and reflects our responsibility to the public.

Yours truly,
CITY OF LANGLEY

Nathan Pachal
Mayor

cc: City of Langley Council
Councillor Tim Baillie (via email: tbaillie@tol.ca)
Councillor Steve Ferguson (via email: sferguson@tol.ca)
Councillor Margaret Kunst (via email: mkunst@tol.ca)
Councillor Barb Martens (via email: bmartens@tol.ca)
Councillor Michael Pratt (via email: mpratt@tol.ca)
Councillor Kim Richter (via email: krichter@tol.ca)
Councillor Rob Rindt (via email: rrindt@tol.ca)
Councillor Misty vanPopta (via email: mvanpopta@tol.ca)

OFFICE OF
THE MAYOR
ERIC WOODWARD

TOWNSHIP OF LANGLEY
20338 65TH AVENUE
LANGLEY, BC V2Y 3J1
604.533.6000
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EST. 1873

May 13th, 2025 ***VIA EMAIL***

Nathan Pachal
Mayor
City of Langley
20399 Douglas Crescent
Langley, BC
V3A 4B3

Dear Mayor Pachal,

I write in response to your letter dated May 12th, 2025.

I would be pleased to meet with you, of course, on any item. However, to ensure productive discussions, it's prudent to bring our respective Chief Administrative Officers to the meeting. I would like to highlight the Township's position on the matters below as potential agenda items for a meeting.

As confirmed by the Ministry of Public Safety, de-integration has occurred as a result of the Capital and Operating Cost Sharing Agreement termination on May 10th, 2025, in addition to the expiration of the Police Servicing Agreement (PSA) in 2022. As such, there are no longer any provisions for mediation or arbitration regarding these agreements, with the exception of the purchase price of the detachment building and outstanding past cost issues with respect of the PSA that are owed to the Township of Langley.

The Township will not be agreeing to any new PSA to operate after May 10th, 2025, since, following de-integration, such an agreement is no longer necessary.

At our meeting, I would like to discuss the following:

- The status of the City of Langley Transition Plan. As far back as August 2023, the Minister of Public Safety and Solicitor General directed, in writing, that "the Township and City must work closely with the RCMP throughout all phases of de-integration, ensuring that policing service levels are maintained."

  Furthermore, the RCMP noted that "while the Township of Langley has provided the Ministry of Public Safety and Solicitor General, the City of Langley and the RCMP with their Transition Plan... we have yet to receive the City of Langley's Plan. We require an understanding of the City of Langley's vision for stand-alone policing services, as well as how they will meet the obligations set out within their MPUA and the *Police Act.*" Please outline the timeline for the City of Langley to meet its obligations to provide a Transition Plan.

- The province has repeatedly confirmed that since they are not signatories to the Agreement, they do "not have the authority to approved or reject the Township's decision to terminate its agreement with the City," and that "the Langley RCMP Detachment de-integration will occur pursuant to the termination notice provided by the

Township to end the shared policing arrangement." Please cease repeatedly stating, publicly and otherwise, that the province must approve de-integration, as it's demonstrably, factually incorrect.

- We would appreciate understanding how the City of Langley anticipates meeting its obligations, whether through transitional agreements that the Township of Langley has proposed, or otherwise.

- The Township of Langley's CAO attempted to meet with the City of Langley's CAO on several occasions prior to May 10th. We would appreciate an understanding regarding why meetings did not take place in the 24 months leading up to the agreement's termination and commencement of de-integration, and the need for transitional or other agreements.

I will have my Executive Assistant contact yours to arrange a meeting as soon as possible.

Sincerely,

Eric Woodward
Mayor

cc Township of Langley Council
City of Langley Council

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JUNE 9, 2025
FROM:	MUNICIPAL ADMINISTRATION	**FILE NO:**	4200-01
SUBJECT:	COUNCIL VACANCY		

On May 29, 2026 Bill M 202 – 2025, the *Eligibility To Hold Public Office Act* ("Bill M 202") was given Royal Assent in the British Columbia Legislature. Pursuant to Bill M 202, Councillor vanPopta was "deemed to have resigned" from the local office (s. 2(3)) resulting in a vacant Councillor position for the Township of Langley.

As per section 54(4) of the *Local Government Act*, the Township is required to schedule a by-election. As soon as practical, the Local Government must appoint a Chief Election Officer. The Chief Election Officer must then schedule the general voting day on a Saturday, no more than eighty (80) days after this appointment. Staff are currently working to forward a report to Council recommending the appointment of a Chief Election Officer.

After further review by Finance, the 2025 budget bylaw will not need to be amended, as the by-election can be funded from funds set aside for the Agricultural Viability Study which will delayed during 2025 and will be replaced as part of the 2026 -2030 budget process.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JUNE 9, 2025
FROM:	PERMITS, LICENCES AND INSPECTIONS DIVISION	**FILE NO:**	23252 20 Avenue
SUBJECT:	PROPOSED CIDERY AT 23252 - 20 AVENUE “MANOR FARMS”		

This memorandum provides an overview of the ongoing land use and building permit issues at 23252 - 20 Avenue, a 1.98-hectare (4.9-acre) property within the Agricultural Land Reserve (ALR) and zoned RU-3. The current owners purchased the property in 2016. Since that time, they have constructed a 4,160 sq. ft. building for equipment and hay storage, along with four small outbuildings, two of which contain washrooms. Plumbing permits were issued for the washrooms; however, the smaller buildings were exempt from building permits due to their size.

It is important to note that while the RU-3 zone (Attachment A) permits various agricultural uses, alcohol production facilities are only permitted where they comply with the Agricultural Land Commission (ALC) Use Regulation. Simply being located within the ALR and zoned for agriculture does not automatically entitle a property to operate an alcohol production facility; compliance with ALC regulations is a condition for such use.

In December 2023, the owners submitted a non-farm use application to the ALC to allow an event and wedding venue under the name “Manor Farms.” That application was subsequently withdrawn in January 2025, with the owners indicating a shift in focus toward establishing an apple orchard and cidery. A building permit application was later submitted to the Township’s Permits, Licences, and Inspections (PLI) Department in December 2024 to convert the existing hay barn into a cidery that would include processing, packaging, storage, one accessible washroom, and indoor/outdoor lounge areas.

The Township reviewed the application and determined that the proposal did not meet the requirements of the ALR Use Regulation under section 13(2)(a). Specifically, because the property is less than 2 hectares (4.94 acres), at least 50% of the primary farm product used in alcohol production must be grown and harvested on the same parcel where the production facility is located. At the time, the owners confirmed that no trees had been planted on the property to support the cidery. As a result, Township staff returned the application, noting that the necessary on-site agricultural production could not be demonstrated. Although the owners have since planted approximately two acres of apple trees on-site and have secured a lease agreement for additional orchard land in Kelowna, this off-site production does not satisfy the ALC’s regulation for properties under 2 hectares.

The owner’s position is that section 3 of the ALR Use Regulation allows for a broader definition of “agricultural land” that includes multiple parcels owned or leased by a single farm operation. They assert that the leased orchard in Kelowna, with a guaranteed supply of apples, qualifies under this interpretation. However, the Township, supported by legal counsel, maintains that section 13(2)(a) presents a “contrary intention” to the general definition in section 3. That is, the regulation explicitly requires that at least 50% of the primary farm product be harvested from the land on which the alcohol production facility is located when the parcel is under 2 hectares. Interpreting otherwise would allow agricultural uses where no actual farming takes place on the site, undermining the intent of the regulation.

In March 2025, the ALC issued a Stop Work Order for unauthorized non-farm use at the property (Attachment B). A subsequent site inspection by Township staff on April 8, 2025, confirmed the presence of young orchard plantings. Staff observed however, that the trees were immature and in staff’s opinion recently planted and not yet capable of bearing fruit. The owners resubmitted their building permit application on April 15, 2025, to convert the use of the equipment / hay storage building to an Assembly Occupancy as the proposed use includes a public tasting area. This change in use may create some building code implications, including requirements for fire separation, exiting, and accessibility. Under the Township of Langley’s current Building Bylaw, a change to Assembly Occupancy may also trigger the need for fire sprinklers and other life safety systems.

At this time, it remains the Township’s position that the cidery cannot proceed unless the 50% on-site production threshold is met, given the property’s sub-2-hectare size. This view has been confirmed by Mike Bandy, Regional Planner with the ALC, the Township’s Agricultural Planner and is supported by legal counsel’s interpretation. While some plantings are now in place, no fruit is yet being harvested. Therefore, a building permit for the cidery cannot be issued until such time as the owners can demonstrate that the land itself is producing at least half of the primary product used for alcohol production.

If the owners can obtain clear written confirmation from the ALC that off-site production is permitted for a parcel under 2 hectares—specifically, that the proposed cidery may source product from off-site locations, including the Okanagan, with no production occurring on the subject parcel—then this would confirm the proposal is consistent with the ALR Use Regulation.

Given the differing interpretations between the Township and the applicant, seeking written clarification from the ALC appears to be the most balanced and reasonable path forward. The Township will, subject to a review of the building permit application, compliance with the other usual building permit requirements, including payment of the required fees, issue a building permit for the subject building conversion, and take no issue with the proposed cidery at this time. This option was provided to Manor Farms by email on May 8, 2025 (Attachment C). To-date staff have not received a response from Manor Farms.

Until ALC approval is received, PLI recommends that the permit remain on hold and the Township continue to follow its current policy interpretation, ensuring consistency and compliance with the ALC Use Regulation.

ATTACHMENT A	RU-3 Zone
ATTACHMENT B	Enforcement Letter from ALC
ATTACHMENT C	Email to Manor Farms

203 **RURAL ZONE RU-3**

Uses Permitted

203.1 In the RU-3 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) all *uses* permitted in the Rural Zone RU-1

Lot Coverage

#2845 25/06/90 #4567 07/05/07 #4859 30/05/11

203.2

1) Except for *commercial greenhouses*, *buildings* and *structures* shall not cover more than 33% of the *lot area*.
2) *Commercial greenhouses* shall not cover more than 66% of the *lot area* inclusive of all *buildings* and *structures* on the *lot*, provided the *buildings* and *structures* on the *lot* other than *commercial greenhouses* shall not cover more than 33% of the *lot area*.
3) *Accessory buildings* and *structures* not used for *agricultural* or *farm* purposes shall not exceed a total of 200 m^2 of ground floor *building* area.

Siting of Buildings and Structures

#2539 11/04/88 2845 25/06/90

203.3

1) Except as provided for in Section 203.2 2), 3), 4) and 6), and Sections 104.4 and 105.1 2), no principal *building* or *structure* shall be sited less than:
   a) 9.75 metres from a *front lot line*;
   b) 7.5 metres from a *rear lot line*;
   c) 3 metres from a *side lot line*; and
   d) 7.5 metres where the *side lot line* abuts a *flanking street*.
2) No *building* or *structure* used to shelter or *house* any animals or poultry shall be sited less than 15 metres from any property line.
3) All *buildings* and *structures* used for *intensive swine operation* shall be sited in compliance with Section 109.
4) In a *feedlot*, all *buildings*, pens, enclosures, or places where cattle are kept or manure is stored shall be sited in accordance with the requirements of Section 201.7 4).
5) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory building* or *structure* shall be sited less than:
   a) 9.75 metres from a *front lot line*;
   b) 1.5 metres from a *rear lot line* except that where a through *lot* fronts onto two (2) *streets* the setback shall be the same as for the front yard setback for the principal *building*;
   c) 1.5 metres from a *side lot line*; and
   d) 4.5 metres where the *side lot line* abuts a *flanking street*.
6) A *commercial greenhouse* shall be sited not less than 15 m from a *front, rear* or *side lot line* and not less than 30 m from the boundary of a *lot* zoned other than RU or M.

Height of Buildings and Structures

#4859 30/05/11

203.4 Except as provided for in Section 104.5

1) The *height* of a *single family dwelling* shall not exceed 9 metres.
2) The *height* of all other *buildings and structures* not used for *agricultural* or *farm* purposes shall not exceed 9 metres or 2 *storeys*, whichever is lesser.

Parking and Loading

203.5 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

203.6 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

#2845 25/06/90 203.7 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

SECTION 200 - RURAL ZONES

201 RURAL ZONE RU-1

Uses Permitted

#2845 25/06/90 #3088 06/01/92 #3782 27/07/98 #4906 04/03/13 #5109 14/09/15

201.1 In the RU-1 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) accessory parking of *commercial vehicles* subject to Section 108
4) *agricultural uses*
5) *commercial greenhouses* subject to Section 201.11
6) equestrian centres and riding stables
7) *feedlots* subject to "Feedlot Control By-law, 1979", No. 1844 as amended
8) *intensive swine operation* subject to Section 109
9) mushroom *farms*
10) *residential uses* subject to Section 201.2, 201.3, 201.4 and 201.5
11) veterinary clinics

Residential Uses

#4906 04/03/13

201.2 Subject to the provisions of the Agricultural Land Commission Act, no more than two (2) *single family dwellings* or *mobile homes* are permitted on any one (1) *lot* except for:

a) One (1) additional *mobile home as a temporary accessory dwelling* in compliance with Section 201.4;
b) temporary *farm* labourer accommodation in compliance with Section 201.3;
c) accessory *residential use* for full time *farm* help on a bona fide *farm*; and
d) *migrant agricultural worker accommodation* in compliance with Section 201.5.

Temporary Farm Accommodation

201.3 The provision of temporary *farm* labourer accommodation is subject to the following:

a) Accommodations to be occupied between April 1st and November 30th in any calendar year shall be permitted on *farms* requiring seasonal help, subject to the units being occupied by an employee of the owner where such property is operated as a bona fide *farm*; provided, however, that the accommodation shall not be occupied by any person at any other time of the year;
b) The minimum *lot* size shall be 4 hectares.
c) Accommodation shall be at the ratio of 10 persons for each 4 hectares up to a maximum of 40 persons per bona fide *farm*; and
d) The maximum allowable floor area per occupant shall be 10 m^2 of which the required floor area for sleeping accommodations shall be not less than 4.6 m^2 and not more than 5 m^2 per occupant.

Temporary Mobile Homes

#4859 30/05/11 201.4 A *mobile home as a temporary accessory dwelling* is subject to the following conditions:

a) That the principal dwelling is occupied by the owner of the property;
b) That the *mobile home* is occupied by:
   i) an employee of the owner where such property is operated as a bona-fide *farm*; or
   ii) the Father, Mother, Son, Daughter, Grandfather, Grandmother, Grandson, Granddaughter, Brother or Sister, of the Owner of the property;
c) That the property in question is 8,094 m^2 or greater in area except where for medical reasons the additional *dwelling unit* is necessary. Exceptions on medical grounds must be approved by Council, and only:
   iii) Where a letter from a Medical Practitioner certifies that the additional *dwelling unit* is essential to care for the owner or a member of the immediate *family*; and
   iv) The Municipality has petitioned the immediate surrounding property owners for approval of this *use*;
d) That the *use* be permitted for a period of one year only, but may be renewed on a yearly basis, subject to compliance with the conditions of the original permit, and the Bylaws of the Municipality;
e) That when the conditions under which such temporary *use* was permitted cease to exist, the *mobile home* shall be removed within 90 days; and
f) That any additions to the *mobile home* be limited to 24 m^2 in area.

Migrant Agricultural Worker Accommodation

#4906 04/03/13 201.5 1) *Migrant Agricultural Worker Accommodation* shall be permitted on *farms* requiring *farm* help, subject to the following: Units being occupied by a *migrant agricultural worker* must be on parcels no less than 4 hectares in size.

2) Accommodation shall be at a ratio of one (1) *migrant agricultural worker* per 1000 m^2 of principal *farm building* floor area for commercial greenhouses, mushroom and berry/vegetable processing operations up to a maximum of 130 persons per bona fide *farm*. All other *farm* commodities shall have a maximum allowance of up to 40 workers per *farm*.

3) The property owner shall register a restrictive covenant on the property stating that the new *migrant agricultural worker accommodation* will only be used by *migrant agricultural workers* and that the owner will remove the *migrant agricultural worker accommodation* and restore the land to *agricultural use* if the *migrant agricultural worker accommodation* is vacant for two (2) consecutive years. If an existing *building* is converted to *migrant agricultural worker accommodation* and is not used by *migrant agricultural workers* for two (2) consecutive years, the owner must either have the *building* removed or decommissioned so that it is no longer habitable at their own expense.

4) The *migrant agricultural worker accommodation* can be used to house *migrant agricultural workers* employed on other *farm* operations in the Township of Langley provided a statutory declaration is filed with the Municipality describing the terms of the arrangement and there is a written agreement between the *farm* operations. The workers must be employed at least six (6) months of the year on the *farm* with the *migrant agricultural worker accommodation.*

5) A statutory declaration must be filed with the Municipality annually stating that the *building* will only be used for *migrant agricultural worker accommodation* for a specified period of time. The statutory declaration shall verify the following:
   a) The dates of proposed occupancy;
   b) The number of *migrant agricultural workers* approved for that *farm* in an employment confirmation provided through the Federal Seasonal Agricultural Worker Program, as amended from time to time;
   c) That the housing complies with all applicable Municipal and Provincial regulations;
   d) That the housing has been inspected within the previous thirty days by an Inspector recommended by the BC Agriculture Council and certified as being in compliance with the "Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC", as amended or replaced from time to time;

#5109
14/09/15

   e) That there is available by telephone twenty-four hours a day, a person who is fluent in English and who may be contacted to answer enquiries from the municipality as to occupancy of the *migrant agricultural worker accommodation* on the *farm*; the contact information for the appointed person shall be provided in the required annual statutory declaration and updated should it change prior to deposit of the next annual statutory declaration;
   f) A minimum financial security, equal to the cost to remove a "Dwelling, Manufactured Home", or to demolish or convert an "Additional Farm House" as the case may be, shall be provided to the Township of Langley. This security may be drawn upon by the Municipality should the owner fail to remove, demolish or convert the *migrant agricultural worker accommodation* as required in this Bylaw by December 31st of the second year following the year when the most recent statutory declaration was submitted;
   g) A new estimated cost prepared by a qualified contractor to remove, demolish or convert as appropriate, the *migrant agricultural worker accommodation* shall be provided to the Township of Langley every five (5) years and the financial security deposited with the Township of Langley adjusted accordingly;
   h) If the security is not sufficient to cover the costs incurred by the Municipality, the Owner shall pay the balance owing to the Municipality. If unpaid after December 31st of any calendar year, such unpaid fees and charges accrue interest and are recoverable in the same manner as property taxes
6) The minimum floor area per *migrant agricultural worker* in *migrant agricultural worker accommodation* shall be 7.44 m^2, including living and sleeping areas but not including any common laundry, washroom or storage areas and mechanical rooms, open balconies, decks, terraces and exterior steps.
7) Common facilities such as laundry, shower, washroom and storage areas shall be located within the *migrant agricultural worker accommodations.* Such facilities shall not be located outdoors.
8) A *common amenity area* shall be provided on the same *farm* as the *migrant agricultural worker accommodation* at a minimum of 50 m^2 and a maximum of 50 m^2 plus 5 m^2 per *migrant agricultural worker.* A maximum of 10 m^2 per worker and a cumulative maximum useable floor area of 400 m^2 of *farms* other than greenhouse, mushroom, berry/vegetable operations with on-*farm* processing.
9) A continuous landscape screen shall be provided along any elevation of the *migrant agricultural worker accommodations* visible from an adjacent road to reduce visual impacts of the housing.

10) All *migrant agricultural worker accommodations* shall comply with the relevant siting requirements and in addition shall be located a maximum of 50 m from a *front lot line*.
11) All *buildings* shall comply with BC Building Code, Township Building Bylaw and BC Fire codes. Emergency *vehicle* access and sufficient water pressure for fire suppression purposes shall be provided to the acceptance of the Fire Department.
12) Servicing must comply with the service level provisions of Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Lot Coverage

#2845 25/06/90 #4567 07/05/07 #4859 03/05/11

201.6 1) Except for *commercial greenhouses, buildings* and *structures* shall not cover more than 33% of the *lot area*.
2) *Commercial greenhouses* shall not cover more than 66% of the *lot area* inclusive of all *buildings* and *structures* on the *lot*, provided the *buildings* and *structures* on the *lot* other than *commercial greenhouses* shall not cover more than 33% of the *lot area*.
3) *Accessory buildings* and *structures* not used for *agricultural* or *farm* purposes shall not exceed a total of 200 m^2 of ground floor *building* area.

Siting of Buildings and Structures

#2539 11/04/88 #2845 25/06/90

201.7 1) Except as provided for in Section 201.7 2), 3), 4) and 6) and Sections 104.4, 104.14 and 105.1 2), no principal *building* or *structure* shall be sited less than:
a) 9.75 metres from a *front lot line;*
b) 7.5 metres from a *rear lot line;*
c) 3 metres from a *side lot line*; and
d) 7.5 metres where the *side lot line* abuts a *flanking street*.
2) No *building* or *structure* used to shelter or ho*use* any animals or poultry shall be sited less than 15 metres from any property line.
3) All *buildings* and *structures* used for *intensive swine operation*s shall be sited in compliance with Section 109.
4) In a *feedlot*, no *building*, pen, enclosure or place where cattle are kept or manure is stored shall be sited less than:
a) 122 metres from a *highway*;
b) 53 metres from the nearest *lot line*;
c) 365 metres from any school or institutional occupancy;
d) 91.5 metres from any *dwelling unit*, other than that of the owner or his employees, on property designated as Agricultural Land Reserve;
e) 180 metres from any *dwelling unit*, other than that of the owner or his employees, on property not designated as Agricultural Land Reserve;
f) 365 metres from the boundary of a *lot* zoned SR, R, RM, MH-1 or P;
g) 100 metres from any watercourse or existing well
5) Except as provided for in Sections 104.4, 104.14, 104.15 and 105.1 2), no *accessory building* or *structure* shall be sited less than:
a) 9.75 metres from a *front lot line*;
b) 1.5 metres from a *rear lot line* except that where a through *lot* fronts onto two (2) *streets* the setback shall be the same as for the front yard setback for the principal *building*;
c) 1.5 metres from a *side lot line*; and
d) 4.5 metres where the *side lot line* abuts a *flanking street*.
6) A *commercial greenhouse* shall be sited not less than 15 m from a *front, rear* or *side lot line* and not less than 30 m from the boundary of a *lot* zoned other than RU or M.

Height of Buildings and Structures

#4859 30/05/11 201.8 Except as provided for in Section 104.5:

1) The *height* of a *single family dwelling* shall not exceed 9 metres.
2) The *height* of all other *buildings and structures* not used for *agricultural* or *farm* purposes shall not exceed 9 metres or 2 *storeys*, whichever is lesser.

Parking and Loading

201.9 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

201.10 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.

Requirements for Commercial Greenhouses

#2845 25/06/90 201.11 Prior to issuance of a *building* permit for *commercial greenhouse*, the following shall be required:

a) a report from a recognized independent sound consultant certifying that noise from the proposed *commercial greenhouse* operation will not exceed levels permitted in the Noise Control Bylaw,
b) a storm water management plan in compliance with the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended, and
c) a water well test performed by a Professional Engineer to address the adequacy of the aquifer to supply the water required by the proposed *commercial greenhouse* operation and drawdown rates of wells on adjacent property.

Landscaping, Screening and Fencing

#2845 25/06/90 201.12 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

March 24, 2025

ALC C&E File: 155601

SENT BY REGISTERED MAIL, PERSONAL SERVICE & EMAIL jamiegsmith@shaw.ca

James Smith and Sarah Newman
23252 – 20th Ave,
Langley B.C.
V2Z 2Z7

Stop Work Order for a Non-Farm Use

Dear Property Owners,

CIVIC ADDRESS: 23252 20 Avenue, Langley
LEGAL: Lot 8, Plan NWP37911, Part SW1/4, Section 16, Township 10, New Westminster Land District, Manufactured Home Reg.# 25578
PID: 000-599-832
(the "Property")

On February 12th, 2025 you sent an email to the ALC advising that the Township of Langley has "closed" your non-farm use (NFU) application. Upon further questioning, you advised that you cancelled or paused the NFU application 102332 as your planned farming operation has progressed in accordance with the November 17, 2023 Farm Plan and November 12, 2024 Addendum. You indicated a NFU application is no longer required. That is not correct as advised in ALC's email response on February 12 and 24, 2025. We strongly recommend that you review those emails and previous ALC correspondence in detail.

As previously communicated, you are out of compliance with section 17 (b) of the Agricultural Land Reserve Use Regulation (the "Use Regulation") which states the following:

17 The use of agricultural land for the purpose of gathering for an event is permitted and may not be prohibited as described in section 14 if all of the following conditions are met:

(b) no permanent facilities are constructed or erected in connection with the event;

You have constructed permanent facilities and imported unauthorized fill to specifically build structures to host events. Hosting events, in your case is a non-farm use because you are in contravention of the above requirement.

Therefore, pursuant to Section 50 of the ALCA, I issue this Stop Work Order requiring you to immediately cease any further gathering for events (i.e. non-farm use) on this Property.

You may appeal this Stop Work Order pursuant to section 55 of the ALCA. Please note that notice of an appeal must be delivered to the Commission within 30 days from the date this order was issued. Appeals are also subject to the ALC *Appeal Practice Directive* and to the *Rules of Practice and Procedure* for Appeals. These documents can be referenced at:

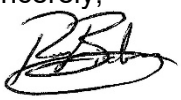
www.alc.gov.bc.ca/assets/alc/assets/legislationregulation/policies/rules_of_practice_and_procedure_for_appeals.pdf

The commencement of an Appeal does not suspend or operate as a stay of the Stop Work Order. You must comply with the Stop Work Order unless the Commission orders otherwise.

I advise you contact me at (604) 660-7000 or Roy.Biedrava@gov.bc.ca upon receipt of this Stop Work Order to resolve this issue. A lack of immediate response to this letter may result in further action which may include the recommendation of a monetary penalty under Section 54 and/or an order to remediate the property by removing the structures and associated fill under section 52 (1) of the ALCA.

This letter does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, decisions and orders of any person or body having jurisdiction over the land under an enactment.

Sincerely,



Roy Biedrava
ALC Compliance and Enforcement Officer

cc: Avtar Sundher, Director of Operations, ALC Burnaby avtar.sundher@gov.bc.ca
Dave Birchmore, C&E Supervisor, ALC Kelowna dave.birchmore@gov.bc.ca
Jason Chifan, Soil Coordinator, Township of Langley jchifan@tol.ca
David Melnychuk, Consultant, davidmelnychuk@telus.net

Britta Bieberstein

From:	Britta Bieberstein
Sent:	Wednesday, June 04, 2025 8:03 AM
To:	Britta Bieberstein
Subject:	FW: The Manor Farm (23252 20 Ave, Langley) - Building Permit Issuance - Cidery (Alcohol) Manufacturing Operation

From: Roberto Cesaretti <rcesaretti@tol.ca>
Sent: Thursday, May 08, 2025 4:51 PM
To: Smith and Sons <smithandsons@sasd.ca>
Cc: Chanpreet Kooner <ckooner@tol.ca>
Subject: The Manor Farm (23252 20 Ave, Langley) - Building Permit Issuance - Cidery (Alcohol) Manufacturing Operation

Kim,

Thank you for your emails regarding the status of your building permit application with respect to the proposed cidery on your property located at 23252 20th Avenue, which has been forwarded to me for a response.

As you know, the property is located within the Agricultural Land Reserve (ALR), is 2 hectares in size, and is zoned RU-3 under the Township of Langley's Zoning Bylaw.

Township staff have reviewed your application and previously confirmed with the Agricultural Land Commission (ALC) that, pursuant to section 13(2)(a) of the ALR Use Regulation, alcohol production facilities (including cideries) are only permitted as a farm use if at least 50% of the primary farm product used to produce the alcohol is *harvested* from the same parcel of land where the facility is located, unless the parcel exceeds 2 hectares (which your property does not). It is our view that section 3 of the ALR Use Regulation does not negate this requirement due to the contrary intention contained in section 13(2) which clearly references the subject product coming from the same property as the cidery is located.

Mike Bandy, Regional Planner with the ALC, has confirmed his agreement with the Township's interpretation of the ALR Use Regulation, as set out above, namely, that in order to meet ALR regulations, at least 50% of the primary agricultural product (i.e. fruit) must be *harvested* from the subject property. Although we understand that approximately 1700 trees have recently been planted on the property, we also understand that those plants are not yet capable of producing any fruit for use in the proposed cidery, as required by the ALR Use Regulation. Thus, it remains the Township's position that this property is currently unable to meet the ALR requirements, based on our interpretation of the requirements and the direction received from Mr. Bandy, such that a cidery (and related building renovations) is not permitted. As a result, the Township is unable to proceed with your building permit application at this time (and until you are able to satisfy the 50% on-site harvest requirement set out in section 13(2)(b) (i.e. the plants located on the actual property containing the cidery are capable of being harvested for fruit to be used in the cidery).

All of that said, and notwithstanding the Township's reasonable position and approach, as set out above, if you are able to provide clear written approval from the Agricultural Land Commission (ALC) that the proposed cidery, sourcing product from off-site locations, including the Okanagan, with no production occurring on the subject parcel where the cidery will be located, is acceptable to the ALC as being in accordance with the ALR Use Regulation, the Township will, subject to compliance with the other usual building permit requirements, including payment of the required fees, issue a building permit for the subject building conversion, and take no issue with the proposed cidery at this time.

If you have any questions or would like to discuss this further, please do not hesitate to contact us.

Regards

Roberto Cesaretti | Director Permits Licence & Inspections
Permits, Licences & Inspections | Township of Langley
20338 – 65 Avenue, Langley, BC V2Y 3J1
Office: 604-533-6145
tol.ca | eNews | Social

Township of Langley

Building Permit Applications and Guides

From: Smith and Sons <smithandsons@sasd.ca>
Sent: Thursday, May 08, 2025 1:05 PM
To: Roberto Cesaretti <rcesaretti@tol.ca>; Chanpreet Kooner <ckooner@tol.ca>
Subject: RE: The Manor Farm (23252 20 Ave, Langley): Requested Information for BP Issuance

External email. Verify sender and confirm content is safe.

Good afternoon Roberto & Chan,

Can you please provide an update today on where our file stands.

Regards,

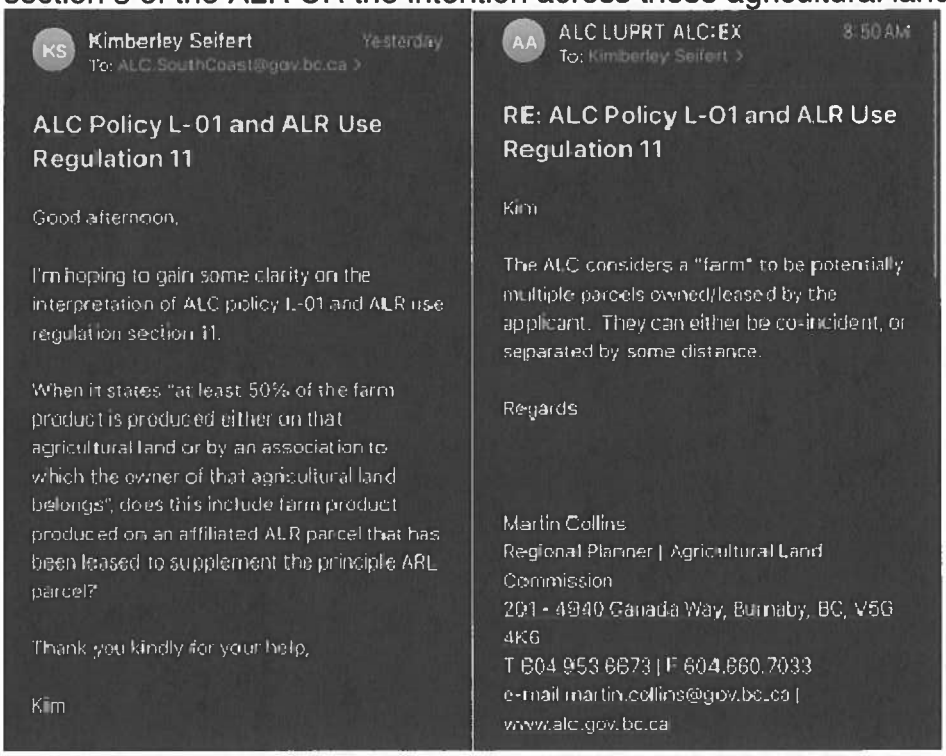
Kim Seifert
Office Manager
Smith and Sons Developments Inc.
Office: (604) 532-2188
23252 20 Ave
Langley, BC
V2Z 2Z7

From: Smith and Sons
Sent: May 5, 2025 2:41 PM
To: rcesaretti@tol.ca; ckooner@tol.ca
Subject: The Manor Farm (23252 20 Ave, Langley): Requested Information for BP Issuance
Importance: High

Hi Roberto & Chan,

It was requested that we show in writing permittance by the ALC that our farming can extend over multiple parcels to supplement the required threshold for the primary farm product; please find attached ALC policy L-01 (Activities Designated as Farm Use: Farm Product Processing in the ALR), which is intended to assist in the interpretation of the Agricultural Land Commission Act along with the Agricultural Land Reserve Use Regulations. Below emails with the ALC Regional Planner echoed

this by confirming that when agricultural land is referenced the ALC understands this to be "potentially multiple parcels owned/leased by the applicant", but in fulfilling the requirements of section 3 of the ALR UR the intention across these agricultural lands must be akin.



KS Kimberley Seifert Yesterday
To: ALC.SouthCoast@gov.bc.ca >

ALC Policy L-01 and ALR Use Regulation 11

Good afternoon,

I'm hoping to gain some clarity on the interpretation of ALC policy L-01 and ALR use regulation section 11.

When it states "at least 50% of the farm product is produced either on that agricultural land or by an association to which the owner of that agricultural land belongs", does this include farm product produced on an affiliated ALR parcel that has been leased to supplement the principle ARL parcel?

Thank you kindly for your help,

Kim

AA ALC LUPRT ALC:EX 8:50 AM
To: Kimberley Seifert >

RE: ALC Policy L-01 and ALR Use Regulation 11

Kim

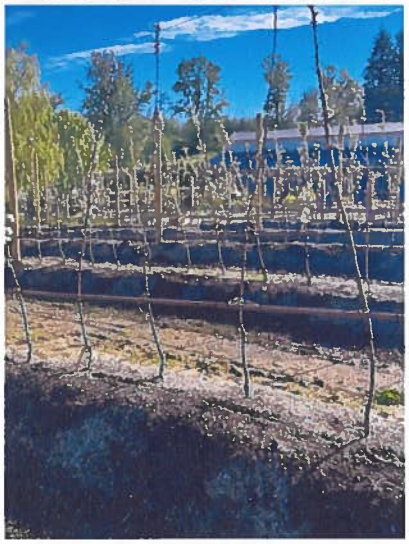
The ALC considers a "farm" to be potentially multiple parcels owned/leased by the applicant. They can either be co-incident, or separated by some distance.

Regards

Martin Collins
Regional Planner | Agricultural Land Commission
201 - 4940 Canada Way, Burnaby, BC, V5G 4K6
T 604 953 6873 | F 604.660.7033
e-mail martin.collins@gov.bc.ca | www.alc.gov.bc.ca

The current farming at the Manor Farm was also brought into question. We understand the diligence municipalities must exercise when ensuring a processing facility is not being constructed on agricultural land in which no farming practices are taking place; however, this is not the case at the Manor Farm. Daily we tend to over 1700 high density apple trees sprawling over two acres on this small lot parcel, in addition to carrying out the farm tasks associated with our family's hobby farm and produce garden. Having a successful and establish orchard requires us to employ various farming practices before reaching the point of harvesting. These include but are not limited to cultivating the land, planting and caring for the trees, soil management, irrigation, pest and disease control, and pruning; these are no idle tasks as other farmers can attest to. As we move forward, it is our intention is to continue to farm this property to its greatest extent and expand our farms footprint through our land lease to meet our operational and consumer requirements.



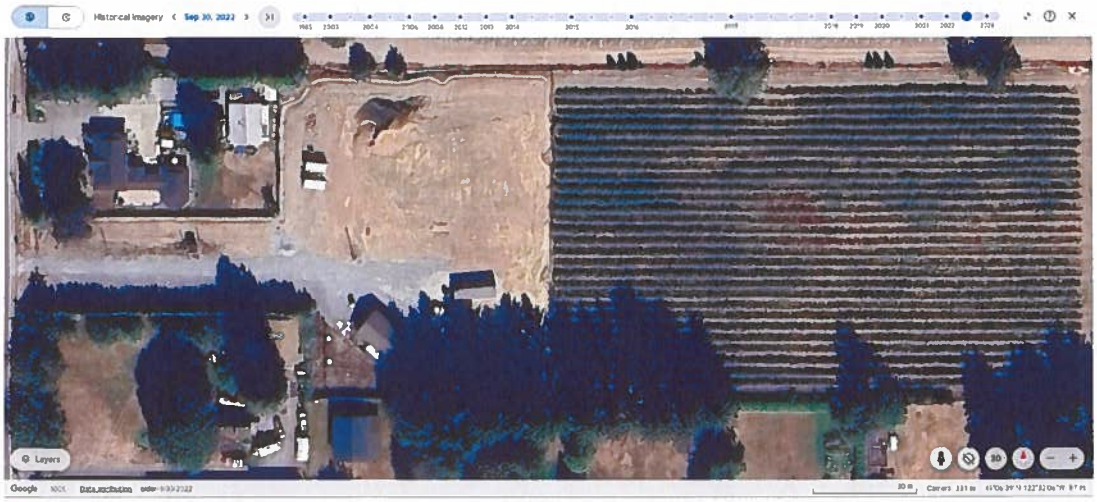








Similarly, the below images show a neighbouring ALR winery located within the Township of Langley completing construction of their winery's restaurant and processing facility without the primary farm product being available for harvest. The red markup indicates the vacant 2-acre space where the future vineyard would be situated beside the farm structure which was nearing construction completion in late 2023/ early 2024. Historical imagery below on the left dated September 30, 2023, indicates blueberry fields occupying what would be their future 2-acre vineyard, and that construction on the facility had not begun. Imagery on the right dated March 30, 2024, shows the structure had reached substantial completion and the addition of the newly planted vineyard that is not yet producing a harvest.







This property has 2 acres of grapes (their primary farm product), which is needed to qualify as a land-based winery within the ALR; but in order to achieve their minimum 50% threshold, they supplement their processing requirements through their 17.5-acre Oliver based vineyard as described below, and in compliance with section 3 of the ALR Use Regulations.

ottertrailwinery.com/about/

PASSION AND PURPOSE

Nestled on the renowned Black Sage Road, the heart of Oliver's wine country, lies our cherished vineyard estate. Spanning 17.5 acres, this land is more than just a vineyard; it's a story of passion dedication. The vines grow gracefully perched on a picturesque hillside that reaches an elevatio 1180 feet. This unique location benefits from the exceptional terroir of Black Sage, renowned for perfect slope, abundant afternoon sunlight, excellent soil drainage, and a frost-free climate, cre an ideal environment for grow a variety of grapes that reflect our commitment to quality and tradition.

Our Cabernet Franc, Syrah, Chardonnay, Gewürztraminer, and Carménère vines have thrived in these conditions, producing wines that embody the spirit of this remarkable region. Each bottle craft is a labor of love, a testament to the unique characteristics of Black Sage Road and our dedication to sustainable and mindful viticulture.

This harmonious balance allows our grapes to develop rich, complex flavors that are captured in every sip of Otter Trail wines.

We hope that upon review of attached policy L-01 and prior Township of Langley decisions, appropriate clarification has been received in order to advance with BP issuance. Can you please provide an update by noon tomorrow (Tuesday May 5, 2025) whether this is sufficient to proceed with processing our building permit application for issuance, and advise where our file stands in this process? If satisfaction has not been achieved by providing the information the building department has requested, we intend to make a delegation request to bring this matter before council at the next meeting. Thank you both for your time, consideration, and assistance.

Regards,

Kim Seifert
Office Manager
Smith and Sons Developments Inc.
Office: (604) 532-2188
23252 20 Ave
Langley, BC
V2Z 2Z7

From: Dany Rubbo
Subject: Proclamation Request - National Drowning Prevention Week
Date: Friday, May 30, 2025 12:21:43 PM
Attachments: NDPW 2025 - Proclamation Template.docx

External email. Verify sender and confirm content is safe.

Hello,

Canada faces a major problem – and a preventable one: over 450 people die every year from drowning. In fact, the drowning burden is so great around the world that the United Nations General Assembly passed the UN Resolution on Drowning Prevention (A/75/L.76) and named July 25th of each year as World Drowning Prevention Day. On behalf of the Lifesaving Society - British Columbia & Yukon Branch, I am writing to ask that you proclaim July 20th - 26th, 2025 as **NATIONAL DROWNING PREVENTION WEEK** in your municipality. Please see a proclamation template attached.

The Lifesaving Society is a national, charitable organization working to prevent drowning and reduce water-related injury through our training programs, WaterSmart® public education, drowning research and aquatic safety standards. The Lifesaving Society certifies Canada's National Lifeguards.

National Drowning Prevention Week is one of the Society's leading public education initiatives, with events taking place across the country to focus media and community attention on the drowning problem and drowning prevention. During this week, the Society urges individuals to:

- Supervise children in and around the water.
- Refrain from drinking alcoholic beverages while participating in aquatic activities.
- Wear a lifejacket when boating.

If every Canadian followed these steps, we could greatly reduce Canada's drowning rate.

A proclamation from your office would give greater exposure to our lifesaving efforts to residents of British Columbia and Yukon. I hope you will consider our request.

If you have any questions, please do not hesitate to reach out.

Sincerely,

DANY RUBBO
Manager, Communications and Events

Lifesaving Society - BC & Yukon Branch
#112-3989 Henning Drive, Burnaby, BC V5C 6N5
604.299.5450 | @LifesavingBCYK
lifesaving.bc.ca

NATIONAL DROWNING PREVENTION WEEK PROCLAMATION 2025

WHEREAS the mission of Lifesaving Society Canada is to prevent drowning throughout this great country, and even one drowning in [province/territory] is one too many; and

WHEREAS most drownings are preventable in a Water Smart community, and only through Water Smart education and a healthy respect for the potential danger that any body of water may present can we genuinely enjoy the beauty and recreation opportunities offered by these bodies of water; and

WHEREAS the Lifesaving Society urges Canadians and residents of [city/municipality/province] to supervise children who are in and around the water, to refrain from drinking alcoholic beverages while participating in aquatic activities, and to always wear a lifejacket when boating; and

WHEREAS the United Nations General Assembly passed the UN Resolution on Drowning Prevention (A/75/L.76) and named July 25th of each year as World Drowning Prevention Day; and

WHEREAS Lifesaving Society Canada has declared July 20th-26th, 2025 National Drowning Prevention Week to focus on the drowning problem and the hundreds of lives that could be saved this year.

THEREFORE, BE IT RESOLVED THAT, I, [Name and Title] do hereby proclaim July 20th -26th, 2025 **NATIONAL DROWNING PREVENTION WEEK** in [city/municipality/province] and do commend its thoughtful recognition to all citizens of our [city/municipality/province].