REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, July 21, 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 – July 21, 2025**
   That Council adopt the agenda and receive all agenda items of the Regular Council meeting held July 21, 2025.

B. ADOPTION OF MINUTES

1. **Regular Council Meeting – July 7, 2025**
   That Council adopt the Minutes of the Regular Council meeting held July 7, 2025.

2. **Public Hearing Meeting – July 7, 2025**
   That Council adopt the Minutes of the Public Hearing meeting held July 7, 2025.

C. DELEGATIONS

1. **Van Trieu**
   File 0550-07
   Request by Van Trieu, on behalf of Quang Hua, to appear before Council to discuss reconsideration of a tree penalty issued.

2. **Marvin/Carolyn JansenVanDoorn**
   File 0550-07
   Request by Marvin and Carolyn JansenVanDoorn to appear before Council to discuss Temporary Use Permit Application No. 000015, 23305 Old Yale Road.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Infrastructure Renewal Program and Policy
Report 25-113
File PW 1030-01

That Council approve the Infrastructure Asset Replacement Policy – General Revenue and the Infrastructure Asset Replacement Policy – Utility User Rates included as Attachment A and Attachment B respectively.

2. Status of Official Community Plan Update
Report 25-124
File CPP LRP00026

That Council endorse the draft vision and guiding principles for an updated Willoughby Community Plan including the consolidation of five neighbourhood plans in the western portion of Willoughby into one transit-oriented development corridor while maintaining the integrity of five neighbourhood plans in the eastern portion of Willoughby, as described in this report.

That as part of the current Official Community Plan update, Council direct staff to:

1. Examine the potential for townhouse development as an alternative to small-scale multi-unit housing in some low-density residential areas.
2. Use the Province's (Category 2 – Tiers 4 and 5) Transit Oriented Area definitions for land use planning around future bus rapid transit stations in the 200 Street corridor.
3. Establish the southern boundary of the Willoughby Community Plan at 68 Avenue (west of 200 Street), as shown in Figure 2, making the plan area more consistent with 200 Street 2040 and considering the excluded area as part of the future Willowbrook Community Plan update.

3. 200A Street and 80A Avenue Roadworks
Report 25-115
File ENG 5330-01

That Council direct staff to include $310,000 in the draft 2026–2030 Financial Plan for consideration of the 200A Street and 80A Avenue Roadworks design.

E. REPORTS TO COUNCIL

4. Fort Langley Cenotaph Restoration
Report 25-114
File PW 4100-01

That Council direct staff to install an interim decorative barrier around the Fort Langley Cenotaph as soon as practically possible, and to proceed with restoration efforts following November 11, 2025, at an estimated cost of $19,500 to be funded from the Fort Langley Cemetery Improvements (CEM1008) Capital Project.

5. Portable Event Seating - Tariffs
Report 25-120
File CP 0810-30

That Council approve additional funding for the Portable Event Seating procurement in the amount of $63,000 from the Capital Projects Reserve for payment of Canadian Government counter-tariffs on the purchase.

That Council direct staff to investigate potential remedies or reimbursement options from the Federal Government to re-coup amounts being charged to the contractor and suppliers of the Township of Langley by the Canadian Government's counter-tariffs initiatives.

6. Fort Langley Community Park Improvements
Report 25-109
File CP 6125-20-FLAN1

That Council direct staff to proceed with completing detailed design for Fort Langley Community Park improvements and authorize the use of up to $150,000 from the Capital Projects Reserve towards this detailed design and to be procurement ready.

That Council refer the preliminary estimated funding request of $3.35M for construction of Fort Langley Community Park improvements to the 2026-2030 Capital Budget process.

7. Willoughby Community Park Funding Re-Establishment
Report 25-121
File CP 6125-20-WCOM1

That Council re-establish funding for the Willoughby Community Park Bocce Court Covers project in the amount of $22,462 and the Willoughby Community Park Site Improvements project in the amount of $221,084 from the Capital Projects Reserve.

E. REPORTS TO COUNCIL

8. Yorkson Community Park South Improvements
Report 25-122
File CP 6125-20-WILL2

That Council direct staff to proceed with completing detailed design for Yorkson Community Park South improvements as outlined in this report and authorize the use of $250,000 from the Capital Projects Reserve towards this detailed design and preparation to be procurement ready.

That Council authorize the use of up to $180,000 from the Capital Projects Reserve to proceed with the demolition of the Yorkson Community Park Caretaker's house as soon as vacant.

That Council refer the estimated funding request of $6.7M for construction of the Yorkson Community Park South Improvements contained within this report to the 2026-2030 Capital Budget process.

That Council direct staff to undertake a new public consultation and Township Committee feedback process based on the revised Plan, during a process to be held in the fall of 2025.

That Council allocate $31,000 from the Capital Projects Reserve for the installation of a cricket pitch rectangular strip at Yorkson Community Park South and instruct staff to proceed with design but defer construction until feedback is received by Council in the fall 2025 public consultation process.

9. Noel Booth Community Park Improvements
Report 25-119
File CP 6125-20-NBOO1

That Council direct staff to allocate the remainder of the approved funding for the Noel Booth Community Park improvement project for further enhancements to the park, including installation of ball diamond scoreboards, pathway and fieldhouse area surface and landscaping improvements, the improvement of the picnic and pond passive area, and a review of the spectator seating areas.

That Council approve $1.0M for playground improvements at Noel Booth Community Park including accessible surfacing, select play equipment replacement, and additional new play equipment to be funded from the Brookswood-Fernridge Community Plan Community Amenity Contribution (BFCAC) fund.

E. REPORTS TO COUNCIL

10. Temporary Use Permit Application No. 000015 (1339750 BC Ltd. / Architecture Panel Inc. / 23305 Old Yale Road)
Report 25-111
File CD 10-33-0112

That Council consider Temporary Use Permit No. 000015 for property at 23305 Old Yale Road to facilitate parking of commercial vehicles for a three (3) year period and adopt one of the following resolutions:

That Council authorize issuance of Temporary Use Permit No. 000015 for property located at 23305 Old Yale Road for the following uses:

a. Parking of commercial vehicles and accessory office use as indicated in Schedule “A”.

The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley’s Director of Community Development Division:

a. Landscape area and screening provided in substantial compliance with Schedule “B”.
b. Finalization of landscape plan and on-site landscaping being secured by a letter of credit.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
d. Issuance of required Building Permits for the parking lot and any upgrades to the existing residential dwelling for office use.
e. All outdoor storage areas being covered by a dust free surface.
f. The parking area and drive aisles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris onto a highway.
g. Confirmation of sightlines, driveway access and stormwater management (including drainage and grading), and identification and securing of any works required to ensure compliance with the Subdivision and Development Servicing Bylaw 2019 No. 5382.
h. Access shall be limited to right-in/right-out from Fraser Highway only, with no access permitted from Old Yale Road. Provision of a raised planted median consistent with Subdivision and Development Servicing Bylaw 2019 No. 5382 along the site's frontage on Fraser Highway to physically restrict turning movements to right-in/right-out access only is required.
i. Submission of an exterior lighting plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy.
j. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the

E. REPORTS TO COUNCIL

Temporary Use Permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

k. Obtainment of relevant senior government environmental regulatory agency approvals and/or submissions of notifications and provision of copies of approvals/submissions to the Township as applicable.

OR

That Council not authorize issuance of Temporary Use Permit No. 000015 for property located at 23305 Old Yale Road.

11. Telecommunication Tower Application No. 000018
(Telus / Cypress Land Services / 1585 – 256 Street)
Report 25-117
File CD 10-12-0018

That Council consider Cypress Land Services' application to Innovation, Science and Economic Development Canada regarding a proposed 47.0 m (154.2 ft) high telecommunication tower and accessory compound at 1585 – 256 Street and adopt one of the following resolutions:

a) That Council advise Innovation, Science and Economic Development Canada that it does not object to Cypress Land Services' application to construct a 47.0 m (154.2 ft) high telecommunication tower and accessory compound at 1585 – 256 Street.

OR

b) That Council advise Innovation, Science and Economic Development Canada that it objects to Cypress Land Services' application to construct a 47.0 m (154.2 ft) high telecommunication tower and accessory compound at 1585 – 256 Street.

12. Development Variance Permit Application No. 100195
(The Board of Education of School District No. 35 (Langley) / 21020 – 76 Avenue)
Report 25-116
File CD 08-24-0102

That Council consider issuance of Development Variance Permit No. 100195 for property located at 21020 – 76 Avenue to reduce the required parking spaces from 624 to 470 to facilitate development of a new secondary school, middle school and associated group children's daycare and adopt one of the following resolutions:

E. REPORTS TO COUNCIL

1. That Council authorize issuance of Development Variance Permit No. 100195 for property located at 21020 – 76 Avenue subject to the following:
    a. Section 107.3(b)(iii) – Required Off-Street Parking Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the number of required parking spaces on an overall site basis for a combined secondary school, middle school and associated group children's daycare from 624 parking spaces to 470 parking spaces.
    b. Finalization of the site plan (Schedule A) to align with the 212 Street Connector final design.

OR

2. That Council not authorize issuance of Development Variance Permit No. 100195.

F. BYLAWS FOR FIRST READING

1. Amenity Cost Charges Bylaw
Bylaw No. 6115
Report 25-123
File CPP LSP00007

That Council give first reading to Langley Amenity Cost Charges Bylaw No. 6115.

That Council authorize staff to conduct a public information session.

Explanation – Bylaw No. 6115

Bylaw No. 6115 establishes an Amenity Cost Charges Bylaw.

G. BYLAWS FOR FIRST AND SECOND READING

H. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Suites in Multi-Family Dwellings
Bylaw No. 6147
Report 25-112
File CPP LSP00014

That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Suites in Multi-Family Dwellings) Bylaw No. 6147.

Explanation – Bylaw No. 6147

Bylaw No. 6147 amends the Township of Langley Zoning Bylaw 1987 No. 2500 to allow secondary suites in ground-oriented housing types and lock-off units in apartment buildings.

I. BYLAWS FOR CONSIDERATION AT THIRD READING

J. BYLAWS FOR FINAL ADOPTION

1. Housing Agreement (Township of Langley / 7883 - 199 Street)
Bylaw No. 6148
Report 25-103
File 08-22-0116

That Council give final reading to Township of Langley Housing Agreement (Township of Langley Housing Trust Society – 199 Street Site) Bylaw No. 6148.

Explanation – Bylaw No. 6148

Bylaw No. 6148 authorizes The Corporation of the Township of Langley to enter into a housing agreement with the Township of Langley Housing Trust Society to secure rental housing and affordable rental units on the subject property located at 7883 - 199 Street.

2. Rezoning Application No. 100786 (Fort Langley Properties Ltd. / 9140, 9148 And 9166 Glover Road and 9100 Block of Church Street)
Bylaw No. 6134
Report 25-90
File 11-33-0137

That Council give final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Fort Langley Properties Ltd.) Bylaw No. 6134, and

That Council authorize a 2-year extension of Heritage Alteration Permit No. 101218.

J. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 6134

Bylaw No. 6134 amends Community Commercial Zone C-2 to increase the permitted residential density on a site-specific basis for property located at 9140, 9148 and 9166 Glover Road and 9100 Block of Church Street.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 23, 2025 attached to the Bylaw have been satisfactorily addressed.

3. Suites in Multi-Family Dwellings
Bylaw No. 6147
Report 25-112
File LSP00014

That Council give final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Suites in Multi-Family Dwellings) Bylaw No. 6147.

Explanation – Bylaw No. 6147

Bylaw No. 6147 amends the Township of Langley Zoning Bylaw 1987 No. 2500 to allow secondary suites in ground-oriented housing types and lock-off units in apartment buildings.

Clerk's Note: Should Council grant 1st, 2nd, and 3rd reading to Bylaw No. 6147 under item H.1, the Bylaw is now eligible for final reading.

4. Facilities Renewal Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6127
Report 25-62
File 1760-20

That Council give final reading to Facilities Renewal Loan Authorization Bylaw No. 6127.

Explanation – Bylaw No. 6127

Bylaw No. 6127 authorizes the Township of Langley to borrow $9,858,586 towards the estimated cost of the Facilities Renewal capital program.

J. BYLAWS FOR FINAL ADOPTION

5. Rezoning Application No. 100770
(Lanstone Holdings (North Latimer) Ltd. /
19752 – 80 Avenue)
Bylaw No. 6005
Report 24-70
File CD 08-22-0114

That Council give final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lanstone Holdings (North Latimer) Ltd.) Bylaw No. 6005.

Explanation – Bylaw No. 6005

Bylaw No. 6005 rezones a portion of a 1.84 ha (4.54 ac) site located at 19752 – 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-190 to accommodate approximately 55 townhouse units.

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

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

N. FOR INFORMATION

1. Agricultural Land Commission Decisions Second Quarter 2025 (April – June)
Memorandum – Community Development Division
File 6635-01

2. 88 Avenue and Glover Road Intersection and Multi-Use Pathway Improvement – Public Engagement Survey Results
Memorandum – Engineering Division
File 5330-23-167

N. FOR INFORMATION

3. **Walnut Grove Drive Review**
   Memorandum – Engineering Division
   File 5460-04-001

4. **Strawberry Hill Reservoir Replacement – Project Update**
   Memorandum – Engineering Division
   File 5330-27-108

5. **Commercial Truck On-Street Parking Pilot Phase 1 Update**
   Memorandum – Engineering Division
   File 5480-01

6. **Emergency Weather Shelter Update**
   Memorandum – Community and Policy Planning Division
   File LSP00022

7. **Fraser Highway Employment Lands**
   Memorandum – Community and Policy Planning Division
   File LRP00023

8. **Agricultural Advisory Committee**
   Minutes – June 25, 2025
   File 0540-20

O. MOTIONS ARISING FROM INFORMATION

P. OTHER BUSINESS

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

1. **16 Avenue Corridor Safety Improvements**

   Whereas the 16 Avenue Corridor Study dated February 2016 identified a series of potential improvements for the Medium Term projected to be from 2022 to 2032 and many of these identified improvements are not yet completed;

   Therefore be it resolved that Council directs staff to Report to Council with consideration of the merits, or lack thereof, of capital requests and potential timelines for a multi-year implementation prior to 2026 budget process to:

   1. implement the recommended Medium-Term Improvements for the referenced intersections;
   2. compete full signalization and east-west and north-south turning lanes at all major intersections, ranked in terms of achieving the

P. OTHER BUSINESS

maximum safety improvements, potentially prioritizing 224th Street, 196th Street and other intersections not yet signalized;
3. consider the implementation of widening with access and turning lanes for high-traffic tourist, regional park, or agricultural destinations along the corridor; and
4. other safety improvements it may be appropriate for Council to consider.

2. Additional Major Road Projects

That Council directs staff to Report to Council with capital requests for detailed design and cost projections for additional road projects for Council to consider within the 2026 Budget process:

1. 80 Avenue from 197 Street to 200 Street;
2. 76 Avenue from 200 Street to 202A Street;
3. The west side of 202A Street from 74 Avenue to 76 Avenue; and
4. The north side of 72 Avenue from 202A Street to 208 Street.

3. Walnut Grove Community Park Tennis Courts

That Council authorizes the resurfacing and other improvements to the Walnut Grove Community Park Tennis Courts funded with up to $110,000 from the Capital Projects Reserve

4. 2026 World Cup Township of Langley Community Watch Events

That Council directs staff to Report to Council with options to provide for 2026 World Cup watch events for Team Canada (and potentially additional matches) for Council to consider prior to the 2026 Budget process or any other material deadlines to provide for applicable options.

5. SASSY Awards

That Council hereby endorses adding a Reception Sponsorship for annual SASSY Awards to the Scholarship Grants portion of the Community Grant Program, starting in 2026.

Councillor Rindt presented the following Notice of Motion within the deadline according to Council's policy:

6. Ponder Park

That Council directs staff to Report to Council on a new Ponder Park plan with potential equestrian-related trail and other related upgrades, with a potential timeline for its implementation, prior to the 2026 budget process.

P. OTHER BUSINESS

Councillor Baillie presented the following Notices of Motion within the deadline according to Council's policy:

7. Crosswalks in Fort Langley

Be it resolved that Council directs staff to: (1) replace the current east-west crosswalk at Mary Avenue and Glover Road with an updated decorative version; and (2) propose to Council additional options for Mavis Avenue and Glover Road for its consideration.

Be it further resolved that staff engage the Langley Pride Society to decide on a more appropriate location to install a Pride Crosswalk to better respect the community.

8. Township of Langley Spirit Stage

Whereas Council previously approved partial funding of the fees associated with renting the Spirit Stage for an event that provides significant community benefit,

Therefore be it resolved that Council direct staff to review the Fees and Charges Bylaw – Schedule 1, along with the circumstances surrounding recent requests for discretionary fee reductions, and report back to Council with options for an appropriate and equitable method(s) to support events or organizations that significantly benefit the Township.

Councillor Pratt presented the following Notices of Motion within the deadline according to Council's policy:

9. Traffic Calming at 213 Street and 91 Avenue (James Kennedy Trail)

Whereas the corner of 213 Street and 91 Avenue has been identified by residents as a priority area for traffic calming measures to increase the safety for children and families using James Kennedy Trail to access the School and Park site:

Therefore be it resolved that:

1. Council direct staff to forgo the ballot process and proceed with the installation of speed cushions in time for the beginning of the 2025-2026 school year to slow traffic around the corner of 213 Street and 91 Avenue in proximity to the entrance to James Kennedy Trail, to be funded with up to $20,000 from the Capital Projects Reserve, and
2. Staff also provide a report detailing the following items:
    a. The feasibility of applying a 30km/hour speed limit in proximity to the trail entrances,

P. OTHER BUSINESS

b. Cost estimates for potential sidewalk improvements along 213 Street, and
c. Cost estimates for a possible raised crosswalk to connect to the entrance of the James Kennedy Trail.

10. Christmas at the Langley Event Centre

Be it resolved that Council directs staff to begin planning a family-friendly Christmas event at the Langley Events Centre for the 2025 Holiday Season, and

That staff provide potential cost estimates as well as options for Council to consider by October 2025.

11. Time-Limited Parking Along Willoughby Town Centre Drive

Be it resolved that Council direct staff to implement 3-hour time-limited parking, effective 9am to 9pm, for on-street public parking provided within the Willoughby Town Centre along Willoughby Town Centre Drive and 206A Street, and

That Council hereby rescinds Council Policy 05-117 Time Restricted Parking, effective immediately.

12. School and Park Sites in Brookswood-Fernridge

Be it resolved that Council hereby confirms that the open designation of the School and Park sites in the Neighborhood Plans constitutes the securing of these sites for the purposes of development, and

That staff report to Council with potential amendments to the applicable bylaws and/or Council Policies that outline that the open designation of the School and Park sites do in fact constitute securing said sites.

Q. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (k) Negotiations
Item E.2 - Section 90(1) (e) Property
Item E.3 - Section 90(1) (e) Property
Section 90(1) (k) Negotiations
Item E.4 - Section 90(1) (c) Labour Relations
Section 90(1) (k) Negotiations
Item I.1 - Section 90(1) (g) Legal

R. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, July 7, 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 and C. Longhi

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 – July 7, 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 July 7, 2025.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – June 23, 2025

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held June 23, 2025.
CARRIED

C. DELEGATIONS

1. Simrat Brar
File 0550-07

Simrat Brar appeared before Council to discuss concerns regarding an open municipal ditch in front of his home. Mr. Brar explained that the ditch, which is located on the Township of Langley's right-of-way, is approximately three and a half feet deep and poses a safety hazard.

He stated that Township of Langley Engineering staff have acknowledged that the existing system lacks sufficient capacity and needs to be brought into compliance with current standards, however, the only solutions offered have been full private payment for ditch infill or a Local Area Service (LAS) option. He requests that Council direct staff to fund and complete the ditch infill without requiring the LAS process, and to treat the issue as a public safety concern rather than a discretionary infrastructure upgrade.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That Council direct staff to prepare a report including historical records related to the uphill properties, outlining the reasons they were filled, and explaining why the downhill properties were not.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council refer the request for report to the 2026 Budget process.
CARRIED

The agenda order was varied.

3. Chris Buss
0550-07

Chris Buss appeared before Council to express safety concerns regarding the proposed expansion of the Vancouver Ready Mix (VRM) cement plant. He noted that if the proposal proceeds, 228 Street would run through the center of a heavy industrial site, with truck crossings at multiple points along sidewalks that will eventually serve a nearby middle school and other developments. He expressed concern that hundreds of heavy trucks crossing these sidewalks daily would pose a serious risk to pedestrian safety, particularly near the school driveway. He also raised concerns about potential debris falling from the plant's conveyor system, which could endanger unprotected sidewalk users. In addition, he noted inaccuracies in statements made by VRM regarding plant height and truck routes. He requested that Council involve WorkSafeBC in the review process to ensure public and worker safety is adequately addressed.

C. DELEGATIONS

4. Barry Levy
0550-07

Barry Levy to appear before Council to discuss concerns regarding the proposed expansion of Vancouver Ready Mix (VRM). He stated that in October 2024, he observed a grey discharge from a Township storm pipe flowing into Hatchery Creek, which was later traced to operations at the VRM site. He stated that testing was completed by the Township of Langley and the Province, which resulted in the Ministry of Environment issuing a warning letter to VRM for unauthorized discharge under the Environmental Management Act. He expressed concern about the impact on fish habitats and the local environment. In addition, he raised traffic safety concerns related to company trucks accessing the site from 48 Avenue, which is not designated for commercial vehicles. He also noted concerns about dust and air quality impacts associated with the operations.

He requests that Council not approve any upgrades or expansion of the VRM operations.

2. Kelly Hasegawa
File 0550-07

Kelly Hasegawa appeared before Council to express her opposition to the proposed expansion of the Vancouver Ready Mix (VRM) cement plant. She expressed concerns about the increased truck traffic, noise pollution, and road safety, particularly given the presence of nearby schools and residential areas. She also stated that excessive noise can have negative health impacts and that industrial activity near homes may result in reduced property values.

She noted the environmental risks associated with cement production, including potential harm to local waterways and wildlife from runoff and spills. She expressed concern about a lack of community consultation and transparency from the company. She stated that VRM's capacity at their current operation levels produce enough cement for 125 trucks per day, and they are looking to triple or quadruple their operations. She requests that Council deny the proposed expansion of VRM and requests the following:

1. Enforce the court order of June 18, 2015, and the amendment to bylaws of September 14, 2015 and restrict any proposed upgrades to the property or neighbouring property that facilitates increased production or expansion of the existing business as of that date. The existing business must be returned to its 2015 scale, scope and intensity. To do otherwise would be in contravention of the court order.
2. Strictly enforce truck traffic routes - 48 Avenue is NOT a designated truck route. Increase inspection and repair frequency of this roadway. 228th Street is extensively used by heavy equipment and trucks which leads to degradation and damage.

C. DELEGATIONS

3. Install curbs and sidewalks to improve pedestrian safety on 228th Street. Close in environmentally sensitive waterways to protect our environment.
4. Install a signal light at the intersection of Fraser Highway and 228th Street to protect families on this truck traffic route and to improve traffic flow.
5. Restrict commercial traffic and heavy trucks from establishing crossing intersections on public streets (228 St.) solely to accommodate streamlining their business access.
6. Restrict light and noise pollution to regular business hours. (Granville Island currently operates 8am – 4pm, Monday to Friday)
7. Require a trench be installed around the entire perimeter of the VRM site to trap and contain the plant wash and the debris from hosing down trucks. (A trench and grate system are currently in place on Granville Island).

Jim Armstrong provided information regarding a January 2017 incident in which effluent from Vancouver Ready Mix flowed into Hatchery Creek, resulting in a complete aquatic kill-off.

MEETING RECESSED
The meeting recessed at 2:24pm.

MEETING RECONVEINED
The meeting reconvened at 2:30pm.

The agenda order then resumed.

D. PRESENTATIONS

1. Vancouver Ready Mix

Peter Fassbender, on behalf of Vancouver Ready Mix (VRM), appeared before Council to provide a presentation addressing various community concerns related to their operations. He explained that all VRM vehicles are GPS tracked, and that 48 Avenue is only used when Fraser Highway is unavailable. He stated that air quality testing has been conducted by two independent third-party organization, and results from both independent tests have been shared with neighbouring properties as well as the Township of Langley. He further explained environmental monitoring has confirmed that all water discharge measurements are below toxicity thresholds, including results from rainbow trout testing. The Ministry of Environment and Fisheries has inspected the system and confirmed compliance, and that data will be shared with the Township of Langley.

The presentation included an explanation of the filter press process used to separate solids from liquids, helping to produce cleaner water and reduce environmental impact. He stated that the company makes efforts to

D. PRESENTATIONS

minimize noise and respect the surrounding neighbourhood, and even though there are no regulations on VRM's operating hours, they attempt to keep noise to a minimum in the early morning.

Mr. Fassbender stated that the property across from VRM's main site was purchased to allow for off-site truck staging, which would reduce idling and traffic on 228 Street, stating that enhancements to this site would include a noise attenuation wall along the northern property line. He further described a traffic reduction plan that would reroute trucks to enter from Fraser Highway rather than 228 Street to improve safety and reduce debris on public roads. He stated that VRM is willing to contribute to upgrades on 228 Street, including the installation of sidewalks, curbs, gutters, and concrete driveways. After meeting with residents in the area and listening to their concerns, VRM has decided that the expansion request will not take place. In the future, VRM will potentially be advancing a Temporary Use Permit or rezoning application for the neighbouring property to allow for off-site truck staging.

MEETING RECESSED
The meeting recessed at 3:50pm.

MEETING RECONVEINED
The meeting reconvened at 3:55pm.

E. REPORTS TO COUNCIL

1. Appointment of Chief Election Officer
Report 25-108
File MA 4200-28-001

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council appoint Chanpreet Kooner as the Chief Election Officer and Wendy Bauer as the Deputy Chief Election Officer for the upcoming local government by-election, and the appointment be effective August 15, 2025.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Martens,
That the appointments be effective immediately.
DEFEATED

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

E. REPORTS TO COUNCIL

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

Moved by Councillor Ferguson,
Seconded by Mayor Woodward,
That staff be authorized to fund the By-Election from funds set aside for the Agricultural Viability Study which will be deferred during 2025 and be replaced as part of the 2026 -2030 budget process.
CARRIED

2. Rescinding Airport Policies
Report 25-100
File LS 8400-11

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That the following Council Policies are rescinded:

02-201	Public Airport until 2052
02-202	Property Leasing Fees
02-203	Operating and Capital Funds
02-204	Noise Abatement
02-205	Construction of Buildings
02-206	Aviation Fuel – Airport
02-207	Hot Air Balloon Operations
02-208	Ultralight Aircraft
02-209	Aviation-Related Businesses
02-210	Airport Management Structures

CARRIED

3. Interim Policy for Community Amenity Contributions
Report 25-110
File MA LSP00007

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council adopt the Council Policy - Interim Policy Regarding Community Amenity Contributions substantially in the form presented as Attachment A to this report.
CARRIED

Councillors Richter and Martens opposed

E. REPORTS TO COUNCIL

4. Veteran Memorial Crosswalks
Report 25-102
File PW 5460-01

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council endorse the installation of future decorative road markings at off-street locations, where possible, such as municipal boulevards or low-traffic pedestrian areas, to minimize maintenance costs and ensure compliance with national pedestrian crossing standards.

That Council authorize the installation of veteran memorial road markings at the Aldergrove Royal Canadian Legion's three driveway entrances, utilizing $20,000 from the Capital Projects Reserve, to be completed prior to Remembrance Day 2025, featuring a design with red and white stripes and a soldier silhouette.

That Council direct staff to include an annual base funding allocation of $25,000 in the 2026 budget process for Council's consideration for the maintenance, rehabilitation, and potential expansion of decorative road markings across the Township.
CARRIED

5. Capital Request - 86 Avenue and Goldenview Trail Crosswalk
Report 25-101
File ENG 5460-04

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council authorize the use of $85,000 for the construction of a pedestrian crosswalk at 86 Avenue and Goldenview Trail consisting of Rectangular Rapid Flashing Beacons (RRFB) on poles with zebra marking and concrete curb bulge implementing Option 3 funded by $73,500 from the Capital Projects Reserve and $11,500 from TRN1001.

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That the motion be amended to include:

That Council authorizes staff to install two-hour time-limited parking signage along the North side of 86 Avenue between 202B Street and 204 Street.
CARRIED

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

E. REPORTS TO COUNCIL

6. Capital Request – IT Equipment Replacements
Report 25-107
File IT 1010-01

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council authorize the use of up to $250,000 from the Capital Projects Reserve and $100,000 from the IT Equipment Replacement Reserve for the replacement of 158 computers used by staff in the delivery of services to the public.
CARRIED

7. Development Variance Permit Application No. 100185
(Unifirst Canada Ltd. / 9189 – 196A Street)
Report 25-104
File CD 08-34-0085

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council authorize issuance of Development Variance Permit No. 100185 for property located at 9189 - 196A Street subject to the following:

a. Section 702.5 a) - Siting of Buildings and Structures of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the setback from the front lot line from 10.0 m to 7.0 m to allow for a 361 m2 (3,886 ft2) building addition at 9189 - 196A Street as shown in Schedule “A”.
b. Building plans being in substantial compliance with Schedule “A”.
c. Landscape plans being in substantial compliance with Schedule “B”.

CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. **Housing Agreement (Township of Langley / 7883 - 199 Street)**
   Bylaw No. 6148
   Report 25-103
   File CD 08-22-0116

   Moved by Mayor Woodward,
   Seconded by Councillor Pratt,
   That Council grant first, second and third reading to "Township of Langley Housing Agreement (Township of Langley Housing Trust Society – 199 Street Site) Bylaw No. 6148".
   CARRIED

   Councillor Richter opposed

2. **Temporary Borrowing Bylaws (Old Yale Road Loan and Aldergrove Parkade Loan) and Municipal Security Issuing Resolution**
   Bylaw No. 6156
   Bylaw No. 6157
   Report 25-106
   File FIN 1760-30

   Moved by Mayor Woodward,
   Seconded by Councillor Rindt,
   That Council give first, second, and third reading to Temporary Borrowing (Old Yale Road Loan) Bylaw No. 6156 towards the estimated cost of construction of Old Yale Road.

   That Council give first, second, and third reading to Temporary Borrowing (Aldergrove Parkade Loan) Bylaw No. 6157 towards the acquisition cost of Aldergrove Parkade.

   That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2026 long-term debt issue, $6,959,596 as authorized through Old Yale Road Loan Authorization Bylaw No. 6084.

   That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2026 long-term debt issue, $8,838,384 as authorized through Aldergrove Parkade Loan Authorization Bylaw No. 6085.

   That Metro Vancouver Regional District be requested to consent to our borrowing of $6,959,596 as authorized through Old Yale Road Loan Authorization Bylaw No. 6084 over a twenty (20) year term and include the borrowing in their security issuing bylaw.

   That Metro Vancouver Regional District be requested to consent to our borrowing of $8,838,384 as authorized through Aldergrove Parkade Loan

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Authorization Bylaw No. 6085 over a Ten (10) year term and include the borrowing in their security issuing bylaw.
CARRIED

Councillors Richter and Kunst opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. **Temporary Borrowing Bylaws (208A Civic Infrastructure Loan, 212 Street Civic Infrastructure Loan, Smith Athletic Park Phase 2 Loan, Ice and Dry Arenas Phase 2 Loan, and Strategic Land Loan)**
Bylaw No. 6149
Bylaw No. 6150
Bylaw No. 6151
Bylaw No. 6152
Bylaw No. 6153
Report No. 25-98
File FIN 1760-30

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to Temporary Borrowing (208A Civic Infrastructure) Bylaw No. 6149.

That Council give final reading to Temporary Borrowing (212 Street Civic Infrastructure) Bylaw No. 6150.

That Council give final reading to Temporary Borrowing (Smith Athletic Park Development Phase 2) Bylaw No. 6151.

That Council give final reading to Temporary Borrowing (Ice and Dry Arenas Phase 2) Bylaw No. 6152.

That Council give final reading to Temporary Borrowing (Strategic Land) Bylaw No. 6153

MOTION FOR DIVISION
Moved by Councillor Martens,
Seconded by Councillor Richter,
That the motion be divided.
DEFEATED

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

I. BYLAWS FOR FINAL ADOPTION

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

Councillors Martens, Richter, and Kunst opposed.

2. Official Community Plan Amendment and Rezoning Application No. 100248 and Development Permit Application No. 101190 (1179203 BC Ltd. / Ciccozzi Architecture Inc. / 20069 - 80 Avenue)
Bylaw No. 5849
Bylaw No. 5850
Report 23-40
File CD 08-26-0221

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1179203 BC Ltd.) Bylaw No. 5849", and
"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1179203 BC Ltd.) Bylaw No. 5850".
CARRIED

Councillor Richter opposed

Development Permit No. 101190

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council authorize issuance of Development Permit No. 101190 (1179203 BC Ltd. / Ciccozzi Architecture Inc. / 20069 - 80 Avenue) in accordance with Attachment G 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 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; and
e. All refuse areas to be located in an enclosure and screened.

I. BYLAWS FOR FINAL ADOPTION

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

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

CARRIED

Councillor Richter opposed.

J. MAYOR AND COUNCIL REPORT

Councillor Kunst attended Canada Day events at the BC Farm Museum, Fort Langley, Aldergrove, and McLeod Athletic Park. She commended staff for their excellent work in organizing the celebrations.

Councillor Ferguson attended Canada Day events and commended staff for a job well done. In addition, he participated in the Langley Hospice "Plates and Glasses" fundraising event.

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Baillie attended the Metro Vancouver Climate Action Committee meeting, where a presentation titled “The Myths of Hydro Shortage” was delivered.

Councillor Ferguson attended a meeting with the Zero Waste Committee. They are working with business and industry and have planned upcoming media campaigns to promote reducing waste.

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following item has been brought forward from the January 27, 2020 Special Closed Council Meeting for public information:

Council Members in attendance during the item:

Acting Mayor M. Kunst, Councillors P. Arnason, D. Davis, S. Ferguson, B. Long, K. Richter, and B. Whitmarsh

1. Fort Langley Outdoor Pool
Assessment Update
Report C20-04
File ENG 0810-20-FLCP2

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council direct staff to proceed with conversion of the Fort Langley Outdoor Pool to an outdoor community splash pad and spray park;

That Council authorize allocation of $50,000 previously earmarked for upgrading the Fort Langley Outdoor Pool to detailed planning and design work, including public engagement with respect to the type of spray park and amenities that would be financially viable and desired by the community; and further

That Council direct staff to bring forward the necessary budgetary requirements related to the conversion for Council's consideration of approval as part of the 2021 budget discussions.
CARRIED

Councillors Arnason, Davis and Long opposed

Section 90(1) (e) Property; Section 90(2) (b) Intergovernmental Relations

M. FOR INFORMATION

1. 2024 Annual Water Quality Report
Memorandum – Public Works Division
File 5600-05-001

2. Wi-Fi and Monitor for the Derek Doubleday Arboretum
Memorandum – Information Technology Division
File 9710-01

3. Land Use Options – 20219 – 96 Avenue
Memorandum – Permits, Licensing, and Inspections
File 20219 – 96 Avenue

M. FOR INFORMATION

4. Heritage Advisory Committee
Minutes – June 4, 2025
File 0540-20

N. MOTIONS ARISING FROM INFORMATION

1. Eligible School Sites

Moved by Councillor Richter,
Seconded by Councillor Martens,
That Council accepts the School Boards' resolution of proposed eligible schools site requirements for the School District.
CARRIED

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize the use of $45,200 from the Capital Projects Reserve for the proposed Monitor, Physical Network and the implementation of Business Internet Service, Option A for the Rotary Interpretive Centre at the Derek Doubleday Arboretum.
CARRIED

O. OTHER BUSINESS

1. Canada Day Fireworks in 2026 and 2027

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

1. Staff provided Council with two options for a Drone or Fireworks show for Canada Day 2025 within Report to Council 25-23, dated February 24, 2025, and Report to Council 25-33, dated March 10, 2025; and

2. The Township of Langley has now presented two drone shows in 2024 and in 2025 (with an increased budget of $23,000 over 2024), with mixed reviews; and

3. The drone show within the Township of Langley's Canada Day celebrations now has a total approved budget of $53,000 just for this one component, comprising almost 50% of the event's total budget;

O. OTHER BUSINESS

Therefore be it resolved that Council directs staff to provide for a fireworks show for Canada Day in 2026 and 2027 at McLeod Athletic Park with a net annual budget of up to $40,000 per annum for this component of Township of Langley Canada Day celebrations with surplus funds directed to otherwise improving the event.
CARRIED

Councillor Richter opposed

2. Additional Township of Langley Building Bylaw Requirements

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to Report to Council with draft bylaw amendments, while outlining the potential impacts and options, to revise the Township's current building energy requirements for construction from Energy Step Code 4 and EL-3 to align with the requirements of the BC Building Code from hereon.

That further this Report to Council include: (1) how this alignment may affect current phased development projects that are in preparation for permit issuance; (2) a review of Township of Langley requirements compared with those of neighbouring municipalities; (3) an evaluation of the potential implications for compliance the BC Building Code; and (4) any impacts on building permit review and inspection timelines.
CARRIED

Councillor Richter opposed

P. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1	-	Section 90(1) (n) Consideration
Item E.1	-	Section 90(1) (i) Solicitor-Client Privilege Section 90(1) (k) Negotiations
Item E.2	-	Section 90(1) (k) Negotiations
Item E.3	-	Section 90(1) (e) Property
Item G.1	-	Section 90(1) (e) Property
Item I.1	-	Section 90(1) (g) Legal
Item I.2	-	Section 90(1) (g) Legal

CARRIED

Q. TERMINATE

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That the meeting terminate at 4:55pm
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, July 7, 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, and C. Longhi

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing – July 7, 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 held July 7, 2025.
CARRIED

B. PUBLIC HEARING

1. Official Community Plan Amendment Application No. 100258 (Grace Hanin Community Church / 22940 – 48 Avenue) Bylaw No. 6025 Report 25-97

File CD 10-32-0109

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Grace Hanin Community Church) Bylaw No. 6025".

B. PUBLIC HEARING

Explanation – Bylaw No. 6025

S. Richardson explained that Bylaw No. 6025 amends the Official Community Plan, Murrayville Community Plan and Rural Plan by including land located at 22940 – 48 Avenue within the Urban designation and removing the lands from the Rural Plan and including them within the Murrayville Community Plan as Institutional. 127 public notices were mailed out.

Submissions from the public:

1. W. Macey, a Langley resident, was in attendance and spoke in support of the Official Community Plan amendment and noted that his family owns the adjacent 5-acre property to the northwest of the subject site. He requested that servicing extensions, including sewer and water, be considered for their property to avoid it becoming orphaned. He also noted that Hatchery Creek runs along the property line and mentioned a potential future application for institutional use.

2. G. Robertson, a Langley resident, was in attendance and commented that he is in support of the Official Community Plan amendment.

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Grace Hanin Community Church) Bylaw No. 6025".
CARRIED

Councillor Richter opposed

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council give third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Grace Hanin Community Church) Bylaw No. 6025".
CARRIED

B. PUBLIC HEARING

2. Official Community Plan Amendment and Rezoning Application No. 100295 (Tiwana/1368916 BC Ltd. / 7510 and 7488 – 198B Street)
Bylaw No. 6145
Bylaw No. 6146
Report 25-96
File CD 08-22-0104

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 6145".

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 6146".

Explanation – Bylaw No. 6145

S. Richardson explained that Bylaw No. 6145 amends the Willoughby Community Plan and Latimer Neighbourhood Plan redesignating portions of properties at 7510 and 7488 – 198B Street to Multi Family and Rowhouse / Townhouse (22 UPA). 503 public notices were mailed out.

Explanation – Bylaw No. 6146

S. Richardson explained that Bylaw No. 6146 rezones 0.78 ha (1.93 ac) of land located at 7510 and 7488 – 198B Street to Comprehensive development Zone CD-131 to facilitate development of approximately 42 townhouses.

Submissions from the public.

The following written submission was received from the public:

1. S Lee, a Langley resident, expressing support for institutional use in the Murrayville area and requesting that traffic and noise mitigation measures be considered should the development proceed.

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 6145", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 6146".
CARRIED

B. PUBLIC HEARING

MOTION
Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council give third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 6145", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 6146".
CARRIED

Councillor Richter opposed

C. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That the meeting terminate at 7:22pm.
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

Van Trieu (on behalf of her father, Quang Hua, due to his limited English Skills)

2 Council Meeting Information

Council meeting date

July 21, 2025 or September 15, 2025 **at 1:30pm**

3 Topic

I am writing to respectfully request for reconsideration of the tree penalty issued (TP001882) to my father. I appreciate your understanding and would like to share some important points for your review

1. The trees were dead for a long time before its removal and was posing safety risk at the time of removal. In particular, 1 tree was leaning at a dangerous angle and the roots was coming up from the ground.
2. We did not receive any official bylaw notice prior to the penalty, which made it difficult for us to understand the situation or respond appropriately.
3. The penalty letter did not include instructions or guidance on how to dispute/appeal
4. Our information about the no permit for dead trees came from a licensed business
5. Only my father was fined for what was an unintentional violation, while the business faced no repercussions. We are seeking clarification on whether all responsible parties are being fairly addressed.
6. We have found out that, in a similar case, a sick tree was cut by a tenant without penalty and we would like some clarification about this as well.

4 Additional Information

Purpose of presentation ❑ Information only ❑ Request letter of support ❑ Request funds
☑ Other Application for reconsideration

Desired resolution

We kindly ask that the township review the points provided and consider rescinding or reevaluating the penalty.

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 Marvin JansenVanDoorn
Date: Thursday, July 17, 2025 9:02:31 AM

Please note the following response to Delegation Requests has been submitted at Thursday July 17th 2025 8:59 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  7/21/2025
- **Name of delegate or organization wishing to appear**
  Marvin/Carolyn JansenVanDoorn
- **Topic**
  TU000015
- **Purpose of presentation**
  Other
- **for other, describe here:**
  We would like to talk about this application
- **Desired resolution**
  To be heard about our concerns regarding truck parking at 23305 old Yale road and to reach a mutually satisfactory agreement
- **Full name**
  Marvin JansenVanDoorn
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 21, 2025 - REGULAR MEETING	**REPORT:**	25-113
FROM:	PUBLIC WORKS DIVISION	**FILE:**	1030-01
SUBJECT:	INFRASTRUCTURE RENEWAL PROGRAM AND POLICY		

RECOMMENDATION:

That Council approve the Infrastructure Asset Replacement Policy – General Revenue and the Infrastructure Asset Replacement Policy – Utility User Rates included as Attachment A and Attachment B respectively.

EXECUTIVE SUMMARY:

At the Regular Meeting on December 2, 2024, Council directed staff to develop a comprehensive policy framework to address the Township of Langley's infrastructure renewal and replacement needs. In response, staff have prepared and are recommending the adoption of two Infrastructure Asset Replacement Policies that establish dedicated statutory reserves to support the renewal of existing capital assets and ensure long-term financial sustainability and reliable service delivery.

The proposed policies are structured around two funding sources. General Revenue will support the renewal of parks, stormwater and transportation infrastructure, while Utility User Rates will support the renewal of water, sanitary sewer infrastructure and solid waste collection carts.

The reserves will be guided by a lifecycle investment strategy and supported by annual project prioritization schedules aligned with asset management best practices. Initial contributions will begin at $500,000, with a minimum annual increase of $250,000.

These policies complement existing strategies such as the Roads Paving Program and future Facilities Division's plans. The policies also address a significant funding gap, estimated at $51M annually, required to maintain the Township's $5.3B (replacement value) in infrastructure assets in a state of good repair.

Maintaining a healthy reserve balance is an important strategy for reducing reliance on debt for Capital Renewal Projects as well as ensuring adequate lifecycle replacement of assets.

PURPOSE:

The purpose of this report is to obtain Council's approval for the adoption of the Infrastructure Asset Renewal and Replacement Reserve Policies which establish dedicated funding mechanisms through General Revenue and Utility User Rates to support the long-term renewal and replacement of existing municipal infrastructure assets.

BACKGROUND/HISTORY:

On December 2, 2024, at the Regular Meeting, Council passed the following resolution:

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

The Roads Paving Program, Facilities Division's assets and IT Division's assets are not included in this report and proposed policies.

DISCUSSION/ANALYSIS:

Establishing a Capital Renewal and Replacement Policy will improve the Township's ability to deliver adequate service levels for our residents now and in the future. Maintaining a healthy reserve balance is an important strategy for reducing reliance on debt for capital renewal projects as well as ensuring adequate lifecycle replacement of assets.

Ideally, the Township would be setting aside an amount equal to the calculated required replacement contribution of all assets each year towards the renewal or replacement of those assets. In 2024, the Township's assets have been estimated to have a replacement value of more than $5.3B with an annual target reinvestment of more than $67M, where target reinvestment is defined as the estimated annual rate of asset replacement cost over ten years.

The Township's infrastructure asset classes include water, sanitary sewer, stormwater, parks and transportation infrastructure. These assets are essential to meeting the community's service delivery needs and must be maintained in a condition that supports their ongoing functionality.

The allocation of funds toward capital renewal and replacement reflects a proactive approach to maintaining financial sustainability. Financial sustainability includes maintaining capital assets in a condition that supports both current and future service levels. The table below outlines the estimated condition of all assets for each major asset category. The condition ratings are identified and further broken down in their respective Asset Management Plans where applicable.

Asset Category	Good (%)	Fair (%)	Poor (%)	Very Poor (%)
Water	**89%**	**2%**	**2%**	**7%**
Sewer	**89%**	**7%**	**3%**	**1%**
Stormwater	**51%**	**29%**	**15%**	**5%**
Transportation	**45%**	**51%**	**0%**	**4%**
Parks	**80%**	**14%**	**5%**	**1%**

Capital budget development should consider and include ongoing lifecycle cost analysis. Lifecycle cost is the total cost of an asset throughout its life including costs for planning, design, construction, acquisition, operation, maintenance, rehabilitation, disposal and ultimate replacement. A Public Works Infrastructure Renewal and Replacement Statutory Reserve could be utilized based on an assessment of renewal priorities across all critical asset classifications. The renewal prioritization matrix below gives an example of the priority criteria that will be used to prioritize expenditure from the statutory reserve.

Priority Level	Criteria	Examples
High	Critical safety risk, regulatory compliance, or imminent failure	Bridges, culverts, water or sewer mains at risk of failure, and requiring regulatory upgrades
Medium	Moderate degradation, service level impacts, potential cost escalation	Lifecycle, aging assets
Low	Minor wear and tear, non-critical assets	Minor repairs

The Township has other Reserves for capital projects, which can be used to fund new capital assets as well as renewal or replacement. These reserves are replenished from operating funds, which in some cases are not enough to fund any major capital asset replacements.

Related Policies and Documents:

The Corporate Asset Management Policy 03-838 was adopted by Council on March 5, 2018. The purpose of the policy is to communicate Council's commitment to asset management and to guide the development and implementation of asset management systems, strategies and plans for the Township of Langley. This policy establishes a framework to ensure that Township assets are managed in a sustainable, cost-effective manner to support the delivery of services to the community now and into the future.

Community Implications:

Prioritizing adequate capital replacement ensures that residents have the services they need when they need them. Proactive replacement drastically reduces emergency replacement or repair costs, as well as ensures minimal service disruption impacts to our residents. Prioritized and planned capital replacement greatly improves the opportunity for communications, allowing adequate notification to residents regarding potential service impacts.

Financial Implications:

The Township of Langley does not currently maintain a dedicated asset replacement funding for existing infrastructure. This is due to competing priorities within our growing community for available funding sources. Establishing dedicated renewal funding will reduce reliance on debt and reactive spending, supporting a more proactive approach to major capital needs. Establishing reserves provides:

- a sustainable funding mechanism for lifecycle investments
- reduced reliance on external borrowing
- improved asset reliability and lower long-term liabilities
- provides for a minimum balance to fund emergency infrastructure replacements.

The table below presents the additional investment required in all infrastructure asset categories to an average investment target.

Category	Asset Value	Average Annual Target Investment	Asset Replacement Available Capital	Annual Funding Gap
Water	$1.5B	$22.3M	$8.3M	$14M
Sewer	$2.2B	$17M	$8.3M	$8.7M
Stormwater	$859M	$5.7M	$0	$5.7M
Transportation[1]	$650M	$17M	$0	$17M
Parks[2]	$122.5M	$5.6M	$0	$5.6M
TOTALS	$5.3B	$67.6M	$16.6M	$51M

[1] The transportation asset values and investment targets presented herein do not include pavement replacement costs. Pavement renewal is managed separately under the Roads Paving Program, which operates under its own replacement strategy and funding framework.

[2] Asset values for parks are based on Tangible Capital Asset (TCA) values and do not reflect current replacement costs. An Asset Management Plan for Parks has not yet been completed. Once finalized, asset values will be updated accordingly to better reflect actual renewal and replacement needs.

The figures in the table above are high level and meant for long-term planning.

The Township has recently completed four updated Asset Management Plans including Water, Sewer, Stormwater and most recently Transportation. These Asset Management Plans identify specific annual reinvestment targets for each major asset category. These reinvestment rates are calculated based on a ten-year needs assessment for replacement of major assets and do not correlate directly with specific replacement projects that typically exceed the annual reinvestment rate. Therefore, it is intended that the annual reinvestment target amounts be directed to the Capital Infrastructure Renewal and Replacement Statutory Reserve.

Funding Strategy:

To address the funding gap, a phased strategy is proposed for the Capital Infrastructure Renewal and Replacement Reserve as presented in the attached proposed policies for Council's consideration.

While the Utility User Rates policy includes solid waste collection carts, staff are not recommending any increase to the reserve contribution for solid waste at this time.

Optional Recommendations/Alternatives:

- Approve as recommended – establish the Reserve and adopt the contribution schedule.
- Defer implementation – pending update of additional Asset Management Plans.
- Modify the contribution levels, funding sources, or minimum reserve balance.

Respectfully submitted,

Hakim Bismel
INFRASTRUCTURE ASSETS MANAGER
for
PUBLIC WORKS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff

ATTACHMENT A Council Policy Infrastructure Asset Replacement - General Revenue
ATTACHMENT B Council Policy Infrastructure Asset Replacement - Utility User Rates

Township of Langley
Est. 1873

COUNCIL POLICY

INFRASTRUCTURE ASSET REPLACEMENT - GENERAL REVENUE

POLICY NUMBER:
EFFECTIVE DATE:

1. Purpose

1.1 To provide guidelines for the contributions and use of funds from general revenue to support the renewal or replacement of parks, stormwater and transportation capital assets.

2. Background

2.1 Historically, the Township's capital reserves have not been sufficient to address the long-term capital asset renewal and replacement needs.

2.2 Capital asset renewal cost refers to expenditures on existing assets aimed at restoring their service potential or extending their life expectancy to original levels prior to usage.

2.3 Establishing a reserve will improve the Township's ability to deliver adequate service levels for our residents now and in the future. Maintaining a healthy reserve balance is an important strategy for reducing reliance on debt for capital renewal projects as well as ensuring adequate lifecycle replacement of assets.

2.4 Township's infrastructure for parks, Stormwater and Transportation assets includes:

- Parks and open space capital infrastructure.
- Stormwater infrastructure, including culverts, pipes, ponds, outfalls and other capital infrastructure.
- Transportation infrastructure, such as roads, sidewalks, bridges, and streetlights and other capital infrastructure.
    - Note – the existing dedicated paving program is separate from this Policy.

3. Related Policy

3.1 Township of Langley Sustainability Charter

3.2 Corporate Asset Management Policy No: 03-839

4. Policy

4.1 The Township shall establish an Infrastructure Renewal and Replacement Statutory Reserve funded through general revenue for the purpose of providing funding for capital asset renewal and replacement of parks, stormwater and transportation assets.

4.2 Funding from these reserves shall be restricted to the renewal or replacement of existing infrastructure assets of parks, stormwater, and transportation. Renewal expenditures must restore the asset's original service potential or useful life.

4.3 A companion to the program for infrastructure asset renewal and replacement reserve are prudent operation and maintenance program.

4.4 It is prudent that the Township strive to ensure that regular contributions for capital maintenance and capital renewal be maintained at adequate levels over the long term.

4.5 Capital budget development should consider and include lifecycle cost analysis. Lifecycle cost is the total cost of an asset throughout its life including costs for planning, design, construction, acquisition, operation, maintenance, rehabilitation and disposal and ultimate replacement.

4.6 Capital assets renewal/replacement expenditures are approved by Council through the annual budget process.

4.7 The Township shall strive to contribute to this reserve on a best-efforts basis as follows:

- An initial contribution of $500,000 in the 2026 – 2030 Financial Plan, increasing by a minimum of $250,000 each year.

Approval History

Approved
Revised

Township of Langley
Est. 1873

COUNCIL POLICY

INFRASTRUCTURE ASSET REPLACEMENT - UTILITY USER RATES

POLICY NUMBER:
EFFECTIVE DATE:

1. Purpose

1.1 To provide guidelines for the contributions and use of fund from utility user rates to support the renewal and replacement of water and sanitary sewer and solid waste capital assets.

2. Background

2.1 Historically, the Township's capital reserves for water and sanitary sewer have not been sufficient to address the long-term capital asset renewal and replacement needs.

2.2 Capital asset renewal cost refers to expenditures on existing assets aimed at restoring their service potential or extending their life expectancy to original levels prior to usage.

2.3 Maintaining reserves improves the Township's ability to deliver adequate service levels for our residents now and in the future. Maintaining a healthy reserve balance is an important strategy for reducing reliance on debt for capital renewal projects as well as ensuring adequate lifecycle replacement of assets.

2.4 The Township's utilities infrastructure assets include:

- Water infrastructure, such as watermains, reservoirs, hydrants, pump stations, and other capital infrastructure.
- Sanitary sewer infrastructure, including mains, lift stations, and other capital infrastructure.
- Solid waste assets primarily include collection carts.

3. Related Policy

3.1 Township of Langley Sustainability Charter

3.2 Corporate Asset Management Policy No: 03-839

4. Policy

4.1 The Township shall maintain the Water Capital Works Reserve for the purpose of providing funding for capital asset renewal and replacement for water assets, funded through water utility user rates.

4.2 The Township shall maintain the Sewer Capital Works Reserve for the purpose of providing funding for capital asset renewal and replacement for sanitary

sewer assets, funded through sewer utility user rates.

4.3 The Township shall maintain the Solid Waste Equipment Reserve for the purpose of providing funding for capital asset renewal and replacement for solid waste assets, funded through solid waste utility user rates.

4.4 Funding from these reserves shall be restricted to the renewal or replacement of existing infrastructure assets of water, sanitary sewer, and solid waste respectively. Renewal expenditures must restore the asset's original service potential or useful life.

4.5 A companion to the program for infrastructure asset renewal and replacement reserve are prudent operation and maintenance program.

4.6 It is prudent that the Township strive to ensure that regular contributions for capital maintenance and capital renewal be maintained at adequate levels over the long term.

4.7 Capital budget development should consider and include lifecycle cost analysis. Lifecycle cost is the total cost of an asset throughout its life including costs for planning, design, construction, acquisition, operation, maintenance, rehabilitation and disposal and ultimate replacement

4.8 Capital assets renewal/replacement expenditures are approved by Council through the annual budget process.

4.9 The Township shall strive to contribute to each reserve on a best-efforts basis through the following methods:

- An additional contribution of $500,000 to water capital works reserve in the 2026 – 2030 Financial Plan, increasing by $250,000 each year.
- An additional contribution of $500,000 to sanitary sewer capital works reserve in the 2026 – 2030 Financial Plan, increasing by $250,000 each year.
- The Solid Waste Equipment Reserve does not currently require additional contributions beyond the existing contributions.

Approval History

Approved
Revised

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JULY 21, 2025 - REGULAR MEETING	**REPORT:**	25-124
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE:**	LRP00026
SUBJECT:	STATUS OF OFFICIAL COMMUNITY PLAN UPDATE		

RECOMMENDATIONS:

That Council endorse the draft vision and guiding principles for an updated Willoughby Community Plan including the consolidation of five neighbourhood plans in the western portion of Willoughby into one transit-oriented development corridor while maintaining the integrity of five neighbourhood plans in the eastern portion of Willoughby, as described in this report.

That as part of the current Official Community Plan update, Council direct staff to:

1. Examine the potential for townhouse development as an alternative to small-scale multi-unit housing in some low-density residential areas.
2. Use the Province's (Category 2 – Tiers 4 and 5) Transit Oriented Area definitions for land use planning around future bus rapid transit stations in the 200 Street corridor.
3. Establish the southern boundary of the Willoughby Community Plan at 68 Avenue (west of 200 Street), as shown in Figure 2, making the plan area more consistent with 200 Street 2040 and considering the excluded area as part of the future Willowbrook Community Plan update.

EXECUTIVE SUMMARY:

Council endorsed the Terms of Reference for the Official Community Plan (OCP) update in November 2024. Technical work has been underway since that time and a series of Open Houses were held in May 2025. This report provides a high-level overview of draft amendments to the OCP and applicable community plans for concurrence with recent amendments to the *Local Government Act* (LGA). It also presents a draft vision and guiding principles for an updated Willoughby Community Plan (WCP) including the consolidation of five neighbourhood plans in the western portion of Willoughby into one transit-oriented development corridor and maintaining the integrity of five neighbourhood plans in the eastern portion of Willoughby. Staff are requesting Council endorsement of the draft vision and guiding principles and further Council direction regarding potential multi-family infill opportunities as an option to small-scale multi-unit housing (SSMUH) in some low-density residential areas, land use planning around future transit stations and refinement of plan area boundaries for WCP.

PURPOSE:

This report provides a status update on the OCP and WCP; seeks endorsement of the draft vision and guiding principles for the WCP update; and seeks further Council direction regarding potential multi-family infill opportunities as an option to SSMUH in some low-density residential areas, land use planning around future transit stations and refinement of plan area boundaries for WCP.

BACKGROUND/HISTORY:

At the October 21, 2024 Regular Meeting, Council referred Report 24-171 on the draft Terms of Reference for the Official Community Plan (OCP) Update to staff to consider additional objectives for the WCP.

At the November 18, 2024 Regular Meeting, Council endorsed the draft Terms of Reference for the Official Community Plan Update in the form presented substantially as Attachment A to the staff report and approved the following amending motion:

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

DISCUSSION/ANALYSIS:

2025 OCP Update

During 2023 and 2024, the Province of British Columbia introduced a number of housing-related amendments to the LGA, which necessitate an update of the Township of Langley's current OCP and corresponding community and neighbourhood plans by December 31, 2025. Specifically, the 2025 OCP update provides for:

- alignment of the Township's housing objectives and supporting policies with the findings of the interim Housing Needs Report (November 2024)
- a policy framework for small-scale multi-unit housing (SSMUH)
- alignment of the OCP Implementation section with provincial development financing tools
- minor housekeeping text and map amendments within the OCP and community plans

This OCP update also provides the opportunity to update the Township's climate action policies and to introduce a Hazard Development Permit Area and guidelines. These amendments are being undertaken within the structure of the current OCP and commensurate community plans and the timing is largely driven by LGA requirements.

The emerging OCP housing policy objectives are to:

- Provide tools and incentives to encourage affordable housing options including rental, affordable, special needs and emergency housing, for all who need them.
- Ensure each community provides a diverse range of housing types, tenures, densities and sizes to meet the needs of the population.
- Address the scope of special needs housing in the community such as:
    - affordable rental units
    - non-market housing
    - family-friendly housing
    - seniors' housing
    - adaptable and accessible housing
    - emergency shelters
    - transitional housing units
- Understand and address the housing needs in the Township by updating the Housing Needs Report and Housing Action Plan.
- Encourage new housing in areas serviced by public transportation, active transportation networks and walkable centres.

Draft OCP amendments include:

1. Addition of a territorial acknowledgement.

2. Introduction of the Major Transit Growth Corridor and Transit-Oriented Area regional designations to the Urban Community Structure and Centres policies.

3. Updated Housing policy section including updated objectives in response to the interim Housing Needs Report and the addition of supporting policies.

4. Updated Climate Action and Emissions policy section including:
    - updated GHG emissions targets to match the targets approved by Council in 2019
    - new policies to support climate action and resilience including:
        - continuing flood mapping for high-risk areas
        - incorporating new information into a proposed Natural Hazard Development Permit Area
        - implementing the Climate Action Strategy
        - supporting climate action initiatives by the Province and region

5. Amendments to the OCP and Aldergrove, Fort Langley, Murrayville, Northwest Langley and Walnut Grove Community Plans to include policy language and land use designations to accommodate SSMUH. This will bring the residential land use designations in conformity with amendments made to the Township's Zoning Bylaw in June 2024.

    Staff have also undertaken an analysis to evaluate if SSMUH is the most appropriate land use for all sites designated for single-family residential use. In some instances, it may be more appropriate to designate undeveloped lands for townhouse or other multi-family housing types to meet particular housing needs.

6. Updated Implementation – Financing Development policy section to include:
    - introduction of Amenity Cost Charges
    - introduction of Inclusionary Zoning and Density Benefits Zoning

7. Updated OCP Map 1 – Land Use to include:
    - expanded Conservation and Recreation land use including:
        - creek/wetland conservation areas
        - new Nathan Creek Wetlands Park
    - addition of the Urban Containment Boundary

<u>WCP Update</u>

A more extensive component of the 2025 OCP update is a comprehensive update of the WCP in response to:

- TransLink's plans for the Langley-Haney Place Bus Rapid Transit service on 200 Street
- designation of 200 Street as a Major Transit Growth Corridor in Metro 2050
- directions from the 200 Street 2040 planning study and community engagement process
- emerging planning framework for Willoughby that considers the proposed transit corridor, new station areas, continuing greenfield development, SSMUH and future infill development opportunities (refer to Figure 1)

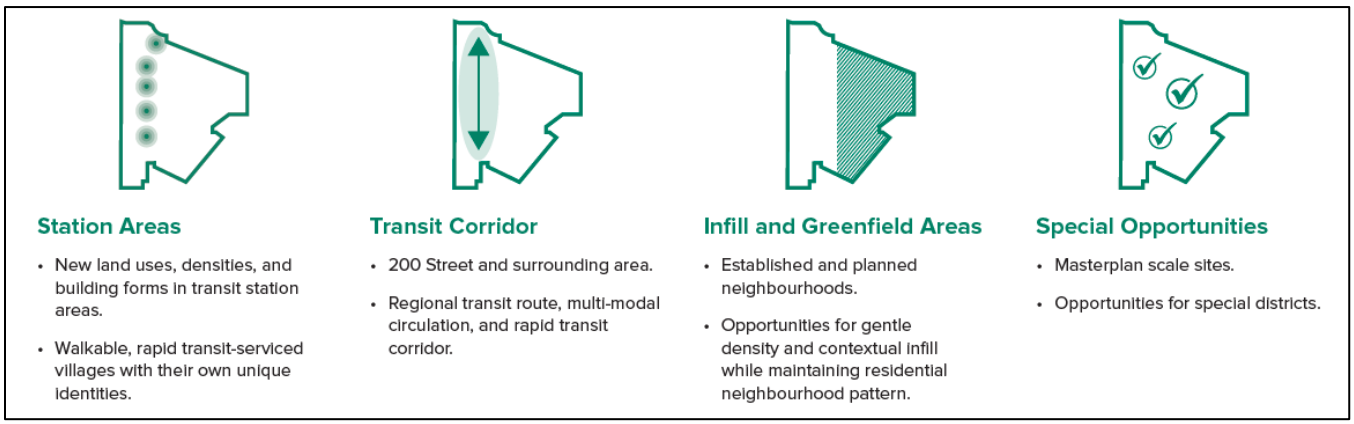


Figure 1 – Components of the new planning paradigm for the Willoughby community

For the past 25 years, development in Willoughby has been guided by a series of 10 neighbourhoods plans with development generally occurring from south to north and west to east. Plans and phasing have largely been informed by existing watersheds and servicing considerations.

In June 2023, Council adopted Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Omnibus) Bylaw No. 5887. This bylaw provided for miscellaneous amendments to the Neighbourhood Plans within the Willoughby Community Plan to: update single family and commercial uses to current standards; bring land use designations in respective plans into consistency; and eliminate policies for Energy and Greenhouse Gas Development Permit Areas.

The current WCP update responds to Council direction (November 2024) to consolidate most, if not all, neighbourhood plans in Willoughby with an objective to simplify the regulatory framework while supporting development or infilling of remaining greenfield development areas of the Willoughby community. The WCP update began with a review of the 1998 Community Plan and each of 10 component Neighbourhood Plans, considering date of plan adoptions, the status of policy implementation, neighbourhood build-out and established development contexts. Recommendations around plan consolidations have been informed by various considerations:

- Future bus rapid transit will support more intensive transit-oriented development in the western portion of Willoughby which warrants consolidation of the Routley, Southwest Gordon Estate, Latimer, Jericho and Carvolth Neighbourhood Plans into one transit-oriented development corridor plan.

- The balance of Willoughby is situated outside of the proposed rapid transit corridor and is anticipated to see continued greenfield development in accordance with approved Neighbourhood Plans:

    - The Yorkson Neighbourhood Plan comprises the largest planning area within Willoughby and approximately 82% of the developable land area is built-out with established neighbourhoods.

    - Lands within the Central Gordon Estate and Northeast Gordon Estate Neighbourhood Plans are 36% and 32% built-out respectively and there are numerous in-stream development applications within these plan areas.

- The more recent Williams and Smith Neighbourhood Plans are essentially new development areas, with only 3% of the developable land area in the Smith NP built-out.

- There may be more nuanced opportunities for land use change for infill development sites in established neighbourhoods including alternatives to SSMUH with sensitivity to established built form character and adjacent densities.

As part of the WCP update, staff will be engaging with the public on a draft community vision for Willoughby and a set of guiding principles for community development:

Draft Community Vision

This draft vision statement builds on the key values expressed within the existing WCP and the evolving planning context for Willoughby.

> *"Willoughby is the vibrant, amenity-rich, transit-serviced urban hub and civic centre of Langley. It provides a high-quality standard of living for residents and a stable place for investment and local economic growth because of the conservation of natural assets, provision of amenities, housing for all household types, and access to daily needs and destinations by any mode of choice. There are a variety of parks, schools, and community services in each neighbourhood, which are connected together by greenways to make getting around safe and easy, and to maintain the integrity of ecosystems and natural habitats.*
>
> *Willoughby will accommodate growth in the Township through infill in the developed parts of the community, and plan distinct, vibrant, mixed-use, transit-oriented urban villages around the future stations along the transit corridor. This will build on the strengths of the established and thriving neighbourhoods in Willoughby, while leveraging the development potential to provide new services, amenities, housing, businesses, and public spaces in the multi-modal transit corridor. The urban villages will offer the benefits of a transit hub experience while ensuring human-scaled streetscapes, a distinctive local character and identity, and a sense of community associated with walkable neighbourhoods."*

Draft Guiding Principles

1. *Maintain local neighbourhoods*. Willoughby is comprised of distinct and connected neighbourhoods, each with its own focal point and contained within a boundary of arterial roads.

2. *Distribute diverse amenities*. A variety of public spaces, parks, commercial centres, housing types and natural spaces should be distributed among the neighbourhoods so that they each maintain complementary identities and character.

3. *Plan multi-modal and active transportation routes*. Safe and comfortable greenways, trails, pedestrian and cyclist paths should link places within neighbourhoods and between different areas in the Willoughby community.

4. *Protect streams, wetlands and habitat.* Conservation of streams, trees and wildlife habitat is critical for access to nature and other essential ecosystem functions that offer long-term benefits to humans and the environment.

5. *Respond to housing needs.* Design policy to be responsive and accommodating to different types of housing needed in Langley, specifically in transit-serviced areas. Retain the predominant urban fabric in built-out areas while allowing infill and promote

development of a range of housing options for diverse households with different needs and preferences.

6. *Preserve and intensify employment lands*. Expand the permitted uses and introduce flexibility in employment areas to adapt to the future of workspace needs including new types of offices, manufacturing and mixed commercial or light industrial uses. Ensure compatibility and sensitivity of employment uses in mixed areas or within proximity to residential areas.

7. *Design human-scaled, high-quality development*. Provide clear development guidelines that support appropriate, attractive architecture, streets and public spaces.

8. *Plan high-density, mixed-use clusters at key nodes*. Create a series of vibrant village centres and community focal points by concentrating land uses and density around future rapid transit stations along the 200 Street corridor and in key areas such as Willoughby Town Centre and Carvolth. Scale down density and intensity of activity towards surrounding neighbourhoods.

9. *Buffer between ALR and Willoughby*. Using an Arbor Ribbon and low-density residential properties with ample room for landscape buffers to create a transition from rural to urban on the outer edges of Willoughby.

10. *Create compatibility and neighbourliness with Surrey*. Areas on the western edge of Willoughby should include functional links to Clayton and be designed with compatible scale and land uses.

West Willoughby Corridor Plan

As conceptually shown in Figure 1, the new planning paradigm for West Willoughby is built upon a proposed bus rapid transit corridor with more intensive development located around five transit stations.

The land uses and densities proposed for the station areas are reflective of the Province's Transit-Oriented Area (TOA) framework. Provincial regulations define TOAs as geographic areas within either a 400m or 800m radius around a transit station, based on the level of transit service. Each prescribed area is separated into Tiers, which establish the location of applicable minimum densities.

In the case of bus rapid transit, staff are assuming that TransLink Tiers 4 and 5 would apply (Tiers 1-3 apply to SkyTrain service). Tier 4 is applied to parcels within 200m of the future station areas and provides for a base density of 4.0 floor space ratio (FSR) and minimum building heights of 12-storeys. Tier 5 is applied to parcels within 200-400m of future station areas and provides for a base density of 3.0 FSR and minimum building heights of 8-storeys. Proposed OCP land use designations would retain the minimum base densities set out by TransLink but building heights could be increased above minimum allowable storeys at the Township's discretion to encourage an efficient, viable, urban scale built form in station areas.

As shown in Figures 1 and 2, the emerging planning paradigm for Willoughby builds on the introduction of bus rapid transit service along 200 Street. It includes:

- Consolidation of five neighbourhood plans (Carvolth, Jericho, Latimer, Routley and Southwest Gordon Estate) in the western portion of Willoughby into one transit-oriented development corridor with more intensive development opportunities focused at five future transit stations (Carvolth Transit Exchange, 84 Avenue, 80 Avenue, 76 Avenue and 72 Avenue).

- Maintaining the integrity of five neighbourhood plans in the eastern portion of Willoughby (Yorkson, Williams, Smith, Central Gordon Estate and Southeast Gordon Estate) given that these are outside of the bus rapid transit corridor and the existing planning and development contexts remain relevant. Proposed neighbourhood plan amendments would provide for future SSMUH development and streamlining of land use designations for ease of interpretation and implementation.

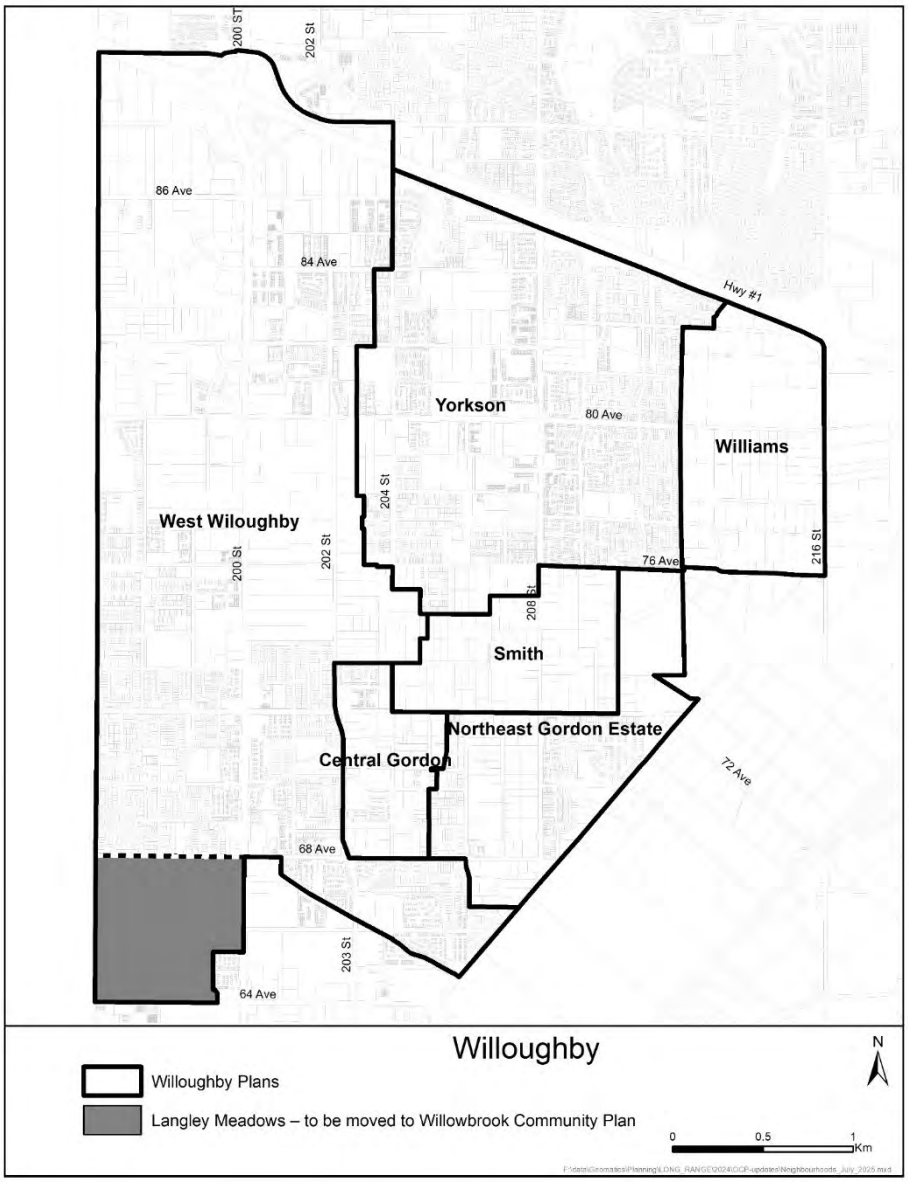


Figure 2 – Proposed West Willoughby Transit-Oriented Development Corridor and Retained Neighbourhood Plan Areas in East Willoughby

Community Engagement

Community engagement on the 2025 OCP update has built upon previous public input from 200 Street 2040 and LEC 2040, which were undertaken during 2023 and 2024. During 2025, the engagement process is being undertaken in three parts:

1. Project Launch (January – April)
    - Objectives / Key Messages:
        - Build public awareness about the OCP and the purpose of community and neighbourhood plans and inform the public about amendments to the LGA and requirements for municipal plan updates
        - Outline next steps and ongoing engagement opportunities

- Engagement Methods:
  - Update web pages regarding the OCP and proposed updates
  - Set-up tri-fold information displays at Walnut Grove Community Centre, WC Blair Recreation Centre, Civic Facility, Aldergrove Community Centre and George Preston Recreation Centre to drive visitor traffic to tol.ca

2. Policy Directions (May)
   - Objectives / Key Messages:
     - Share information about changes to the LGA and the required municipal plan updates
     - Outline key policy objectives and directions related to land use, housing and climate action
     - Provide information about draft hazard development permit area
     - Share information about the WCP update
   - Engagement Methods:
     - Four Open Houses
       - Aldergrove Athletic Park, Rotary Field House (May 6)
       - West Langley Hall, Walnut Grove (May 8)
       - Langley Events Centre, Willoughby (May 12)
       - Murrayville Community Memorial Hall (May 13)
     - Online information boards and online feedback form
   - Outreach:
     - 260 total attendees at four Open Houses; 13 social media posts and ads
     - 641,384 combined post impressions from social media, representing a reach of 203,453 users and 1,265 combined link clicks

Refer to Attachment A: Consultation Summary Report for a summary and key comments from the May 2025 engagement.

3. Draft Plan Amendments (September)
   - The focus of the fall 2025 engagement will be twofold: (1) proposed amendments to the OCP and respective community plans largely in response to LGA requirements; and (2) draft Willoughby Community Plan – based on the consolidation of five neighbourhood plans in the western portion of Willoughby into one transit-oriented development corridor with more intensive development focused in five station areas while maintaining the integrity of five neighbourhood plans in the eastern portion of Willoughby for future greenfield and infill development opportunities.
   - Tentative dates for four Open Houses are: Walnut Grove and Aldergrove (September 11 and 22 respectively); and Langley Events Centre (September 23 and 25). Event details and timing are to be confirmed. Staff are also planning virtual public meetings with online information boards and feedback forms.

Respectfully submitted,

Jessica Brodeur
SENIOR PLANNER
for
COMMUNITY AND POLICY PLANNING DIVISION

ATTACHMENT A OCP Update Consultation Summary Report

ATTACHMENT A



Consultation Summary

Official Community Plan Update
Spring 2025

Township of Langley

June 2025

Introduction

Official Community Plan Update Background

In November 2023, the Province of British Columbia amended the *Local Government Act* (LGA) via Bills 44, 46 and 47 intended to provide more housing supply. Bill 44 includes requirements for local governments to plan for housing proactively. Per the legislation, local governments must update their Housing Needs Reports to forecast housing needs over 20 years and update their Official Community Plans (OCP) to reflect the Housing Needs Report, with the first review and update completed by December 31, 2025.

Starting in the fall of 2024, the Township began the process to update to the Official Community Plan, including associated updates to Community and Neighbourhood Plans to align with the LGA. The overall goals for the OCP update are to:

- Integrate Provincial housing legislation, including small-scale multi-unit housing (SSMUH)
- Update the Willoughby Community Plan
- Meet commitments to intergovernmental requirements
- Improve resilience to natural hazards and climate change
- Effectively engage the community

Consultation Overview

The primary communications and engagement goals of the OCP update are to:

- Inform Township of Langley residents about the Provincial requirement to update the OCP, specifically small-scale multi-unit housing.
- Introduce and summarize the role of the OCP.
- Inform residents about impacts from Provincial policies on Community and Neighbourhood plans.
- Consult the public on Willoughby Community Plan changes, additions, and consolidations, including the introduction of SSMUH, the 200 Street corridor plan, transit station area plans, and infill areas.

Engagement and consultation activities are planned per the following process:

Part 1: OCP 101 (Project Launch)

Timeframe: January - April 2025

Engagement Methods:

- Update existing and launch new web pages related to OCP update and information
- Introduce “tri-fold” information boards at key Township locations:
    - Walnut Grove Community Centre
    - WC Blair Recreation Centre
    - Civic Facility
    - Aldergrove Community Centre
    - George Preston Recreation Centre

Key Messages:

- Build awareness of the OCP and educate members of the public about the role of Community and Neighbourhood Plans
- Inform members of the public about the changes to the LGA and implications on Township plans
- Outline next steps

Part 2: Policy Directions

Timeframe: May 2025
Engagement Methods:

- Four Open Houses, in communities across the Township
  - May 6 – Aldergrove Athletic Park, Rotary Field House
  - May 8 – West Langley Hall, Walnut Grove
  - May 12 – Langley Events Centre, Willoughby
  - May 13 – Murrayville Community Memorial Hall
- Online feedback form
- Online information boards

Key Messages:

- Information on the changes to the LGA and the Township's response and direction
- Key policy objectives and directions related to housing, climate action, and land use
- Information about new Development Permit Areas
- Information on the Willoughby Community Plan update

Part 3: Official Community Plan Draft Policy Updates

Timeframe: September 2025
Engagement Methods Planned:

- Two Open Houses
  - Aldergrove
  - Walnut Grove
- Online "drop-in office hours" virtual meetings
- Online feedback form
- Online information boards

Key Messages:

- Share draft updated policy language in Community/Neighbourhood Plans to integrate SSMUH
- Share draft updated land use maps
- Share new policies related to housing, climate action, and land use
- Share new DPAs

Part 4: Willoughby Community Plan Draft Updates

Timeframe: September 2025
Engagement Methods Planned:

- Two Open Houses at Langley Events Centre
- Online "drop-in office hours" virtual meetings
- Online feedback form
- Online information boards

Key Messages:

- Share new Willoughby Community Plan land use, policies, and maps

Open Houses

Overview

Four Open Houses were held across the Township in early May 2025.

The Open Houses were promoted online and in print. The main OCP Update webpage, **tol.ca/ocpupdate**, received 2,910 page visits from April 1 – June 1. The engagement was also promoted at **tol.ca/engagetol**. Promotion for the Open Houses included:

- Township website homepage news post feature on April 16
- Listing in the tol.ca online events calendar
- 4 geographically targeted paid ads on Facebook/Instagram
- 1 Township-wide paid ad on Facebook/Instagram
- 1 Township-wide paid ad on LinkedIn
- 4 free posts on March 31
- 3 free posts on May 4
- 3 ads in the Langley Advance Times and Aldergrove Star on April 9, April 30, and May 7
- Promotion in the Township eNewsletter on April 9, April, 30, and May 7
- Tri-fold boards displayed in Community and Recreation Centres in the Township
- Promotion on the TV screens in Community and Recreation Centres and Civic Facility

The results of the promotion included 641,384 total combined post impressions from social media, a reach of 203,453 users, 1,265 total combined link clicks, and 13 social media posts and ads.

A total of 260 Open House attendees came to the events.

Public Input

The objective of the Open Houses was primarily to educate and inform the public about the key changes to legislation that impact the Township of Langley, including the introduction of SSMUH. Staff sought inputs on key policy direction changes on the topics of housing, climate action, hazard DPAs, and a special section specifically about the updates to the Willoughby Community Plan.

Housing

Staff received over 60 comments about the housing policy directions over the course of the four Open Houses. The top three topics related to housing were:

1. Affordable Housing (21 related comments)
2. Housing Design (14 related comments)
3. Special Needs Housing (12 related comments)

Other topic themes included social programs and amenities related to housing, housing policies and regulations, and residential parking.

Affordable Housing

Affordable housing inputs included comments about rent geared to income, alternative construction methods to provide expedited homeless and emergency shelters (“container housing”), subsidized non-market/social housing for low-income households, inclusionary zoning in new development, affordable small-scale multi-unit

housing, and the location of affordable housing in relation to other community services such as healthcare and amenities.

Some representative comments about affordable housing include:
"We need continued options for lower income folks: seniors, people with disabilities, etc."
"More deeply subsidized renting non market housing options"
"Rent geared to income"

Housing Design
Housing design comments included considerations regarding landscaping, tree retention and greenery, and neighbourhood character. Some representative comments about housing design include:
"The more land covered by roofs, cement, and pavement the more water issues and flooding"
"Require all developers to submit landscape plans (especially trees) and a quick turnaround on planting and maintaining new growth"
"Areas of importance: bike lanes, aesthetic harmonizing with surroundings, parking for density"

Special Needs Housing
Comments related to special needs housing included consideration for the diverse needs of households in Langley including families with children, seniors, residents with health care and disability support needs, renters, and low-income households. Some representative comments about special needs housing include:

"Incentives and loans to existing home owners to provide rental housing"
"Increase seniors housing and care units especially low income"
"Please don't forget people with disabilities! They need a safe and happy home too"

Climate Action
Staff received 44 comments related to climate action policies in the OCP over the four Open Houses. The top four topics related to climate action were:

1. Trees (12 related comments)
2. Natural Areas/Conservation (7 comments)
3. Streams/Water Protection (7 comments)
4. Transportation (7 comments)

Other topic themes included landscapes, agriculture, energy and emissions, and policy.

Trees
The considerations for trees related to climate action included primarily protecting and enhancing the Township's urban tree canopy. Some representative comments related to trees were:
"Plan for treed areas in denser complexes - contact with nature is essential"
"The lots need to provide space for trees and permeable surfaces to enable the water table to replenish. Also trees help prevent floods and erosion and clean air"
"Retain just a few large trees per development. They really do retain the character of the neighbourhood."

Natural Areas/Conservation
A theme in the climate action comments was to preserve and enhance natural spaces including passive parks, wildlife habitat, wetlands, and forest. Some representative comments related to natural areas were:
"Save natural streams, wetlands, and natural habitat - it all aids in climate change mitigation"

"Green spaces in underserved areas (equity focused)"
"More greenspace"

Streams/Water Protection
The protection of Langley's waterways and streams was a priority expressed in the comments. Some representative comments include:
"Do not cover creeks and rivers to build over"
"Saving the wetlands and salmon bearing streams"

Transportation
Comments relating to transportation in Langley showed a desire to consider vehicle, transit, bicycle, and pedestrian connectivity and the resulting climate and emissions impacts. Some representative comments include:
"New areas should have a walkable urban core and keep arterial roads on the outside."
"Look at permitting small-scale neighbourhood commercial like corner stores/mixed-use. Consider a pathway to allow mixed-use buildings on corners that are currently zoned single-family, so people can get essentials with fewer car trips."
"Make a transportation plan for the modern reality where people can't afford 2 cars and a quarter acre on one salary. MUPs, greenways."

Hazard DPA
Staff asked for inputs on the general direction of the proposed Hazard DPA, as well as area-specific hazards to target for future studies. From over 30 comments, the most identified hazard by far was flood hazards, followed by slope and other hazards such as wildfires. Key locations identified as flood hazards include:

- 272 Street at 40 Avenue
- 272 Street and 32 Avenue
- Bertrand headwaters/wetlands
- 271 Street and 31A Avenue
- Wright Avenue flood zone
- 88 Avenue at Salmon River
- Allard Crescent
- Gloucester

Considerations to include in the Hazard DPA and subsequent studies included protection of streams and riparian areas, power outage considerations, storm event planning such as atmospheric rivers, future pandemic planning including access to outdoor spaces, and road flooding and runoff.

Willoughby Community Plan Update
Staff took the opportunity to ask for inputs on the new draft structure of the Willoughby Community Plan, which is in its initial phases of drafting. The plan was presented in four areas: Station Areas, Transit Corridor, Infill and Greenfield Areas, and Special Opportunity sites. Members of the public were asked to provide input on the direction for each of these areas. 22 comments were received, with considerations for the following areas:

Station Areas

“Mixed use commercial hubs to create true urban highstreet like communities ie. "Brentwood" Burnaby”
“More tall, mixed-use urban buildings, rather than only high rises and houses”
“People-first not car-first design”

Themes for Station Areas include high-quality urban design and streetscape, amenities, accessibility, and mix of uses.

Transit Corridor

“Reduce 200 Street to walkable scale, not highway”
“Allow mixed-use along the entire corridor”
“Add underpasses under 200 Street for walking/cycling connection”

Themes for the 200 Street corridor include human scale, connectivity east-west across 200 Street, building frontages along the street, and continuous circulation by connecting streets.

Infill and Greenfield Areas

“Allow flexibility in housing types, do not overprescribe where apartments, townhouses, and houses are permitted.”
“Wooded walking routes/trails/playgrounds/green spaces between shrubs”
“Small-scale neighbourhood commercial on ground-floor or basement level.”

Themes included community amenities throughout Willoughby, connectivity between neighbourhoods, and housing diversity.

Special Opportunities

Two special opportunity topics were identified: industrial areas, and mountain views.

Online Feedback Forms

In addition to the in-person Open House comments, an online feedback form was available throughout May to receive inputs on the OCP directions. This was promoted at the Open Houses as well as online and was accompanied by a digital copy of the Open House information boards.

13 feedback forms were received, the majority originating from residents of the Willoughby-Willowbrook community. Relevant themes relating to the OCP policy direction included:

- Multi-modal connectivity in the Township including pedestrian paths, bike lanes, and multi-use paths at the neighbourhood and community level are supported
- Parking options and alternatives including park-and-ride and parking structures at key destinations and transit facilities
- Focusing growth in the urban area to protect the ALR and rural areas, and promote walkable, mixed use centres

Concerns and considerations raised included parking, servicing, infrastructure financing, community and neighbourhood plan update processes and timelines, tree and natural space conservation as they relate to DPA requirements and policy.

Summary and Next Steps

An overview of the OCP and Community and Neighbourhood Plans structure, as well as the drivers for updating key elements and the Township's response to Provincial legislation were communicated widely through online and in-person information sessions. Feedback on key topics was received by staff and will be a part of the planning process for the OCP update as well as the Willoughby Community Plan update.

Draft policies will be shared in the fall 2025 follow-up engagements. This will allow community members an opportunity to see how their inputs were integrated and how policy direction will translate into the draft OCP, Community Plans, and Neighbourhood Plans. Additionally, draft sections of the Willoughby Community Plan and condensed Neighbourhood Plans, as directed by Council, will be provided for feedback at that time.

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JULY 21, 2025 - REGULAR MEETING	**REPORT:**	25-115
FROM:	ENGINEERING DIVISION	**FILE:**	5330-01
SUBJECT:	200A STREET AND 80A AVENUE ROADWORKS		

RECOMMENDATION:

That Council direct staff to include $310,000 in the draft 2026–2030 Financial Plan for consideration of the 200A Street and 80A Avenue Roadworks design.

EXECUTIVE SUMMARY:

On February 3, 2025, at the Regular Meeting, Council directed staff to prepare a report on the potential completion of 200A Street from 80 Avenue to 82 Avenue, incorporating a review of the submission from Ziyi Xu and Alexander Seth dated January 26, 2025.

Rezoning Application No. 100296, for 8146 200 Street, proposes to amend the Willoughby Community and Latimer Neighbourhood Plans to allow increased density and building height, and rezone the site from SR-2 to CD-211 for a mixed-use development. The application is contingent on completing key prerequisites, including the widening of 200A Street and required servicing along the frontage of the property. Construction and funding of local roads are typically completed in accordance with frontage works for development applications per typical procedures and processes. Development Cost Charges (DCCs) are not eligible for local road construction as local roads are not included in the DCC program.

The 200A Street extension and 80A Avenue construction remain partially undeveloped due to varying stages of development along the corridor. Staff have reviewed the necessary works to complete 200A Street and 80A Avenue and prepared a high-level cost estimate of approximately $8.4 million (including land costs) to construct 200A Street and 80A Avenue to a two-lane local road standard with full servicing.

PURPOSE:

To provide Mayor and Council with a recommendation for the potential completion of 200A Street and the initiation of construction for Rezoning Application No. 100296, incorporating a review of the submission from Ziyi Xu and Alexander Seth for Council consideration and adoption pursuant to Council direction from the February 3, 2025, Regular Council Meeting.

BACKGROUND/HISTORY:

On February 3, 2025, at the Regular Meeting, Council passed the following resolution:

> *That staff report to Council regarding the potential completion of 200A Street from 80 to 82 Avenue along with the initiation of construction for Rezoning Application No. 100296, with a review of the submission from Ziyi Xu and Alexander Seth dated January 26, 2025.*

DISCUSSION/ANALYSIS:

Rezoning Application No. 100296 pertains to the property located at 8146 200 Street and proposes amendments to the Willoughby Community Plan and Latimer Neighbourhood Plan to allow increased density and maximum building heights. The application also seeks to rezone the site from Suburban Residential Zone (SR-2) to Comprehensive Development Zone CD-211, for a mixed-use development. The application is subject to the completion of development pre-requisites, including the construction of 200A Street fronting the development and the provision of necessary servicing infrastructure. These pre-requisites, including the construction of 200A Street and required servicing, were completed in advance of the rezoning application being formally approved. Based on the advancement of applications, 200A Street is proposed to extend from 82 Avenue to approximately 80A Avenue and ultimately connect to 201 Street.

This section of 200A Street, south of 82 Avenue, is designated as a local road intended to provide access for residents within the newly constructed area. The proposed extension of 200A Street to 80A Avenue and its connection to 201 Street will enhance local access in the area, as shown on Attachment A. Construction and funding of local roads are typically completed in accordance with frontage works for development applications per typical procedures and processes. Development Cost Charges (DCCs) are not eligible for local road construction as local roads are not included in the DCC program.

The 200A Street extension and 80A Avenue construction remain partially undeveloped due to varying stages of development along the corridor. Planned roadworks include road widening and/or construction to a two-lane local road standard with parking, curb and gutter, concrete sidewalk, and street lighting. Staff also note that the installation of storm and water mains will be required along certain segments to adequately service future development. The table below summarizes the development status and associated servicing requirements for properties within the 200A Street and 80A Avenue corridor.

Address	Development Requirement	Development Status
8161 201 Street	• Half-road construction of 200A Street • New sanitary main extension • New storm main extension	Complete
20030 82 Avenue	• Half road construction of 200A Street	Future development
8146 200 Street	• Full-road construction of 200A Street • New watermain extension, including the section fronting 20030 82 Avenue • New storm main extension	Rezoning Application No. 100296 has passed Third Reading Development requirements completed in advance of the rezoning application being formally approved

Address	Development Requirement	Development Status
8120 200A Street 8117 200A Street	• Full-road construction of 200A Street • New watermain extension • New storm main extension	Complete
8092 200 Street	• Full-road construction of 200A Street • Half-road construction of 80A Avenue • New watermain extension • New storm main extension	Future development
20053 80 Avenue	• Half-road construction of 80A Avenue • New watermain extension • New storm main extension	Future development
20069 80 Avenue	• Half-road construction of 80A Avenue • New watermain extension • New storm main extension	The development application has passed Third Reading

Staff have developed a high-level cost estimate to construct 200A Street, 80A Avenue and associated services in advance of development activities and is summarized in the table below:

200A Street and 80A Ave Roadworks Cost Estimate	
Component	**Estimated Cost**
Roadworks	$2,200,000
Watermain	$1,000,000
Stormwater Main	$700,000
Subtotal	$3,900,000
Property Acquisition Cost	$4,500,000
Total Project Cost	**$8,400,000**

Should Council wish to proceed with this project, staff recommend design funding be considered as part of the 2026-2030 financial plan in the amount of $310,000.

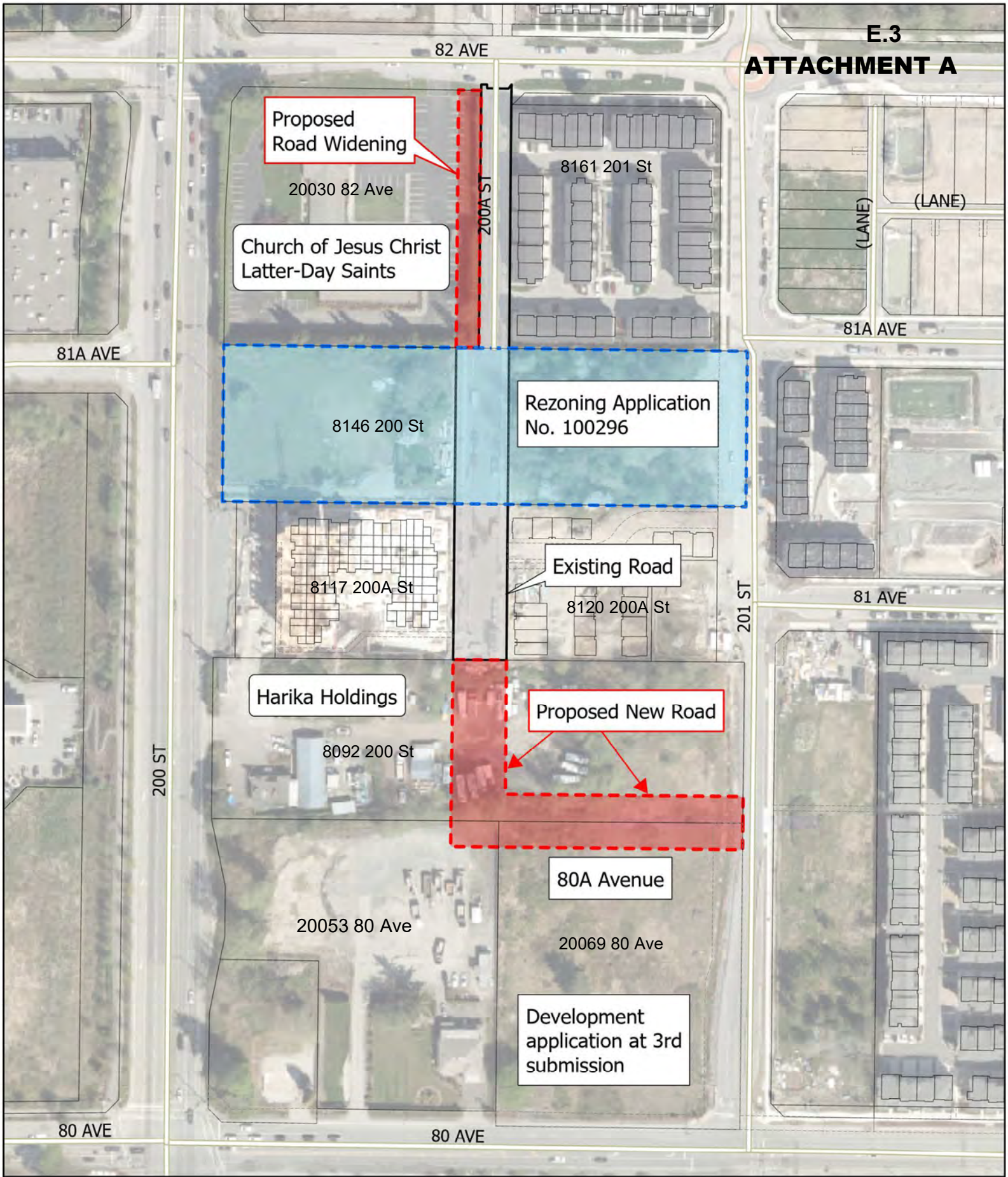
Respectfully submitted,

Daniel Suh
PROJECT ENGINEER
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
COMMUNITY DEVELOPMENT DIVISION	S. Richardson

ATTACHMENT A Site Map of Proposed Roadworks



Township of Langley BC
Est. 1873

Proposed 200A Street Roadworks

Printed Date: Thursday, July 03, 2025

0 10 20 Meters

N

Legend

Rezoning Application

Proposed New Road

The data has been compiled from various sources and is not warranted for accuracy or completeness by the Township of Langley.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 21, 2025 - REGULAR MEETING	**REPORT:**	25-114
FROM:	PUBLIC WORKS DIVISION	**FILE:**	4100-01
SUBJECT:	FORT LANGLEY CENOTAPH RESTORATION		

RECOMMENDATION:

That Council direct staff to install an interim decorative barrier around the Fort Langley Cenotaph as soon as practically possible, and to proceed with restoration efforts following November 11, 2025, at an estimated cost of $19,500 to be funded from the Fort Langley Cemetery Improvements (CEM1008) Capital Project.

EXECUTIVE SUMMARY:

At the April 7, 2025, Regular Meeting, Council directed staff to consult with key community stakeholders regarding the restoration of the Fort Langley Cenotaph. This direction was reaffirmed at the May 26, 2025, Regular Meeting, where staff were also asked to provide a condition report and facilitate a stakeholder engagement session.

In response, Township staff contacted the stakeholders and convened a site meeting on May 2, 2025, at the Fort Langley Cemetery with representatives from the Fort Langley Community Association, Fort Langley Remembrance Day Society, and Langley Heritage Society. The purpose of the meeting was to review the consultant's restoration recommendations and gather feedback on the proposed options.

Stakeholders expressed support for the careful removal, assessment, and stabilization of the monument's upper cross section, viewing it as the most effective way to preserve the monuments historical integrity while addressing the concerns. While restoration was the primary focus, participants acknowledged the potential for a future commemorative plaza, with general agreement that it warrants further exploration in a later phase of site enhancement planning.

Following consultation with the qualified professional, it was confirmed that the restoration work under Option 1 (Attachment A) cannot be completed before November 11, 2025. To ensure public safety and maintain the dignity of the site during Remembrance Day ceremonies, staff recommend the installation of an interim decorative barrier around the cenotaph. This temporary measure will help prevent access to the monument while preserving its visibility and ceremonial importance.

Recommended Option: Proceed with Option 1 (cross stabilization) at an estimated cost of $17,500 and install an interim decorative barrier at a cost of $2,000, for a total estimated investment of $19,500.

PURPOSE:

To present Council with the Fort Langley Cenotaph condition report and stakeholder feedback received as directed at the April 7, 2025, and May 26, 2025, Regular Meetings, and seek approval of the recommended mitigation and restoration plan.

BACKGROUND/HISTORY:

For over a century, Fort Langley Cemetery has stood as a place of heritage and remembrance, where generations have gathered to honor those who sacrificed for our country. The cenotaph, a solemn tribute to the fallen, serves as the heart of Remembrance Day ceremonies each November 11.

The cenotaph in Fort Langley has shifted out of level, placing strain on existing fractures and increasing the risk of structural failure. If left unaddressed, this deterioration could impact future commemorations and the community's ability to pay tribute with the dignity and reverence these heroes deserve. Restoring the cenotaph is essential to preserving its structural integrity and ensuring it remains a respectful site of remembrance.

Staff had previously engaged the services of qualified professionals, who are knowledgeable with expertise in the field of cemetery monument restoration projects, to complete a comprehensive cleaning of the two cenotaphs and to initially assess and identify any potential deficiencies in the structure and safety of the monuments. This resulted in the identification of newly formed fractures and the recommendation to investigate potential restoration options prior to future failure.

At the April 7, 2025, and May 26, 2025, Regular Meetings, Council provided the following direction to staff:

> *April 7, 2025 – Council Resolution:*
>
> *That the staff recommendation, report to Council, and plaza options be referred to the Heritage Advisory Committee, Remembrance Day Committee in Fort Langley, and the Fort Langley Community Association for consultation, feedback and suggestions for Council to consider, And that the referral be amended to also include the Aldergrove Legion.*
>
> *May 26, 2025 – Council Resolution:*
>
> *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.*

DISCUSSION/ANALYSIS:

At the request of local stakeholders, Township staff participated in an engagement session on May 2, 2025, with representatives from the Fort Langley Community Association, Fort Langley Remembrance Society, and Langley Heritage Society. The purpose of the meeting was to review and discuss the consultant's recommendations regarding restoration efforts for the monument. Discussions primarily focused on safety concerns and the restoration of the monument itself. Additional potential enhancements to the broader site were also considered, with agreement that any future development would benefit from continued involvement and input from the stakeholder groups.

Although the primary focus of the engagement session was to review the restoration options, the optional concept of a plaza was also raised during the discussions. Stakeholders expressed interest in the idea as a longer-term enhancement and suggested that it be revisited during a future phase of site improvements. There was general support for keeping the plaza concept under consideration as part of a broader vision for the site.

Township staff have since received written responses from the Fort Langley Remembrance Day Society, Fort Langley Community Association, and the Aldergrove Legion. The Heritage Advisory Committee's next meeting is not scheduled until September 3, 2025, and as such, were not able to provide a recommendation at this time.

The condition report, identified as Attachment A, was also provided to each stakeholder group for comment and response. Based on the responses received from each stakeholder group, the consensus was to proceed with Option 1 as described below:

Option 1: Retaining the existing cross section of the cenotaph will be attempted, the scope of work involved includes:

- careful disassembly of the monument
- transportation to and from the site
- conduct thorough inspection and stress testing of the existing stone to confirm stability
- core, pin, level and epoxy treat the fractured area of the cross.

Estimated Cost: $17,500

Estimated Timeline: three to five months

A summary of the specific feedback provided by each stakeholder group is described below:

Aldergrove Legion:

- Supports proceeding with Option 1 as presented.

Fort Langley Community Association:

- Supports Option 1, if Option 2 is required, they request that all military emblems and insignia be preserved as essential components of the memorial.

Fort Langley Remembrance Day Society:

- Supports Option 1 with the caveat that staff ensure the cross remains in place prior to November 11, 2025.

Heritage Advisory Committee:

- The next scheduled meeting is September 3, 2025; as such, the committee is unable to provide a formal recommendation at this time. However, the committee has expressed a willingness to meet with staff onsite prior to the September meeting to gain a better understanding of the proposed restoration work and provide input.

Based on the feedback provided, staff discussed the timeline required with the consultant, and they indicated that Option 1 cannot be completed prior to November 11, 2025.

Interim Measure:
As an interim measure, it is recommended that Township staff install a temporary barrier consisting of decorative bollards and chain around the base of the mound, similar as shown in Attachment B, to mitigate potential impacts to and from residents and park visitors.

The interim mitigation barrier would be implemented as soon as possible and prior to Remembrance Day while the restoration efforts would proceed after November 11, 2025, to ensure there is no impact to the Remembrance Day Ceremonies and Event.

Financial Implications:

Restoring and enhancing the Fort Langley Cenotaph is a critical investment in preserving the Township's history and ensuring a meaningful space for remembrance. Staff are proposing that rehabilitation of the cenotaph and the installation of the decorative barrier be undertaken out of the existing Fort Langley Cemetery Improvements (CEM1008) Capital Project. The options presented in the Condition Report Attachment A and their estimated costs have been outlined in the table below:

Restoration Options	**Estimated Cost**
Interim Mitigation: Decorative Barrier	$2,000
Option 1: Cross Stabilization	$17,500
Option 2: Cross Replacement	$25,000
Option 3: Full Monument Replacement	$35,000

The estimated cost for installation of the interim decorative barrier and proposed restoration Option 1 is $19,500.

Respectfully submitted

Hakim Bismel
INFRASTRUCTURE ASSETS MANAGER
for
PUBLIC WORKS DIVISION

ATTACHMENT A Cenotaph Condition Assessment Report

ATTACHMENT B Historic Photo of the Fort Langley Cenotaph with Barrier

Email: info@stonemarks.com
Phone: 604.628.9422

Fort Langley Cenotaph Assessment Report

Prepared May 25, 2025

Executive Summary

Stonemarks engraving conducted a detailed cleaning, revitalization and visual assessment of the Fort Langley and Murrayville Cenotaphs on behalf of the Township of Langley. During the assessment we noted various fracture points along the cross section of the Fort Langley Cemetery, both historical and more recently formed. Upon further investigation of the fractures, it was noted that these fractures are related to similar fractures on both the Murrayville and Chilliwack monuments. It is our opinion that all three crosses were likely hewn from the same block.

The Fort Langley cross has a prominently visible previous complete failure. This historic failure has been grouted in place, but any further protective precautions have not been confirmed during this assessment, as confirmation of historic pinning would require removal of the stone cross. As with all stone monuments it is possible that the alteration and removal of the cross for verification of pinning may result in failure of the cross, rendering the piece unable to be utilized or salvaged.

In the interest of public safety, it is our recommendation to install a fence or barricade surrounding the mound to mitigate potential safety concerns and impact from the monument if it were to fail, until such time as the presence of stability pins have been confirmed.

The cross is also out of level, exacerbating the stress placed on the existing fractures, this can drastically increase the potential for unpredictable failure.

Potential additional factors that may impact the stability and safety of the monument include excessive vibration from adjacent roadways and construction, changes of temperature and age.

Site Assessment Summary

The ground penetrating radar indicated the existence of a suspected foundation for the monument that may extend approximately 1 metre in depth and approximately 0.45 metres outward from all sides of the monument. However, it is also noted that it is unlikely the foundation included any reinforcement such as rebar.

Two main cracks in the cross section as well as several smaller aesthetic fractures were observed throughout the monument.

The monument was assessed to confirm the level and was noted to have a distinct lean causing additional stress on the existing and historical fractures and suggesting potential for mitigation such as fencing.





Email: info@stonemarks.com
Phone: 604.628.9422

The ground penetrating radar also appears to include an excavated portion, indicating it may be possible that the foundation was placed, which may cause some loose or disturbed sections to become vulnerable to movement over time.

Restoration Overview

Option 1: Retention of the Existing Cross

Retaining the existing cross section of the cenotaph will be attempted, the scope of work involved includes:

- careful disassembly of the monument
- transportation to and from the site to our shop
- conduct thorough inspection and stress testing of the existing stone to confirm stability
- Core, pin, level and epoxy treat the fractured area of the cross.

Please note, there is potential for total failure of the cross section. In the event total failure occurs during the disassembly process, replacement may be deemed necessary.
Estimated Cost: $17,500
Estimated Timeline: 3 to 5 months

Option 2: Replacement of the Existing Cross

Replacing the existing cross section of the cenotaph may be unavoidable due to aging and weathering of the existing stone cross, the scope of work involved in replacement includes:

- careful disassembly of the monument
- sourcing the closest possible match to the original granite from our suppliers
- ordering the block hewn to the size required according to the original cross
- cut, carve and shape the granite to match the original dimensions of the cross
- attach existing military emblems and insignia from the original cross
- Pinning and securing the new cross to the existing base

Estimated Cost: $25,000
Estimated Timeline: 6 to 8 months

Option 3: Replacement of the Monument

Replacing the existing cross section of the cenotaph may be unavoidable due to aging and weathering of the existing stone cross, the scope of work involved in replacement includes:

- Disassembly and removal of the monument
- sourcing the closest possible match to the original granite from our suppliers
- ordering the three sectional blocks hewn to the size required according to the original dimensions
- cut, carve and shape all sections of the granite to match the original dimensions of the monument
- attach existing military emblems and insignia from the original cross, engrave all sections to match historic engravings

Estimated Cost: $35,000
Estimated Timeline: 6 to 8 months

Email: info@stonemarks.com
Phone: 604.628.9422

Recommendations

The Fort Langley Cenotaph is a vital historical and cultural landmark. Due to the visible deterioration and potential structural risks, it is imperative to act promptly to restore or replace the monument as required.

To ensure the ongoing safety of residents, and retain the historical significance of the monument, it is our recommendation to proceed with option 1 at the earliest convenience. The approach outlined in this report ensures that heritage preservation, public safety, and long-term durability remain the core priorities fort his project.

We remain available to assist with coordination, site supervision, and milestone reviews as the project progresses.

Limitations:

This report has been prepared by Stonemarks Engraving, for the benefit of the client in accordance with the agreement between the client and Stonemarks Engraving. The information, recommendations, data and conclusions contained in this report are subject to the scope, schedule, limitations and other constraints agreed with the client. The qualifications and recommendations contained in this report represent Stonemark Engraving's professional judgment in respect to the limitations and industry standards. This report may be based on information provided to Stonemarks Engraving which has not been independently verified, has not been updated since the date this report was issued, and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued. Stonemarks Engraving is entitled to rely upon the accuracy and completeness of the information that was provided and has no obligations to update such information.

ATTACHMENT B



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 21, 2025 - REGULAR MEETING	**REPORT:**	25- 120
FROM:	PUBLIC WORKS DIVISION	**FILE:**	0810-30
SUBJECT:	PORTABLE EVENT SEATING - TARIFFS		

RECOMMENDATIONS:

That Council approve additional funding for the Portable Event Seating procurement in the amount of $63,000 from the Capital Projects Reserve for payment of Canadian Government counter-tariffs on the purchase.

That Council direct staff to investigate potential remedies or reimbursement options from the Federal Government to re-coup amounts being charged to the contractor and suppliers of the Township of Langley by the Canadian Government's counter-tariffs initiatives.

EXECUTIVE SUMMARY:

The Township of Langley is beginning to receive supplier, and contractor claims for various procurement items arriving from the United States which are subject to Canada's counter-tariffs when crossing the border into Canada. Where possible and within procurement guidelines and policy, the Township is sourcing Canadian or other alternative products, however with certain items it is not possible due to either existing contracts, timing of supply, or a lack of alternatives.

Council recently approved the purchase of two portable seating units, and due to the steel and aluminum content, Canadian counter-tariffs apply in the amount of $63,000. The best information available at the time of purchase indicated that the counter-tariffs would not be applicable, however they have since been added. In this case there is no contingency available as the purchase price required the full budget amount previously approved.

Staff have been investigating potential remedies or reimbursement options from the Federal Government to re-coup amounts being charged to the contractor and suppliers of the Township of Langley by the Canadian Government's counter-tariffs initiatives. A process is currently available for importers to apply for in the following limited situations:

Requesting Remission of Tariffs:

1. To address situations where goods used as inputs cannot be sourced domestically, either on a national or regional basis, or reasonably from non-U.S. sources.

2. To address, on a case-by-case basis, other exceptional circumstances that could have severe adverse impacts on the Canadian economy.

It is a process, with no guarantee of relief.

Staff will continue to pursue options to potentially provide relief from tariffs that are unavoidable due to timelines constraints, existing contracts, or a lack of viable alternatives.

Township of Langley Capital Project Description						
Project Title:	Portable Event Seating - Tariffs					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$63,000				
Budget Remaining						
Total Projected Cost		$63,000				

Project Description *(Phased Project)	Portable Event Seating - Tariffs
Project Justification and Consequences of Not Proceeding *(Phased Project)	As per Council Report July 21, 2025

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

Length of Project (years):	1	Initial Year of Approval:	

Township of Langley Capital Project Description						
Project Title:	Portable Event Seating - Tariffs					
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						
Capital Projects Reserve:		$63,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$0**				

Total Currently Unfunded		**$63,000**				

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Respectfully submitted,

Aaron Ruhl
DIRECTOR
for
PUBLIC WORKS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
MUNICIPAL ADMINISTRATION	J. Winslade

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JULY 21, 2025 - REGULAR MEETING	**REPORT:**	25-118
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	6125-20-FLAN1
SUBJECT:	FORT LANGLEY COMMUNITY PARK IMPROVEMENTS		

RECOMMENDATIONS:

That Council direct staff to proceed with completing detailed design for Fort Langley Community Park improvements and authorize the use of up to $150,000 from the Capital Projects Reserve towards this detailed design and to be procurement ready.

That Council refer the preliminary estimated funding request of $3.35M for construction of Fort Langley Community Park improvements to the 2026-2030 Capital Budget process.

EXECUTIVE SUMMARY:

At the May 26, 2025 Regular Meeting, Council directed staff by resolution to proceed with preliminary design and costing estimates for Fort Langley Community Park including the parkour gym, playground and accessible pathways for consideration in the 2026 budget process.

To assist with anticipated timelines for the project, staff provide the following estimated durations for project works to be completed dependant on dates of approval and direction from Council on the scope of works:

- Site investigations (survey, geotechnical) – one month
- Detailed design and contract document preparation for procurement – four months
- Procurement – minimum six weeks
- Construction – four to six months dependant on play and parkour equipment lead times.
- Surface works– one to two months in dry weather plus grass establishment.

Staff could have the project ready for procurement as early as January 2026 depending on Council budget approval and available funding sources.

If the referred project of $3.35M were to be approved a part of the 2026 capital budget, an annual maintenance budget adjustment of $35,000 will be required beginning in 2027 for the recommended scope of work.

PURPOSE:

The purpose of this report is to make recommendations to Council regarding Fort Langley Community Park improvements.

BACKGROUND/HISTORY:

At the May 26, 2025 Regular Meeting, Council passed the following resolution:

"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 including the Parkour Gym, Playground, and accessible pathways within the 2026 Budget Envelope."

DISCUSSION/ANALYSIS:

Based on the areas shown in the previously presented concept plan for Fort Langley Community Park (Attachment A) and the scope descriptions below, staff have utilized unit prices derived from current industry trends to estimate construction costs. Added to these estimates are percentages for additional consultants required for detailed design and construction contingencies.

Parkour Gym

An outdoor parkour gym will be constructed near the washroom building as shown in the concept plan. This gym will provide climbing, jumping and running challenges for a range of ages and abilities but focus on youth with robust structures and suitable safety surfacing.

Playground

The existing playground will be replaced with new play features and accessible safety surfacing. New features will focus on increasing play value and accessibility throughout the play area. Surrounding and integrated with the play area will be seating opportunities and tables. Special care will be taken to integrate within the forest clearing also considering impact to the trees.

Accessible Pathways

Existing park pathways are a variety of widths and surface materials including granular aggregate and asphalt. Widening pathways to 3m and upgrading granular surfaces will increase accessibility. Special care will be taken under mature trees to prevent root damage and allow for future tree growth without impact to the trail surfaces.

Township of Langley Capital Project Description						
Project Title:	Fort Langley Community Park Improvements Detailed Design					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$150,000				
Budget Remaining						
Total Projected Cost		$150,000				

Project Description *(Phased Project)	Fort Langley Community Park Playground Improvements Detailed Design
Project Justification and Consequences of Not Proceeding *(Phased Project)	As per Council Report July 21, 2025

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

Length of Project (years):	1	Initial Year of Approval:	

Township of Langley Capital Project Description						
Project Title:	Fort Langley Community Park Improvements Detailed Design					
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						
Capital Projects Reserve:		$150,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$0**				
Total Currently Unfunded		**$150,000**				

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Respectfully submitted,

Scott Groves
DIRECTOR, CORPORATE PROJECTS
for
CORPORATE PROJECTS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
PUBLIC WORKS DIVISION	J. Storey

ATTACHMENT A Fort Langley Community Park Proposed Plan July 2025




PLAYGROUND


PLAYGROUND


PARKOUR GYM

FORT LANGLEY COMMUNITY PARK PROPOSED PLAN

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 21, 2025 - REGULAR MEETING	**REPORT:**	25-121
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	6125-20-WCOM1
SUBJECT:	WILLOUGHBY COMMUNITY PARK FUNDING RE-ESTABLISHMENT		

RECOMMENDATION:

That Council re-establish funding for the Willoughby Community Park Bocce Court Covers project in the amount of $22,462 and the Willoughby Community Park Site Improvements project in the amount of $221,084 from the Capital Projects Reserve.

EXECUTIVE SUMMARY:

As part of the 2025 budget process two capital projects were 'closed' prematurely, resulting in the remaining funding being returned to the Capital Projects Reserve.

The projects were both previously approved by Council, purchase orders established, and work is continuing to complete these projects this year. Staff are requesting that the funding be re-established from the Capital Projects Reserve to allow the Township to complete the projects and make the required payments to suppliers and contractors. The two projects are:

WCP1029 - Willoughby Community Park: Bocce Court Covers
$22,462

WCP1030 - Willoughby Community Park: Site Improvements
$221,084

Respectfully submitted,

Scott Groves
DIRECTOR
for
CORPORATE PROJECTS DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 21, 2025 - REGULAR MEETING	**REPORT:**	25-122
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	6125-20-WILL2
SUBJECT:	YORKSON COMMUNITY PARK SOUTH IMPROVEMENTS		

RECOMMENDATIONS:

That Council direct staff to proceed with completing detailed design for Yorkson Community Park South improvements as outlined in this report and authorize the use of $250,000 from the Capital Projects Reserve towards this detailed design and preparation to be procurement ready.

That Council authorize the use of up to $180,000 from the Capital Projects Reserve to proceed with the demolition of the Yorkson Community Park Caretaker's house as soon as vacant.

That Council refer the estimated funding request of $6.7M for construction of the Yorkson Community Park South Improvements contained within this report to the 2026-2030 Capital Budget process.

That Council direct staff to undertake a new public consultation and Township Committee feedback process based on the revised Plan, during a process to be held in the fall of 2025.

That Council allocate $31,000 from the Capital Projects Reserve for the installation of a cricket pitch rectangular strip at Yorkson Community Park South and instruct staff to proceed with design but defer construction until feedback is received by Council in the fall 2025 public consultation process.

EXECUTIVE SUMMARY:

Yorkson Community Park South, north of 80 Avenue and south of 82 Avenue, currently includes temporary gravel parking accessed from 82 Avenue, two grass sports fields, a caretaker's house, and an older bike track area (already approved by Council for replacement this fall), the indoor Tennis Centre (with four outdoor public tennis courts approved by Council for construction this fall), a partial trail, but with limited other park amenities. YCP North, from 82 Avenue to 84 Avenue has seen numerous significant projects undertaken to complete that portion of the park, the last of which will open in Fall of 2025.

The proposed new development of YCP South includes the new north-south access lane connecting 80 Avenue to 82 Avenue, approximately 100 paved parking stalls, serviced park washrooms, an 82 Avenue drop off plaza, a picnic area, nature play children's playground, an oval fields-perimeter pathway, a cricket pitch rectangular strip between the existing grass playing fields, and all necessary site servicing utilities (sanitary, storm, water, electrical).

To assist with anticipated timelines for the project, staff provide the following estimated durations for project works to be completed dependant on dates of approval and direction from Council on the scope of works:

- Site investigations (survey, geotechnical) – one month
- Detailed design and contract document preparation for procurement – four months

- Procurement – minimum six weeks
- Construction – beginning following review and award of procurement process

In anticipation of Council approval of design funding now, staff could have the project ready to begin procurement in January 2026.

PURPOSE:

The purpose of this report is to make recommendations to Council regarding possible Yorkson Community Park South development.

DISCUSSION/ANALYSIS:

In February 2008, Council endorsed the Preliminary Conceptual Master Plan for Yorkson Community Park and authorized staff to obtain public input. Through four years of public input and School District 35 facility changes, the plan was modified and updated in 2015 as per Attachment B.

A Request for Proposals was advertised in 2018 and subsequently, the Township entered a Lease Agreement with a service provider to design, construct and operate an indoor tennis facility, which opened for operation in 2021. The ultimate design of this indoor facility and further consultation with local stakeholders has resulted in modifications to the original 2015 plan. These developments, current Council approved capital projects, and further public feedback has resulted in a proposed WCP South park plan as per Attachment A.

The proposed 2025 YCP South Concept Plan includes:

General Park Improvements

- Construction of a two-way vehicle lane connecting 80th Ave to 82nd Ave, with approximately 100 reverse-in, angled paved parking stalls, lighting and a paved drop-off area for the oval grass playing fields that eliminates the existing gravel hammerhead condition
- A new plaza at the 82 Avenue entrance and drop off area with a drinking fountain and seating areas for waiting
- A 0.5 km walking perimeter loop path around the existing grass oval fields
- Connection of the Yorkson Creek East Trail from 80 Avenue to 82 Avenue
- Additional 600 linear meters of accessible park trails and walkways
- A washroom building with four individual washrooms and mechanical room
- New site utility service lines including sanitary, storm and water

Children's Play Area

An additional children's play area with:

- 500m^2 safety surfacing
- Accessible and inclusive play equipment focusing on nature play and incorporating wood and other natural materials to provide an alternate play experience from the new playground opening soon north of 82 Avenue
- Shade and seating opportunities for children and adult's providing supervision
- Drinking fountain and misting cooling station

Picnic Area

A passive recreation area that could include:

- Multiple small group picnic sites with covered tables
- Shade trees
- Accessible pathways
- Close access to the park washroom

Cricket Pitch

Public demand for cricket facilities is growing throughout the Township. The adjacent grass fields at Yorkson Community Park are physically suitable for the required dimensions of cricket play. Cricket has not been included in previous park concept plans and therefore staff recommend approval of the budget amount required for the upgrade, but public consultation before proceeding with installation.

Caretakers House

The existing Park Caretaker has provided notice that they will be no longer providing the contract services and vacating the property as of later this summer. Staff recommend taking advantage of this opportunity to create a different contractor arrangement for the services required (and no longer provide living space), and therefore recommend that Council authorize the use of up to $180,000 from the Capital Projects Reserve to proceed with the demolition of the Yorkson Community Park Caretaker's house as soon as vacant.

Township of Langley Capital Project Description						
Project Title:	Yorkson Community Park South Improvements Detailed Design					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$250,000				
Budget Remaining						
Total Projected Cost		$250,000				
Project Description *(Phased Project)	Yorkson Community Park South Improvements Detailed Design					
Project Justification and Consequences of Not Proceeding *(Phased Project)	As per Council Report July 21, 2025					

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

Length of Project (years):	1	Initial Year of Approval:	

Township of Langley Capital Project Description						
Project Title:	Yorkson Community Park South Improvements Detailed Design					
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						
Capital Projects Reserve:		$250,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$0**				
Total Currently Unfunded		**$250,000**				

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Township of Langley Capital Project Description						
Project Title:	Yorkson Community Park Caretaker House Demolition					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$180,000				
Budget Remaining						
Total Projected Cost		$180,000				

Project Description *(Phased Project)	Yorkson Community Park Caretaker House Demolition
Project Justification and Consequences of Not Proceeding *(Phased Project)	As per Council Report July 21, 2025

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

Length of Project (years):	1	Initial Year of Approval:	

Township of Langley Capital Project Description						
Project Title:	Yorkson Community Park Caretaker House Demolition					
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						
Capital Projects Reserve:		$180,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$0**				

Total Currently Unfunded		**$180,000**				

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Township of Langley Capital Project Description						
Project Title:	Yorkson Community Park Cricket Pitch					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$31,000				
Budget Remaining						
Total Projected Cost		$31,000				

Project Description *(Phased Project)	Yorkson Community Park Cricket Pitch
Project Justification and Consequences of Not Proceeding *(Phased Project)	As per Council Report July 21, 2025

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

Length of Project (years):	1	Initial Year of Approval:	

Township of Langley Capital Project Description						
Project Title:	Yorkson Community Park Cricket Pitch					
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						
Capital Projects Reserve:		$31,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$0**				

Total Currently Unfunded		**$31,000**				

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Respectfully submitted,

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

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

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

ATTACHMENT A 2025 YCP South Improvements

ATTACHMENT B 2015 YCP Preliminary Concept Plan



Township of Langley
Est. 1873

N

YORKSON COMMUNITY PARK - SOUTH

Township of Langley
Est 1873

Yorkson Community Park

Preliminary Concept



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 21, 2025 - REGULAR MEETING	**REPORT:**	25- 119
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	6125-20-NBOO1
SUBJECT:	NOEL BOOTH COMMUNITY PARK IMPROVEMENTS		

RECOMMENDATIONS:

That Council direct staff to allocate the remainder of the approved funding for the Noel Booth Community Park improvement project for further enhancements to the park, including installation of ball diamond scoreboards, pathway and fieldhouse area surface and landscaping improvements, the improvement of the picnic and pond passive area, and a review of the spectator seating areas.

That Council approve $1.0M for playground improvements at Noel Booth Community Park including accessible surfacing, select play equipment replacement, and additional new play equipment to be funded from the Brookswood Fernridge Community Plan Community Amenity Contribution (BFCAC) fund.

EXECUTIVE SUMMARY:

Beginning in 2023, a revised park plan was approved, and funding was established for Phase 1 works of a long-term Noel Booth Community Park upgrade project. The priority work that was identified (Phase 1a) was completed and opened to the public in spring of 2025. The next portion included the installation of a sanitary lift station and eventual decommissioning of the septic field, which is underway. Following further consultation with park users and review of the site, staff are in a position to recommend the next set of repairs and improvements for the park (Phase 1b) to complete Phase 1 of the project. These recommended upgrades and enhancements include the installation of ball diamond scoreboards, pathway and fieldhouse area surface and landscaping improvements, the improvement of the picnic and pond passive area, and a review of the spectator seating.

For the recommended scope of work, an annual maintenance budget adjustment of $39,906 beginning in 2026, will be presented as a non-discretionary improvement in the 2026-2030 Capital budget process.

PURPOSE:

To get Council direction on the potential expenditure of surplus funds from the Noel Booth Park Improvements project and to approve BFCAC funds to complete additional improvements to the park.

BACKGROUND/HISTORY:

At the July 24, 2023 Regular Council Meeting in response to Report 23-154, Council approved funding for existing field upgrades and overall improvements at Noel Booth Community Park, as Phase 1 of a long term plan for park renewal and enhancement.

The majority of this initial Phase 1 work is complete and has benefited from favourable contractor pricing and limited expenditure of project contingencies. Through detailed design, staff were also able to reduce the requirements of the sanitary lift station and have since procured the construction of that element for significantly less than anticipated. The result of these combined savings is a remaining balance of $935,000 for the Phase 1 project.

DISCUSSION/ANALYSIS:

Staff have identified further park improvements in addition to the original priorities as candidates to utilize this Phase 1 funding balance:

BALL DIAMOND SCOREBOARDS ($200,000)

The initial improvements included electrical upgrades and rough ins for future scoreboards on the two west and two central ball diamonds. The project funding could now purchase and install these four scoreboards.

FIELDHOUSE AREA AND PATHWAYS ($380,000)

Construction of the new sanitary lift and decommissioning of the existing septic field will now allow for landscape improvements near the fieldhouse:

- concrete plaza resurfacing
- landscape retaining wall repairs
- obsolete fencing removal
- accessible pathway improvements
- soft landscape improvements
- regrading and paving of field service/caretaker entrance lane
- asphalt paving of existing gravel pathways

PICNIC AND POND PASSIVE AREA ($355,000)

The existing passive area in the centre of the park includes open lawn, picnic tables, mature trees, and a pond with a fountain. These amenities have aged and would benefit from improvement. The proposed improvements that could be completed now include:

- additional picnic tables with built in canopies for sun and rain protection
- additional accessible pathways
- relocate existing picnic tables to preferred locations
- improve pond water circulation to reduce algae growth
- improve picnic lawn areas with drainage and irrigation

PLAYGROUND IMPROVEMENTS ($1.0M)

The existing playground is a mixture of play equipment with some components recommended for upgrade and replacement. The wood fibre safety surface limits accessibility and should be upgraded to a more accessible surface. In summary, improvements could include:

- accessible surfacing
- select play equipment replacement
- additional new play equipment

Financial Implications:

The recommended improvements would complete the Phase 1 park improvements at Noel Booth Community Park and utilize the remaining funding previously approved, plus the additional $1.0M of BFCAC funding.

An annual maintenance budget adjustment of $39,906 will be presented as a non-discretionary improvement in the 2026-2030 Capital budget process.

Improvement	Annual Maintenance Cost Increase
Fieldhouse Landscape and Priority 1 pathway winter maintenance	$16,715
Picnic and passive area improvements	$5,841
Playground Improvements	$17,350
Total	**$39,906**

Township of Langley Capital Project Description						
Project Title:	Noel Booth Community Park Playground Improvements					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$1,000,000				
Budget Remaining						
Total Projected Cost		$1,000,000				
Project Description *(Phased Project)	Noel Booth Community Park Playground Improvements					
Project Justification and Consequences of Not Proceeding *(Phased Project)	As per Council Report July 21, 2025					

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

Length of Project (years):	1	Initial Year of Approval:	

Township of Langley Capital Project Description						
Project Title:	Noel Booth Community Park Playground Improvements					
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						
Brookswood Fernridge Community Plan Community Amenity Contribution:		$1,000,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$0**				
Total Currently Unfunded		**$1,000,000**				

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Respectfully submitted,

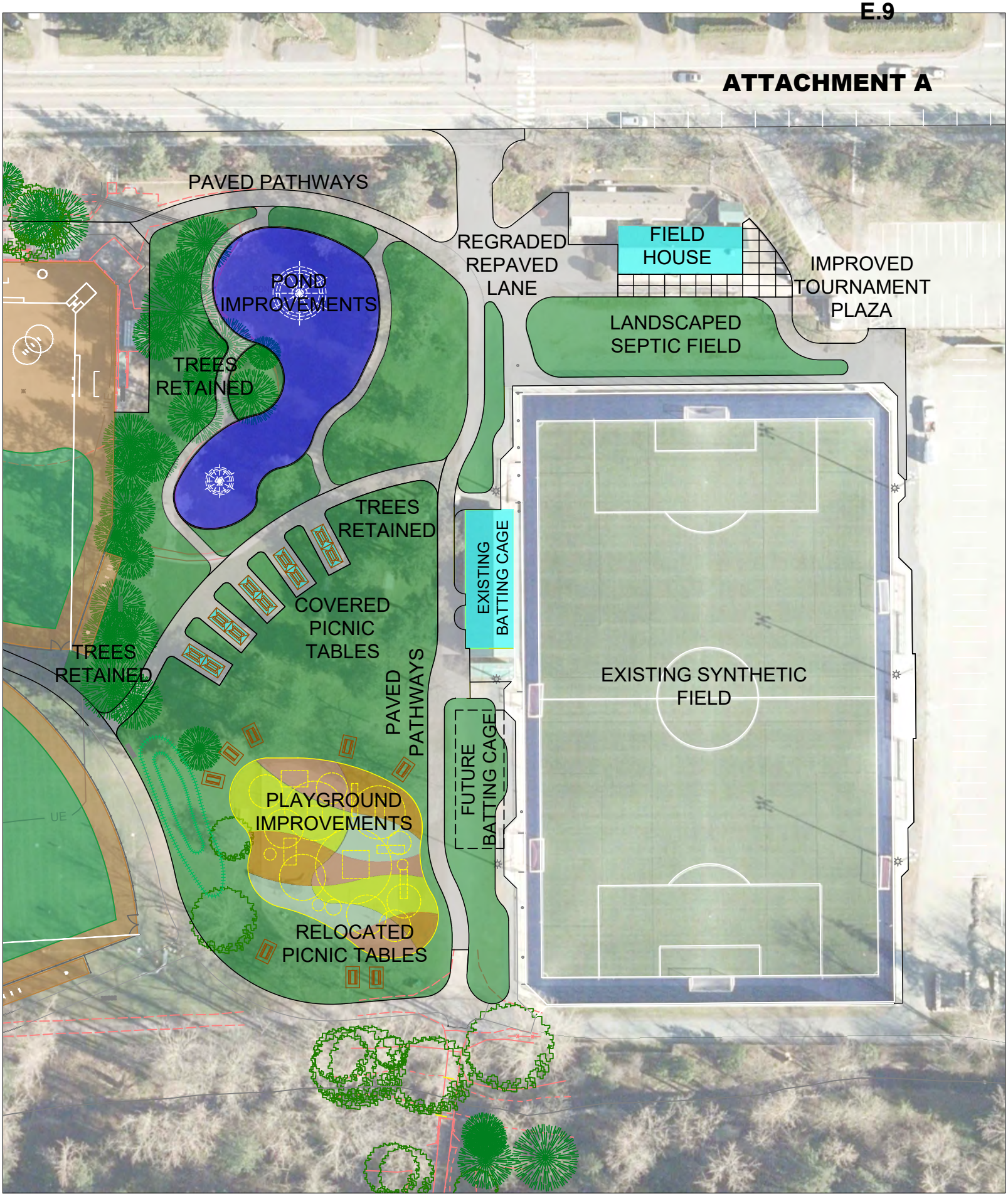
Chris Marshall
MANAGER, PARKS DESIGN AND DEVELOPMENT
for
CORPORATE PROJECTS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
ENGINEERING DIVISION	J. Storey

ATTACHMENT A Noel Booth Community Park Plan (phase 1b improvements)

ATTACHMENT A



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 21, 2025 - REGULAR MEETING	**REPORT:**	25-111
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-33-0112
SUBJECT:	TEMPORARY USE PERMIT APPLICATION NO. 000015 (1339750 BC LTD. / ARCHITECTURE PANEL INC. / 23305 OLD YALE ROAD)		

PROPOSAL:

Temporary Use Permit application to permit parking of commercial vehicles on a temporary basis at 23305 Old Yale Road.

RECOMMENDATION SUMMARY:

That Council consider Temporary Use Permit No. 000015 subject to 11 conditions.

RATIONALE:

Council consideration of a Temporary Use Permit is required to provide for temporary use of 23305 Old Yale Road for parking of commercial vehicles for a period of up to three (3) years.

RECOMMENDATIONS:

That Council consider Temporary Use Permit No. 000015 for property at 23305 Old Yale Road to facilitate parking of commercial vehicles for a three (3) year period and adopt one of the following resolutions:

That Council authorize issuance of Temporary Use Permit No. 000015 for property located at 23305 Old Yale Road for the following uses:

a. Parking of commercial vehicles and accessory office use as indicated in Schedule “A”.

The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley’s Director of Community Development Division:

a. Landscape area and screening provided in substantial compliance with Schedule “B”.
b. Finalization of landscape plan and on-site landscaping being secured by a letter of credit.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
d. Issuance of required Building Permits for the parking lot and any upgrades to the existing residential dwelling for office use.
e. All outdoor storage areas being covered by a dust free surface.
f. The parking area and drive aisles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris onto a highway.
g. Confirmation of sightlines, driveway access and stormwater management (including drainage and grading), and identification and securing of any works required to ensure compliance with the Subdivision and Development Servicing Bylaw 2019 No. 5382.

h. Access shall be limited to right-in/right-out from Fraser Highway only, with no access permitted from Old Yale Road. Provision of a raised planted median consistent with Subdivision and Development Servicing Bylaw 2019 No. 5382 along the site's frontage on Fraser Highway to physically restrict turning movements to right-in/right-out access only is required.
i. Submission of an exterior lighting plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
j. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the Temporary Use Permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.
k. Obtainment of relevant senior government environmental regulatory agency approvals and/or submissions of notifications and provision of copies of approvals/submissions to the Township as applicable.

or

That Council not authorize issuance of Temporary Use Permit No. 000015 for property located at 23305 Old Yale Road.

EXECUTIVE SUMMARY:

The applicant has applied for a Temporary Use Permit for parking of commercial vehicles with an accessory office use on a temporary basis at 23305 Old Yale Road. Should Council authorize issuance of Temporary Use Permit No. 000015, staff recommend that approval be subject to 11 conditions.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council with respect to Temporary Use Permit No. 000015.

REFERENCE:

Owner:	1339750 BC Ltd. 61697 RPO Brookswood Langley, BC V3A 8C8
Legal Description:	Parcel "A" (Explanatory Plan 11213) Lot 3 Section 33 Township 10 New Westminster District Plan 1553
Location:	23305 Old Yale Road
Area:	2.4 ha (6.0 ac)
Existing Zoning:	Rural Zone RU-1
Rural Community Plan:	Small Farms/Country Estates
Agricultural Land Reserve:	Not within the ALR

BACKGROUND/HISTORY:

- In 2018, Council amended the Township of Langley Zoning Bylaw by introducing provisions for Temporary Use Permits (TUP) via Bylaw No. 5419. TUPs allow temporary, conditional use that is otherwise not permitted by a property's existing zoning.
- Bylaw No. 5419 designates lands within the boundaries of the Township that are not located within the Agricultural Land Reserve (ALR) as areas where temporary uses may be permitted by a TUP.
- The subject property is not within the ALR and meets the locational criteria for a TUP to be granted.
- At the July 15, 2024 Regular Meeting of Council, Council directed staff to develop Temporary Use Permit locational and site guidelines for truck parking. The "Commercial Truck Parking Facilities: Application Guide" was endorsed by Council at its December 16, 2024 meeting.

DISCUSSION/ANALYSIS:

- The applicant has applied for a TUP to permit parking of commercial vehicles for a three (3) year period at 23305 Old Yale Road. Temporary Use Permit No. 000015 is included as Attachment C to this report.
- Access to the site is proposed from Fraser Highway with detailed driveway location and design subject to further technical review/finalization prior to issuance of a Building Permit. Access from Old Yale Road is not proposed.
- A watercourse is located on an adjacent property, and a roadside ditch with potential watercourse classification is located along Old Yale Road. As a condition of the Temporary Use Permit, the applicant must obtain all necessary approvals from relevant senior government environmental regulatory agencies, submit required notifications and provide copies of approvals or submissions to the Township. In consideration of the potential environmental requirements staff note the applicant proposes a 10 m (33 ft) landscape buffer along the southern Old Yale Road adjacent portion of the subject site.

Adjacent Uses:

	Existing Use	Rural Community Plan Designation	Existing Zoning
North:	Fraser Highway, beyond which are two properties (a private school and a commercial property)	Small Farms / Country Estates	Civic Institutional Zone P-1, and Service Station Zone C-6
East:	An industrial property	Small Farms / Country Estates	Salvage Industrial Zone M-7
South:	Old Yale Road and ALR boundary, beyond which are two rural properties located within the ALR	Small Farms / Country Estates	Rural Zone RU-1
West:	Three rural properties with single family residences	Small Farms / Country Estates	Rural Zone RU-1

Temporary Use Permit:

- TUPs may be issued for a term of up to three (3) years and may only be renewed once.
- The subject property's existing Rural Zone RU-1 zoning does not permit parking of commercial vehicles with an accessory office as a specific use.
- The applicant indicates that the site will accommodate parking of up to 113 vehicles (84 trucks and 29 passenger vehicles).
- The existing house on the property is proposed to be retained and used as an office to support the use, subject to issuance of a Building Permit.
- The Commercial Truck Parking Facilities Application Guide encourages enhanced buffering, screening, and noise attenuation measures to reduce conflict when adjacent to residential zoned properties. To provide visual screening and separation along the west residential interface, the applicant proposes a 6 m (20 ft) landscape buffer comprised of retained existing mature trees with two rows of tree planting and three rows of shrubs and a 2 m (6 ft) cedar fence.
- Confirmation of sightlines, driveway access and stormwater management (including drainage and grading) and identification and securing of any works required to ensure compliance with the Subdivision and Development Servicing Bylaw 2019 No. 5382.
- Provision of a raised planted median consistent with Subdivision and Development Servicing Bylaw 2019 No. 5382 along the site's frontage on Fraser Highway to physically restrict turning movements to right-in/right-out access only is required.
- Gravel with road base is proposed to be brought on site to accommodate the parking and drive aisles.
- In support of the proposal the applicant has submitted a letter of intent stating the following (Attachment B):

  "*The owner of the above-noted property would like to propose a Truck Parking development (temporary use) located in the Township of Langley with access from the northwest edge of the Site fronting the [Fraser] Highway. With the existing structure (house) proposed to be used as an [administrative] / office facility and will be repurposed to meet the temporary use requirements. This project aims to provide parking spaces for commercial and industrial trucks serving the surrounding*

community. The project consists of 84 truck parking spots and 29 regular parking spots.

… The Landscape plan shows buffers on the perimeter of the site screen the neighbouring areas on each side of the lot are well utilized; sufficient on-grade planting with thick shrubs and trees to provide screening from neighbouring properties.

… The number of employees for the Truck Park facility would be minimal and would likely have one to two full-time employees with personnel dropping and picking up the trucks as required."

- As a condition of the TUP, security is required to ensure that the temporary use is carried out in accordance with the terms and conditions of the TUP (Attachment C). Should the owner fail to comply with the conditions, the Township may retain the security and bring the property into compliance with the Zoning Bylaw.

Tree Protection / Replacement:

- The applicant has submitted preliminary 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
1	1	179	179	n/a	179

- The landscape plans propose plantings of trees, shrubs and groundcovers around the perimeter of the site.
- A 10 m (33 ft) landscape buffer along the southern portion of the site adjacent to Old Yale Road, and a 6 m (20 ft) vegetative screen along west property line adjacent to the neighbouring residential properties is proposed.
- Finalization of landscaping details has been included as a condition of the TUP.

Policy Considerations:

The proposed TUP will facilitate the use of the property for parking of up to 113 commercial vehicles on a temporary basis at 23305 Old Yale Road. Should Council wish to grant the applicant's request, Temporary Use Permit No. 000015 is provided as Attachment C to this report.

Respectfully submitted,

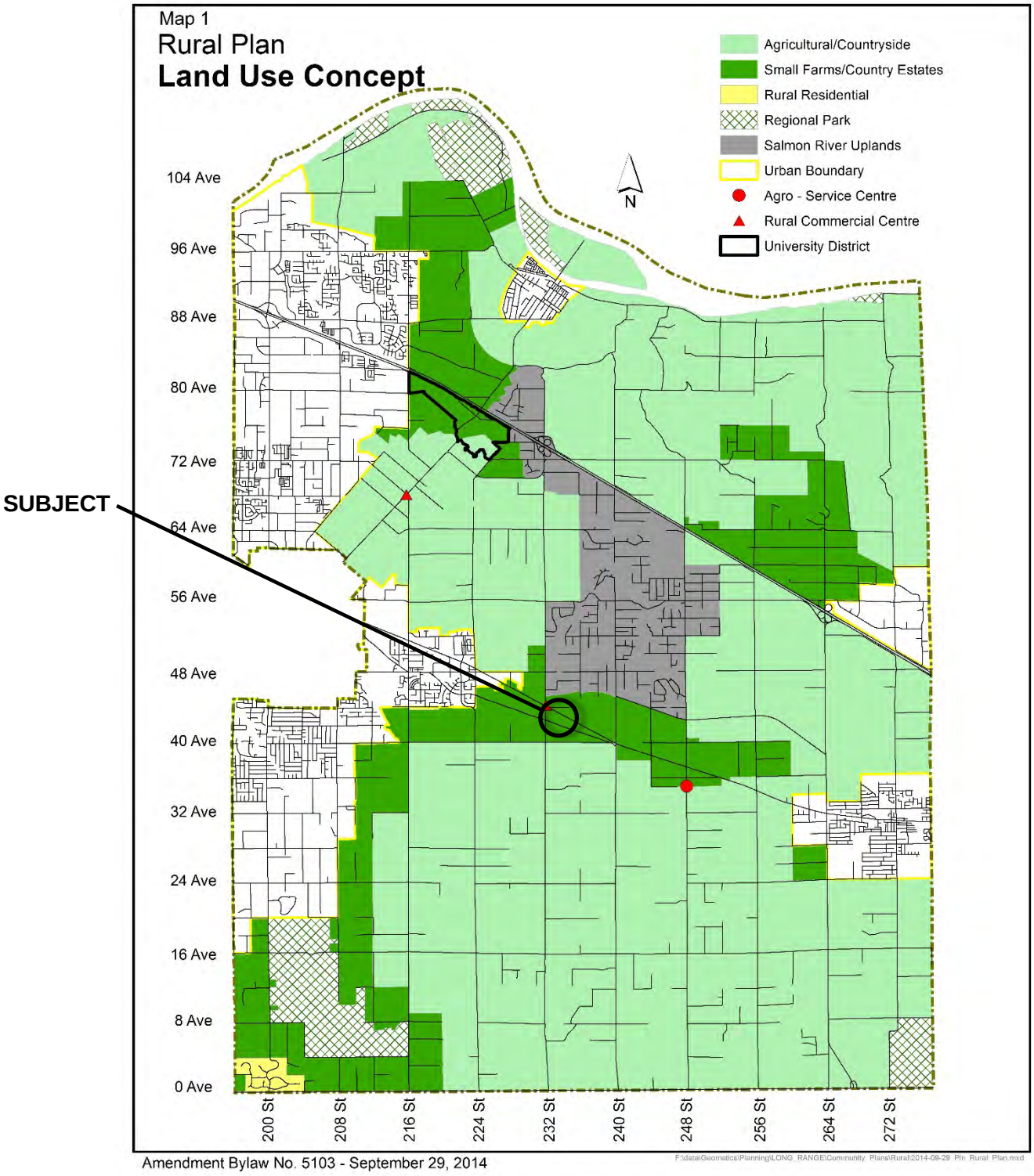
Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics
ATTACHMENT B Letter of Intent
ATTACHMENT C Temporary Use Permit No. 000015

ATTACHMENT A

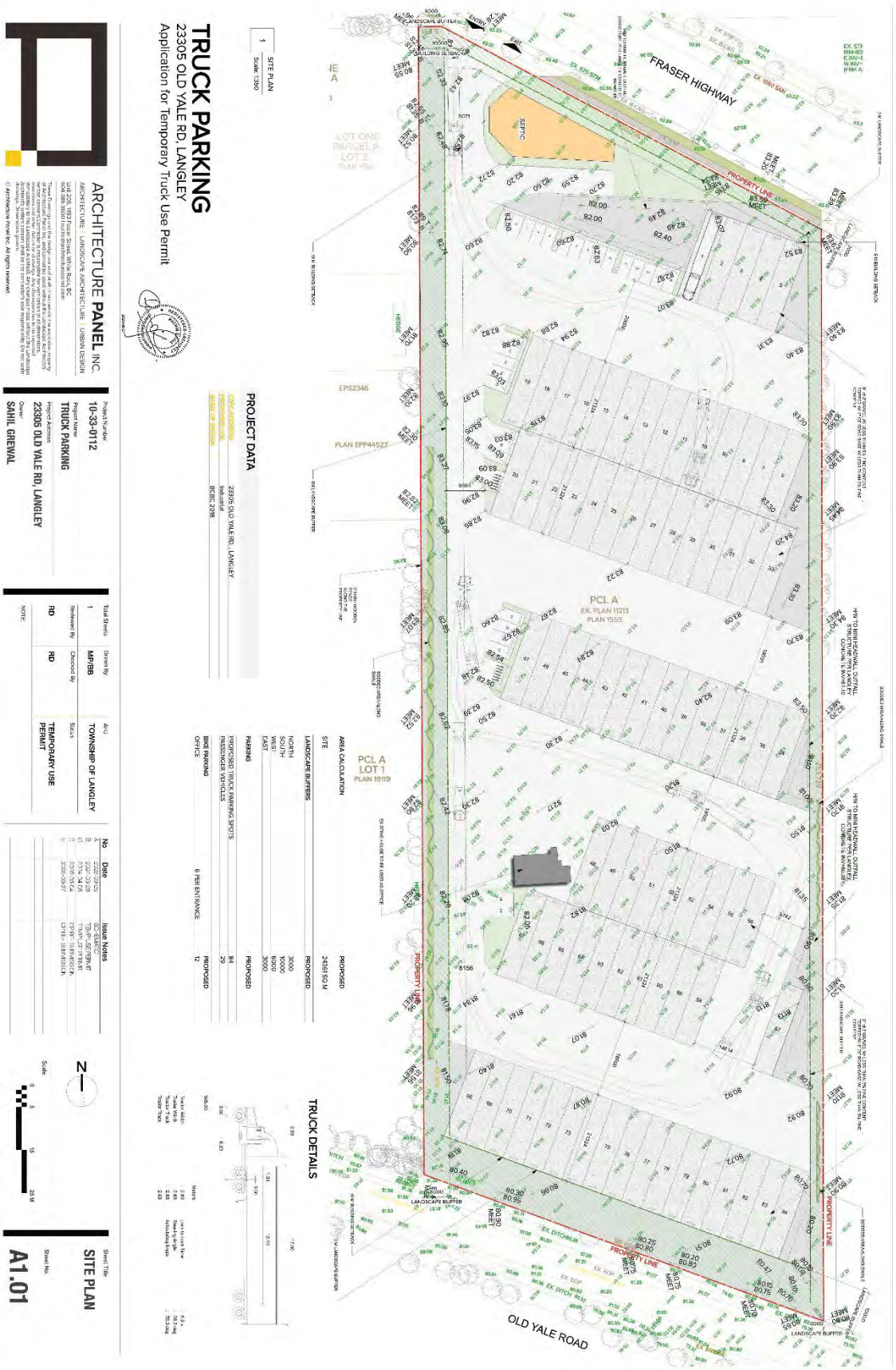


AERIAL CONTEXT MAP

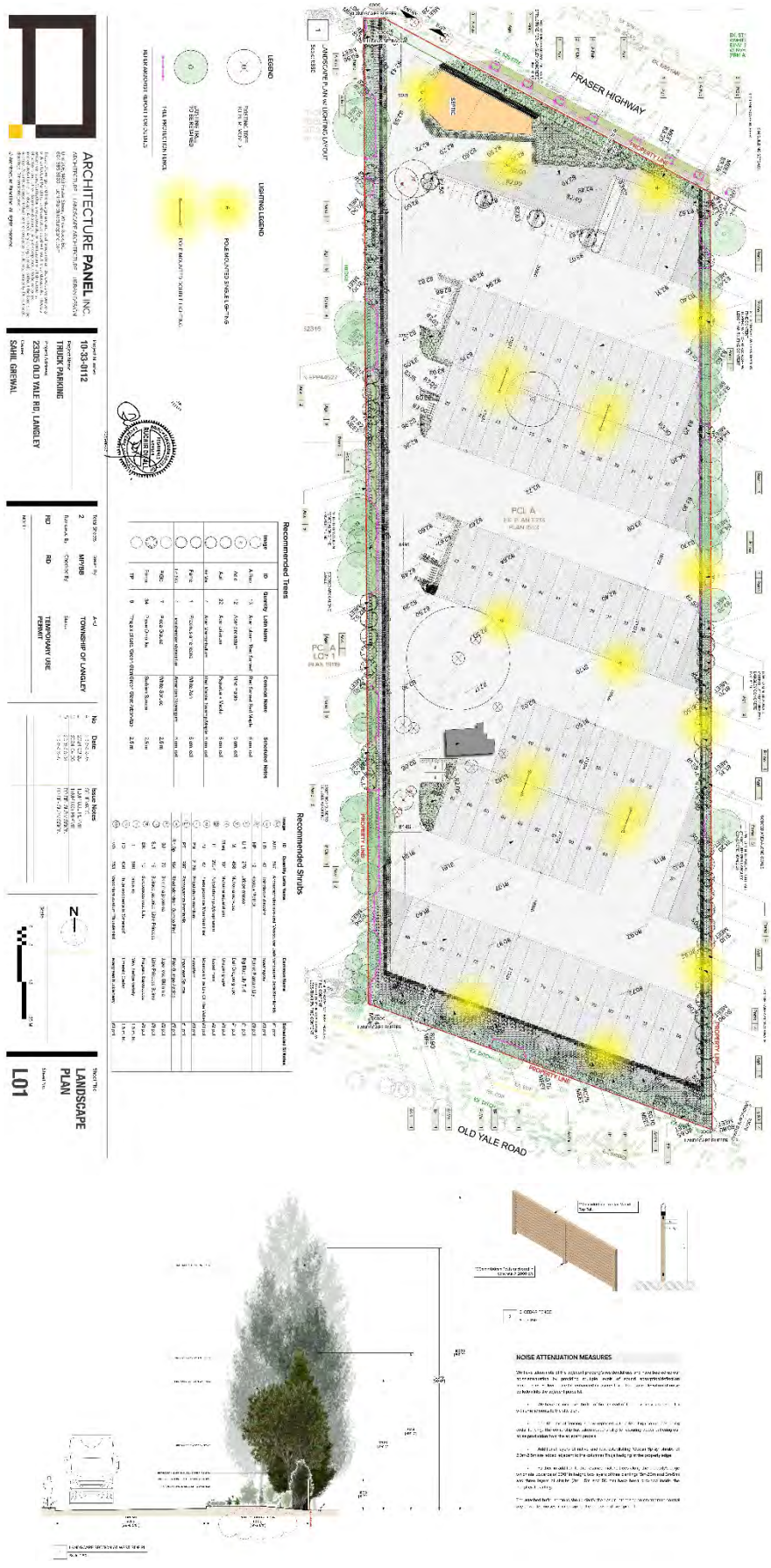

Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



LANDSCAPE PLAN – SUBMITTED BY APPLICANT

ARCHITECTURE **PANEL** INC.

ATTACHMENT B

The Township of Langley
Development Services Department
20338-65 Ave, Langley, BC V2Y 3J1

16 June 2025,

LETTER OF INTENT

RE: Design Rationale and Summary for Proposed Truck Parking at 23305 Old Yale Rd. Langley Twp, V2Z 2K3 ***(Under RU-1 Zone, as it exists)***

PID: 012-241-539
LOT 3, SECTION 33, TOWNSHIP 10, NEW WEST DISTRICT PLAN NWP1553 PARCEL A (EXPL PL 11213)

The owner of the above-noted property would like to propose a Truck Parking development (temporary use) located in the Township of Langley with access from the northwest edge of the Site fronting the frazer Highway. With the existing structure (house) proposed to be used as an administrave/office facility and will be repurposed to meet the temporary use requirements. This project aims to provide parking spaces for commercial and industrial trucks serving the surrounding community. The project consists of 84 truck parking spots and 29 regular parking spots.

Gravel-lined truck parking yard is provided with a 20m and 18m width of drive aisle. See Traffic Plan and analysis used to make sure the turning radius for the trucks was adequate. The vehicular and traffic movement are displayed which will help the reader understand the movement and the access points to the parking spots.

The Landscape plan shows buffers on the perimeter of the site screen the neighbouring areas on each side of the lot are well utilized; sufficient on-grade planting with thick shrubs and trees to provide screening from neighbouring properties.

We have worked closely not just with the surrounding developments as well as striven to ensure the Site meets the requirements for the use of the site. We also provided a Sewer Water Management Plan c/w Site Grading plan to ensure the feasibility of the Site services while developing the Site Plan.

The number of employees for the Truck Park facility would be minimal and would likely have one to two full-time employees with personnel dropping and picking up the trucks as required.

206 - 1493 Foster St, Whiterock, British Columbia, Canada V4B 1C9 | **C:** (604) 783 1450 **O:** (604) 385 3600 | info@architecturepanel.com
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN RUCHIR **DHALL** | Architect AIBC, CSLA

ATTACHMENT C

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Temporary Use Permit No. 000015

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

1. NAME: 1339750 BC Ltd.

   ADDRESS: 61697 RPO Brookswood
   Langley, BC V3A 8C8

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: Parcel "A" (Explanatory Plan 11213) Lot 3 Section 33 Township 10 New Westminster District Plan 1553

   CIVIC ADDRESS: 23305 Old Yale Road

3. This temporary use 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 temporary use permit.

4. The temporary uses permitted on the Land shall be:

   a. Parking of commercial vehicles and accessory office use as indicated in Schedule "A".

5. The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley's Director of Community Development Division:

   a. Landscape area and screening provided in substantial compliance with Schedule "B".
   b. Finalization of landscape plan and on-site landscaping being secured by a letter of credit.
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
   d. Issuance of required Building Permits for the parking lot and any upgrades to the existing residential dwelling for office use.
   e. All outdoor storage areas being covered by a dust free surface.
   f. The parking area and drive aisles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris onto a highway.
   g. Confirmation of sightlines, driveway access and stormwater management (including drainage and grading), and identification and securing of any works required to ensure compliance with the Subdivision and Development Servicing Bylaw 2019 No. 5382.
   h. Access shall be limited to right-in/right-out from Fraser Highway only, with no access permitted from Old Yale Road. Provision of a raised planted median consistent with Subdivision and Development Servicing Bylaw 2019 No. 5382 along the site's frontage on Fraser Highway to physically restrict turning movements to right-in/right-out access only is required.

i. Submission of an exterior lighting plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
j. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the Temporary Use Permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.
k. Obtainment of relevant senior government environmental regulatory agency approvals and/or submissions of notifications and provision of copies of approvals/submissions to the Township as applicable.

6. As a condition of the issuance of this Temporary Use Permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this Temporary Use Permit. Should the Owner fail to comply with the terms and conditions of this Temporary Use Permit within the time provided, the amount of the Security shall be forfeited to the Township. The Township has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended (the "Works"). The Owner hereby authorizes the Township or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

   Cash or an Irrevocable Letter of Credit, in a form acceptable to the Township, in the amount of $100,000.

7. The Land shall be developed strictly in accordance with the terms, conditions and provisions of this Temporary Use Permit. This Temporary Use Permit is not a building permit.

8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this Temporary Use Permit.

9. This Temporary Use Permit is not transferable unless securities and undertakings provided for in this Permit are replaced.

10. This Temporary Use Permit shall lapse three years from the date of issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2025.

Attachments:

SCHEDULE A	Site Plan
SCHEDULE B	Landscaping Drawings
APPENDIX I	Letter of Undertaking



1 SITE PLAN
Scale: 1:350

TRUCK PARKING

23305 OLD YALE RD, LANGLEY

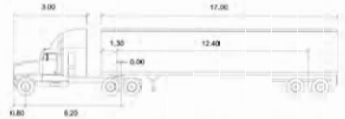
Application for Temporary Truck Use Permit

PROJECT DATA

CIVIC ADDRESS	23305 OLD YALE RD. , LANGLEY
PROPOSED USE	Industrial
BASIS OF DESIGN	BCBC 2018

AREA CALCULATION	PROPOSED
SITE	24361 SQ.M
LANDSCAPE BUFFERS	**PROPOSED**
NORTH	3000
SOUTH	10000
WEST	6000
EAST	3000
PARKING	**PROPOSED**
PROPOSED TRUCK PARKING SPOTS	84
PASSENGER VEHICLES	29
BIKE PARKING	**PROPOSED**
OFFICE 6 PER ENTRANCE	12

TRUCK DETAILS



WB-20

Metres

Tractor Width	2.60	Lock to Lock Time	6.0 s
Trailer Width	2.60	Steering Angle	28.2 deg
Tractor Track	2.60	Articulating Angle	70.0 deg
Trailer Track	2.60		

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206 1493 Foster Street, White Rock, BC
604 385 3600 | ruchin@architecturepanel.com

These Drawings and the designs incorporated in all of them remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractors are responsible for verification of all dimensions, elevations and other data on site drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.

© Architecture Panel Inc. All rights reserved.

Project Number	10-33-0112
Project Name	TRUCK PARKING
Project Address	23305 OLD YALE RD, LANGLEY
Owner	SAHIL GREWAL

Total Sheets	Drawn By	Client
1	MP/BEI	TOWNSHIP OF LANGLEY
Reviewed By	Checked By	Status
RD	RD	TEMPORARY USE PERMIT

NOTE:

No	Date	Issue Notes
A	2023-09-25	SCHEMATIC
B	2024-01-26	TEMPUSE PERMIT
C	2024-04-08	TEMPUSE PERMIT
D	2025-09-04	DPHE- SUBMISSION
E	2025-09-27	DPHE- SUBMISSION

N

Scale: 0 5 15 25 M

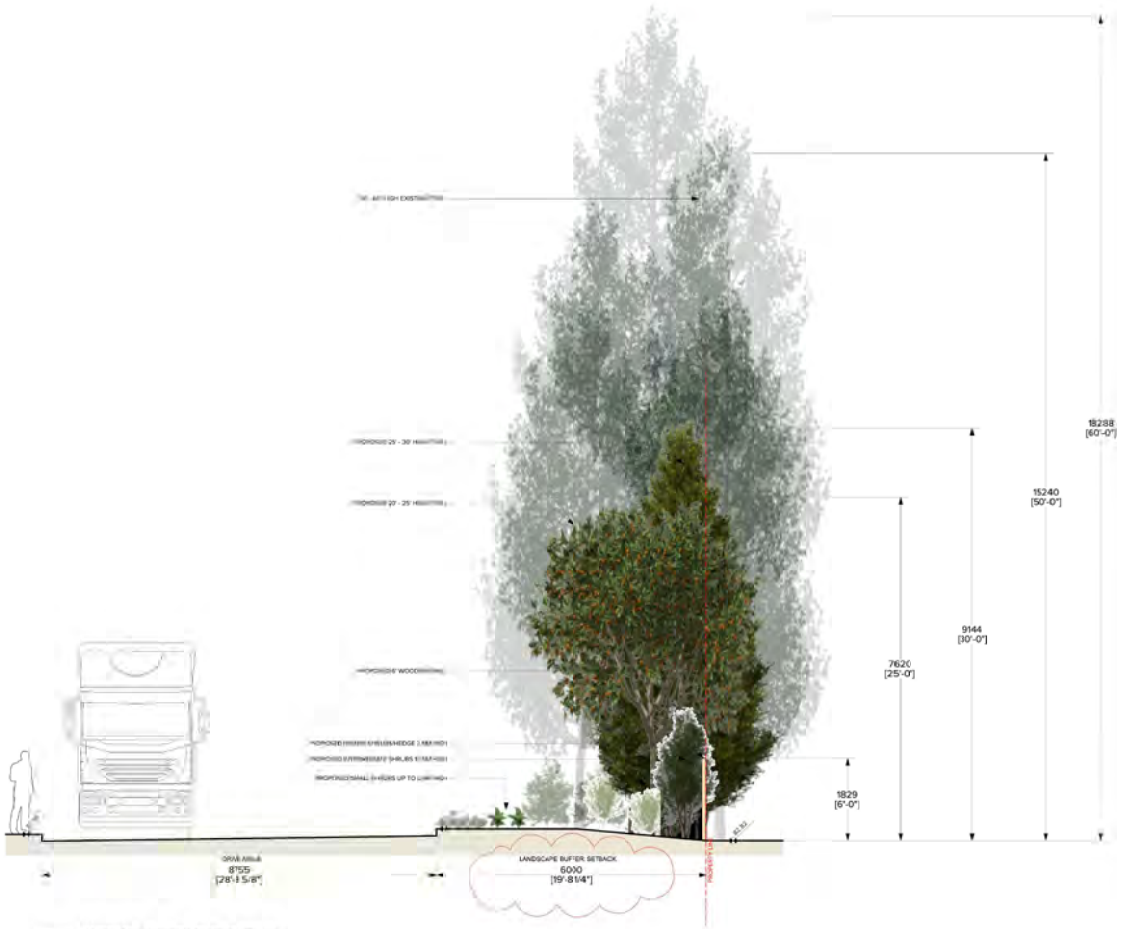
Sheet: SITE PLAN

Sheet No: A101

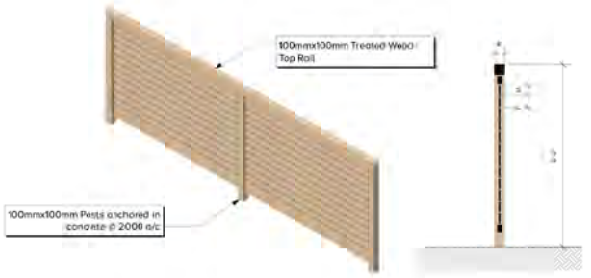
SCHEDULE A

E.10


OLD YALE ROAD
PROPERTY LINE
FRASER HIGHWAY
SEPTIC
LANDSCAPE BUFFER
LANDSCAPE PLAN w/ LIGHTING LAYOUT
Scale: 1:350
LIGHTING LEGEND
POLE MOUNTED SINGLE LIGHTING
POLE MOUNTED DOUBLE LIGHTING
LEGEND
EXISTING TREE TO BE REMOVED
EXISTING TREE TO BE RETAINED
TREE PROTECTION FENCE
REFER ARBORIST REPORT FOR DETAILS
Recommended Trees
Recommended Shrubs
ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Project Number
10-33-0112
Project Name
TRUCK PARKING
Project Address
23305 OLD YALE RD, LANGLEY
Owner
SAHIL GREWAL
Total Sheets
2
Drawn By
MP/BB
Reviewed By
RD
Checked By
RD
Status
TEMPORARY USE PERMIT
TOWNSHIP OF LANGLEY
Issue Notes
2025-06-27
N
Scale
LANDSCAPE PLAN
SCHEDULE 01



1 LANDSCAPE SECTION AT WEST SIDE PL
Scale: 1:50



2 6' CEDAR FENCE
Scale: 1:50

NOISE ATTENUATION MEASURES

We have taken note of the adjacent property's residential use and have beefed up our noise attenuation by providing multiple levels of sound absorption/deflection mechanisms. Following are the enhanced measures taken to ensure alleviation of noise pollution into the adjacent parcel(s).

- We have an increased buffer of 6m instead of the previously proposed 4m with amendments to the site plan.
- The 6'0" metal fencing is now replaced with a 6'0" high sound absorbing cedar fencing. The ownership has taken responsibility for assuring better buffering our noise production from the adjacent parcels.
- Additional layers of native and fast establishing 'Ocean Spray' shrubs of 2.0m-2.5m are added adjacent to the columnar Thuja hedging at the property edge.
- Further, in addition to the retained mature trees along the property's edge which ate upwards of 50'0" in height, two layers of tree planting(15m-20m and 3m-5m) and three layers of shrubs (2m, 1.5m and 50 cm) have been provided inside the peripheral planting.

The attached buffer sections should clarify the design intent and commitment to control any unwanted noises from escaping the proposed development.

TO: PROJECT NO. 10-33-0112

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster Street, White Rock, BC
604.385.3669 / mail@architecturepanel.com

These Drawings and the design and ideas all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the authorization. All Projects with in consent. Contractor is responsible for verification of all dimensions, conditions and other details on drawings. Any discrepancies must be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall relieve architect's role of responsibility. Do not scale drawings. Revisions dated.
© Architecture Panel Inc. All rights reserved.

Project Number: 10-33-0112
Project Name: TRUCK PARKING
Project Address: 23305 OLD YALE RD, LANGLEY
Owner: SAHIL GREWAL

Total Sheets	Drawn By	AHJ
2	MP/BB	TOWNSHIP OF LANGLEY
Reviewed By	**Checked By**	**Status**
RD	RD	TEMPORARY USE PERMIT

NOTE:

No	Date	Issue Notes
A	2023-09-25	SCHEMATIC
B	2024-03-28	TEMP LSE PERMIT
C	2024-04-08	TEMP LSE PERMIT
D	2025-06-04	DP RE-SUBMISSION
E	2025-06-27	DP RE-SUBMISSION

Scale:

Sheet Title: LANDSCAPE PART SECTION
Sheet No.: L02

E.10

APPENDIX I

TO THE TOWNSHIP OF LANGLEY:

I, Sahil Grewal

(Names of Owners)

being the owners of:

PARCEL "A" (EXPLANATORY PLAN 11213) LOT 3 SECTION 33 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 1553

(Legal Description)

known as 23305 Old Yale Road (Civic Addresses)

hereby undertake as a condition of issuance of our temporary use permit to:

- remove all materials, items and vehicles that are permitted to be stored or parked pursuant to the temporary use permit issued to us

all of which shall be done not later than the termination date set out on the temporary use permit.

We further understand that should we not fulfill the undertaking described herein, the Township or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended, and that

any securities submitted by us to the Township pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of our land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

Sahil Grewal

(Owners)

Hardeep Grewal

(Witness)

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 21, 2025 - REGULAR MEETING	**REPORT:**	25-117
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-12-0018
SUBJECT:	TELECOMMUNICATION TOWER APPLICATION NO. 000018 (TELUS / CYPRESS LAND SERVICES / 1585 – 256 STREET)		

PROPOSAL:

Application by Cypress Land Services to construct a 47.0 m (154.2 ft) high telecommunication tower and accessory compound for Telus at 1585 – 256 Street.

RECOMMENDATION SUMMARY:

That Council consider Cypress Land Services' application and advise Innovation Science and Economic Development (ISED) Canada whether: a) it does not object, or b) it objects to a proposed 47.0 m (154.2 ft) high telecommunication tower and accessory compound at 1585 – 256 Street.

RATIONALE:

Although Cypress Land Services has complied with Council's Telecommunication Tower Policy No. 07-331 with respect to public notice and consultation, the application must also be submitted to ISED Canada, which has jurisdiction over telecommunication tower locations and construction.

RECOMMENDATION:

That Council consider Cypress Land Services' application to Innovation, Science and Economic Development Canada regarding a proposed 47.0 m (154.2 ft) high telecommunication tower and accessory compound at 1585 – 256 Street and adopt one of the following resolutions:

a) **That** Council advise Innovation, Science and Economic Development Canada that it does not object to Cypress Land Services' application to construct a 47.0 m (154.2 ft) high telecommunication tower and accessory compound at 1585 – 256 Street.

or

b) **That** Council advise Innovation, Science and Economic Development Canada that it objects to Cypress Land Services' application to construct a 47.0 m (154.2 ft) high telecommunication tower and accessory compound at 1585 – 256 Street.

EXECUTIVE SUMMARY:

Cypress Land Services has requested Council concurrence (to ISED Canada) regarding a proposed 47.0 m (154.2 ft) high telecommunication tower and an accessory compound for Telus at 1585 – 256 Street. Information available to Council in considering a recommendation as part of a referral to ISED Canada includes the Township's Telecommunication Tower Policy No. 07-331.

While jurisdiction with respect to licensing of telecommunication towers rests with the Federal Government (ISED Canada), Council is provided with the opportunity to provide comments to ISED Canada with a recommendation (for towers exceeding 15 m (49 ft) in height) to either support or reject the application based on information available to Council in considering a recommendation. The proposed tower and accessory compound comply with the Township's Zoning Bylaw and Township's Telecommunication Tower Policy No. 07-331.

PURPOSE:

The purpose of this report is to provide information regarding a proposed telecommunication tower at 1585 – 256 Street.

REFERENCE:

Owner:	1222800 BC Ltd. 1756 Pandora Street Vancouver, BC V5L 1M1
Applicant / Agent:	Cypress Land Services 1051, 409 Granville Street Vancouver, BC V6C 1T2
Legal Description:	North Half of The North Half of The North East Quarter Section 11 Township 10 New Westminster District
Location:	1585 – 256 Street
Area:	15.72 ha (37.5 ac)
Existing Zoning:	Rural Zone RU-2
Rural Plan:	Agricultural/Countryside

BACKGROUND/HISTORY:

- The application is being processed in accordance with the Township's Telecommunication Tower Policy No. 07-331 (Attachment A).
- Although Council has adopted a Telecommunication Tower Policy, final jurisdiction over the location of telecommunication antenna structures rests with the federal government (ISED Canada).
- Freestanding telecommunication installations are a permitted use in all zones.
- Proposed installations not exempted from ISED Canada's requirements (i.e. installations 15 m (49 ft) or more in height) are subject to the public notice and consultation requirements. Following consultation, Council's recommendation with respect to the proposed telecommunication tower is forwarded to ISED Canada for their consideration.

DISCUSSION/ANALYSIS:

- Cypress Land Services on behalf of Telus has proposed to construct a 47.0 m (154.2 ft) high telecommunications tower and accessory compound at 1585 – 256 Street.
- The property is located within the Agricultural Land Reserve and consists of a house and a poultry farm.
- The proposed monopole tower and associated compound are planned to be located on the western portion of the property.
- The applicant indicates:

  "The proposed site is a result of many considerations. TELUS reviewed co-location options on nearby structures and towers. There are no opportunities to use existing towers/buildings or structures to achieve an improved level of wireless services. To confirm there are no towers within 500m of the proposed site."

  "Telus reached out to Freedom Mobile and Rogers Communications Inc (Rogers) regarding potential colocation to this site. However, Freedom Mobile declined, and Rogers have not responded to the offer."

- With regards to Section 3.4 Public Notice and Consultation, the applicant has adhered to the public notice requirements outlined in the Township's Telecommunication Tower Policy No. 07-331 and provided a summary of public consultation process. As outlined in

Attachment C, the applicant has reported the following in reference to the requirements of Section 3.4 of the policy:

- *"On March 5th, 2025, an Information Package was submitted to the Township of Langley formalizing the initiation of the consultation process for the proposed tower location.*
- *In May 2025, Notification Packages were issued to residents who fell within three times the structure height per the Township's "Telecommunication Tower Policy No. 07-331". Copies of the Notification Package were additionally sent to ISED.*
- *In co-ordination with the Notification Packages a Public notice was placed in the Langley Advance Times on May 15th 2025.*
- *On June 15th 2025 the consultation comment period closed. During the consultation period, no resident has provided a written comment."*

Adjacent Uses:

	Existing Use	Community Plan Designation	Existing Zoning
North:	16 Avenue, beyond which are multiple properties with existing dwellings and farms	Agricultural/Countryside	Rural Zone RU-2
South:	One property with dwelling and farm	Agricultural/Countryside	Rural Zone RU-2
East:	256 Street, beyond which is one property with dwelling and farm	Agricultural/Countryside	Rural Zone RU-2
West:	One property with dwelling and farm	Agricultural/Countryside	Rural Zone RU-2

Policy Considerations:

Jurisdiction with respect to the licensing of telecommunication towers rests with the Federal Government (ISED Canada). Council provides ISED Canada with a recommendation where telecommunication towers are proposed to exceed 15 m (49 ft) in height. Information available to Council in considering a recommendation includes the Township's Telecommunication Tower Policy and the locational and design preferences outlined within. Noting that the applicant has adhered to the requirements of this Policy, Council's decision will be forwarded (along with accompanying information) to ISED Canada for its decision.

Respectfully submitted,

Mohammad Nemati
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Policy 07-331 Telecommunication Tower
ATTACHMENT B	Maps and Graphics
ATTACHMENT C	Applicant's Letter of Intent, Notification Package and Summary of Public Consultation

ATTACHMENT A

COUNCIL POLICY

TELECOMMUNICATION TOWER

POLICY NUMBER: 07-331
EFFECTIVE DATE: 1991-01-07

1. Purpose

1.1 To establish a procedure for telecommunication antenna system tower applications and local land use consultation in the Township of Langley, pursuant to Innovation, Science and Economic Development (ISED) Canada regulations and requirements.

2. Background

2.1 The jurisdiction for the location of telecommunication antenna structures is with the Federal Government, ISED Canada. The Client Procedures Circular ("CPC") 2-0-03, *Radiocommunication and Broadcasting Antenna Systems* policy document includes roles and responsibilities for site sharing, land-use consultation and public consultation, as well as other important obligations including: compliance with Health Canada's Safety Code 6 guideline for the protection of the general public, compliance with radio frequency immunity criteria, notification of nearby broadcasting stations, environmental considerations, Transport Canada aeronautical safety responsibilities, and NAV Canada air navigation facilities.

2.2 For the purposes of this policy, an "antenna system" and a "telecommunications carrier" have the same meaning as set out in CPC-2-0-03.

3. Policy

3.1 Location Preferences

3.1.1 The co-location of telecommunication antenna systems on towers is encouraged. Before submitting an application, the proponent must:

- contact, in writing, all telecommunication carriers of existing telecommunication antenna system towers within 500m of the base of the proposed location to request co-location on the existing tower; and
- supply a copy of the written request and all responses regarding the co-location request, including the reasons provided by the existing telecommunications carriers for declining co-locating with the proponent's application.

3.1.2 When new telecommunication antenna system towers must be constructed, where technically feasible, the following locations are preferred:

- Industrial and Mixed Employment areas
- Other non-residential areas where appropriate
- Areas that maximize the distance from residential areas
- Areas with mature landscaping screening

3.1.3 The siting of telecommunication antenna system towers is discouraged in the following locations:

- Locations of environmental concern that are identified in the Official Community Plan (OCP), that in the opinion of the Township, the placement of a telecommunication antenna system towers will have an adverse impact on these areas
- Riparian lands. The proposed location must adhere to federal regulations including, but not limited to, setbacks from watercourses and wetlands
- Heritage areas
- Areas that negatively impact public views and vistas of important natural or constructed features

3.2 Design Preferences

3.2.1 Telecommunication antenna system towers should be sited and designed to respect local sensitivities and preferences as identified by the Township. The Township encourages the installation of telecommunication antenna system towers that are unobtrusive and as inconspicuous as possible including:

- Slim line monopoles
- The mitigation of negative visual impacts through the use of appropriate landscaping, screening, stealth design techniques, etc.

3.2.2 The following designs are encouraged:

- Lattice work towers
- The use of cables or guy wires to steady, support, or reinforce freestanding telecommunication antenna system tower

3.2.3 This policy acknowledges that the objective of promoting co-location as described in Subsection 3.1.1, and the objectives of making the telecommunication antenna structure less noticeable, as described in Section 3.2.1 may sometimes come into conflict. Nevertheless, the Township intends to review each submission on its own individual merits with a view to promoting both objectives and, where necessary, determining the appropriate balance between them.

3.3 Application

3.3.1 Proponents of a new telecommunication antenna system tower are encouraged to consult with staff at an early stage of the site evaluation process, including pre-application.

3.3.2 Telecommunication carriers that are not excluded under Section 3.4.1 must submit an application to the Township of Langley's Community Development Division pursuant to Township of Langley Development Application Procedures Bylaw No. 5760 as amended which shall include the following items:

- A completed application form
- A title search
- The application fee
- Tower design plans
- A letter of intent (including the identification of any other structures within a 500m radius of the proposed location and an explanation as to why co-utilization of the existing structure is not a viable alternative)
- Copies of returned co-location offer letters (or copies of the original co-location offer letters if no response was received

3.4 Public Notice and Consultation

3.4.1 Telecommunication antenna system installations that are not excluded under the ISED exclusion criteria in CPC-2-0-03 Section 6 are not subject to the public consultation process in this policy. Notwithstanding the ISED exclusion criteria, proponents are asked to inform the Township of all new antenna system installations within the Township's boundaries.

3.4.2 Subject to 3.4.1, the application for all telecommunication antenna system tower installations, including co-locations, are subject to public consultation.

3.4.3 Where public consultation is required, consultation with the public should be completed within 120 days of the proposal being accepted as complete by the Township.

3.4.4 Subject to any additional requirements of this policy, public consultation shall occur in accordance with ISED's default public consultation process in CPC-2-0-03 Section 4.2.

3.4.5 At the conclusion of the public consultation process proponents are required to provide a summary report that includes all correspondence between the public and the proponent, copies of all notifications, and any other related information pertaining to public consultation. The summary report must be sent to the Community Development Division.

3.5 Council Consideration of Application

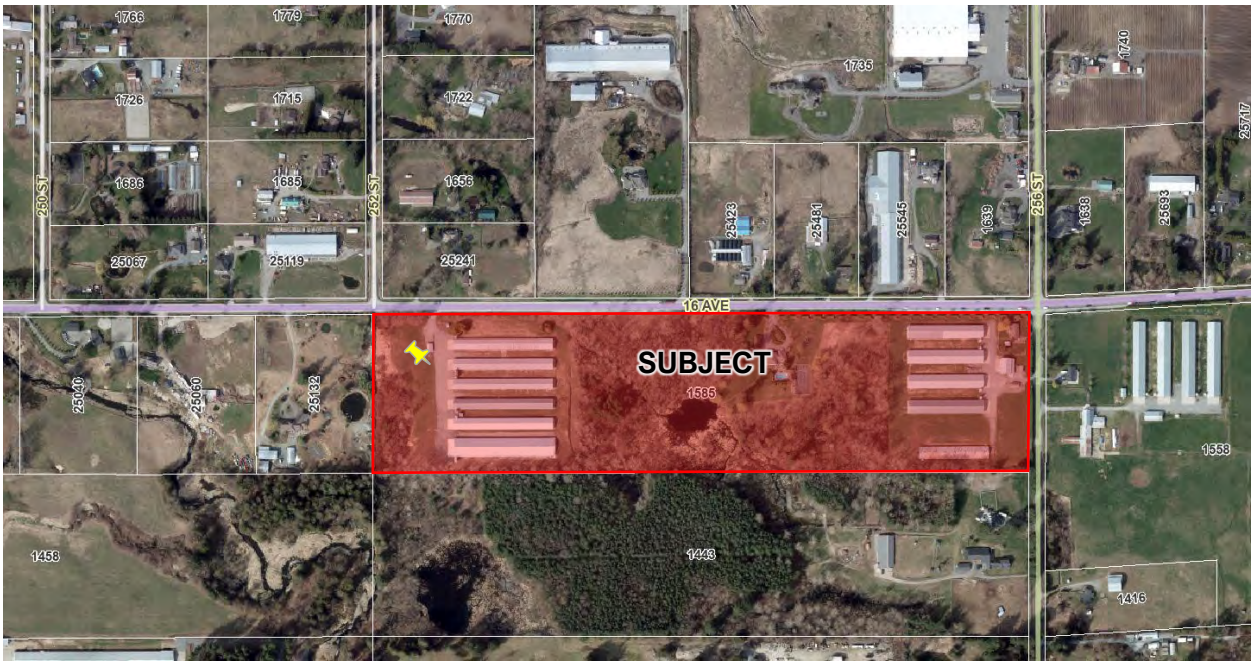
3.5.1 Following the completion of the public consultation and provision of the summary report outlined in Section 3.4.5, staff will draft a report to Council for their consideration and include the summary report.

3.5.2 Council may pass a resolution indicating its objection or non-objection for the application. The Township of Langley will then provide the telecommunication carrier(s) and ISED with a letter within 10 days of approval of the Council meeting minutes indicating Council's resolution.

Approval History

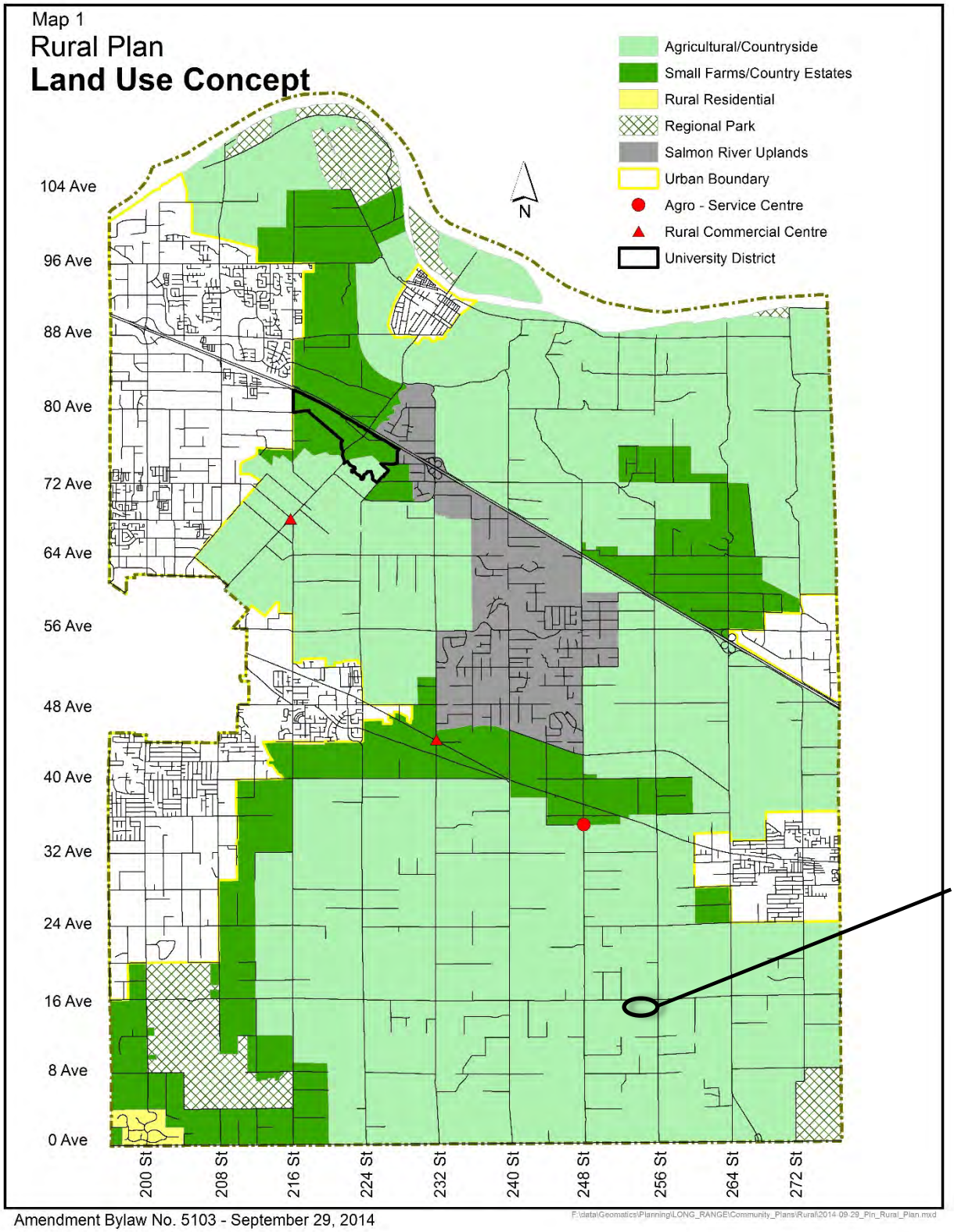
Approved	1991-01-07
Revised	1999-04-26
	2007-02-19
	2013-09-09
	2014-12-08
	2016-05-30
	2023-12-18

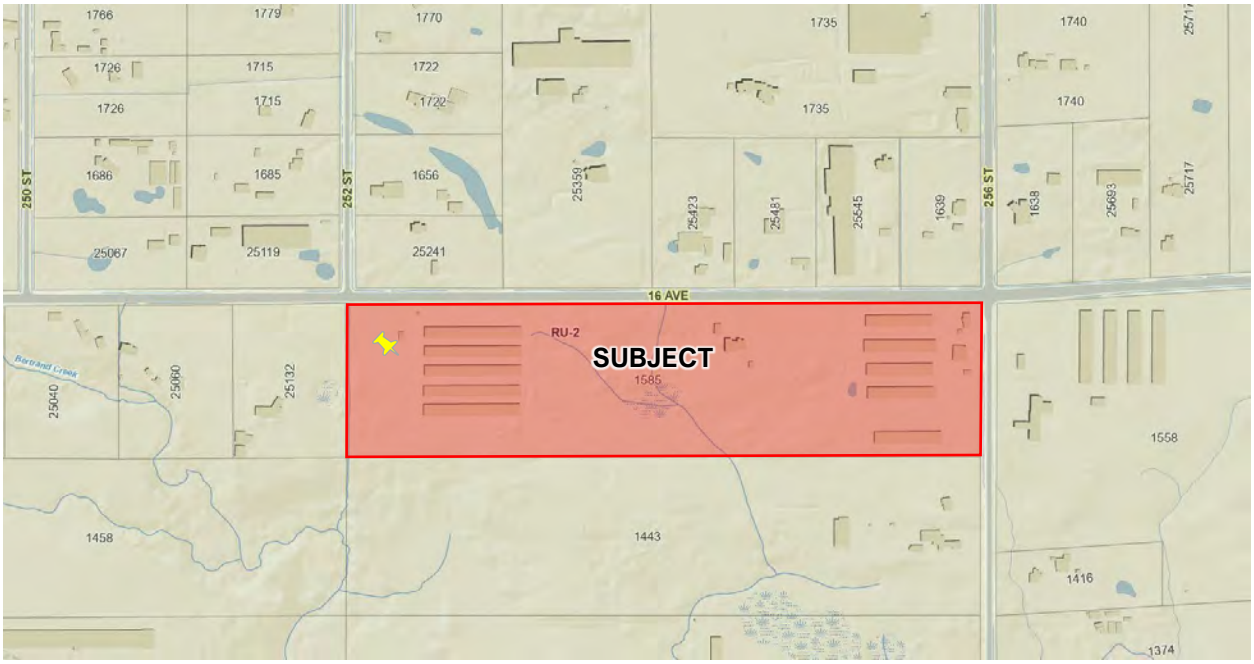
ATTACHMENT B



Proposed Tower Location

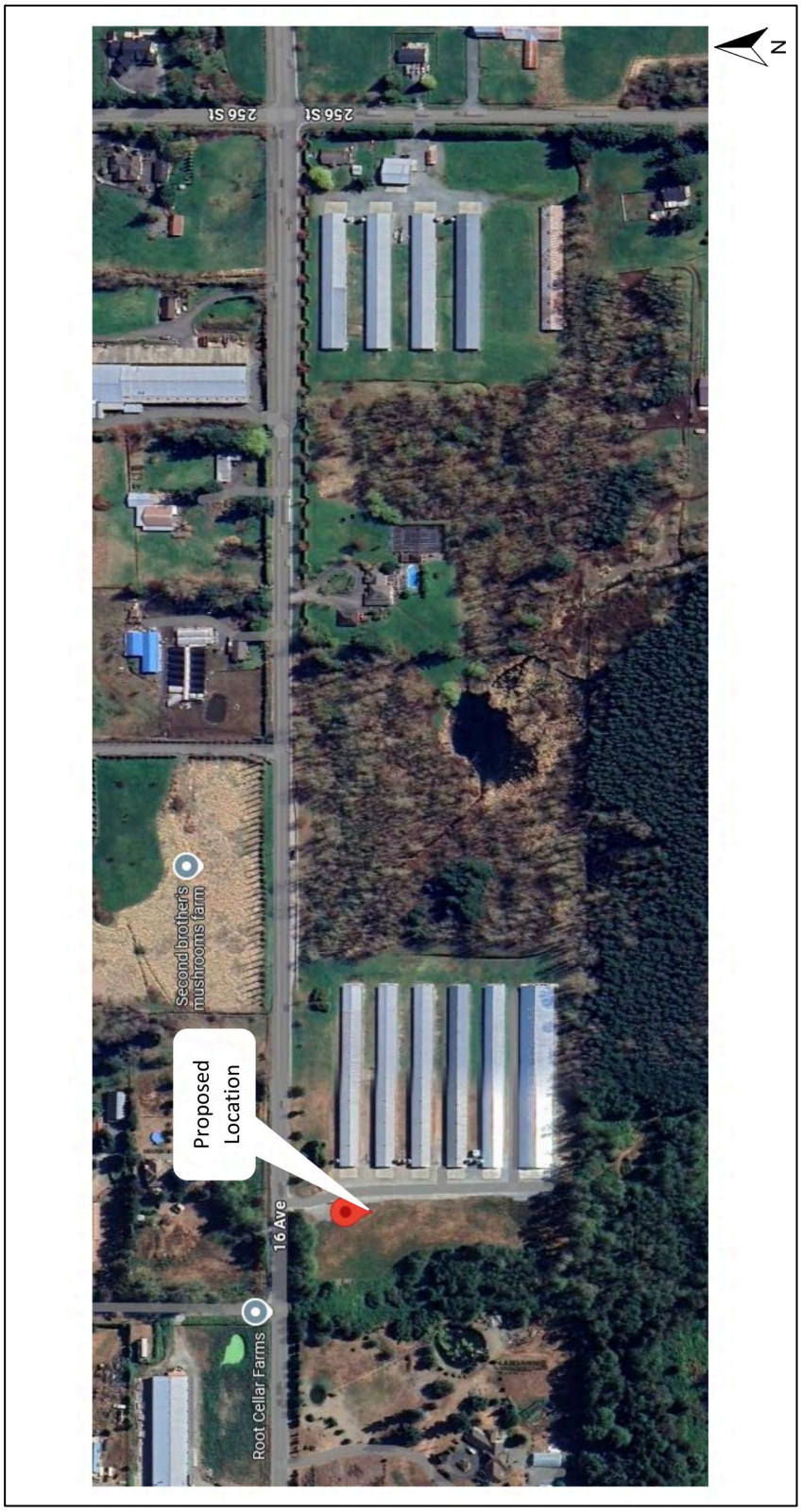
AERIAL CONTEXT MAP


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014-09-29_Pln_Rural_Plan.mxd

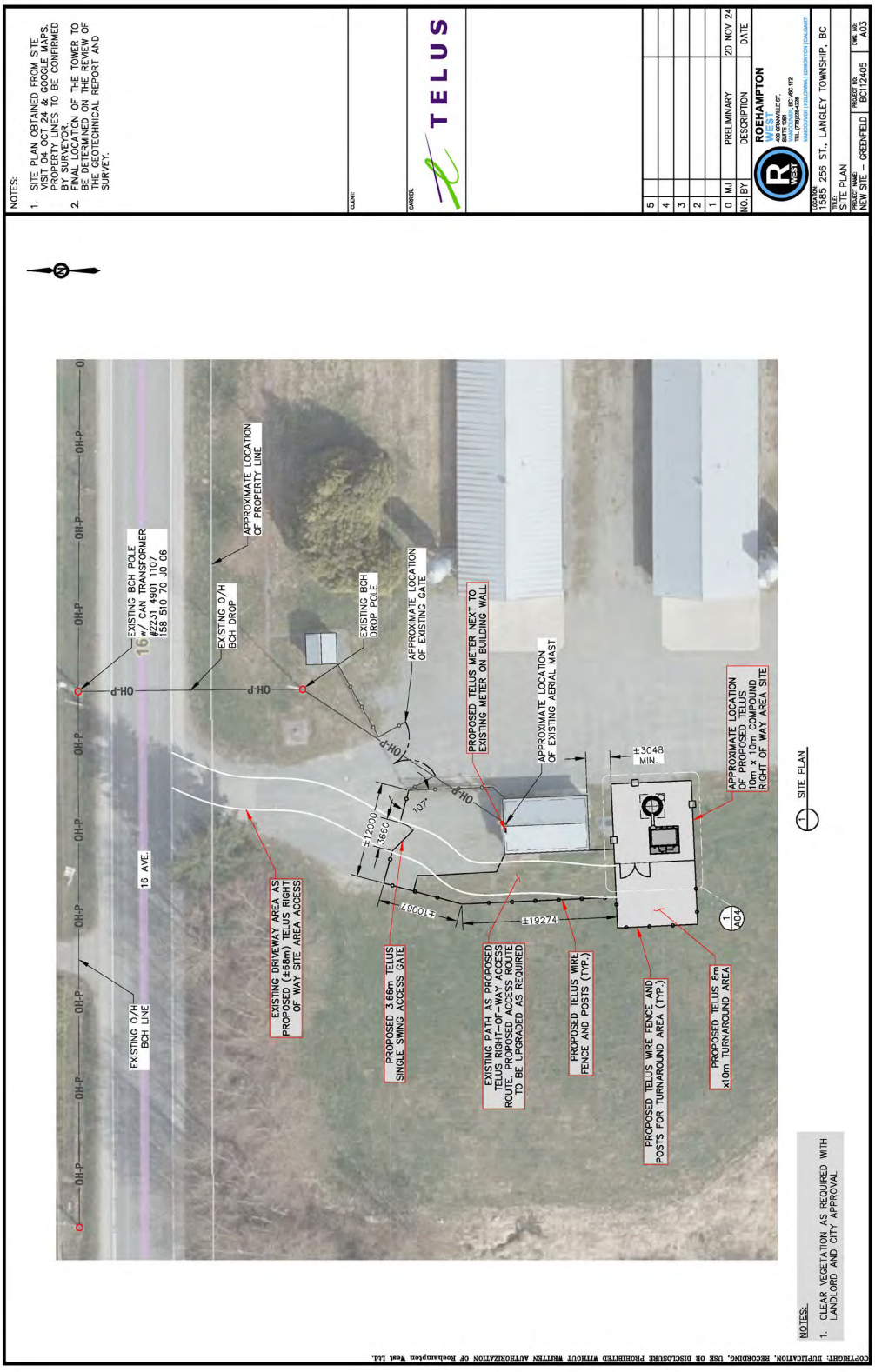


Proposed Tower Location

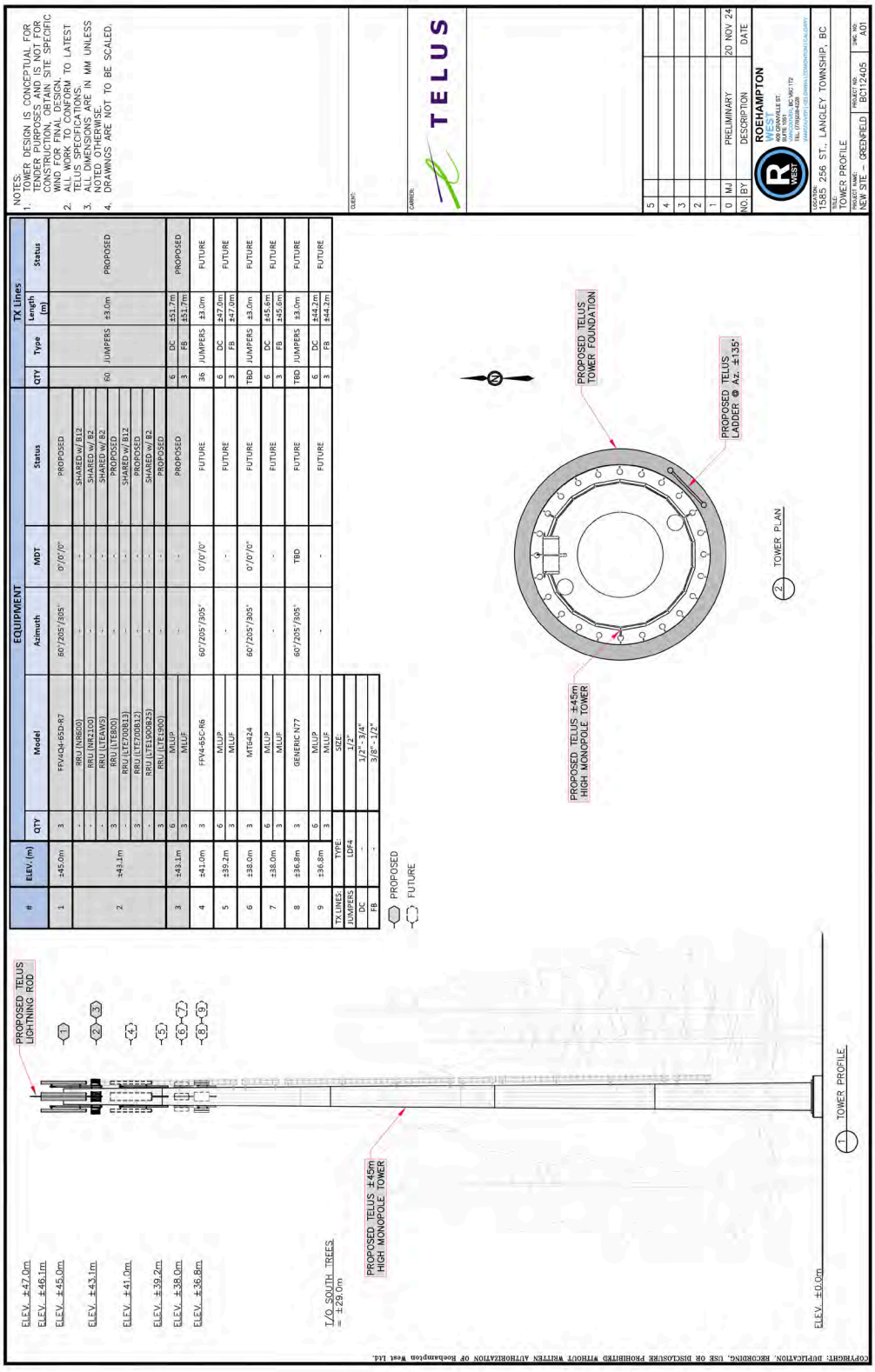
ZONING BYLAW NO. 2500



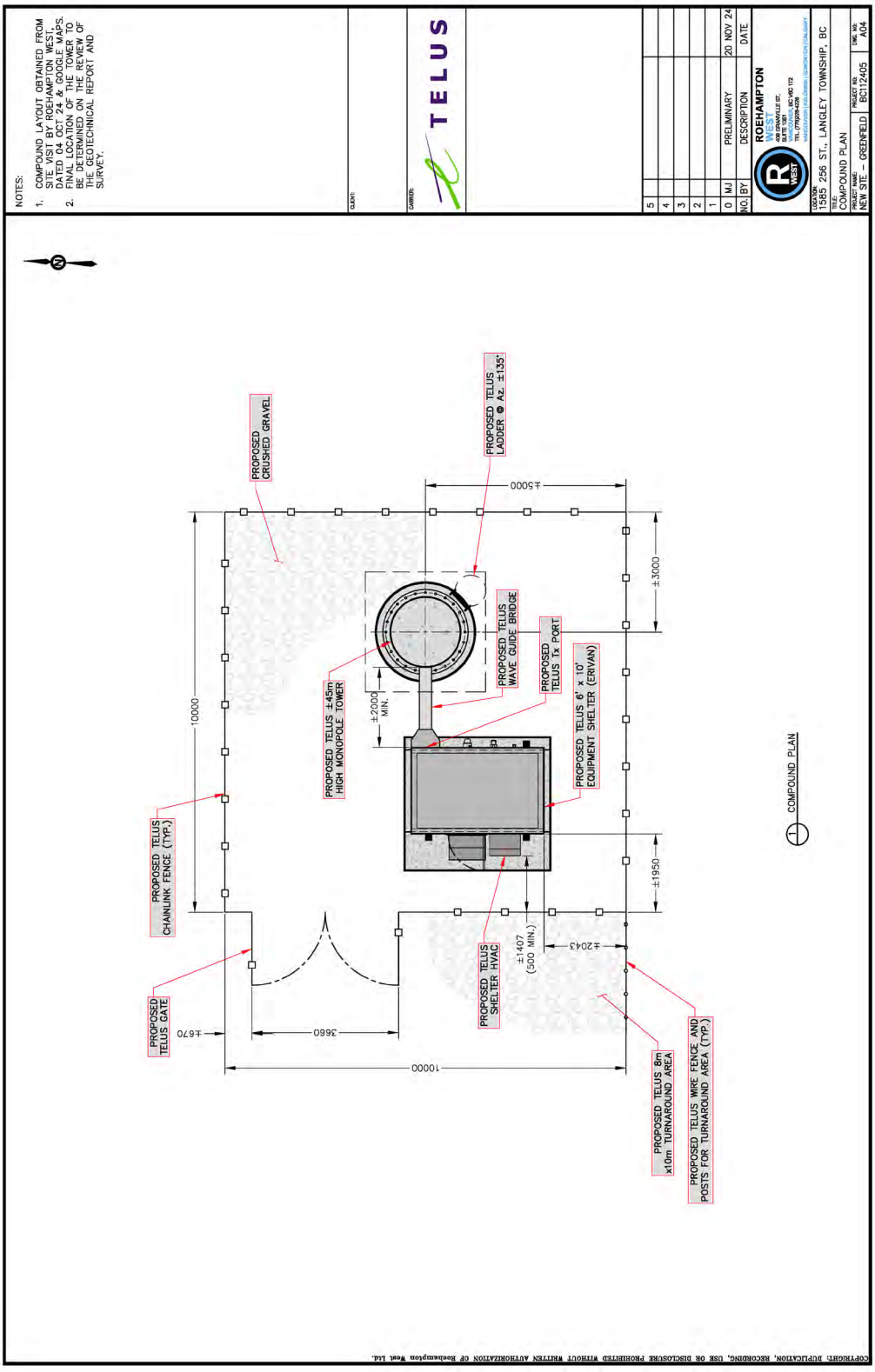
SITE PLAN – SUBMITTED BY APPLICANT



SITE PLAN (DETAIL) – SUBMITTED BY APPLICANT



ELEVATIONS – SUBMITTED BY APPLICANT



COMPOUND LAYOUT – SUBMITTED BY APPLICANT

CYPRESS
LAND SERVICES

Cypress Land Services Inc.
Suite 1051 – 409 Granville Street
Vancouver, BC V6C 1T2

Telephone: 604.620.0877
Facsimile: 604.620.0876
Website : www.cypresslandservices.com

ATTACHMENT C

June 16th, 2025

VIA: cdinfo@tol.ca

Planning & Development
Township of Langley

Subject:	**Request for Concurrence for a TELUS Telecommunications Tower**
Address:	**1585 256 St, Langley, BC. V4W 2J4**
PID:	**013-291-581**
Coordinates:	**49.030034 N, -122.524971 W**
TELUS Site:	**BC112405**

Please be advised that following the Township of Langley's *Telecommunication Tower Policy No. 07-331'* Telus Communications Inc ("TELUS") has completed the public consultation process and is respectfully requesting concurrence for the proposal to build a 47m monopole tower and equipment installation. Enclosed please find evidence of the following efforts regarding this consultation process:

- On March 5th, 2025, an Information Package was submitted to the Township of Langley formalizing the initiation of the consultation process for the proposed tower location. Please see **Appendix 1: Information Package.**

- In May 2025, Notification Packages were issued to residents who fell within three times the structure height per the Township's *"Telecommunication Tower Policy No. 07-331."*. Copies of the Notification Package were additionally sent to ISED. Please see **Appendix 2: Notification Package.**

- In co-ordination with the Notification Packages a Public notice was placed in the Langley Advance Times on May 15th 2025. Please see **Appendix 3: Public Notice.**

- On June 15th 2025 the consultation comment period closed. During the consultation period, no resident has provided a written comment.

- Telus reached out to Freedom Mobile and Rogers Communications Inc (Rogers) regarding potential colocation to this site. However, Freedom Mobile declined, and Rogers have not responded to the offer.

TELUS is committed to working with the community to find an acceptable location and infrastructure design. Should you require any additional information, please do not hesitate to contact us at 604-620-0877 or by e-mail at hannah@cypressslandservices.com.

Hannah Taylor
Land Use Planner, Cypress Land Services
Agents for TELUS Communications Inc.

Appendix 1: Information Package

CYPRESS
LAND SERVICES

Cypress Land Services
Suite 120 – 736 Granville Street
Vancouver, BC V6Z 1G3

Telephone: 604.620.0877
Facsimile: 604.620.0876
Website : www.cypresslandservices.com

March 5th, 2025

Via Email: mnemati@tol.ca

20338-65 Avenue
Langley, BC
V2Y 3J1

Dear Planning Department,

Subject:	**TELUS Telecommunications Facility Proposal – Letter of Intent**
Address:	**1585 256 St, Langley, BC. V4W 2J4**
Legal PID:	**013-291-581**
Coordinates:	**49.030034 N, -122.524971 W**
TELUS Site:	**BC112405**

Overview

Cypress Land Services Inc., in our capacity as agents to TELUS Communications Inc. (TELUS), is submitting this Telecommunication Antenna System (TAS) Application and Letter of Intent to formalize the Township of Langley process related to the installation and operation of a telecommunications facility as described in *"Telecommunication Tower Policy No. 07-331."* This will be used alongside the federal CPC process. TELUS is proposing the installation in order to provide improved, dependable wireless data and voice communication services in the Township.

Proposed Site

TELUS proposes to install a 45m as well as a 2m tall lightning rod, (47m of total height including the lightning rod) on private property located at 1585 256 St, Langley, BC. V4W 2J45. This is a rural residential property consisting of a house and a poultry farm. Please See **(Schedule A: Aerial Map)** for a display of the tower location.

Rationale for Site Selection

TELUS seeks to maintain and improve high quality, dependable network services in the Township of Langley and across BC and Canada. In order to improve network performance, TELUS requires a wireless installation to improve coverage in this area of Langley.

The proposed site is a result of many considerations. TELUS reviewed co-location options on nearby structures and towers. There are no opportunities to use existing towers/buildings or structures to achieve an improved level of wireless services. To confirm there are no towers within 500m of the proposed site. Please see **Schedule B: Map of Existing Telecommunication Antenna Systems.**

Proposal Details & Future Colocation

The proposed site is a 45m monopole tower (47 in total height, including lightning rod) with 6 initial flush-mounted antennas and associated equipment cabinet at the base, all occupying an area of 10mx 10m. TELUS has completed Preliminary Design Plans **(Schedule C: Preliminary Design Plans)** as well as a photo-simulation (**Schedule D: Photo-simulation**). Please note that the photo-simulation is for conceptual purposes only.

Colocation letters were sent out to Freedom Mobile and Rogers. We are still waiting for responses from both parties.

Environmental Assessment

N/A

Consultation Process with the Township of Langley

The Township has adopted 'Telecommunication Tower Policy No. 07-331" to establish policy and process for requests to construct Telecommunication Antennae Structures within the Township. Cypress will notify residents of the tower on TELUS' behalf, within a radius of three (3) times the tower height (135m). The proposal will go to Council at the end of the consultation process.

Cypress Land Services pre-consulted the Planning department at this location and is now submitting the formal TAS application.

Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:
http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Conclusion

TELUS is committed to working with the Township and the community to improve wireless services. Please do not hesitate to contact us by phone at 604-910-7310 or by email at chad@cypresslandservices.com.

Sincerely,

Chad Marlatt

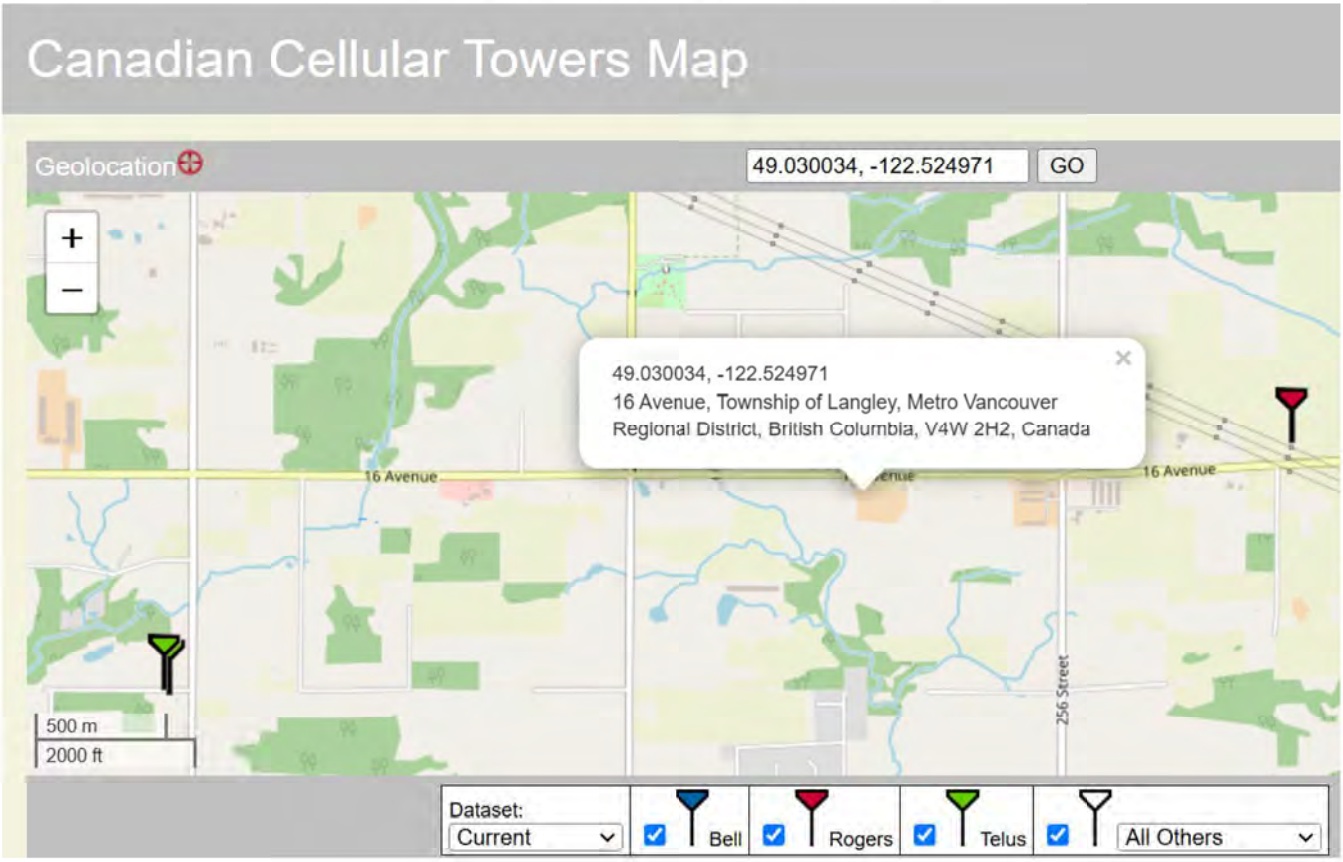
CHAD MARLATT
LAND USE PLANNER
CYPRESS LAND SERVICES

Agent for TELUS Communications Inc.

SCHEDULE A
SITE LOCATION

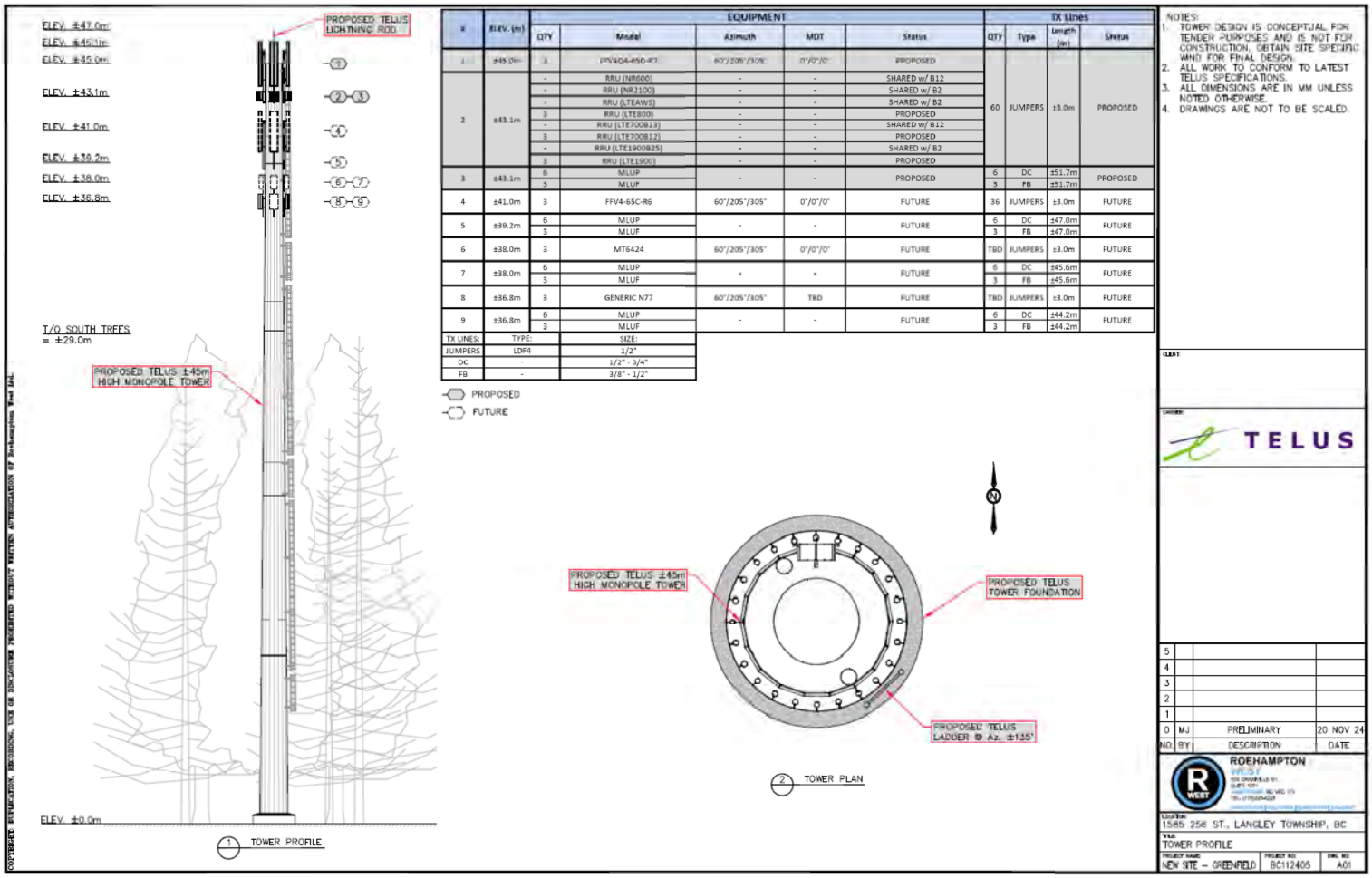


SCHEDULE B
MAP OF EXISTING TELECOMMUNICATION ANTENNA SYSTEMS



TELUS Site: BC112405

SCHEDULE C
PRELIMINARY DESIGN PLANS



#	ELEV. (m)	EQUIPMENT					TX Lines			
		QTY	Model	Azimuth	MDT	Status	QTY	Type	Length (m)	Status
1	±45.0m	3	FFV4GA-65D-R3	60°/205°/305°	0°/0°/0°	PROPOSED	60	JUMPERS	±3.0m	PROPOSED
2	±43.1m	-	RRU (NR600)	-	-	SHARED w/ B12				
		-	RRU (NR2100)	-	-	SHARED w/ B2				
		-	RRU (LTEAWS)	-	-	SHARED w/ B2				
		3	RRU (LTE800)	-	-	PROPOSED				
		-	RRU (LTE700B13)	-	-	SHARED w/ B12				
		3	RRU (LTE700B12)	-	-	PROPOSED				
		-	RRU (LTE1900B25)	-	-	SHARED w/ B2				
		3	RRU (LTE1900)	-	-	PROPOSED				
3	±43.1m	6	MLUP	-	-	PROPOSED	6	DC	±51.7m	PROPOSED
		3	MLUP				3	FB	±51.7m	
4	±41.0m	3	FFV4-65C-R6	60°/205°/305°	0°/0°/0°	FUTURE	36	JUMPERS	±3.0m	FUTURE
5	±39.2m	6	MLUP	-	-	FUTURE	6	DC	±47.0m	FUTURE
		3	MLUP				3	FB	±47.0m	
6	±38.0m	3	MT6424	60°/205°/305°	0°/0°/0°	FUTURE	TBD	JUMPERS	±3.0m	FUTURE
7	±38.0m	6	MLUP	-	-	FUTURE	6	DC	±45.6m	FUTURE
		3	MLUP				3	FB	±45.6m	
8	±36.8m	3	GENERIC N77	60°/205°/305°	TBD	FUTURE	TBD	JUMPERS	±3.0m	FUTURE
9	±36.8m	6	MLUP	-	-	FUTURE	6	DC	±44.2m	FUTURE
		3	MLUP				3	FB	±44.2m	

TX LINES:	TYPE:	SIZE:
JUMPERS	LDF4	1/2"
DC	-	1/2" - 3/4"
FB	-	3/8" - 1/2"

PROPOSED
FUTURE

NOTES:
1. TOWER DESIGN IS CONCEPTUAL FOR TENDER PURPOSES AND IS NOT FOR CONSTRUCTION. OBTAIN SITE SPECIFIC WIND FOR FINAL DESIGN.
2. ALL WORK TO CONFORM TO LATEST TELUS SPECIFICATIONS.
3. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
4. DRAWINGS ARE NOT TO BE SCALED.

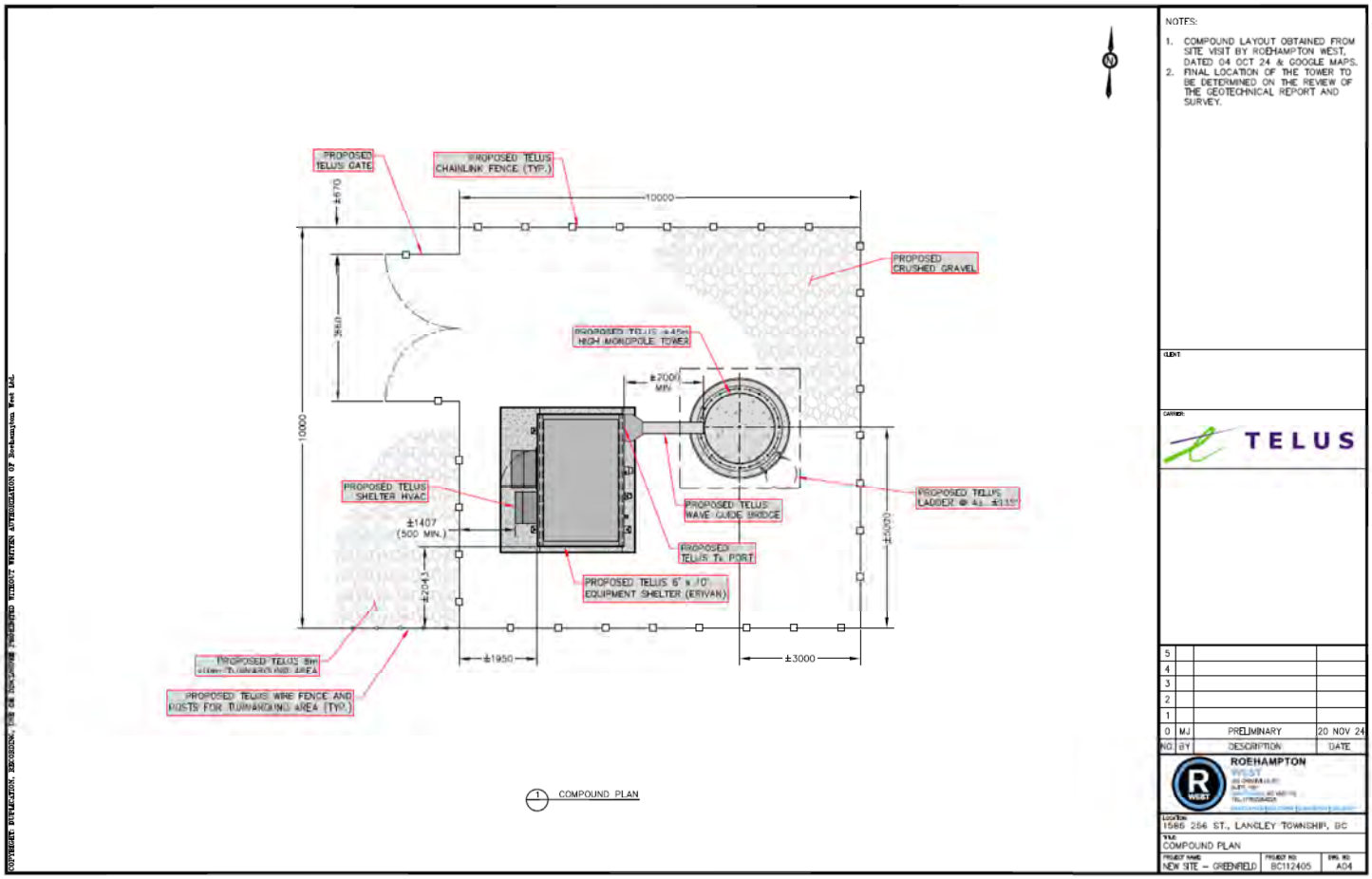
NO.	BY	DESCRIPTION	DATE
5			
4			
3			
2			
1			
0	MJ	PRELIMINARY	20 NOV 24

ROEHAMPTON WEST

Location: 1585 256 ST., LANGLEY TOWNSHIP, BC
Title: TOWER PROFILE
Project Name: NEW SITE – GREENFIELD | Project No.: BC112405 | Dwg. No.: A01

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS THE PROPERTY OF ROHAMPTON WEST ARCHITECTURE INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESS PERMISSION OF ROHAMPTON WEST ARCHITECTURE INC.

SCHEDULE C
PRELIMINARY DESIGN PLANS



SCHEDULE D
PHOTO-SIMULATION

BEFORE



AFTER



Note: View of proposed tower looking south at site

Appendix 2: Notification Package

TELUS Communications Inc.

TELUS
let's make the future friendly™

May 8th 2025
Subject: Public Notification: 47m monopole

To: Property Owner / Current Resident

Re: Proposed 47m monopole tower
Location:1585 256 St Langley Twp, BC V4W 2J4

TELUS File: BC112405 – 1585 256 ST
Coordinates: 49.030034, -122.524971

Fast Answers:

Why am I receiving this letter?
Your home or business is located within our notification area.

What is this letter about?
TELUS is proposing a new tower in your area.

Why is this letter so technical?
Innovation, Science & Economic Development Canada (ISED) (who oversees this process), requires us to disclose technical information.

Dear Member of the Township of Langley community,

TELUS would like to bring improved cellular service to your community and we want to include you in the conversation. We are proposing the addition of a new communications tower at 1585 256 Street, Langley in your area. This notification package is the first part of the consultation process that includes the following steps:

Public notification: Our first step is to reach out to the Township of Langley community to share our proposal and gather feedback from community members such as yourself. TELUS has sent a copy of this package to all residents and businesses within three times the structure height (141m) from the tower location.

Local government consultation: At the same time that TELUS consults with members of the public, we have engaged the Township of Langley in land use consultation. At the end of the full consultation process, TELUS will request land use concurrence from the Township of Langley planning team.

In this document, you'll find a lot of information. We are required to provide community members Information on our proposal as well as the tower siting process, including:

- An explanation of how we determine where a new tower is needed.
- A description and specs of the tower itself, as well as where the tower will be located.
- Safety information

We encourage you to review all of the documentation we've provided, to learn more about the proposed telecommunications site facility proposed at1585 256 St Langley Twp, BC V4W 2J4

We are excited to provide this information to you to start the discussion on wireless improvements to your community. We welcome any questions you may have about this process and a list of contacts will be provided at the end of this document.

Yours sincerely,

Hannah Taylor
Land Use Planner , Cypress Land Services

Who is Cypress Land Services? *When a new tower is needed, TELUS hires independent contractors like us, to help discuss these plans with the communities. As such, we are pleased to share the attached information notification package with you that will explain the details for the necessary hardware with you and your community.*

TELUS Communications Inc.

May 8th 2025
Subject: Public Notification: 47m monopole

TELUS's proposal

TELUS is proposing to construct a 47m monopole tower on a privately owned rural lot at 1585 256 Street Langley Township, BC V4W 2J4.

- All the equipment necessary to operate this facility will reside within a compound located at the base of the tower.
- The proposed facility is to be located on a privately owned rural/agricultural lot.
- The tower, if constructed, will provide improved wireless high-speed voice and data services to the Township of Langley.



Artist's rendering of tower on current landscape.

Regulatory authority for cell tower placement

ISED—Innovation, Science and Economic Development Canada, (formerly Industry Canada) is the governing body that has exclusive jurisdiction over the placement of wireless telecommunications facilities in Canada. As such, **ISED requires a carrier like TELUS to consult with the applicable local government and the general public regarding new installations.**

The public consultation process is intended to provide an opportunity for community members to have questions addressed while respecting federal jurisdiction of this process.

ISED's Client Procedure Circular 2-0-03 (CPC): *In cases where a local government does not have a telecommunications policy in effect, TELUS must follow the default public and land use authority process outlined in the CPC.*

The CPC provides information on the required scope and timelines of a tower consultation, issues and topics that are defined as reasonable and relevant to the consultation, health and safety guidelines and other relevant information.

Public consultation process

(as prescribed by Innovation, Science and Economic Development of Canada and the Township of Langley)

STEP 1: PUBLIC NOTIFICATION

The Township of Langley has an established and documented public consultation process applicable to tower siting Council Policy 07-331, which closely resembles ISED's default process, TELUS is required to follow the ISED Default Public Consultation Process outlined in the CPC policy.

Why are you getting this letter? TELUS is required to provide notification packages to property owners/occupants within a radius of 3x the tower height or 141m from the

proposed tower. As your property falls within this notification radius, TELUS is consulting with you on this tower. We are inviting you with an opportunity to engage in reasonable, relevant, and timely communication regarding this proposal. This notification will also be submitted to the Township of Langley and ISED as part of our application for land use concurrence.

In addition, members of the broader public will be invited to comment on the proposed site in response to a public notice that will be placed in the Langley Advance Times. The public notice will run once on May 15th 2025. The public will then have 30 days to submit comments and questions to myself on behalf of TELUS.

I will acknowledge receipt of comments and questions received within 14 days and address all relevant and reasonable concerns within 60 days. The commenting member of the public will then have 21 days to reply to the response. A summary of all comments received and our responses will then be submitted to the Township of Langley.

STEP 2: TOWNSHIP OF LANGLEY LAND USE CONCURRENCE

Following the public consultation process, TELUS will provide the details of correspondence with community members including TELUS' responses to the Township of Langley. Finally, TELUS will request a resolution of land use concurrence from the Township which will enable TELUS to proceed with planning for wireless upgrades in the community.

TELUS Communications Inc.

May 8th 2025
Subject: Public Notification: 47m monopole

TELUS
let's make the future friendly™

Site details

PURPOSE

The purpose of the proposed tower is to expand TELUS' wireless coverage and to provide access to dependable wireless high-speed voice and data services in south Langley.

Currently, there are no suitable existing antenna support structures or other feasible structures that can be used and, as a result, a new tower is required. The tower, if constructed, will provide improved wireless connectivity in terms of reliability and speed and access to emergency 911 services for those in the vicinity of the facility.

LOCATION AND LAND USE

The tower is proposed to be located at 1585 256 St Langley Twp, BC V4W 2J4, coordinates 49.030034, -122.524971.

SAFETY CODE 6

ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS attests that the tower described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6 including combined effects with the local radio environment, as may be amended from time to time.

SITE ACCESS

TELUS is proposing to access the site via an existing access to the north of the site from 16th Ave. TELUS' compound will be contained within a chain link fence to mitigate public access.

ENVIRONMENT

TELUS confirms that the installation is excluded from environmental assessment under the Impact Assessment Act.

DESIGN

This proposal is for a 45m as well as a 2m tall lightning rod, (47m of total height including the lightning rod). A preliminary design of the tower profile and compound plan is included in this notification for your reference. Initially, the tower is planned to support 6 panel antennas in support of a variety of communication technologies.

TRANSPORT CANADA

The tower will be marked in accordance with the Department of Transportation and NAV Canada requirements.

STRUCTURAL CONSIDERATIONS

TELUS attests that the antenna structure described in this notification package will apply good engineering practices including structural adequacy during construction.

LAND USE AUTHORITY

The Township of Langley has an established and documented public consultation process applicable to tower siting Council Policy 07-331, which closely resembles ISED's default process, TELUS is required to follow the ISED Default Public Consultation Process outlined in the CPC policy.

CO-LOCATION

TELUS will consider all applications for tower sharing and co-location in accordance with ISED protocols.

GENERAL INFORMATION

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website: http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/h_sf01702e.html.

TELUS Communications Inc.

May 8th 2025
Subject: Public Notification: 47m monopole

TELUS
let's make the future friendly™

CONTACTS

Cypress Land Services
1051, 409 Granville Street, Vancouver, BC V6C 1T2
Phone: 604-620-0877
Email: publicconsultation@cypresslandservices.com

Township of Langley
Civic Facility
20338-65 Avenue, Langley, BC. V2Y 3J1
Email: cdinfo@tol.ca
604-532-7599

ISED - Lower Mainland District Office
13401 – 108 Avenue, Suite 1700
Surrey BC V3T 5V6
Telephone: 1-800-667-3780 or 604-586-2521
Fax: 604-586-2528

Email: spectrumsurrey-surreyspectre@ised-isde.gc.ca
(By appointment only)

Do you have questions or comments about this proposal? We value your feedback.

Written comments posted on or before June 15th 2025 will be included in the formal submission package.

Please contact our office to discuss the proposed facility with representatives from Cypress Land Services.

Phone: 604-620-0877
Email:
PublicConsultation@cypresslandservices.com

Should you have any specific questions regarding the proposal, please feel welcome to contact the contacts listed herein, or return the enclosed comment sheet by mail or email to TELUS by **June 15th 2025.**

May 8th 2025
Subject: Public Notification: 47m monopole

Map of proposed tower

(for discussion purposes only.)



Site plan



Physical tower profile (for discussion purposes only.)

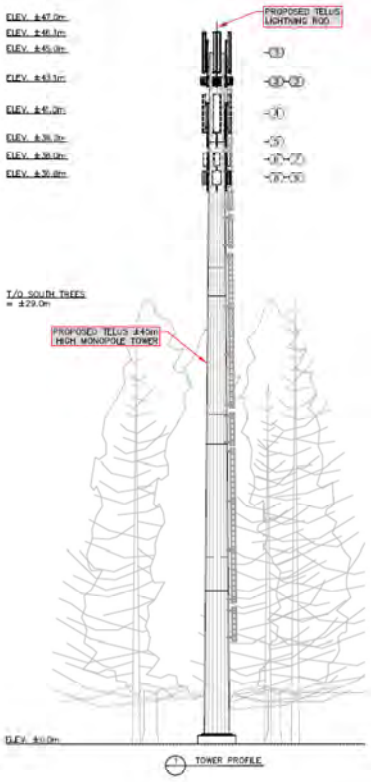


Photo simulations (for discussion purposes only.)



Current view, looking south.



View of proposed tower, looking south.

TELUS Communications Inc.

TELUS
let's make the future friendly™

May 8th 2025
Subject: Public Notification: 47m monopole

Comment sheet – BC112405

If you would like to share your comments, please submit them either by:

Fax: 604-620-0876
Phone: 604-620-0877
Email: PublicConsultation@cypresslandservices.com
Mail: 1051 - 409 Granville Street, Vancouver, BC. V6C 1T2

PROPOSED TELUS TELECOMMUNICATIONS FACILITY: 1585 256 Street Langley Township, BC.

1. Are you a cellular telephone or wireless internet user? ☐ Yes ☐ No
2. Is the location of the proposed facility acceptable? ☐ Yes ☐ No

If no, why? _____

_____

3. Are you satisfied with the design of the proposed facility? ☐ Yes ☐ No

Comments: _____

_____

_____

4. Other comments (please attach pages if more space is needed):

_____

_____

_____

_____

_____

This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate Land Use Authority for their file. Please write legibly. Thank you.

Name: _____

Address: _____

Phone: _____ Email: _____

Appendix 3 : Public Notice

BC Classifieds.com
...in your community, online and in print
Black Press Media E-EDITIONS 866.865.4460 bcclassifieds@blackpress.ca

Fencing

Arrow Fencing
Residential, Chain Link & Repairs. 778-855-1973

Lawn & Garden

C & C Gardeners
*Lawn & Garden Maint.
*Tree & Shrub Pruning
*Spring Clean-Up
Call 604-786-3449

Home Improvements

SEMI-RETIRED contractor small concrete jobs Patios, sidewalks driveways Re & re old or damaged concrete Ken 604-307-4923 or Gary 604-218-7089

VECTOR RENOVATIONS
Public / Strata Renovations
Repairs & Improvements
Fences, Decks, Fascia & Trim, Painting, Concrete, Sheds & Additions.
Handyman Services.
vectorrenos.ca
604-690-3327

Roofing & Skylights

info@glroofing.ca Re-Roof New & Repair, Leaf Guards & Clean $200. 6042405362

Moving & Storage

ABE MOVING & Delivery & Rubbish Remova $50/hr. per Person • 24/7 604-999-6020

Pressure Washing

POWER WASHING/ GUTTER CLEANING Same Day Service Avail Call Ian 604-724-6373

Plumbing

MAY SPECIAL FOR ALDERGROVE RESIDENTS
Murrayville Plumbing & Heating Ltd. has just moved into the area, and to celebrate, we're offering 10% OFF all service calls for Aldergrove residents during the month of May! We provide 24-hour service, so whether it's a day-time faucet replacement, late-night leak or a weekend heating issue, our expert team is There When You Need Us, now with a discount to welcome you to the family. Use Code: "Neighbour" to claim. Call us at 778-888-6451 or email us at reception@mvpbc.ca to schedule.

MAKE AN ANNOUNCEMENT



Career Opportunities





AD CONTROLLER

B.C. Division

Black Press Media is looking for an Ad Controller to work closely with our B.C. markets from our Kelowna office.

Do you thrive in a fast-paced environment where no two days are the same? We are looking for a hands-on coordinator that can work with our sales and pagination teams in the process of creating our weekly newspapers.

Your responsibilities would include:

- Process insertion orders for ad bookings into our CSM in a timely manner to meet deadlines
- Create physical layouts of the papers for editorial & creative
- Manage prepay accounts and record incoming payments
- Manage account inquiries from clients & Sales reps
- Manage advertising copy workflow
- Manage set up of special sections for layouts & ad bookings

About Black Press

Black Press Media is a leading North American local news champion with operations across British Columbia, Alberta, Yukon, Northwest Territories, Nunavut, Washington State, Alaska, and Hawaii. Over 1,500 talented employees work with us to deliver unique community news and information across a full suite of traditional media channels and digital platforms. We value diverse viewpoints, new ways of thinking and a collaborative approach to delivering results.

Black Press' products are considered industry leading, winning hundreds of awards each year for journalism excellence.

Our offerings:

In addition to working with great people, approachable management and a supportive work culture every day, Black Press offers competitive compensation and a comprehensive benefit package that includes extended health and dental for you and your family and a 100% company match to your pension contribution.

Expected annual salary: $41,600

To apply, please send your resume and cover letter to:

Karen Hill | Karen.hill@blackpress.ca
Group Publisher, Black Press Media

Applications will be accepted until position is filled.
Only those selected for an interview will be contacted.

Black Press Media
blackpress.ca • bclocalnews.com

Legal Notices

Notice of Vehicle Sale Under BC Repairers Lien Act

to Commence in 14 Days

2019 Chevrolet Colorado Pick Up Truck - VIN# 1GCGTCEN8K1195516

Debtor - Mr. Jordon Orto. Amount owed - $15300.21

Time and place of Sale - Langley Chrysler, 19418 Langley Bypass, Surrey, BC V3S 7R2 on May 28, 2025

Notice of Vehicle Sale Under BC Repairers Lien Act

to Commence in 14 Days

2017 Ram 3500 Pick Up Truck - VIN# 3C63R3DL9HG683243

Debtor - Mr. Kenneth Kelly. Amount owed - $2144.02

Time and place of Sale - Langley Chrysler, 19418 Langley Bypass, Surrey, BC V3S 7R2 on May 28, 2025

Public Notice / Avis Public

Proposed TELUS Telecommunications Facility 47.0-Meter Tall Monopole Tower Structure Projet D'Installation De Télécommunications TELUS Structure de Tour Monopole de 47.0 Mètres de Hauteur

Proposed Structure:

As part of the public consultation process required by Innovation, Science and Economic Development Canada (ISED) and the Township of Langley (TOL), TELUS is inviting the public to comment on a proposed telecommunications facility consisting of a 47.0-meter tall monopole tower structure and ancillary radio equipment situated on private property at 1585 256 Street, Langley, BC.

Tower Location/Emplacement de la Tour:

1585 256 Street, Langley, BC

Coordinates/Coordonnées :

Lat: 49.030034°

Long: -122.524971°

Any person may comment by close of business day on June 15th, 2025 with respect to this matter. Please submit any comments to the following contact:

Toute personne peut faire des commentaires sur ce sujet avant la fermeture des bureaux le 15 juin 2025. Veuillez soumettre vos commentaires aux coordonnées ci-dessous :

TELUS Contact / Coordonnées du Représentant de TELUS :

Cypress Land Services
Hannah Taylor
1051-409 Granville Street
Vancouver, BC V6C 1T2
604-620-0877
PublicConsultation@CypressLandServices.com

Structure Proposée :

Dans le cadre du processus de consultation publique exigé par Innovation, Sciences et Dévelop- pement économique Canada (ISDE) et le Canton de Langley, TELUS invite le public à formuler des commentaires sur un projet d'installation de structure de télécommunications consistant en un tour monopôle de 47,0 mètres de hauteur et de l'équipement radio auxiliaire situé sur une propriété privée au 1585 256 Rue, Langley, BC.



TELUS
let's make the future friendly

Do You have
SERVICES TO OFFER?
Our readers are looking for you!
Don't be missed, place your ad today!

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 21, 2025 - REGULAR MEETING	**REPORT**:	25-116
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-24-0102
SUBJECT:	DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100195 (THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 35 (LANGLEY) / 21020 – 76 AVENUE)		

PROPOSAL:

Development Variance Permit application to vary Section 107.3(b)(iii) – Required Off-Street Parking Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the required parking spaces from 624 to 470 to facilitate development of a new secondary school, middle school and associated group children's daycare at 21020 – 76 Avenue.

RECOMMENDATION SUMMARY:

That Council consider issuance of Development Variance Permit No. 100195 to reduce the required parking spaces and advise whether: a) it authorizes issuance of, or b) does not authorize issuance of the Development Variance Permit for a proposed parking reduction at 21020 – 76 Avenue.

RATIONALE:

The proposed variance would facilitate development of a new secondary school, middle school and associated group children's daycare in Willoughby.

RECOMMENDATION:

That Council consider issuance of Development Variance Permit No. 100195 for property located at 21020 – 76 Avenue to reduce the required parking spaces from 624 to 470 to facilitate development of a new secondary school, middle school and associated group children's daycare and adopt one of the following resolutions:

1. **That** Council authorize issuance of Development Variance Permit No. 100195 for property located at 21020 – 76 Avenue subject to the following:
    a. Section 107.3(b)(iii) – Required Off-Street Parking Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the number of required parking spaces on an overall site basis for a combined secondary school, middle school and associated group children's daycare from 624 parking spaces to 470 parking spaces.
    b. Finalization of the site plan (Schedule A) to align with the 212 Street Connector final design.

or

2. **That** Council not authorize issuance of Development Variance Permit No. 100195.

EXECUTIVE SUMMARY:

The applicant is seeking approval to vary Section 107.3(b)(iii) – Required Off-Street Parking Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the amount of required parking (from 624 to 470 spaces (154 spaces)) to facilitate a new secondary school, middle school and associated group children's daycare at 21020 – 76 Avenue. Staff recommend that Council consider issuance of Development Variance Permit No. 100195. Should Council wish to authorize issuance Development Variance Permit No. 100195, it is provided as Attachment A to this report.

PURPOSE:

The purpose of this report is to provide information to Council regarding proposed Development Variance Permit No. 100195 for property at 21020 – 76 Avenue.

REFERENCE:

Owner:	The Board of Education of School District No. 35 (Langley) 4875 – 222 Street Langley, BC V3A 3Z7
Agent:	MAKE Projects Ltd. 503-1541 West Broadway Vancouver, BC V6J 1W7
Legal Description:	Lot 1 Section 24 Township 8 New Westminster District Plan EPP103256
Location:	21020 – 76 Avenue
Area:	6.18 ha (15.27 ac)
Existing Zoning:	Rural Zone RU-3
Willoughby Community Plan:	Residential and Major Park (Proposed)
Northeast Gordon Estate Neighbourhood Plan:	Special Study Area

BACKGROUND/HISTORY:

- The subject site is zoned Rural Zone RU-3 and designated Residential and Major Park (Proposed) in the Willoughby Community Plan, and Special Study Area in the Northeast Gordon Estate Neighbourhood Plan.
- The Agricultural Land Commission (ALC) approved an application to exclude the subject property from the Agricultural Land Reserve (ALR) in 2018.

DISCUSSION/ANALYSIS:

- Information provided by the applicant indicates the proposed secondary school will have 160 employees and 1,900 students, the middle school will have 80 employees and 900 students, and group children's daycare will have 4 employees.
- Section 107.3(b)(iii) of the Zoning Bylaw includes parking requirements for secondary schools (1 space per employee and 1 space per 5 students), middle schools (1 space per employee, plus a designated drop-off and pick-up area) and group children's daycares (1 space per employee, plus a designated drop-off and pick-up area).
- Based on the information provided by the applicant, the proposed secondary school, middle school and associated group children's daycare would require 624 parking spaces on an overall site basis with 470 parking spaces proposed as indicated in the below table.

	Parking Spaces Required	Parking Spaces Provided
Secondary School Proposed: 160 employees, 1,900 students Parking Requirement: (1 space per employee and 1 space per 5 students)	540	359
Middle School Proposed: 80 employees, 900 students Parking Requirement: 1 space per employee, plus a designated drop-off and pick-up area	80	103
Group Children's Daycare Proposed: 4 employees Parking Requirement: 1 space per employee, plus a designated drop-off and pick-up area	4	8
Total	**624**	**470**

- In support of the proposed development variance permit, the applicant has provided a Transportation Assessment and a Statement of Benefits (Attachment C).
- Staff's review of the Traffic Assessment notes the following:
    - Information used to rationalize the variance includes parking rates based on an average number of required parking spaces compared to three other municipalities Zoning Bylaws (City of Langley, City of Delta and City of Coquitlam) as well as a review of the observed parking demand at R.E. Mountain High school and Peter Ewart Middle School in Willoughby. Staff note the location of R.E. Mountain High School and Peter Ewart Middle School is a different geographical context compared to the subject site which is located on the neighbourhood periphery
    - A review of R.E. Mountain High School and Peter Ewart Middle School student enrollment versus parking utilization would provide additional information for assessment.
    - Provision of Transit (TransLink) and school buses to serve the site is yet to be confirmed.
    - To align with the current 212 Connector design the subject site design requires modification including but not limited to vehicular and pedestrian access.

Adjacent Uses:

	Existing Use	Northeast Gordon Estate / Smith / Yorkson Neighbourhood Plan Designation	Existing Zoning
North:	76 Avenue and townhouse complexes	Single Family Mixed Residential (10 UPA)	Comprehensive Development Zones CD-76, 77 and 84
South:	Unopened road dedication (212 Connector) beyond	Special Study Area	Rural Zone RU-3

	which is a rural property located in the ALR		
East:	Unopened road dedication (212 Connector) beyond which is a rural property located in the ALR	Special Study Area	Rural Zone RU-3
West:	Properties currently under construction to facilitate the Smith Athletic Park	Ecological Greenway	Suburban Residential Zone SR-2

Proposed Variance:

- Section 107.3(b)(iii) of the Zoning Bylaw includes parking requirements for secondary schools, middle schools and group children's daycares.
- The applicant is proposing to vary the overall required parking from 624 parking spaces to 470 parking spaces (reduction of 154 parking spaces or 25%).
- Proposed Development Variance Permit No. 100195 is included as Attachment A.
- The proposed variance would reduce the amount of parking required at the proposed secondary school, middle school and associated group children's daycare.

Policy Considerations:

Development Variance Permit No. 100195 proposes to vary Section 107.3(b)(iii) of the Zoning Bylaw to reduce parking requirements to facilitate development of a new secondary school, middle school and associated group children's daycare in Willoughby.

Development Variance Permit No. 100195 is provided as Attachment A to this report for Council's consideration of issuance.

Respectfully submitted,

Joel Nagtegaal
MAJOR PROJECT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Variance Permit No. 100195
ATTACHMENT B	Maps and Graphics
ATTACHMENT C	Smith Campus of Schools Statement of Benefits

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT A**

Development Variance Permit No. 100195

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

1. Name: The Board of Education of School District No. 35 (Langley)

   Address: 4875 – 222 Street
   Langley, BC V3A 3Z7

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 1 Section 24 Township 8 New Westminster District Plan EPP103256

   CIVIC ADDRESS: 21020 – 76 Avenue

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

   a. Section 107.3(b)(iii) – Required Off-Street Parking Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the number of required parking spaces on an overall site basis for a combined secondary school, middle school and associated group children's daycare at 21020 – 76 Avenue from 624 parking spaces to 470 parking spaces.
   b. Finalization of the site plan (Schedule A) to align with the 212 Street Connector final design.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit.

   This Permit is not a Building Permit.

   All developments forming part of this Development Variance Permit shall be substantially commenced within two years after the date the Development Variance Permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

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

   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2025.

Attachments:
SCHEDULE A Site Plan



VEHICULAR PARKING REQUIREMENTS

USE	REQUIRED			PROVIDED			SURPLUS / (DEFICIT)	RECOMMENDED PER ARUP/BUNTIN TRANSPORTATION STUDY (APRIL 30, 2025)
MIDDLE SCHOOL	TOTAL PARKING & PUDO REQUIRED:	REQUIRED:	TYPE:	PROVIDED STALLS:				
	1 STALL/4 EMPLOYEES + PICK-UP/DROP-OFF	80	STANDARD	97				
			ACCESSIBLE*	2				
			PICK-UP/DROP-OFF	8				
	SUB-TOTAL	80	SUB-TOTAL	107			27	
SECONDARY SCHOOL	1.5 STALL/EMPLOYEE + PICK-UP/DROP-OFF							
	EMPLOYEES	100	STANDARD	317				
	STUDENTS	380	ACCESSIBLE*	8				
			PICK-UP/DROP-OFF	9				
	SUB-TOTAL	540	SUB-TOTAL	334			-186	
SECONDARY POOL	1 STALL/EMPLOYEE							
	EMPLOYEES	5	STANDARD	5				
			ACCESSIBLE*	4				
	SUB-TOTAL	5	PICK-UP/DROP-OFF	9				
CAMPUS-WIDE SUBTOTAL		625		450			-175	
TOTAL STALLS AVAILABLE (50%)		313		450			137	433

*ACCESSIBLE STALLS = 1 FOR EVERY 50 STALLS REQUIRED

SITE PLAN LEGEND

- SITE BOUNDARY
- PROPERTY LINE
- UTILITY (RIGHT OF WAY LINE/EASEMENTS)
- SETBACK LINE
- ROOF OVERHANG
- NEW BUILDINGS
- BUILDING ACCESS (SECONDARY)
- BUILDING ACCESS (PRIMARY)
- CONCRETE SLAB PAVING
- CAST IN PLACE CONCRETE PAVING
- FIRE ACCESS ROUTE
- PAINT MARKING - NO PARKING
- PIP RUBBER
- NEW TREE
- NEW FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION

SITE PLAN GENERAL NOTES

TN

Project Number	Project
241111	SMITH CAMPUS - MIDDLE SCHOOL AND SECONDARY SCHOOL SITE PLAN
	PID 031-632-351
Sheet Number	Drawing
A071	SMITH CAMPUS SITE PLAN

PLOT DATE: 6/27/2025 4:03:52 PM FILE PATH: C:\Users\JBriladipetros\Documents\25-A-241111-SMITH-Site-v24_rosie.hadipetrosMTJ3V.rvt

thinkspace
architecture planning interior design ltd.
300 - 10190 152A St. | Surrey, BC | V3R 1J7
t 604.581.8128 | w thinkspace.ca

Issue Date 2025-06-27
ISSUED FOR BUILDING PERMIT

GLOBAL REVISIONS LIST*

NO	DATE	DESCRIPTION
1	2025-04-30	DVP - PARKING
2	2025-06-27	ISSUED FOR BUILDING PERMIT

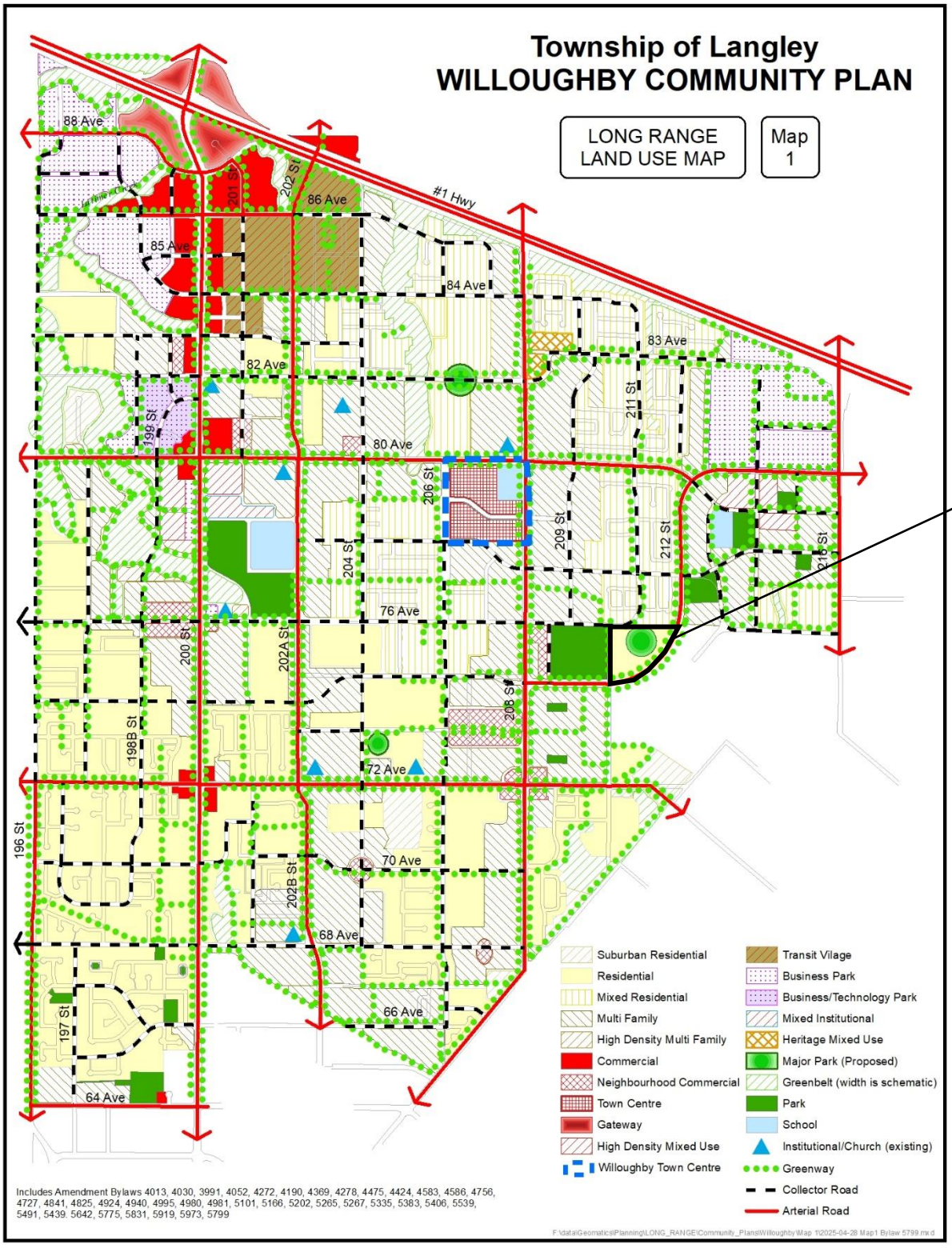
*Sheet changes clouded and tagged respectively

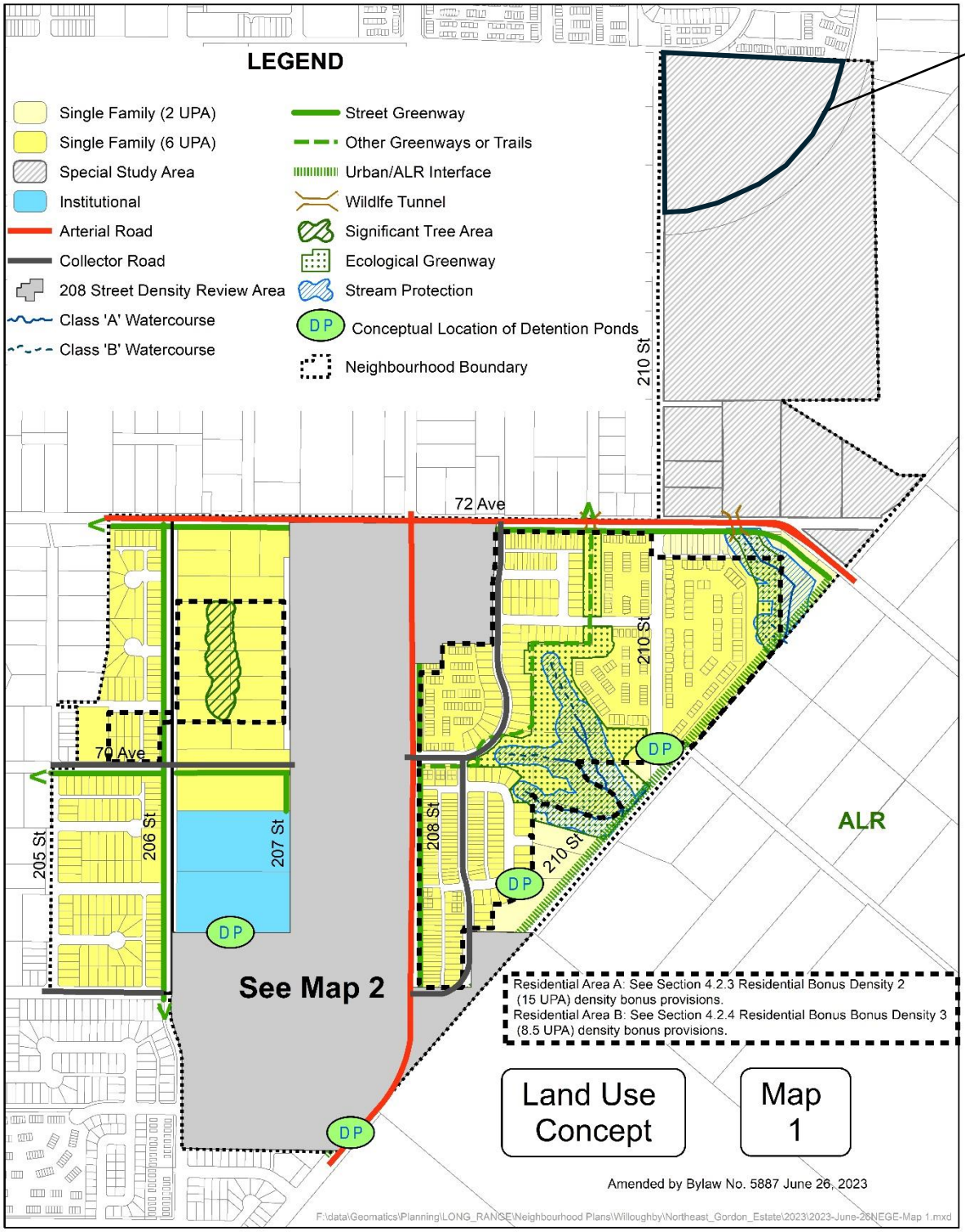
Copyright Reserved
This plan and design are the exclusive property of Thinkspace Architecture* Planning Interior Design Ltd. (Thinkspace) and cannot be used or reproduced without the written consent of Thinkspace. Written dimensions shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from these drawings before proceeding. Do not scale drawings.

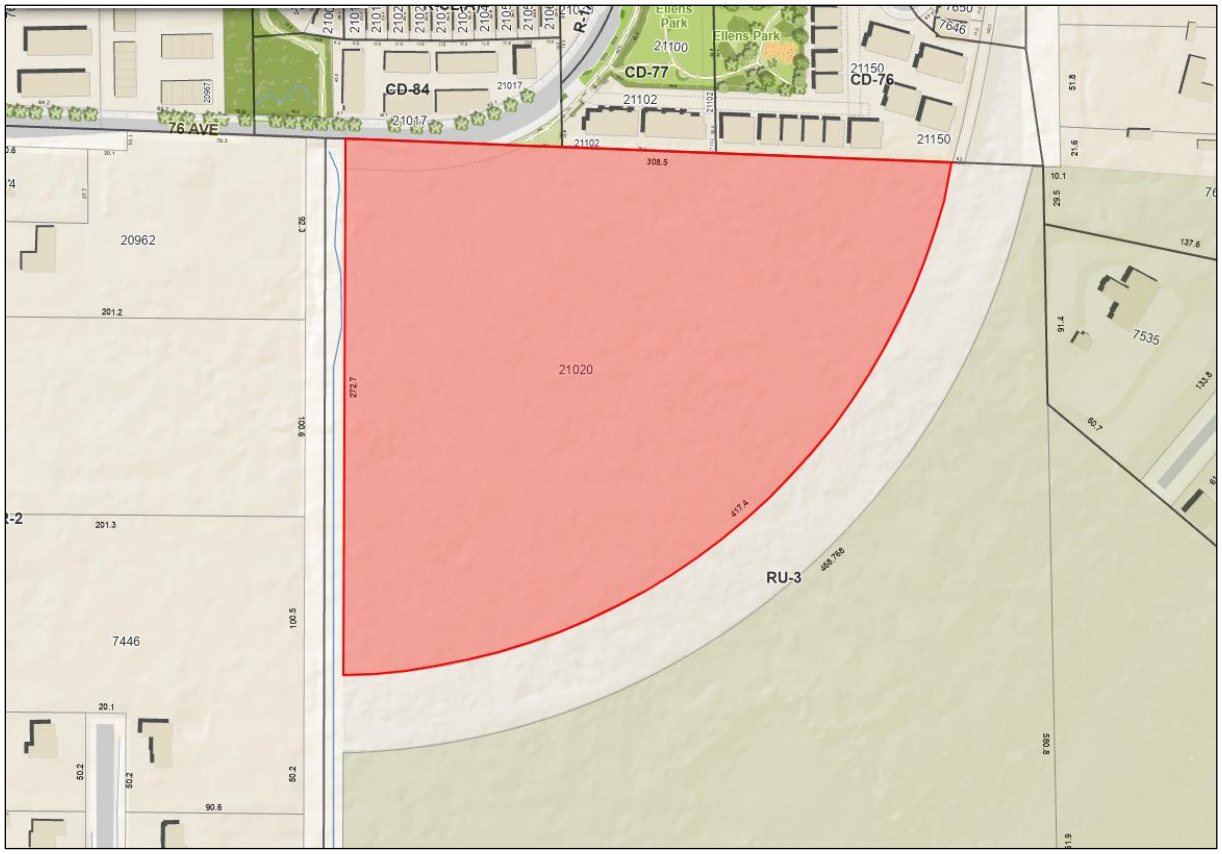
ATTACHMENT B



AERIAL CONTEXT MAP


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#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
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 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 Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Institutional/Church (existing)
Greenway
Collector Road
Arterial Road
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, 5799
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Willoughby\Map 1\2025-04-28 Map1 Bylaw 5799.mxd


SUBJECT
LEGEND
Single Family (2 UPA)
Single Family (6 UPA)
Special Study Area
Institutional
Arterial Road
Collector Road
208 Street Density Review Area
Class 'A' Watercourse
Class 'B' Watercourse
Street Greenway
Other Greenways or Trails
Urban/ALR Interface
Wildlfe Tunnel
Significant Tree Area
Ecological Greenway
Stream Protection
DP Conceptual Location of Detention Ponds
Neighbourhood Boundary
72 Ave
70 Ave
205 St
206 St
207 St
208 St
210 St
210 St
DP
DP
DP
DP
ALR
See Map 2
Residential Area A: See Section 4.2.3 Residential Bonus Density 2
(15 UPA) density bonus provisions.
Residential Area B: See Section 4.2.4 Residential Bonus Bonus Density 3
(8.5 UPA) density bonus provisions.
Land Use Concept
Map 1
Amended by Bylaw No. 5887 June 26, 2023
F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Northeast_Gordon_Estate\2023\2023-June-26\NEGE-Map 1.mxd



ZONING BYLAW NO. 2500



PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT

July 09, 2025

Township of Langley
Permitting, Licensing & Inspection Services Department
20338, 65 Avenue
Langley, British Columbia, V2Y3J1

RE: Benefits of Parking Variance for Smith Campus of Schools

The Langley School District (the District) is excited to have been awarded funding by the Ministry of Education for the largest campus of public education schools for September 2027, located in the Township of Langley (ToL). The project represents a milestone not only for the District but also for the Township of Langley, as we create a 21st century learning and outdoor play spaces for 2,800 students.

The site area is uniquely shaped like a quarter of a circle "pie shaped" and required multiple design iterations over the past seven months to fit both schools and associated amenities on this space-constrained site. The neighboring sites include the future Smith Athletic Park to the west, residential townhomes to the north, and a site deemed Agricultural Land Reserve to the south. In designing the placement of schools, the District worked collaboratively with the Township of Langley by factoring egress paths, access for Emergency Services (Fire Trucks), access to municipal tie-in locations, drainage locations, and other offsite elements in coordination with the surrounding neighborhood.

The District recently submitted a final design for Building Permit on July 2, 2025. The Building Permit submission included a fully compliant parking layout within bylaw requirements; however, a Development Permit Variance request was submitted in early May 2025, requesting a reduced number of parking stalls to allow for adequate outdoor play space for each school. Although the schools and associated parking per bylaw requirements can fit on the site, it does not leave an adequate play area or social outdoor space for these schools. The District believes the parking variance provides the following benefits exist:

1. Purpose Built Play Area – With a reduced parking stall count, the District will be able to put monies into a dedicated play area with play structures, furniture, and surface. This includes swings, basketball courts, gaga-pits, and so forth.

2. Community Social Spaces – walking paths, benches, picnic areas and landscaped spaces with trees to provide shade would be available for the neighboring community to enjoy and provides a place for students to socialize during school breaks.

3. Outdoor Learning Area – An outdoor learning area for students to sit, gather, and learn outside, rather than inside the building.

4. Courts – The outdoor courts can be used by the community for tournaments outside of school hours, this includes potentially a tennis court or basketball court.

5. Multi-Use Gaming Area (MUGA) – In addition to a court the area can be used as a MUGA – where the area can be purposed for mini-soccer games or hockey, by students and community after hours.

6. Physical Education – the outdoor space allows for additional areas for physical education courses and curriculum to take place. Provides students with an alternative option.

7. Engineered/Designed Play Space – with the variance the District can have an engineered play area for ball control, accessibility, seating, coordinate to allow for proper maintenance, versus trying to add to the project at a future date.

Sincerely,



Brian Iseli, Secretary-Treasurer

cc: Tristan Schaufler, Director of Facilities, School District No. 35 (Langley)
cc: Calvin Lal, Associate Director of Capital, School District No.35 (Langley)

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 21, 2025 - REGULAR MEETING	**REPORT:**	25-123
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE:**	LSP00007
SUBJECT:	AMENITY COST CHARGES BYLAW		

RECOMMENDATIONS:

That Council give first reading to Amenity Cost Charges Bylaw No. 6115.

That Council authorize staff to conduct a public information session.

EXECUTIVE SUMMARY:

At the June 10, 2024 Regular Meeting, Council directed staff to develop an Amenity Cost Charges (ACC) bylaw to help fund the costs of amenities needed to adequately service the demands of small-scale multi-unit housing. In March 2025, the BC Ministry of Housing and Municipal Affairs published an ACC Best Practices Guide (Attachment A) to help local governments prepare and implement ACC bylaws. The proposed Amenity Cost Charges Bylaw No. 6115 (the proposed bylaw) has been prepared based on Council direction and provincial guidance.

ACCs are a development financing tool that allows local governments to collect fees for amenities such as community centres, recreation facilities, libraries, daycares and public spaces. They are designed to cover a portion of the capital costs associated with the increased need for local government services arising from development-related capital costs.

The proposed bylaw is based on 25-year projections for all new residential, commercial, institutional and industrial development. It identifies a preliminary list of amenities, most of which have been carried over from Community Amenity Contributions (CAC) Policy No. 07-166, which was ruled invalid by the BC Supreme Court on June 20, 2025. The amenities in the proposed bylaw include: Aldergrove Community Centre Expansion, Brookswood-Fernridge Community Centre, Langley Events Centre (LEC) Convention Centre, LEC Concert and Performance Hall, LEC Ice & Dry Arenas Facility, Smith Athletic Park and Willoughby Community Centre. Some of the amenities in the CAC Policy were not included in the proposed bylaw (such as those for fire halls, affordable housing and climate action) in accordance with provincial guidance.

The capital costs for the amenities are allocated to new development based on the proportional benefit to new development. A 1% municipal assist factor is included, similar to the Township's Development Cost Charges (DCC) program. As with the DCC program, it is recommended that one set of ACC rates be used for the entire Township.

Prepared with the assistance of an urban land economist to ensure development viability, the following rates are proposed in the ACC bylaw:

- **Single and Two Family Residential:** **$19,571** per dwelling unit
  - o One-unit dwelling with secondary suite or two-unit dwelling with a suite in each unit
- **Ground-oriented Multi-family Residential:** **$13,584** per dwelling unit

  - Multi-unit dwelling building(s) with three or more ground oriented entrances e.g., accessory dwelling unit, rowhouse, townhouse, and small-scale multi-unit housing
- **Apartment Residential:** **$8,634** per dwelling unit
  - A building with three or more units accessed through a common hallway
- **Commercial:** **$65.62m^2 ($6.10 ft^2)** gross floor area
  - Includes commercial use development use as defined in the Zoning Bylaw
- **Industrial:** **$25.90 m^2 ($2.41 ft^2)** gross floor area
  - Includes both industrial use and light industrial use as defined in the Zoning Bylaw
- **Institutional:** **$65.62 m^2 ($6.10 ft^2)** gross floor area
  - Includes institutional uses providing a public or civic purpose such as government offices, schools, colleges and libraries

As the CAC Policy has been ruled invalid, an Interim CAC Policy was adopted by Council on July 7, 2025 to negotiate on a voluntary basis amenity contributions for in-stream applications. During the transition from CACs to ACCs, it is proposed that CAC reserves and in-stream funds continue to fund amenities currently under construction. The Interim CAC Policy will also serve as the mechanism to negotiate CACs on a voluntary basis from in-stream applications which will not be subjected to the ACC Bylaw once in effect as per provincial guidance.

Work is ongoing to prepare a framework for density bonus and inclusionary zoning to support the provision of additional amenities, subject to further financial testing under current economic uncertainty. The framework would be used in conjunction with the proposed bylaw.

Subject to Council authorization, a public information session and industry stakeholder consultation for the proposed bylaw are recommended (see Figure 6 of the Best Practice Guide). It is anticipated that these events would take place in the fall of 2025, with subsequent bylaw readings in October to November timeframe, which would coincide with the introduction and consideration of an updated DCC Program.

When Amenity Cost Charges Bylaw No. 6115 reaches third reading, a separate report will be presented to Council to discuss the management of CAC funds and establishment of new reserve account(s) for ACC funds.

PURPOSE:

To recommend Council grant first reading to Amenity Cost Charges Bylaw No. 6115 and authorize staff to conduct a public information session.

BACKGROUND/HISTORY:

In 2018, Council endorsed Community Amenity Contributions (CAC) Policy No. 07-166. The CAC Policy was developed based on a provincial policy guidebook and feedback from community and stakeholder consultation. It was revised over the years with a major update in 2022. (On June 20, 2025, the BC Supreme Court ruled the policy as invalid.)

In November 2023, the Province of British Columbia passed a series of legislative changes, including Bill 46: Housing Statutes (Development Financing) Amendment Act which introduced Amenity Cost Charges (ACCs) as a new development finance tool. The ACC tool allows local governments to collect funds for amenities such as community centres, recreation centres, daycares and libraries from new developments that result in increased population and demand for services. These amenities support livable and complete communities in areas of growth. The ACC tool contains mechanisms that ensure transparency and cost certainty for developers, local governments and the public.

At the June 10, 2024 Regular Meeting (Item G.2, Motion #4), Council passed the following resolution:

> *"That Council direct staff to develop an Amenity Cost Charges (ACC) Bylaw to help fund the costs of amenities needed to adequately service the demands of small-scale multi-unit housing options."*

DISCUSSION/ANALYSIS:

In March 2025, the BC Ministry of Housing and Municipal Affairs issued guidance on ACCs. A draft Amenity Cost Charges Bylaw No. 6115 (the proposed bylaw) has been prepared, based on Council direction and the provincial Amenity Cost Charge Best Practices Guide (Attachment A).

The remainder of this report discusses:

- an overview of AACs
- the guiding principles of an ACC bylaw
- the list of amenities in the proposed bylaw
- growth projections used in the proposed bylaw
- proposed ACC rates
- ongoing work related to density bonus and inclusionary zoning
- the ACC bylaw process

<u>What are ACCs?</u>

ACCs are a development financing tool that allows local governments to collect fees for amenities such as community centres, recreation facilities, libraries, daycares and public spaces. They cover a portion of the capital costs associated with the increased need for local government services arising from development-related capital costs. ACCs can be collected from any new development that results in an increase in the population of residents or workers (that is, development that adds new residential units or employment floorspace).

ACCs cannot fund infrastructure covered by DCCs, which include sewer, water, drainage, roads, parkland and park improvements. An ACC bylaw must undergo consultation with the public and affected persons, public authorities and organizations. It provides a financing tool with legislative authority and no longer relies on the discretionary zoning process.

Guiding Principles

Preparation of the proposed bylaw considered the following six Guiding Principles:

1. Integration with Local Government Land Use Planning: The ACC applies Township-wide, reflecting Township policies that concentrate growth within urban areas.

2. Benefiter Pays: ACCs are based on 25-year residential growth projections and 25-year commercial/industrial/institutional growth projections as done for the 2023 DCC update.

3. Fairness and Equity: A benefit allocation review allocates portions of amenity costs to be funded by other sources, as will be determined in future detailed financial planning.

4. Accountability: Detailed capital costs are estimated for near-term projects and high-level estimates based on current construction and land costs have been used for long-term projects.

5. Certainty: Phasing of amenities in the ACC program spans 25 years with some projects already underway.

6. Consultive Input: The proposed ACCs have been reviewed by an urban land economist with input from key development informants to ensure development viability.

Preliminary List of Amenities

The proposed ACC bylaw identifies a preliminary list of amenities, most of which have been carried over from the CAC policy. ACCs can fund the capital costs of constructing new amenities or expanding or altering existing ones. Under the *Local Government Act* (LGA), an amenity is broadly defined as a facility or feature that provides social, cultural, heritage, recreational, or environmental benefits to the community.

Based on a memorandum to Council on February 3, 2025 (Attachment B), the proposed ACC bylaw includes the following preliminary list of amenities (in no specific order) with notes on the transition from CAC to ACC:

Table 1: Proposed ACC Bylaw Amenities

Amenity in Proposed ACC Bylaw	**Transition**
LEC Convention Centre	CAC Policy → ACC Bylaw
LEC Concert and Performance Hall	LEC Entertainment Centre in CAC Policy → ACC Bylaw
LEC Ice & Dry Arenas Facility	CAC Policy → ACC Bylaw
Smith Athletic Park	Smith Athletic Park in CAC Policy → ACC Bylaw
Willoughby Community Centre	Indoor Pool and Community Centre in Yorkson Community Park in CAC Policy → ACC Bylaw
Aldergrove Community Centre Expansion	Aldergrove Community Amenity Fund in CAC Policy → ACC Bylaw
Brookswood-Fernridge Community Centre	CAC Policy → ACC Bylaw

Some amenities in the CAC policy have not been carried over, including two fire halls and a community police office which are now eligible for funding under the Development Cost Charges (DCC) Program. The Willowbrook Recreation Centre has been removed since residential and commercial growth projections have not been undertaken and is proposed to be added to ACCs following the Willowbrook Community Plan update. The Affordable Housing Reserve Fund has been removed as it can now be funded through inclusionary zoning and density bonus measures (see discussion below). The Climate Action Reserve Fund has been removed as it does not meet the ACC best practices. Urban parks have not transitioned to the ACC bylaw and will require alternative funding sources discussed further below in the density bonus section.

Growth Projections

The ACC program is based on 25-year residential growth projections including small-scale multi-unit housing. The proposed residential categories below align with the CAC policy and are proposed to be integrated in the DCC bylaw in the next update. Descriptions are provided for employment ACCs which will apply to all new commercial, institutional and industrial development.

Table 2: Land Use Categories and 25-year Growth Forecast

Land Use	**Land Use Description**	**Projected 25-Year Growth**	**Unit**
Single and Two Family Residential	• one-unit dwelling with a secondary suite or an accessory dwelling unit, or • two-unit dwelling where each unit may contain a secondary suite	1,400	dwelling units
Ground-oriented Multi-family Residential	• multi-unit dwelling building(s) with three or more ground oriented entrances in the form of accessory dwelling unit, rowhouse, townhouse, and small-scale multi-unit housing	19,100	dwelling units
Apartment Residential	• a building with three or more units accessed through a common hallway	32,800	dwelling units
Commercial	• includes commercial development in a commercial zone listed in the Zoning Bylaw	398,000	m^2 gross floor area
Industrial	• means all developments zoned for industrial uses as defined in the Zoning Bylaw	675,000	m^2 gross floor area
Institutional	• means all developments with institutional use regardless of zoning designation	236,000	m^2 gross floor area

Amenity Capital Costs and Benefit Allocation

As per the provincial guidance, the amenity capital costs are allocated to new development based on the proportional benefit to new development. A 1% municipal assist factor is included consistent with the Township's DCC program.

Table 3: Amenity Capital Costs and Benefit Allocation

Amenity	Estimated Capital Cost	Portion Allocated to New Development		1% Municipal Assist	ACC Recoverable	Municipal Responsibility
		%	$			
LEC Convention Centre	$75M	60%	$45M	$450,000	$44.5M	$30.5M
LEC Concert and	$150M	60%	$90M	$900,000	$89.1M	$60.9M

Performance Hall						
LEC Ice & Dry Arenas Facility	$158M	60%	$94.8M	$948,000	$93.9M	$64.2M
Smith Athletic Park	$109.5M	60%	$65.7M	$657,000	$65M	$44.5M
Willoughby Community Centre	$250M	75%	$187.5M	$1.9M	$185.6M	$64.4M
Brookswood-Fernridge Community Centre	$200M	65%	$130M	$1.3M	$128.7M	$71.3M
Aldergrove Community Centre Expansion	$50M	45%	$22.5M	$225,000	$22.3M	$27.7M

Amenity Cost Charges

A Township-wide ACC is proposed for all areas within the urban containment boundary. The determination of the residential ACC rate is based on 25-year projected population growth and converted into dwellings based on census data for persons per household. The employment ACC rates are based on employment estimates from the previous DCC update in 2023.

Table 4: Amenity Cost Charges

Land Use	**Amount**	**Unit**
Single and Two Family Residential	$19,571	dwelling unit
Ground-oriented Multi-family Residential	$13,584	dwelling unit
Apartment Residential	$8,634	dwelling unit
Commercial	$65.62	m^2 gross floor area
	$6.10	ft^2 gross floor area
Industrial	$25.90	m^2 gross floor area
	$2.41	ft^2 gross floor area
Institutional	$65.62	m^2 gross floor area
	$6.10	ft^2 gross floor area

The ACC rates are reflective of the CAC target contribution amounts but vary due to revised growth projections that incorporate updated land use and a new residential unit mix. An urban land economist has conducted development viability testing on specific sites within the Township and engaged with the development industry to verify pro forma costs used in the testing.

The proposed bylaw recommends a single set of ACC rates for the entire Township. The CAC policy had neighbourhood specific CAC target contribution amounts for Brookswood-Fernridge and the Smith neighbourhood in Willoughby. Options are being reviewed to implement a neighbourhood specific density bonus framework for Brookswood-Fernridge and Smith.

ACC rates will be updated annually subject to changes to the Municipal Price Index as allowable as per the LGA.

Density Bonus & Inclusionary Zoning

The CAC density bonus policy is not permitted in ACCs. However, new legislation allows zoning regulations that grant additional density in exchange for cash or in-kind contributions, including on-

or off-site affordable housing. Inclusionary zoning and density bonus are new land use tools that allow local governments to require a portion of units in new residential developments be provided at below-market ("affordable") rates, or contributions be made to additional amenities not covered by ACCs. Work is ongoing to prepare an inclusionary zoning and density bonus framework to replace the previous density bonus provisions and to support funding for additional amenities, which could include urban parks. In the meantime as amenities are negotiated, the interim CAC Policy may serve as a mechanism for contributions on a voluntary basis for funds for additional density and/or inclusionary zoning.

Exemptions

The LGA identifies statutory exemptions where local governments cannot impose ACCs on certain types of developments:

- buildings used solely for public worship
- developments that do not result in population increases
- developments that have already paid for a particular amenity, unless further development increases population
- residential units resulting from inclusionary zoning bylaws
- developments classified as affordable housing under provincial regulations including:
    - rental units (owned by government entities or non-profit housing providers)
    - supportive housing
    - co-operative housing
    - transitional housing
    - emergency shelters

The LGA also grants discretionary authority to waive or reduce ACCs for specific eligible developments to incentivize affordable housing:

- non-profit rental housing
- for-profit affordable rental housing
- market-rate units within developments subject to an inclusionary zoning bylaw

Non-residential ACC exemptions based on the "no increase in workers" criterion can be determined on an individual basis and, if applied, should be consistent across the jurisdiction as a general exemption. No discretionary exemptions are proposed at this time in the proposed ACC bylaw.

Next Steps

The ACC Best Practices Guide outlines the ACC Bylaw Approval Process (see Figure 6 of Attachment A). The process includes:

- first reading of ACC bylaw by Council
- public information session and stakeholder consultation
- revisions, if required, are to be followed by subsequent consultation until ready to proceed to second reading
- second, third and final readings of the ACC bylaw

Pending Council direction, a public information session will be held in September 2025. Following public stakeholder consultation, input and potential revisions, the ACC bylaw will be presented to Council in the fall for second, third and final adoption.

Transition from CACs to ACCs

As per the LGA, an initial ACC bylaw will have no effect on in-stream applications that have been received before the initial bylaw adoption. The Interim Policy for CACs, adopted by Council on July 7, 2025, directs staff to negotiate on a voluntary basis to with development applicants on a case-

by-case basis. The Interim Policy will help the Township to transition from the CAC system to an ACC system.

A future report will outline the financial aspects of the transition. In conjunction with final adoption of the ACC Bylaw, an ACC Reserve Fund Bylaw is required and will be brought forward for consideration when the proposed ACC Bylaw reaches third reading.

Relationship between ACCs and DCCs

Bill 46 Housing Statutes introduced ACCs as a new development finance tool and updated the scope of infrastructure eligible to be funded through DCCs. While there is a clear distinction between the services and amenities that can be funded by DCCs and those eligible for ACC funding, they share many common principles and implementation processes. Local governments are, therefore, encouraged to review these development finance tools concurrently to ensure that services and projects are appropriately allocated and that the flexibility afforded by the legislation is maximized. As an outcome, the DCC Bylaw is currently being reviewed and will be updated to reflect the definitions and land use categories proposed in the draft ACC Bylaw. This would result in a consolidation of the four DCC land use categories (Residential 1 to Residential 4) into three categories (Single and Two Family Residential, Ground-oriented Multi-family Residential and Apartment Residential), and a consolidation of the three DCC commercial categories into one "Commercial" category. In a Memorandum provided by Urban Systems (see Attachment C) is a comparison of land use categories used by neighbouring municipalities and examples of the ACC residential categories and corresponding housing forms (Attachment C: Appendix D).

Payment and Reporting

Once the proposed bylaw is in effect, all applicable developments must pay ACCs upon subdivision approval or building permit issuance. ACCs must be placed in a reserve fund established by bylaw and an annual report on ACC collection and use is required. Annual reporting on ACC collections, expenditures and fund balances will be required by June 30 each year and must be publicly accessible.

Respectfully submitted,

Aubrey Jensen
MANAGER, STRATEGIC AND SOCIAL PLANNING
for
COMMUNITY AND POLICY PLANNING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
MUNICIPAL ADMINISTRATION	J. Winslade
FINANCE	S. Ruff

ATTACHMENT A Amenity Cost Charge Best Practices Guide, March 2025
ATTACHMENT B Memorandum to Council, dated February 3, 2025
ATTACHMENT C Urban Systems Memorandum, July 10, 2025

ATTACHMENT A





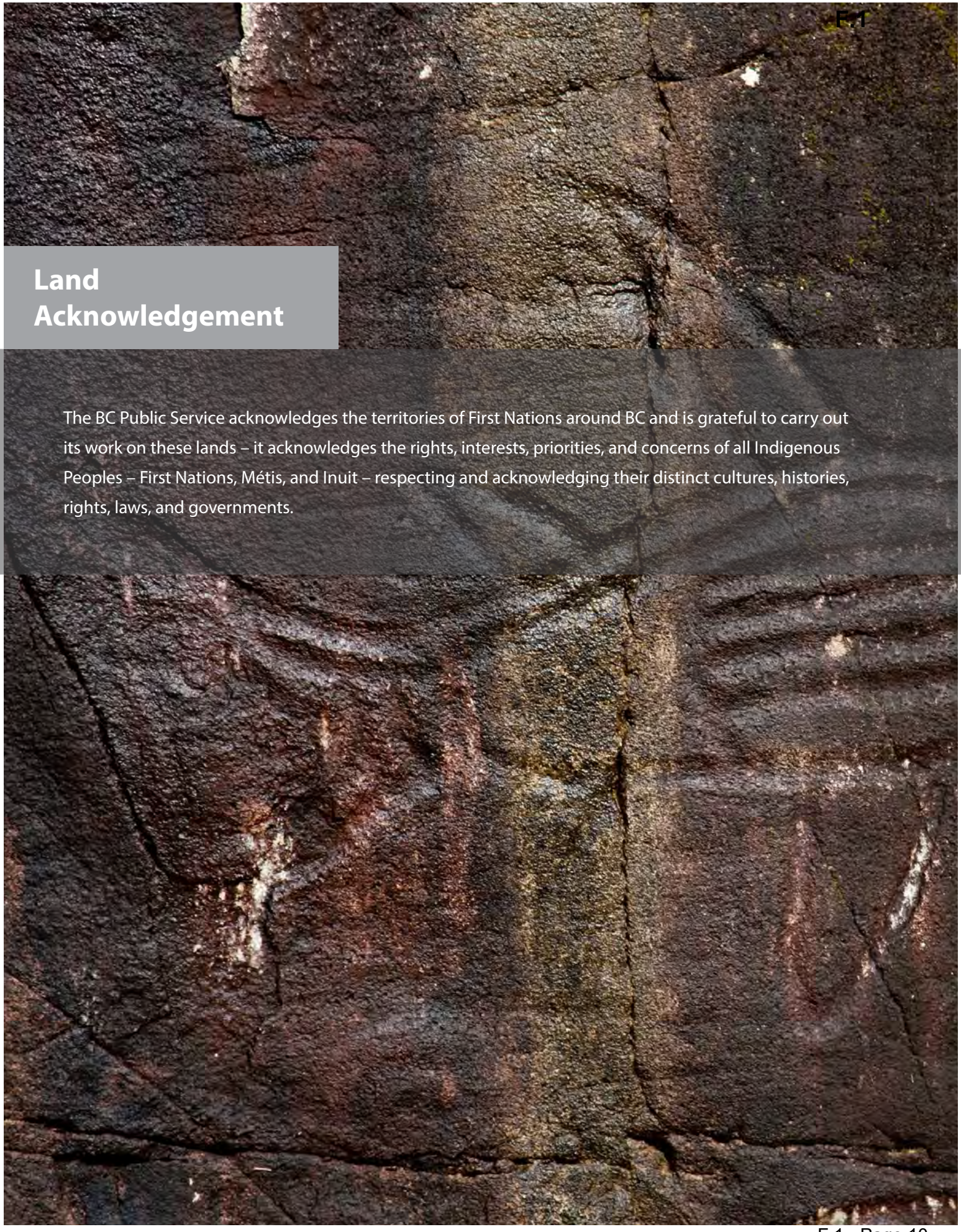
BRITISH COLUMBIA

AMENITY COST CHARGE
Best Practices Guide

March 2025







Land Acknowledgement

The BC Public Service acknowledges the territories of First Nations around BC and is grateful to carry out its work on these lands – it acknowledges the rights, interests, priorities, and concerns of all Indigenous Peoples – First Nations, Métis, and Inuit – respecting and acknowledging their distinct cultures, histories, rights, laws, and governments.

Acknowledgements and Preface

The ACC Best Practices Guide ("the guide") serves two main objectives to:

1. **encourage local governments to standardize the creation and management of Amenity Cost Charge programs; and,**
2. **provide flexibility to accommodate the unique circumstances of each local government.**

The best practices in the guide were developed through collaboration among the Province, local governments, and representatives from the development community.

Local governments who adopt these recommended practices can improve the transparency and clarity of their ACC programs.

A companion document, the *Amenity Cost Charge Guide for Elected Officials*, provides a concise overview of the legislative requirements and best practices included in thisw guide. There is also a separate guide available for Development Cost Charges (DCCs).

ACCs are one method of funding the capital costs associated with new development. For information on additional financing tools, please visit the Local Government Development Financing webpage at:

https://www2.gov.bc.ca/gov/content/governments/local-governments/finance/local-government-development-financing

This webpage provides an overview of available funding tools for local governments and includes resources such as the *Development Finance Choices Guide*, which outlines considerations for selecting financing tools and offers guidance on their design and implementation.

Enquiries

The *Amenity Cost Charge Best Practices Guide* is the responsibility of the Ministry of Housing and Municipal Affairs. Enquiries regarding this material should be directed to:

Ministry of Housing and Municipal Affairs
Infrastructure and Finance Branch

PO BOX 9838 Stn. Prov. Govt.
Victoria, BC V8W 9T1
Phone: 250-387-4060

Email: LGIF@gov.bc.ca

Disclaimer

The information contained in the *Amenity Cost Charges Best Practices Guide* is provided as general reference and while all attempts have been made to ensure the accuracy of the material – the guide is not a substitute for provincial legal advice.

Please refer directly to the latest consolidation of provincial statutes at BC Laws (www.bclaws.ca) for specific development finance-related provisions and requirements within the legislation, including *Local Government Act, the Community Charter, the Vancouver Charter and the Offence Act.*



Table of Contents

Introduction

Objectives of this Guide 4
Ministry Support 4
Overview of Guide Structure 4
Guiding Principles 5

PART 1 The Guidebook

Chapter 1 6
Overview of ACCs 6
1.1 What are ACCs? 6
1.1.1 Legislative Authority for ACCs in British Columbia 6
1.1.2 Coordination of ACCs with Development Cost Charges 6
1.1.3 Coordination of ACCs with Inclusionary Zoning 10
1.1.4 Coordination of ACCs with Density Bonusing 10

Chapter 2 15
ACC Bylaw Development 15
2.1 How to Develop an ACC Bylaw 15
2.2 Consultation Process 15
2.3 Identifying Affected Parties 15
2.4 Notice of Meetings 18
2.5 Developing the ACC Program 19
2.6 Determining Areas to Impose ACCs 21
2.6.1 Jurisdiction-Wide or Area-Specific Charges 21
2.7 Applying ACCs by Land Use Types 21
2.7.1 Residential ACC Rate Structure Approaches 21
2.7.2 Non-Residential ACC Rate Structure Approaches 22
2.8 Timeframe for an ACC Program 23
2.9 Setting ACC Charges 23
2.10 Determining Required Content of an ACC Bylaw 24
2.11 Adopting the ACC Bylaw 26

Chapter 3 27
Waivers, Reductions, and Exemptions 27
3.1 Statutory Exemptions 27
3.2 Waivers and Reductions 28
3.3 Accounting for Statutory Exemptions, Waivers, and Reductions 28
3.4 How To Use Multiple Development-Related Tools 29

Chapter 4 31
Bylaw Administration 31
4.1 When to Collect ACCs 31
4.2 Payments in Instalments 31
4.3 In-Stream Protection 32
4.4 Grace Periods 32
4.5 ACC Reserve Funds 33
4.6 Monitoring and Accounting ACC Funds 33
4.7 In-Kind Amenities 33
4.8 Reporting Requirements for ACCs 34
4.9 Monitoring and Updating an ACC Program 34
4.10 ACC Bylaw Amendments 34

PART 2 Technical Manual

Chapter 5 35
How to Determine and Set ACC Charges 35
5.1 Prerequisite Policy Decisions 35
5.2 Sources of Background Information 35
5.3 Population and Development Projections 36
5.3.1 Population Forecast 36
5.3.2 Housing Needs Reports 36
5.3.3 Official Community Plans 36
5.4 Non-Residential Development Forecasts 36
5.5 Capital Costs of Amenities 37
5.6 Calculating the Net ACC Recoverable Amount 39
5.7 Deduction for Grants and Other External Funding 39
5.8 Allocating the Benefit to New Development 40
5.9 Applying the Assist Factor 41
5.10 Deducting Existing ACC Reserve Fund Monies 42
5.11 Charge Calculation 42
5.12 Determining if ACC Charges are Excessive 45
5.13 Financial Feasibility Testing 46
5.14 Supporting Documents 55

List of Figures

Figure 1	ACC Programs and Land Use Planning	7
Figure 2	Purpose of ACCs	8
Figure 3	Previous Framework for Funding Local Government Infrastructure for Development	11
Figure 4	New Framework (without Inclusionary Zoning)	12
Figure 5	New Framework (with Inclusionary Zoning)	13
Figure 6	ACC Bylaw Development and Approval Process	16
Figure 7	ACC Bylaw Development Process	20
Figure 8	ACC Bylaw Approval Process	25
Figure 9	Potential Impacts of Increasing Construction Costs and Development Fees and Charges	30
Figure 10	In-Stream Protection	32
Figure 11	Components of Development Viability	48
Figure 12	ACC Impact on Profit Margin for Project Proceeding Under Existing Zoning	49
Figure 13	ACC Impact on Land Value for Project Proceeding Under Existing Zoning	50
Figure 14	An Example of Land Value Created by a Zoning Change	52
Figure 15	An Example of Land Value Created by a Zoning Change After ACC is Levied	53

List of Tables

Table 1	Difference Between ACCs and DCCs	9
Table 2	Different Tool Considerations and Applications	14
Table 3	Level of Detail on the Level of Capital Cost Estimates	38
Table 4	Phase-in Using Assist Factor	41
Table 5	Calculations	42
Table 5	Calculations continued	44
Table 6	Example of Excessive ACC - Library Service	46
Table 7	Suggested Table of Contents for an ACC Report	56



Introduction

The Province established a regulatory framework for Amenity Cost Charges (ACCs) for local governments to fund the amenities to support new development.

ACCs are a development financing tool that enables local governments to collect funds for amenities such as community centres, recreation facilities, libraries, daycares, and public spaces. These amenities play a vital role in creating liveable, complete communities in areas experiencing growth. ACCs are intended to offset the capital costs associated with the increased need for local government services arising from new development. These are referred to as development-related capital costs.

Objectives of this Guide

This guide is designed to help local governments prepare and implement ACC bylaws. It complements the *Development Cost Charges Best Practices Guide* and other guidance on funding tools available under Provincial legislation. For more information please visit: Local government development financing - Province of British Columbia.

While ACCs are distinct from Development Cost Charges (DCCs), local governments are encouraged to adopt many of the principles and practices from the *Development Cost Charges Best Practices Guide* when developing an ACC program. These well-established DCC practices can help affected parties understand the rationale behind ACCs and provide valuable guidance in the ACC program development process. The ACC framework is rooted in the foundational principles set out in the *Development Cost Charges Best Practices Guide*.

Ministry Support

Local governments may collect ACCs at the time of subdivision approval or at the time of building permit issuance from any new development that increases the population of residents or workers in areas where growth is planned. ACCs must be implemented and imposed through a bylaw and the bylaw development process must follow the processes and requirements set out in legislation and detailed in this guide.

Local governments have the option to implement the ACC tool at their discretion and can introduce an ACC bylaw at any time. ACC bylaws do not require approval from the Inspector of Municipalities. However, local governments are encouraged to contact the Ministry of Housing and Municipal Affairs and seek independent legal advice when they have questions about the applicability of ACCs within their jurisdiction or the contents of this guide.

Overview of Guide Structure

This guide is organized into two parts:

PART 1
The Guidebook

Provides an overview of ACCs and outlines the key steps for developing and implementing an ACC bylaw. It also explains how local governments can use ACC waivers and reductions effectively and sets out best practices for the administration and collection of ACCs.

PART 2
Technical Manual

Serves as a Technical Manual, detailing the process for calculating ACCs in compliance with the provisions of the LGA.



Guiding Principles

The guide is based on six guiding principles, which local governments should follow in developing an ACC bylaw.

Principle 1: Integration with Local Government Land Use Planning
The ACC program serves as one component of a comprehensive development finance strategy that reflects broader community goals and needs, as identified in local government planning documents, such as the Official Community Plan (OCP), the Regional Growth Strategy (RGS) or neighbourhood plans.
The integration principle ensures that ACCs address the increased capital needs of growing communities while aligning with legislative requirements and planning frameworks. This includes consistency with community and land use plans, as well as the local government's financial plans.
Principle 2: Benefiter Pays
Those who benefit should contribute.
Amenity costs should be paid by those who directly benefit from local amenities, such as new residents and workers in areas experiencing growth.
Principle 3: Fairness and Equity
Costs should be distributed in a fair and equitable manner.
The fairness and equity principle suggests that ACCs should employ mechanisms that distribute these costs between existing users and new users (new development) in a fair manner. Within the portion of costs that are attributable to new development, ACCs should be used to equitably distribute the costs attributable to new development across various land uses and different types of development projects.
Principle 4: Accountability
Those who pay know how much they will pay, how the charges were determined, and what the funds will support.
The accountability principle requires ACCs to be designed and implemented in ways that are clear, understandable, and predictable so that those who pay ACCs know how much they will pay, how the charges were determined, and what the charges will finance. An ACC program should be transparent with all relevant information accessible and clearly communicated.
Principle 5: Certainty
Certainty is built into the administration process through setting expected levels of development, stable rates, and timely construction.
The certainty principle requires that ACCs be a coordinated effort, where the local government's role is to forecast the level of development expected, based on regional and community planning and serve as the administrator of the ACC program. Certainty should be built into the ACC process to ensure stable charges and orderly construction of amenities. Stable ACC rates help the development industry in project planning. Poor planning can lead to delays or even cancellation of development projects.
Principle 6: Consultative Input
There must be meaningful opportunities for informed input.
The consultative input principle requires that local governments developing an ACC program provide meaningful opportunities for informed input from the public and other stakeholders, ensuring the process considers a range of perspectives and aligns with community needs.

PART 1 The Guidebook

This section of the guide provides an overview of ACCs and outlines the key steps for developing and implementing an ACC bylaw. It also sets out how local governments can use ACC waivers and reductions effectively and best practices for the administration and collection of ACCs.

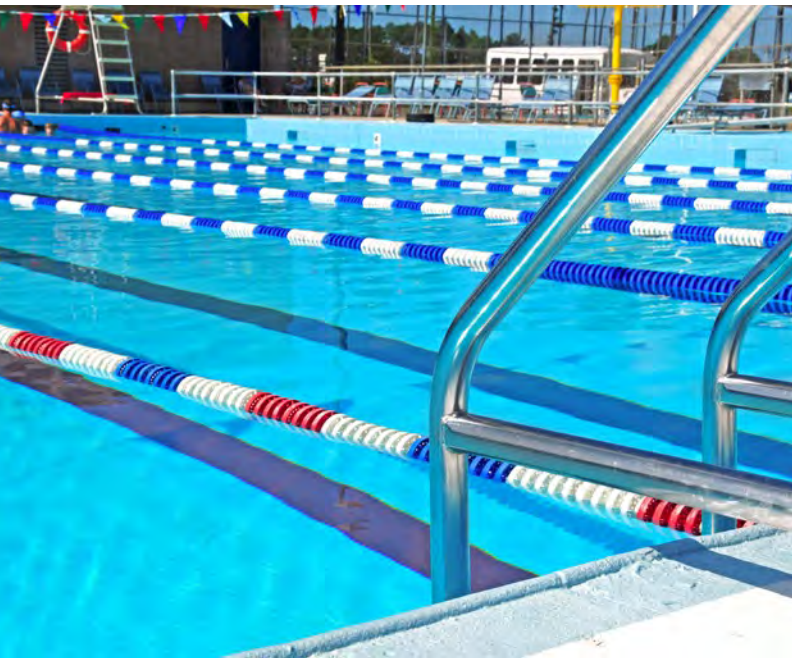
Chapter 1
Overview of ACCs

1.1 What are ACCs?

ACCs are a development financing tool that allows local governments to collect fees for amenities such as community centres, recreation facilities, libraries, daycares, and public spaces. These amenities support liveable and complete communities in areas of growth. ACCs are designed to cover a portion of the capital costs associated with the increased need for local government services arising from development (development-related capital costs).

1.1.1 Legislative Authority for ACCs in British Columbia

In the fall of 2023 *Bill 46 – 2023: Housing Statues (Development Financing) Amendment Act (Bill 46)* made amendments to Division 19.1 of Part 14 of the *Local Government Act* (LGA) and part XXIV-B of the *Vancouver Charter* to provide local governments (municipalities and regional districts) with new and expanded development finance tools. Amendments came into effect on November 30, 2023, as part of a broader legislative initiative known as the Housing Statute Amendments Acts.



These changes include:

- introducing Amenity Cost Charges (ACCs), a new development finance tool that allows local governments to collect funds for amenities, such as community centres, recreation centres, daycares, and libraries from new development that results in increased population; and,
- updating the scope of infrastructure eligible to be funded through DCCs and DCLs to include new categories of infrastructure - fire protection, police, and solid waste and recycling facilities.

In addition, Bill 46 made amendments to enable municipalities to collect and use DCCs/DCLs to finance their portion of highway facilities that are cost-shared between the province and the municipality, like interchanges and highway exits.

These legislative changes ensure that provincial housing priorities, such as increasing housing supply and creating complete, connected communities are supported by equipping local governments with development the finance tools they need to fund critical infrastructure that is required to support growth. ACCs are a key element of the new local government finance framework.

1.1.2 Coordination of ACCs with Development Cost Charges

DCCs are collected from developers by local governments to help offset a portion of the capital costs of installing certain local government infrastructure, the installation of which is directly or indirectly affected by the development of land or the alteration or extension of buildings[1]. Similar to ACCs, DCCs must be implemented by bylaw in

1 LGA, s.559(1) and (2).

accordance with LGA requirements, unlike ACCs, DCC bylaws require approval from the Inspector of Municipalities.

There is a clear distinction between the services and amenities that can be funded by DCCs and those eligible for ACC funding:

- **DCCs** fund engineering services (water, sewage, roads, and drainage), protection services (fire and police), parks (parkland), and waste management (solid waste and recycling).
- **ACCs** fund a broader set of amenities, such as community centres, recreation facilities, libraries, daycares, and public spaces, as defined in the LGA.

DCCs and ACCs have separate and clearly defined purposes: what is eligible for funding through DCCs cannot be funded by ACCs, and vice versa.[2]

2 LGA s.570.4 (4); Vancouver Charter s.523I (2).

ACC and DCC bylaws share many common principles and implementation processes. Local governments are therefore encouraged to conduct studies of these development finance tools concurrently to ensure that services and projects are appropriately allocated and that the flexibility afforded by the legislation is maximized.

Undertaking studies together can also enable local governments to assess development viability, streamline consultation efforts, and provide stakeholders with a comprehensive understanding of local government finance strategies.

An overview of ACC programs and other local government planning is shown in:

Figure 1: ACC Programs and Land Use Planning
Figure 2: Purpose of ACCs
Table 1: Difference Between ACCs and DCCs

More details about DCCs can be found in the *Development Cost Charge Best Practices Guide*.

Figure 1
ACC Programs and Land Use Planning

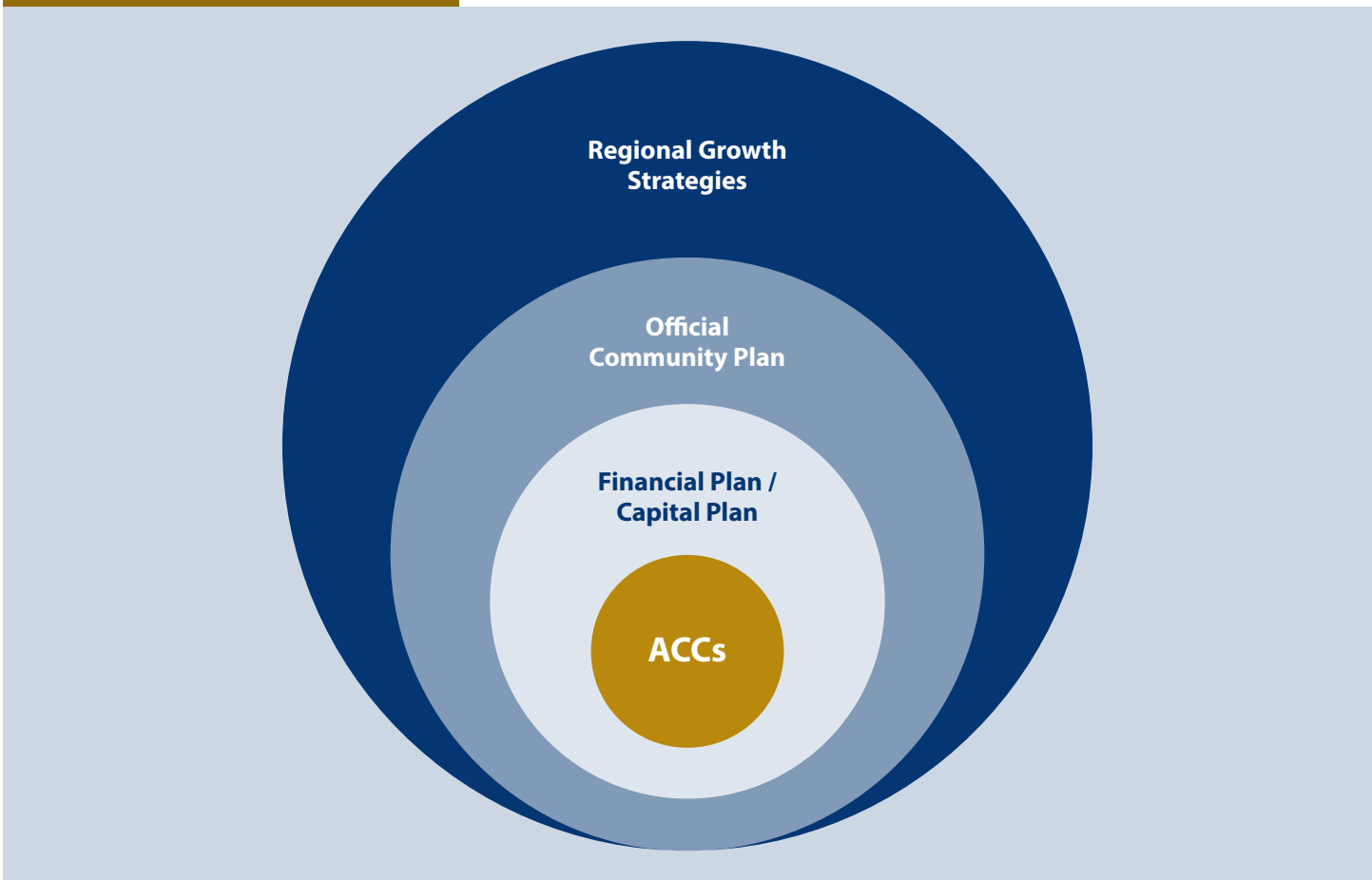


Figure 2

Purpose of ACCs



Table 1

Difference Between ACCs and DCCs

	Amenity Cost Charges (ACCs)	Development Cost Charges (DCCs)
Can be levied to recover costs for:	Any "Amenity" that provides social, cultural, heritage, recreational and environmental benefits, including but not limited to: • Community, youth or seniors' centres • Recreation or athletic facilities • Libraries • Day care facilities • Public squares	• Water • Sewer • Drainage • Highway Facilities • Parks Acquisition and Improvements • Fire Protection • Police • Solid Waste Facilities • Recycling Facilities
Inspector of Municipalities Approval:	Not required *(Inspector may request information)*	Required for bylaw passage
Consultation Requirement:	Consultation with public and affected persons, public authorities and organizations must occur one or more times	Not required by legislation *(but will be considered as part of Inspector review)*

1.1.3 Coordination of ACCs with Inclusionary Zoning

Bill 16, *Housing Statutes Amendment Act (2024)* introduced additional modifications to the local government land use planning framework, including provisions regarding tenant protection, works and services, and transportation demand management. The Act also empowers local governments to implement Inclusionary Zoning bylaws and update the existing Density Bonus (Density Bonus) tool. Both these tools are complementary to and work in tandem with ACC bylaws.

Inclusionary Zoning is a new land use tool that allows local governments to require that a portion of units in new residential developments be provided at below-market ("affordable") rates.[3] Local governments may accept cash-in-lieu for these affordable units or permit them to be provided on alternate sites. Inclusionary Zoning bylaws can apply to residential components within the TOA minimum allowable density envelope, whereas Density Bonus is not permitted within TOA minimum densities. Consultation and a financial feasibility analysis, which assesses the cost burden and viability of Inclusionary Zoning requirements for developers, are required to inform the development of these bylaws. Importantly, affordable housing units secured through Inclusionary Zoning bylaws are exempt from ACCs.

More details on Inclusionary Zoning can be found in the Ministry of Housing and Municipal Affairs' guidance on Inclusionary Zoning and Density Bonus.

1.1.4 Coordination of ACCs with Density Bonusing

Density Bonus is an existing tool that provides developers with the option to build to a higher density in exchange for providing new affordable housing or amenities. Such arrangements are typically used in redevelopment or infill situations and are intended to be mutually beneficial to both the local government and developer.

Under section 482(1) of the LGA, local governments can create zoning regulations that grant additional density in exchange for cash or in-kind contributions toward amenities, including on- or off-site affordable housing.

They can use these Density Bonus contributions to complement ACCs in a variety of ways, by applying:

- both Density Bonus conditions and ACCs on the same development;
- Density Bonus and ACCs separately on different developments; or,
- Density Bonus and ACCs in different locations.

However, local governments cannot apply Density Bonus contributions to amenities already covered by an ACC bylaw. For example, if a site-specific amenity project is included in a local government's ACC bylaw, the local government cannot use Density Bonus to secure that amenity. In this way, ACCs are designed to pay for amenities for the "base" density that is generally applicable to a zone, while Density Bonus contributions support amenities for the "bonus" density.

The practice of accepting cash-in-lieu of providing on-site amenities or affordable housing in exchange for bonus density is now clarified in legislation and includes new rules for how it can be collected and spent. If money is collected through a Density Bonus bylaw for an amenity, that money must be placed in a separate reserve fund and only used to pay for the capital cost (e.g. building, planning, engineering, legal, and interest costs of providing the amenity).

More details about Density Bonus can be found in the *Guidance on Inclusionary Zoning and Density Bonus*.

An overview of coordination with ACC programs and Inclusionary Zoning and Density Bonus is shown in:

Figure 3: Previous Framework for Funding Local Government Infrastructure for Development

Figure 4: New Framework (without Inclusionary Zoning)

Figure 5: New Framework (with Inclusionary Zoning), and Different Tool Application Considerations

Table 2: Different Tool Considerations and Applications

3 LGA s.482 (7).

Figure 3

Previous Framework for Funding Local Government Infrastructure for Development

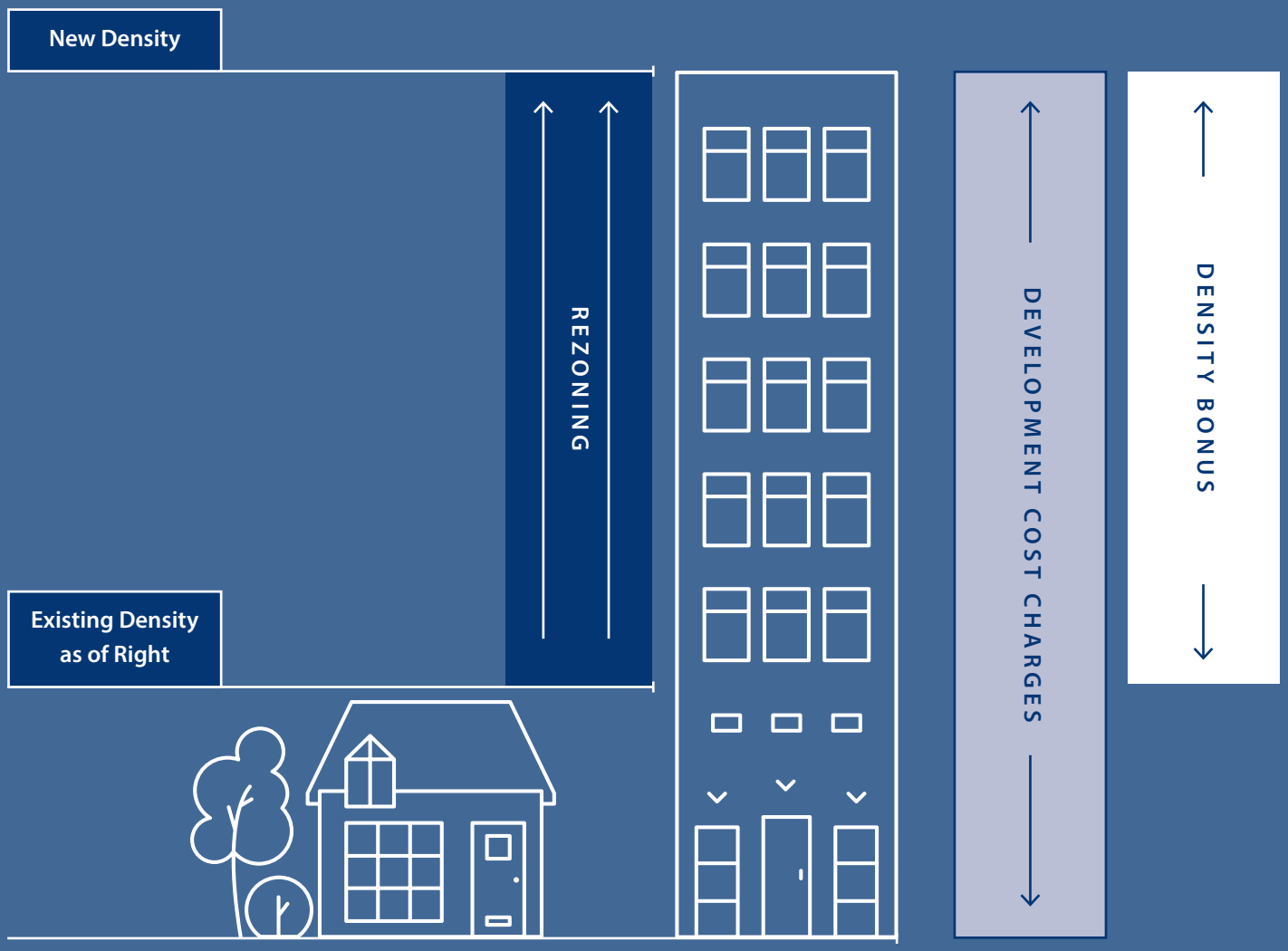


Figure 4

New Framework (without Inclusionary Zoning)

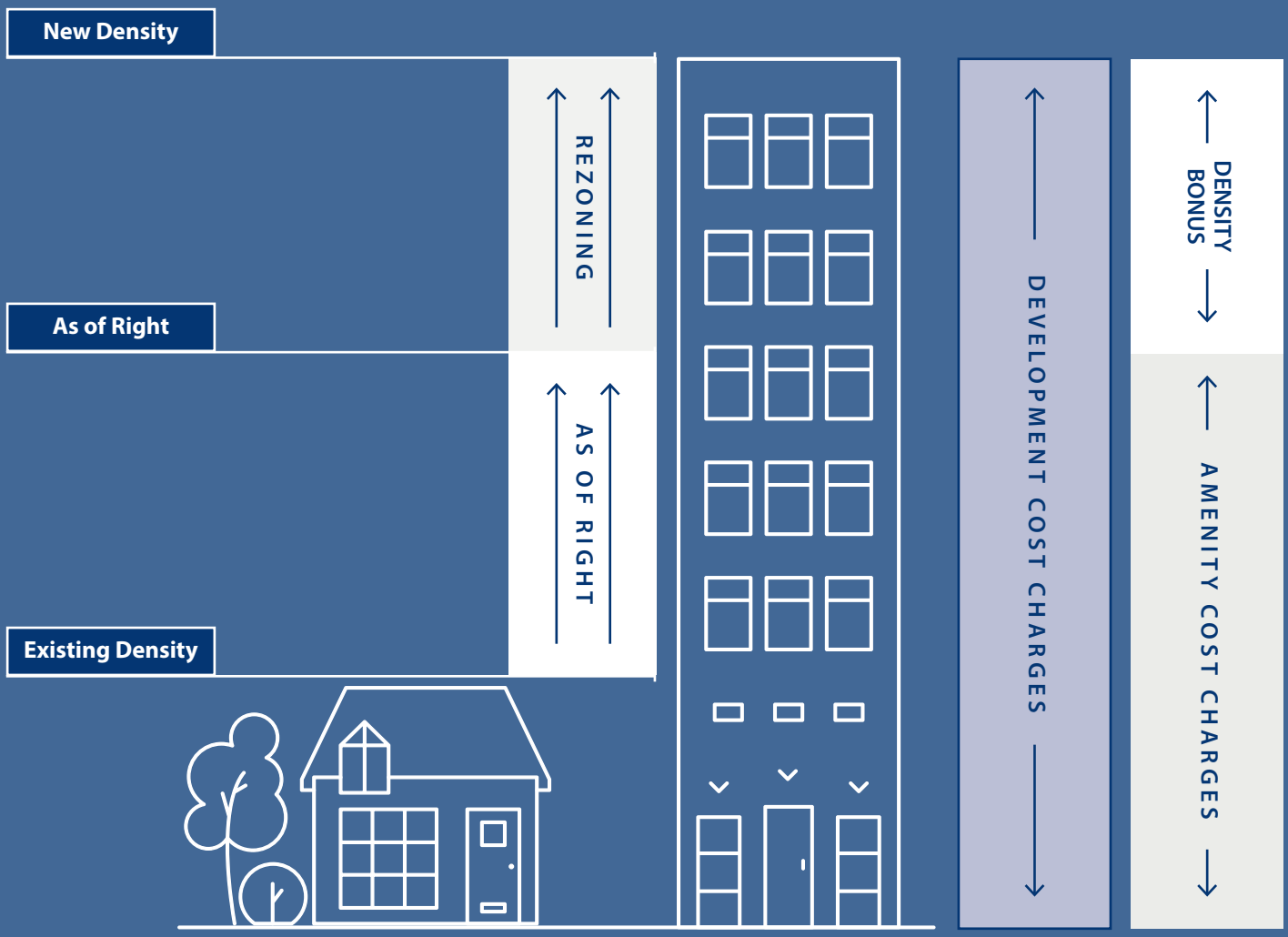


Figure 5

New Framework (with Inclusionary Zoning)

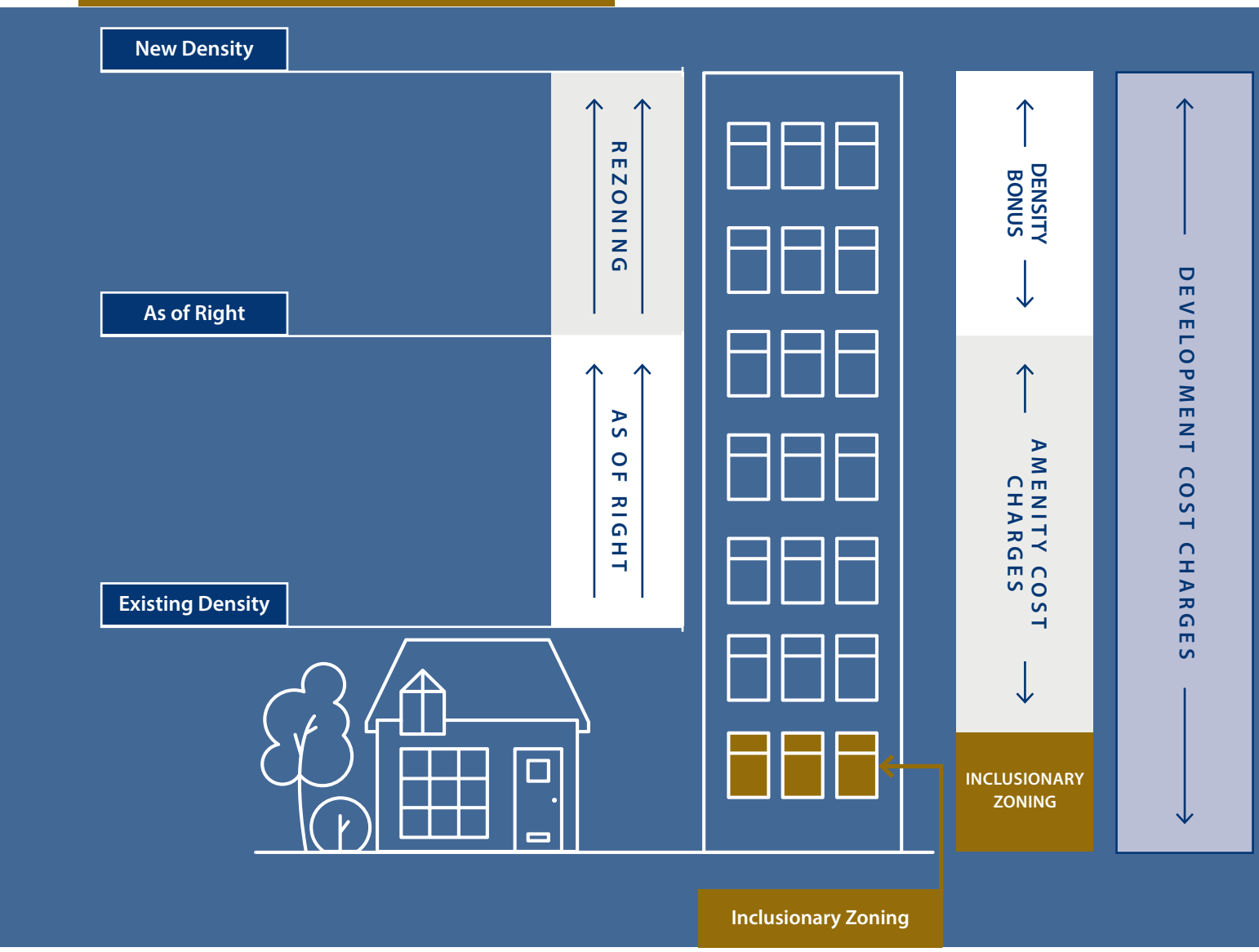


Table 2

Different Tool Considerations and Applications

Development Cost Charges	• Growth-related infrastructure needs identified in capital plans • Applies to all development that results in net growth • Requires DCC Bylaw
Amenity Cost Charges	• Growth-related amenity needs identified in ACC background study • Applies to all development that results in net growth • Requires ACC Bylaw • Does not apply to Inclusionary Zoning units
Density Bonus	• Additional amenities related for redevelopment that goes beyond as of right zoning up to a prescribed maximum • Requires a Density Bonus bylaw • Cannot pay for same amenities as ACC bylaw
Inclusionary Zoning	• Requires development to set aside a portion of new housing units to be provided at below market rates • Requires Inclusionary Zoning bylaw • ACCs cannot be levied against inclusionary zoning units



Chapter 2
ACC Bylaw Development

This chapter outlines the process for calculating ACCs, including the preparation of a report and a draft ACC bylaw, as well as the steps to adopt the bylaw. It also provides guidance on stakeholder consultation throughout the entire process.

2.1 How to Develop an ACC Bylaw

The process of developing an ACC bylaw can be divided into two main phases.

- **Bylaw Development** – The first phase involves a thorough technical analysis to determine potential ACC rates. This analysis should be documented in a background report, which must be made available to the public on request**.** This phase is typically led by local government staff or a consultant and guided by existing council or board-approved plans and policies. In some cases, council or board input on specific ACC policy matters may be necessary during the development process.
- **Bylaw Approval** – The second phase focuses on the decisions required to implement the proposed ACC rates within the local government. Key considerations include:
  - charge rates;
  - the determination of when an ACC is payable, and by whom;
  - provisions for waivers and reductions, including scenarios such as redevelopment;
  - plans for phasing in charges; and,
  - mechanisms for the administration and collection of ACCs.

The entire process is outlined schematically in the graphics provided in Figure 6: ACC Bylaw Development and Approval Process, Figure 7: ACC Bylaw Development Process, and Figure 8: ACC Bylaw Process.

2.2 Consultation Process

The ACC legislation requires local governments to consult with the public, developers, and other parties the local government considers to be affected by the development of an ACC bylaw (affected parties) to ensure transparency, accountability, and accuracy in the itemization of amenities and the charges imposed on new development.

The consultation process for an ACC bylaw must provide one or more opportunities that a local government considers appropriate for consultation with the public, and affected persons, public authorities, and organizations. No consultation is required to repeal an ACC bylaw.[4]

The consultation process is a critical check on the development of an ACC bylaw. It ensures that key affected parties have meaningful opportunities to provide input and identify potential concerns early in the process. By incorporating feedback from a wide range of perspectives, local governments can refine the bylaw to ensure that it is balanced, equitable, and aligned with community needs and goals. Consultation requirements mirror those set by the Inspector of Municipalities when considering a DCC bylaw for approval. Local governments are strongly encouraged to follow the best practices outlined in the *Development Cost Charge Best Practices Guide,* as this approach promotes transparency, builds public trust, and enhances the accuracy and fairness of the resulting ACC bylaw.

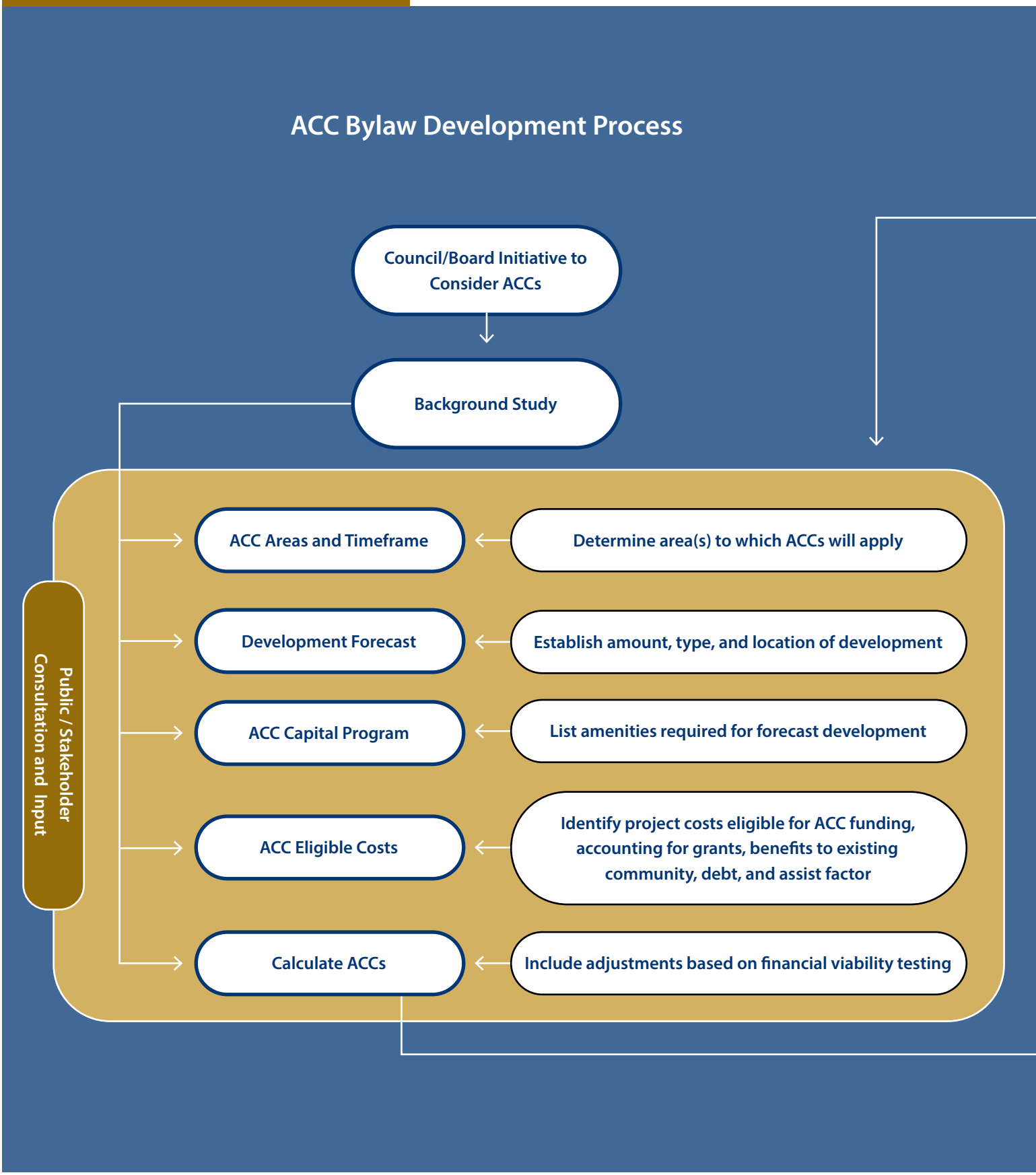
2.3 Identifying Affected Parties

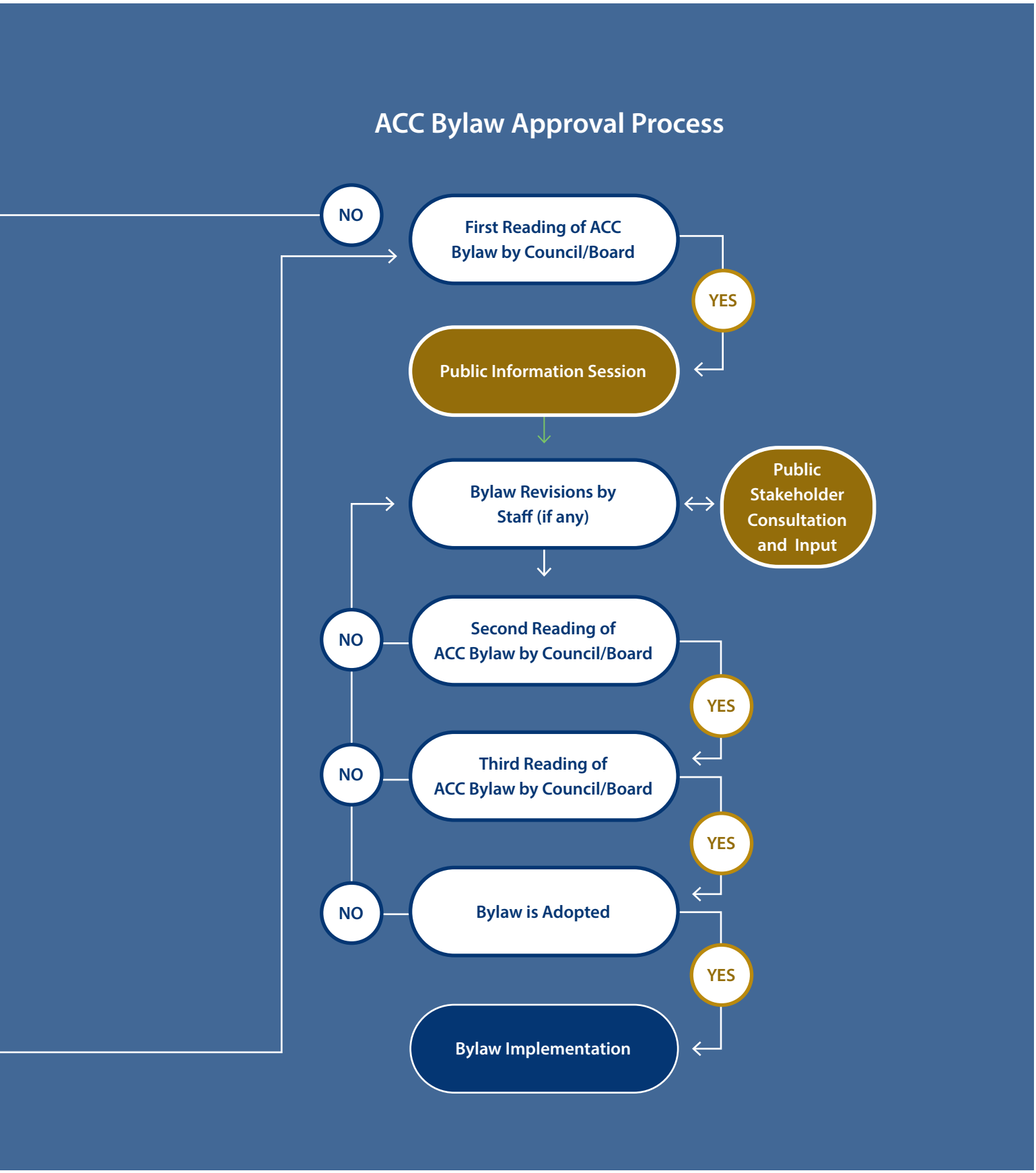
Local governments should identify stakeholders by ensuring consultation is inclusive and representative of those directly or indirectly affected by ACC policies. This includes community members, market developer, non-profit housing developers, renters, service providers, advocacy groups, and a range of equity-seeking groups often underrepresented in planning processes. Efforts should aim to ensure a diverse range of perspectives is heard and captures the needs of all community members.

4 LGA 570.3 (1).

Figure 6

ACC Bylaw Development and Approval Process




ACC Bylaw Approval Process
NO
First Reading of ACC Bylaw by Council/Board
YES
Public Information Session
Bylaw Revisions by Staff (if any)
Public Stakeholder Consultation and Input
NO
Second Reading of ACC Bylaw by Council/Board
YES
NO
Third Reading of ACC Bylaw by Council/Board
YES
NO
Bylaw is Adopted
YES
Bylaw Implementation

Which external stakeholders could a Local Government consult with?

- local chapter of the Urban Development Institute
- local chapter of Canadian Home Builders Association
- British Columbia Real Estate Association
- local private sector developers
- Indigenous communities
- public sector developers such as the School District
- Chamber of Commerce
- commercial real estate associations
- special interest groups (Conservation Officer, Environmental Protection)
- ratepayers' associations
- the general public

Careful consideration of who to consult and when in the ACC bylaw development process is essential at the outset. At a minimum, local governments should consider holding the following meetings:

- **Public Meeting:** Hold at least one public meeting, either as part of a council/board session or as a separate "open house," to allow public feedback on calculated ACC rates and proposed bylaw policies. The schedule should provide sufficient time between the public meeting and the ACC bylaw's adoption to allow for any adjustments. Background reports that include ACC calculations and a draft of the proposed bylaw should be made available in advance of all public meetings and/or open houses.
- **Public Authorities and Organizations:** Hold separate meetings with public authorities and organizations affected by the ACC bylaw to discuss specific impacts. This should include the non-profit housing sector, such as BC Housing, the Aboriginal Housing Management Association (AHMA), and the BC Non-Profit Housing Association (BCNPHA), or members of these groups. Local governments may choose to conduct these consultations during the ACC calculation process to gather feedback on key inputs and assumptions (such as the ACC capital program), or after draft ACC rates have been determined.
- **Council/Board or Committee Meetings:** Schedule one or more meetings with the council/board or a council/board committee to introduce ACCs, if being implemented for the first time. These meetings can also be used to present draft ACC rates, bylaw policies, or a summary of feedback received during the consultation.

2.4 Notice of Meetings

The LGA requires a public consultation process for ACCs, mandating that local governments provide one or more opportunities they consider appropriate for consultation with the public, as well as with affected persons, public authorities, and organizations. Local governments should proactively ensure that stakeholders are properly informed of consultation opportunities. Notifying stakeholders about consultation meetings before passing the ACC bylaw, as well as informing them once the bylaw has been adopted, is crucial for meaningful consultation.

Appropriate notice allows stakeholders to participate in discussions about ACC rates and policies and informs them of their right to engage under the LGA. At least two weeks' notice should be given in advance of public meetings, with more time suggested depending on the scope of the update. Meeting materials should also be made available in advance of all public meetings and/or "open houses." The approved bylaw, including a copy of the approved rates and the area to which the rates apply, must be made available to the public upon request.

Local governments may consider providing notice through the following methods:

- **Local Media:** Notices for public meetings may be published in local media outlets. If traditional media, such as a local newspaper, is used, ensure the publication has sufficient circulation to meet the principles of effective public notice (e.g., reliable, suitable, and accessible).
- **Digital Options:** Notices should be prominently displayed on the local government website and other digital platforms, such as social media, in addition to traditional media. Digital methods must meet the principles of reliability and accessibility outlined in the Public Notice Regulation.

Please visit: Public Notice Guidance Materials: For BC Local Governments for more information.

2.5 Developing the ACC Program

ACCs help finance the capital costs of providing, constructing, altering or expanding amenities that benefit, directly or indirectly, a development as well as the increased population of residents or workers that it brings.[5] A clear relationship must be established between those paying the ACC and the amenities funded by it when a local government is developing an ACC program.

Amenities must be owned by a local government or owned or operated by a person or public authority that has entered into a partnering agreement with a local government to provide an amenity for it to qualify.[6]

What is a Partnering Agreement?

Under the *Community Charter* and LGA, a municipality can enter into a partnering agreement with a private person (e.g. a non-for-profit corporation) or public authority (e.g. another local government) or to provide a service.

A "service" is defined broadly as "an activity, work or facility undertaken or provided by or on behalf of the municipality". As such, partnering agreements could potentially cover the provision of a range of facilities and amenities eligible for ACC funding.

Amenities include any facility or feature that provides social, cultural, heritage, recreational, or environmental benefits to a community. This broad definition encompasses a range of land improvements, buildings and structures, furniture, equipment, and other moveable assets within buildings and public open spaces. The LGA specifies that amenities may include, without limitation:

- community centres, youth or seniors' centres;
- recreational or athletic facilities;
- libraries;
- daycare facilities; and,
- public squares.

Other potential amenities may include museums, art galleries, theatres and other cultural facilities, components of parks and parkland amenities not eligible under DCCs, and public open space (e.g. streetscaping, special event spaces).

ACCs are restricted to funding capital costs, one-time expenditures that are generally set out in a capital portion of a local government financial plan. The LGA defines "capital costs" as including the cost of:

- providing, constructing, altering or expanding amenities;
- planning, engineering and legal work necessary to plan and complete the construction of amenities, including associated interest costs; and,
- payments made to a person or public authority under a partnering agreement to cover capital costs incurred by that person or authority.

When the provision of an amenity involves land acquisition, ACC funds may be used to cover these land acquisition costs.

ACC funds may also be used to pay principal and interest on debt incurred by a local government for costs associated with providing, constructing, altering or expanding amenities.[7] However, the debt payments themselves are not considered the capital cost. The capital cost of the project remains in the ACC program until sufficient ACCs are collected to cover it, regardless of any outstanding debt payments.

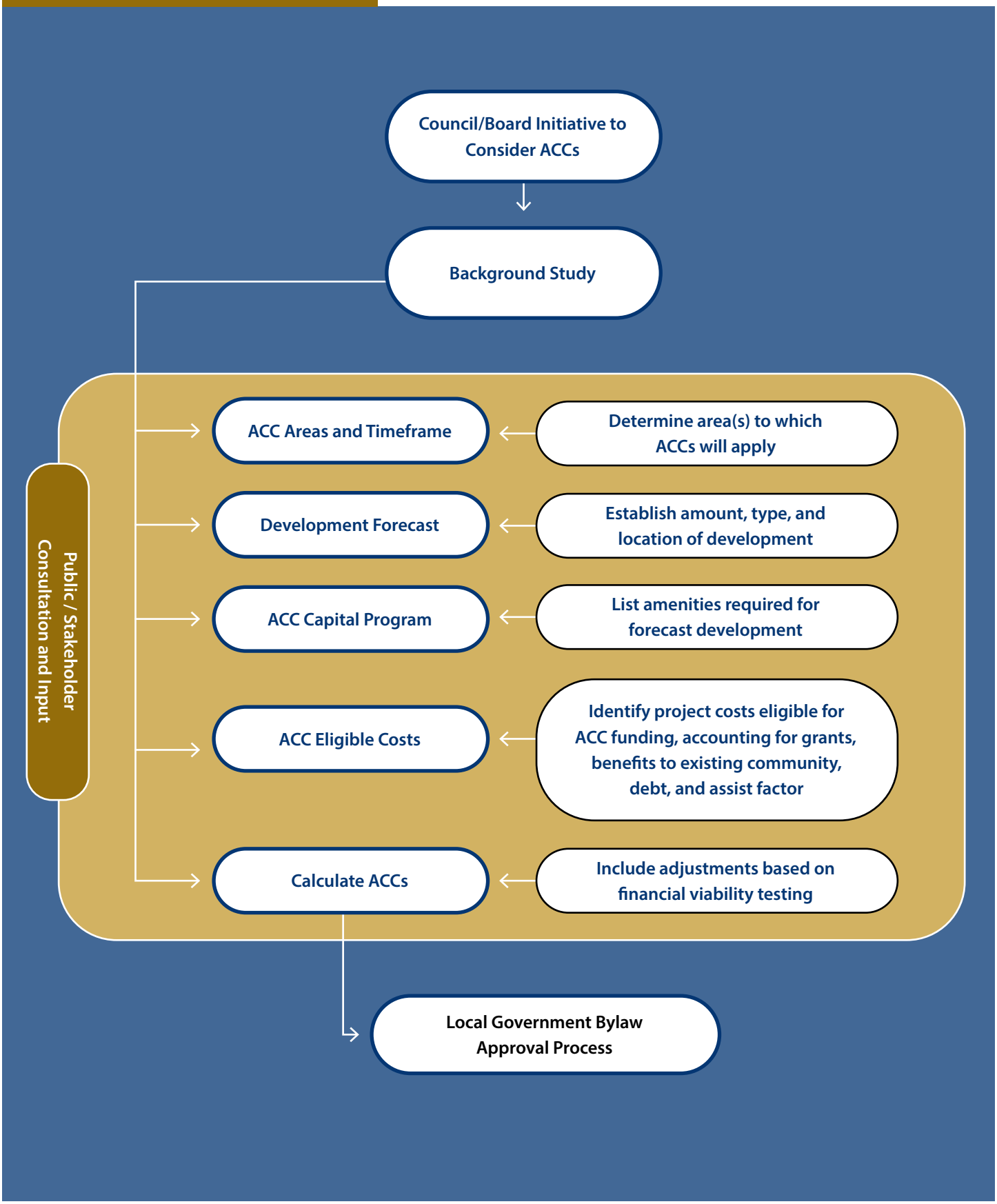
Local governments should disclose the portion of the capital cost that is related to external debt and should report on interest payments in their ACC annual reports. Interest payments should only be included in the ACC capital program for the portion of the amortization period that falls within the program's timeframe. Interest payments should also be reflected in the local government's financial plan and long-term capital plans. These practices align with the requirements for implementing a DCC bylaw.

Finally, it is important to remember that capital costs eligible for DCC funding are ineligible for ACC funding.

5 LGA s.570.2 (2); Vancouver Charter s.523G (1).
6 LGA s.570.2 (3); Vancouver Charter s.523G (3).
7 LGA s.570.8 (2) (b); Vancouver Charter s.523L (2).

Figure 7

ACC Bylaw Development Process



2.6 Determining Areas to Impose ACCs

2.6.1 Jurisdiction-Wide or Area-Specific Charges

Local governments can apply ACCs as jurisdiction-wide charges or differentiated area-specific charges. This decision, made early in the bylaw development process, will shape the ACC program and influence rates.

- **Jurisdiction-Wide Charges** apply the same ACC rate for a particular type of land use across the entire local government, regardless of location. These charges assume similar capital cost burdens for the same land use type throughout the jurisdiction.
- **Area-Specific Charges** better align development-related capital costs with the needs of specific areas. They can vary by local conditions, such as central urban, suburban, greenfield, or rural zones, and may differ significantly based on whether existing amenities can service growth or require upgrades.

The ACC bylaw must define the areas where charges will be imposed and specify the amenities in each area that will receive funding. Area-specific ACCs can lower rates for infill development in areas with existing amenities. However, they require well-defined benefiting areas, reliable local growth forecasts, and accurate capital programs to ensure effectiveness.

Area-specific ACCs are more equitable than jurisdiction-wide charges because they reflect the varied servicing needs of different areas. They are particularly suitable for amenities with localized benefits, like branch libraries or community daycare facilities. However, they are less effective for amenities with broader benefits, such as central libraries or large recreation complexes. Despite their advantages, area-specific ACCs may sometimes set rates so high in certain areas that they deter development, especially in small or infill areas.

Local governments (except for the City of Vancouver) are required to consider the following when specifying development areas subject to an ACC:

- the applicable OCP(s) and other relevant planning documents, such as Housing Needs Report (HNR), local area plans, regional growth strategies, public benefits strategies;
- projected increases in the population of both residents and workers; and,
- the local government's financial plan.[8]

The City of Vancouver is required to consider:

- an applicable development plan or official development plan as defined in section 559 of the *Vancouver Charter*;
- other relevant planning documents, such as HNRs, local area plans, regional growth strategies, public benefits strategies;
- future land use patterns within the City;
- projected population growth of residents and workers; and,
- reports submitted by the Director of Finance[9].

Local governments should actively evaluate the following considerations when deciding whether to apply jurisdiction-wide or area-specific charges:

- Council/board must carefully deliberate the significant policy implications of adopting either jurisdiction-wide or area-specific ACCs during the bylaw development process.
- Area-specific ACCs should generally apply only to amenities with clearly defined benefiting areas.
- Local governments need to weigh the potentially higher administrative costs of managing an area-specific ACC rate structure.

2.7 Applying ACCs by Land Use Types

Local governments can structure ACCs to account for the varying impacts that different types of development have on the demand for amenities.

2.7.1 Residential ACC Rate Structure Approaches

Most ACC bylaws will include charges for residential development, on the basis that residential properties, and their residents, typically drive most of the need for development-related amenities. The following two approaches are commonly used to set ACC rates:

- **Per Lot / Per Unit Approach:** This method ties ACC charges to specific building forms, such as single-family homes, townhouses, and apartments. It benefits from

8 LGA 570.7(4).
9 Vancouver Charter 523K(4)(f), 523O(a)

easily accessible data, such as Census and building permit statistics, but may not fully account for newer housing trends, such as smaller single-family homes or larger multi-family units. Occupancy data from sources like Statistics Canada can be used to allocate costs across different unit types, based on the assumption that, for example, single-detached homes tend to have higher occupancy rates than apartments. One advantage of the per lot/per unit method is that the development projections in many HNRs are often expressed in these terms.

A variation of this approach could involve charging based on the number of bedrooms; for instance, charging different rates for apartments with one bedroom or fewer versus apartments with two or more bedrooms.

- **Square Footage Approach:** This method charges ACCs based on the floor area (square footage or square metre) of a development. While it is less common than using lot size or dwelling units, the approach aligns well with multi-family developments, especially since ACCs are typically collected when building permits are issued. Local government may wish to include both imperial and metric conversions for the applicable ACC rates when adopting the square footage approach.

A hybrid approach, combining building form and floor area, could capture the benefits of both methods while avoiding the limitations of relying solely on either approach.

Local governments should prioritize methods that ensure fair and equitable cost recovery when selecting a residential rate structure because it is not always clear that the size of a dwelling unit correlates directly with the number of occupants or the demand for services. For example, larger homes may reflect lifestyle preferences rather than increased service requirements. ACCs must therefore be based on actual service demand, whether direct or indirect.

Additional considerations include:

- **Timing of Collection:** For single-detached units, ACCs are often payable at the subdivision stage, where building areas are typically unknown, making lot or unit counts a practical method for calculating charges. In contrast, collecting ACCs at the building permit stage enables charges based on floorspace, which may better reflect service demand.
- **Housing Affordability:** in accordance with the requirements of the LGA (see Chapter 5 of this document).
- **Consultation and Feedback:** Engage with development industry representatives and administrative staff to gather feedback on the proposed rate structure.
- **Appropriate Rate Structure:** Evaluate the appropriateness of varying rate structures, such as charging single-family ACCs per lot or unit and multiple family ACCs based on floorspace.

2.7.2 Non-Residential ACC Rate Structure Approaches

Unlike residential development, non-residential land uses are typically not broken down as extensively in ACC bylaws. Local governments may determine that the demand for certain amenities is predominantly driven by residential growth and, therefore, may focus ACCs primarily on residential development. However, it is important to note that non-residential developments that result in an increase in workers are not automatically exempt from ACCs. Exemptions based on the "no increase in population or workers" criterion should be determined on an individual basis and, if applied, should be consistent across the jurisdiction as a general exemption.

The fundamental principles for calculating ACCs still apply to non-residential uses. Common non-residential land use categories subject to ACCs include:

- Commercial: which may be further subdivided into service or retail commercial or office commercial;
- Industrial: which may be further subdivided into light industrial and heavy industrial; and,
- Institutional: which may be further subdivided into facilities such as schools, hospitals, or universities.

Another approach is to calculate the charge based on the number of employees, with a floorspace per worker assumption to determine the square footage charge. In this case, a forecast of employment by type (e.g., commercial, industrial, institutional) is required, along with the average floorspace per employee associated with each land use category.

2.8 Timeframe for an ACC Program

The ACC legislation requires a close connection between projected population and employment growth and the planning of amenities to support that growth. Establishing a defined timeframe for the ACC program is essential for accurately forecasting new development and determining the amenities needed. Ideally, the timeframe for an ACC program should align with that of the local government's corresponding DCC program. However, there may be cases where infrastructure needs (DCCs) can be projected over a longer period than amenity needs (ACCs).

Initial ACC Program Timeframes: ACCs can be used to help fund amenities that support the growth anticipated from small-scale multi-unit housing (SSMUH) and TOA requirements.

It is recommended that local governments develop their initial ACC bylaw as soon as possible in order to collect ACCs on SSMUH and TOA developments. This may involve creating a program with a shorter timeframe, based on current planning documents, growth projections, and financial plans.

Provincial policy manuals for SSMUH and TOA provide further guidance for applying ACCs in these areas. For additional information, visit: Local government housing initiatives - Province of British Columbia.

Subsequent Program Updates: Once municipalities update their OCP and zoning bylaws to align with their HNRs by December 31, 2025, further ACC updates may be needed. Over the long term, local governments could align their ACC programs with the required timelines for regular HNRs, OCP, and zoning bylaw updates. Local governments may consider synchronizing ACC and DCC program updates to create greater efficiency and ensure alignment between land uses.

2.9 Setting ACC Charges

ACCs must be set as a flat rate per unit, per lot, or per square metre of floorspace in a development.[10] Local governments must consider several factors, when determining the charge amounts, including:[11]

- the capital costs of the amenities in each area;
- the phasing of amenity projects (i.e. the different stages and timelines for constructing the amenities);
- whether the charges are excessive in relation to existing service standards; and,
- whether charges would deter development or discourage construction of reasonably priced housing or the provision of serviced land.

Local governments are encouraged to undertake detailed analyses to assess the impact of the charges on development viability to meet these requirements. Further information about best practices for setting ACC charges can be found in the *Development Cost Charges Best Practices Guide*.

- **Capital Cost Deductions** – ACCs are designed to help local governments cover the capital costs of amenities required to support growth. Local governments must make certain deductions from the capital costs of the amenities when calculating specific charge amounts.[12] These deductions include:
  - **Grants and Other Funding Sources:** Grants or other external subsidies (e.g. from the provincial or federal government) being used to fund the amenity.
  - **Cost of Benefits to Existing Population:** The portion of amenity costs that benefit the existing population must be deducted. This is determined through a benefit allocation analysis that differentiates between how much the amenity benefits population in the new development versus population in the existing community.
  - **Assist Factor:** As with DCCs, local governments must provide financial assistance for a portion of the amenity costs allocated to new development. This "Assist Factor" ensures that new development does not bear the full cost of the amenities.
- **Varying Charges** – Local governments can allow for the varying impacts that different types of development—for example residential vs. commercial or industrial, or different types of residential—have on the demand for amenities. Local governments can vary charges based on factors such as:[13]

10 LGA s.570.7 (2) (b); Vancouver Charter s.523K (2).
11 LGA s.570.7 (5); Vancouver Charter s.523K (5).
12 LGA s.570.7 (6); Vancouver Charter s.523K (6).
13 LGA s.570.7 (2); Vancouver Charter s.523K (2).

- different zones or land uses (e.g. residential vs. non-residential), or different sizes or numbers of lots or units in a development, provided the charges are similar for all developments expected to result in a comparable increase in population (residents or workers); and,
- different geographic areas. Since charges are based on the cost of the amenities required to support the anticipated growth in a specific area, they will naturally vary between areas depending on amenity and growth needs.

All ACC calculations should be set out in detail in the ACC report to ensure accountability. More detailed information on calculating the ACCs under this analysis framework is provided in Chapter 4.

2.10 Determining Required Content of an ACC Bylaw

A draft ACC bylaw can be prepared once the ACC analysis has been completed and documented. While the legislation does not require a formal report, the considerations, information, and calculations used to determine ACC charges must be made available to the public upon request.[14] The draft bylaw should address the following elements in addition to meeting all legal requirements:

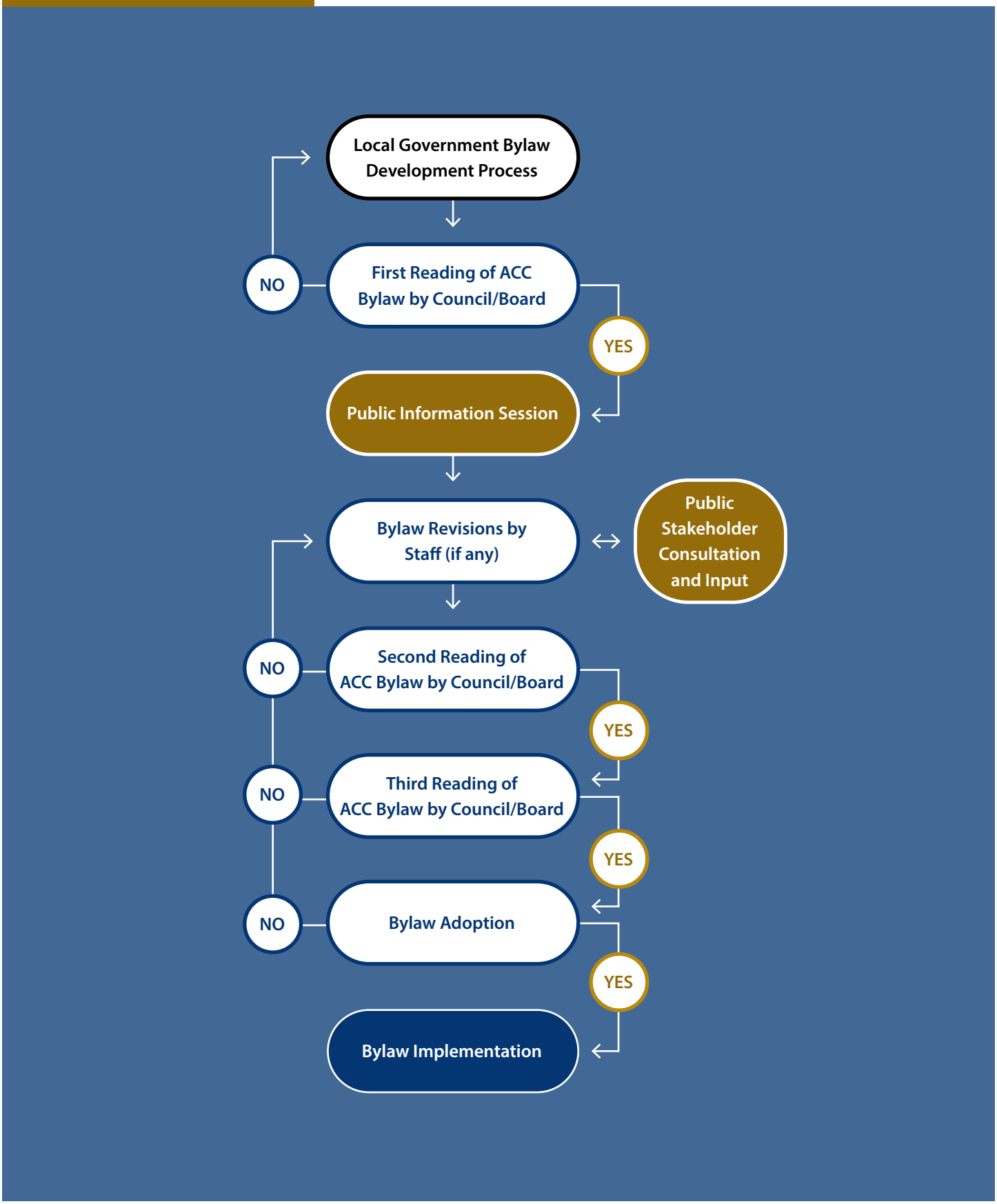
- **Definitions:** provide clear definitions for the different types of development subject to the ACC, ensuring consistency and reducing ambiguity.
- **Area Description:** include a detailed description of the area(s) covered by the ACCs. Where possible, supplement this with clear, legible maps to enhance understanding.
- **ACC Calculation:** provide details about how the charge is calculated for each type of development.
- **Collection:** specify the timing of collection of the ACC (subdivision approval or building permit issuance) in each circumstance.
- **Exempt Development:** clearly specify the types of development exempt from paying ACCs, as defined in legislation or regulation. For example, developments that do not result in an increase in population of residents or workers, or certain affordable housing developments prescribed by regulation.
- **Waivers and Reductions:** outline the conditions under which waivers or **reductions** of ACCs may be applied, such as for non-profit rental housing, for-profit affordable rental housing, or units subject to an affordable and special needs housing zoning bylaw. Provide detailed descriptions of the scope of waivers and reductions, ensuring transparency and fairness (see Chapter 3).
- **Density Bonus Zoning:** ensure that the rules accommodate density bonus zoning units or additional floorspace, clarifying how ACCs interact with density bonusing provisions while avoiding double charging.
- **Redevelopment:** outline the rules and criteria for imposing ACCs on redevelopment projects, clarifying whether this includes (a) demolishing and replacing with an entirely new building and/or (b) renovating, expanding, or repurposing an existing building. Use the term "infill" to distinguish these scenarios from "new development," which typically refers to greenfield development.
- **Mixed Use:** establish clear rules for determining and imposing ACCs on mixed-use developments, addressing scenarios where multiple uses coexist within a single project.
- **Effective Date:** If a grace period is to be provided, specifying the future date in which the bylaw comes into effect must be specified in the bylaw.
- **Phase-in:** provide details about any planned phase-in of ACCs, including the timeframe and the incremental adjustments to the charges during this period.

Importantly, the ACC bylaw must include a detailed schedule listing all amenity projects to be funded through ACCs. The project list must correspond to the ACC program set out in the ACC report.

14 LGA s. 570.7(7)

Figure 8

ACC Bylaw Approval Process



2.11 Adopting the ACC Bylaw

It is encouraged that the draft ACC bylaw be presented to council/board along with the findings of the ACC report.

This presentation allows elected officials to review the potential (maximum) ACC rates that could be imposed under the LGA and consider initial recommendations on bylaw policies, such as waivers and reductions. The initial presentation can be conducted in conjunction with public information sessions or consultations with specific stakeholder groups to gather feedback and ensure transparency.

Based on the input received during this initial review, local government staff can revise the draft bylaw as necessary. The revised draft can then be submitted to the council or board for further consideration, progressing through second, and third readings.

The ACC bylaw must be reviewed and approved by the council or board in an open meeting to ensure transparency and public accountability. Once adopted, the ACC bylaw comes into effect.

Redevelopment

Redevelopment may include cases where the existing building is removed or demolished and replaced by an entirely new building, as well as cases where a building undergoes renovation, expansion, or conversion from one principal use to another. In these cases, ACCs cannot be collected as ACCs are limited to funding amenities required for the increased population of residents or workers resulting from the development, as per legislation.

An exemption could also apply in cases where a building undergoes a conversion from one principle use to another. However, local governments may choose to limit these exemptions to redevelopment that occur within a specific timeframe. The appropriate timeframe should be determined based on local circumstances. Extended timeframes (5+ years) may be justified for very large properties or projects that involve longer development periods. However, longer timeframes could act as a disincentive to redevelop in a timely manner and could increase the value of the exemptions. There is also an argument that the longer the timeframe, the greater the cost the local government will incur to provide amenities to the site and elsewhere.



Chapter 3
Waivers, Reductions, and Exemptions

3.1 Statutory Exemptions

Certain developments are required to be exempt from ACCs under legislation. Sections 570.4 of the LGA and 523I of the *Vancouver Charter* outline these statutory exemptions, meaning local governments cannot impose ACCs on these types of developments:

- **Places of Worship:** Developments where a building permit authorizes the construction, alteration, or extension of a building, or part of a building which is solely used for public worship, such as a church.
- **No Population Increase:** Developments that do not result in an increase in the population of residents or workers are not subject to an ACC. For example, legislation does not permit an ACC to be imposed if a triplex replaces an existing triplex, as there is no population increase. However, if a triplex replaces a single-family home, an ACC could be imposed on the two additional units, as they represent an increase in population or worker capacity.
- **Previously Charged Amenities:** Development projects already charged for specific amenities are exempt, unless further development results in an increase in the population of residents or workers (e.g. adds additional units). For example, if a developer has already paid an ACC for amenities included in an ACC bylaw but then additional units are added through a renovation, an additional ACC can only be imposed for the new units to help pay for the amenities as set out in the ACC bylaw.
- **Inclusionary Zoning:** Inclusionary Zoning bylaws create a framework for mandatory Inclusionary Zoning allowing local governments to require that a portion of units in new residential developments be provided at below-market ("affordable") rates. These units are exempt from ACCs.
- **Affordable Housing Classes:** Developments that fall under a class of affordable housing prescribed by regulation. The *Prescribed Classes of Affordable Housing (LGA)* and *Prescribed Classes of Affordable Housing (Vancouver Charter)* regulations exempt the following types of affordable housing from ACCs:
- **Rental Units:** Owned or leased and operated by:
    - Government entities (federal, provincial, and local governments, local government-owned non-profit housing corporations, and First Nations); and/or,
    - Non-profit housing providers, including societies incorporated under the *Societies Act*, regional health authorities under the *Health Authorities Act*, registered charities under the *Income Tax Act (Canada)*, and non-profit corporations under the *Canada Non-profit Corporations Act*, that have received funding from a government entity, entered into a housing agreement with a local government, or have a section 219 convenant under the *Land Title Act* securing affordability conditions with a local government.
- **Supportive Housing:** Rental units owned or leased and operated by government entities or non-profits, provided to seniors, persons with disabilities, those experiencing or at risk of homelessness, or others who, based on criteria set by the operator, will benefit from on-site supports and services.
- **Cooperative Housing:** Housing under the *Cooperative Association Act*[15] or federal non-profit cooperatives under the *Canada Cooperatives Act*.
- **Transitional Housing:** Publicly funded temporary housing provided as part of a program intended to assist people to become better able to live independently.
- **Emergency Shelters:** Publicly funded temporary living accommodations provided free of charge to those in need.

15 While "non-profit housing cooperative housing" is not explicitly defined in the *Cooperative Association Act*, it is generally understood to refer to housing cooperatives governed by section 173 of the Act. Under this section, if a non-profit housing cooperative dissolves, its property must be transferred to another non-profit housing cooperative or a charitable organization. The cooperative is prohibited from selling any part of its property to its members, and its shares must be issued at par value. Additionally, the cooperative is not permitted to issue investment shares.

3.2 Waivers and Reductions

Beyond the statutory exemptions, the LGA and the Vancouver Charter grant local governments discretionary authority to waive or reduce ACCs for specific eligible developments. These waivers or reductions provide an incentive for affordable housing.

The LGA allows local governments to waive or reduce ACCs for specific eligible developments, which are defined as:

- non-profit rental housing, including supportive living housing;
- for-profit affordable rental housing; and,
- market-rate units within developments that are subject to an Inclusionary Zoning bylaw as defined in section 478.1 of the LGA.[16]

In order to provide these waivers or reductions, the ACC bylaw *must*:

- clearly set out definitions and criteria for eligibility to receive waivers or reductions; and,
- specify the amount or rates of reduction for eligible developments, which may vary for different categories of eligible development or different classes of eligible development, established in the ACC bylaw.

Additionally, the local government ACC bylaw may include any requirements that must be met to qualify for a waiver or reduction, along with conditions for granting those waivers or reductions.

Local governments may wish to review their objectives for offering financial assistance, when considering providing waivers or reductions. Local governments should consider projects where the costs are manageable and where development viability can be achieved given the right incentive (such as a waiver or a reduction). Local governments may wish to consider the following questions when setting out a schedule of waivers and/or reductions in its ACC bylaw:

What types of development would benefit from incentives?

Local governments need to identify projects where waivers or reductions could make the most difference and help fulfill their specific policy objectives. The second question local governments may wish to consider when establishing incentives is:

What particular types of eligible development should be supported in order to further the local government's objectives?

Both these questions should be addressed with reference to the OCP and other strategic planning documents.

3.3 Accounting for Statutory Exemptions, Waivers, and Reductions

Local governments should estimate the anticipated number of statutorily exempt affordable housing units when determining the necessary amenities to support population growth in areas where ACCs will be imposed. These statutory exemptions represent revenue that cannot be recovered through increased charges on other developments and must instead be covered by alternative revenue sources. Factoring in the estimated number of exempt units when setting ACC rates and projecting ACC revenue can help predict what costs will need to be funded by other sources.

Similarly, local governments should account for the potential loss of revenue for funding amenities when choosing to offer discretionary (non-statutory) waivers or reductions for eligible development. As with statutory exemptions, this shortfall also cannot be offset by increasing charges on other types of development. Instead, alternative revenue sources must be used to cover the shortfall. Local governments may wish to consider the following actions to effectively administer both statutory exemptions and discretionary waivers or reductions:

- estimate and disclose the value of waivers and exemptions in the ACC report to maintain transparency and ensure informed decision-making;
- track and regularly report on the number of developments that qualify for waivers and reductions over the timeframe of the ACC bylaw;
- contribute an amount equivalent to the waived or reduced ACC into ACC reserve funds. This ensures the reserve fund remains "whole" and the local government remains capable of funding planned amenities; and,
- periodically review the terms and conditions of waivers and reductions and amend the bylaw as necessary if its provisions become misaligned with the objectives set out in the OCP and other strategic planning documents.

16 LGA s.570.6 (2); Vancouver Charter s.523J (2).



3.4 How To Use Multiple Development-Related Tools

Local governments have access to a variety of funding and financing tools to support infrastructure and community projects. These tools include ACCs, DCCs, general taxation and utility rate revenues, grants, long-term debentures, and developer-funded infrastructure facilitated through mechanisms such as servicing agreements, local area service bylaws, and latecomer agreements.

Local governments will need to evaluate the range of available funding tools and identify those that best suit the local government's needs when developing an ACC bylaw. This is best done by conducting ACC and DCC processes concurrently and by integrating them into local government financial planning while considering their interplay with other tools. Local governments must also ensure that charges do not deter development or discourage the construction of reasonably priced housing or serviced land[17]. A high-level approach to evaluating funding tools can help achieve this balance by assessing the following:

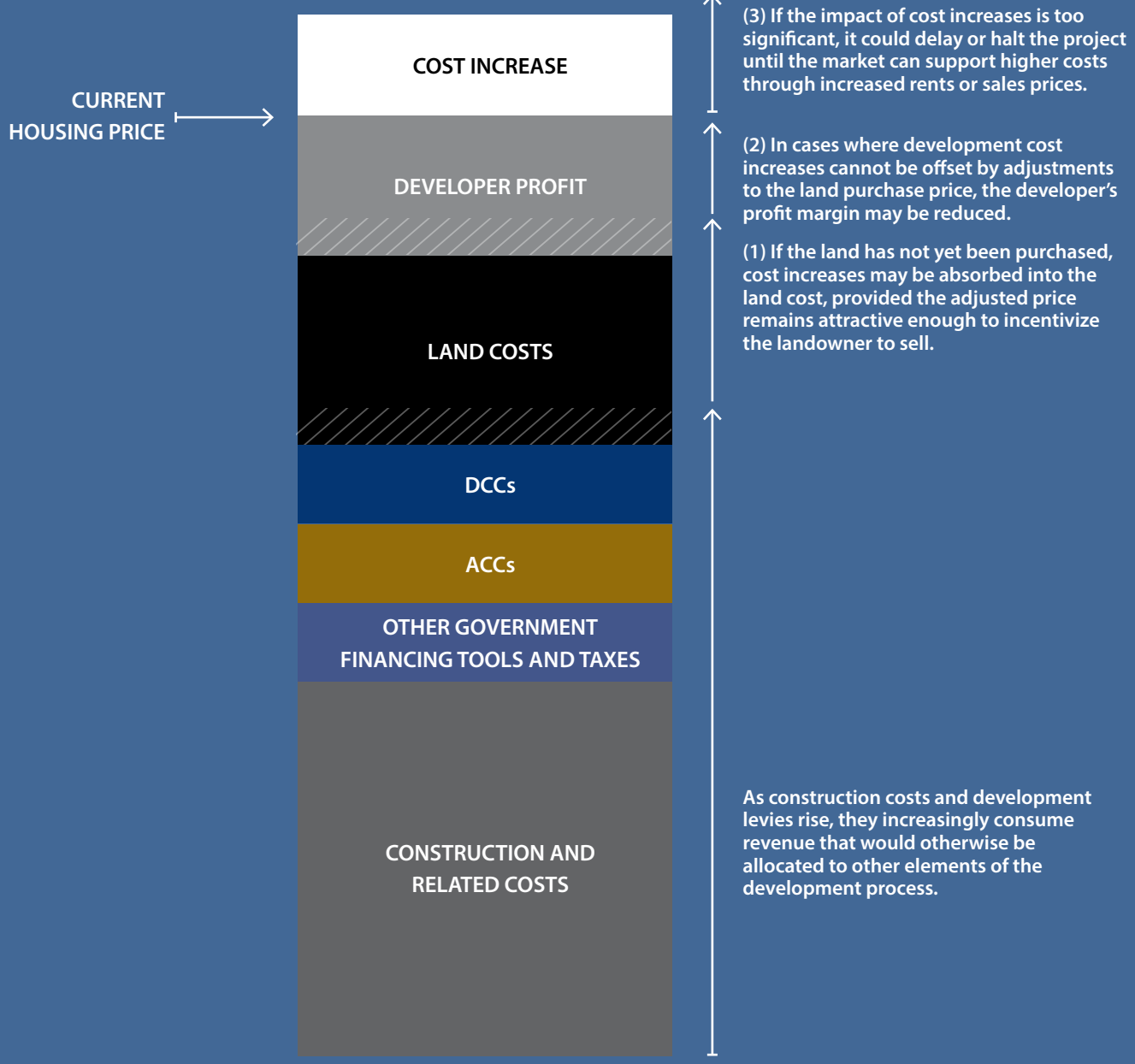
- recognizing the compounding effects that multiple tools at both the municipal and regional district scale may have on development feasibility;
- ensuring the tools complement each other, without deterring development; and,
- viewing ACCs and DCCs as core components of a modern planning toolkit, designed to support growth-related infrastructure and amenities.

Where permissible, local governments may choose to waive or offset ACCs or DCCs to align with broader strategic goals, such as promoting the delivery of SSMUH housing or other priority housing types and supporting the creation of affordable housing. Local governments can create a balanced framework that fosters development while meeting community needs by integrating these funding tools and aligning them with their priorities. This is shown in Figure 9: Potential Impacts of Increasing Construction Costs and Development Fees and Charges.

17 LGA s. 570.7(5)(d)

Figure 9

Potential Impacts of Increasing Construction Costs and Development Fees and Charges



Chapter 4
Bylaw Administration

This chapter provides guidance on the policy considerations associated with the implementation and ongoing use of an ACC bylaw, including the imposition and collection of charges, monitoring and accounting, in-stream applications, and the process for amending the bylaw.

4.1 When to Collect ACCs

An ACC bylaw should address when the charge is payable. The LGA provides for ACCs to be imposed either at the time of:

- subdivision approval; or,
- issuance of a building permit authorizing construction, alteration or extension of a building or structure.[18]

Local governments should consider when amenities are required to be constructed during the development process as well as the financial impact of early and late payments when determining when to collect ACCs.

Building Alterations and Changes of Use?

ACCs can be imposed when a building permit is issued for the alteration of a building or structure. These alterations may not necessarily result in additional units or floorspace being created in the building; for example, the permit may simply be required to facilitate a change of use (e.g. from commercial to residential).

In such cases, local governments must consider whether the alteration will generate more residents or jobs from the redevelopment. The ACC can only be imposed if the redevelopment results in additional residents or workers.

Unlike engineering infrastructure for water, wastewater, and stormwater services, most amenities likely do not need to be in place prior to new buildings being constructed and occupied. However, they should not lag significantly behind, as delayed amenities—depending on phasing, scale, and the time required for approval, design, and construction—can create challenges for communities. Ensuring amenities are delivered in a timely manner relative to development is important for supporting livability and meeting the needs of new residents or workers.

Depending on the length of time between subdivision approval and building permit issuance, there may be a financial advantage to local governments of collecting ACCs at the earlier date. However, this must be weighed against added costs to developers, which can increase project expenses and impact housing affordability, especially as amenities are often built later in the development timeline.

4.2 Payments in Instalments

The *Development Cost Charge and Amenity Cost Charge (Instalments)* Regulation[19] permits developers to pay ACCs in instalments subject to the following conditions:

- **Exception for Charges Under $50,000:** Instalment payments do not apply to charges under $50,000 unless the council/board allows instalments for such charges by bylaw.
- **Full Payment Timeline:** The full charge must be paid within two years of subdivision approval or building permit issuance. Payment must follow this schedule:
  - a minimum of 1/3 of the charge at the time of subdivision approval or granting of the building permit; and,
  - a minimum of 1/2 of the remaining balance within one year of the date of approval or granting of the permit.
- **Missed Instalments:** If a developer fails to make an instalment payment, the entire remaining balance becomes due immediately.
- **Interest:** No interest can be charged on the unpaid balance unless a payment is missed. If the charge becomes due, interest is applied from that date at the rate prescribed by the *Taxation (Rural Area) Act*.

18 LGA s.570.2 (1) and (4).
19 BC Regulation 166/84.

- **Surety for Instalments:** To ensure payment, the developer must provide a form of security (such as a letter of credit, surety bond, or other security) at the time of the first instalment to guarantee the unpaid balance is recoverable in case of default.

4.3 In-Stream Protection

Local Government Act, section 570.91, and *Vancouver Charter*, section 523N include provisions to protect development applications that are already in progress ("in-stream" or "precursor applications") from new or updated charges. When a local government adopts an ACC bylaw, the charges do not apply to any development for which the local government has received a complete application for a building permit, development permit, or zoning bylaw amendment prior to the bylaw's adoption.

Applicants who have submitted complete applications for a building permit, development permit, or zoning bylaw amendment are granted a 12-month exemption from the new ACC rates if a local government amends its ACC bylaw and adjusts the charge amounts. This exemption applies as long as the applicant obtains their building permit within that period. This is shown in Figure 10: In-Stream Protection.

What is a Complete Application?

While local governments may have varying criteria for what constitutes a complete application, one key requirement for eligibility for the 12-month ACC exemption is that the application must be accepted for processing by the local government's Approving Officer. If the developer has received a Letter of Conditional Approval of Subdivision (or its equivalent, such as a Preliminary Layout Approval), section 568 of the LGA also applies. In order to ensure certainty, it is recommended that local governments adopt policies determining when an application is complete.

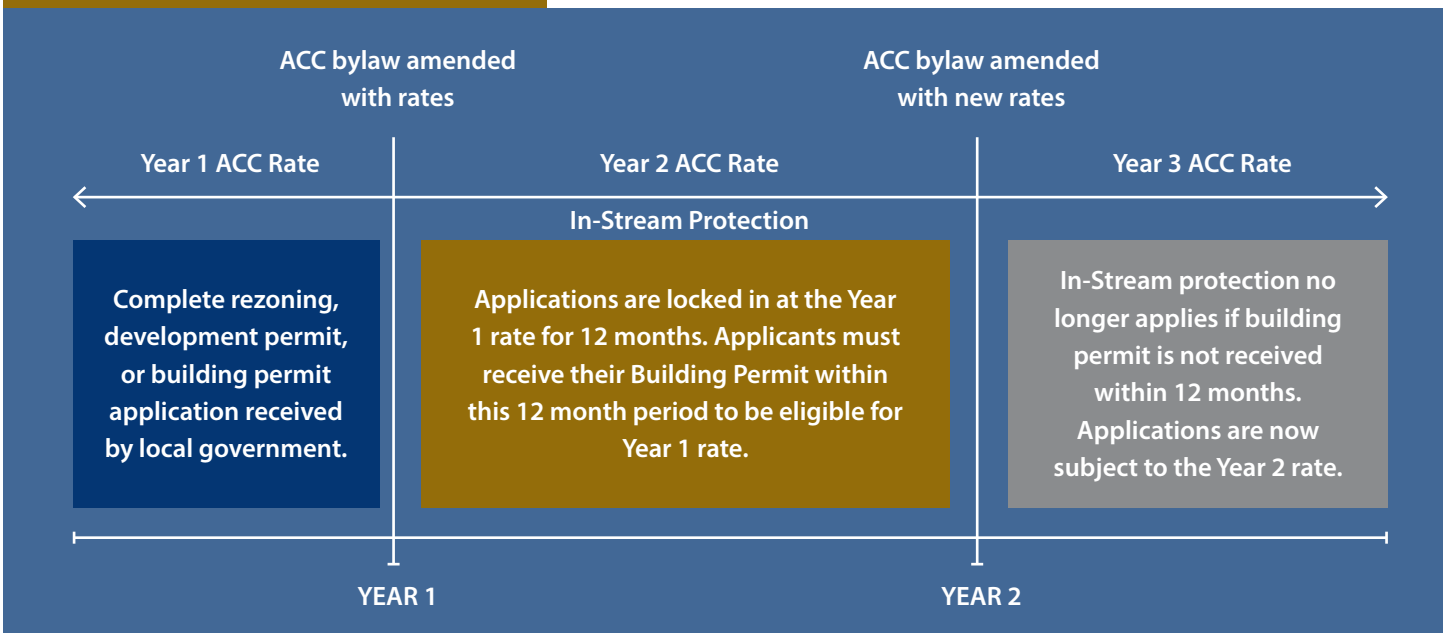
4.4 Grace Periods

A grace period is a timeframe provided by a local government to notify stakeholders of upcoming changes to ACCs. The purpose of the grace period is to give developers time to adjust to the new rates and prepare for future changes.

It is important to distinguish between the in-stream protection and grace period:

- **In-Stream Protection:** A legal mechanism that safeguards certain projects from sudden changes in ACC rates, provided developers meet specific timing criteria for subdivision and building permit applications.

Figure 10
In-Stream Protection



- **Grace Period:** A transition tool designed to ease stakeholders into new ACC rates by providing advance notice and time for adaptation.

Both serve transitional purposes: in-stream protection actively protects specific projects based on their application timing, while the grace period broadly targets all stakeholders.

4.5 ACC Reserve Funds

Local governments are required to deposit ACCs into reserve funds established by bylaw for each area in which ACCs are imposed to enhance transparency and accountability.[20] These reserve funds, including any accrued interest, can only be used to pay:

- the capital costs of providing, constructing, altering, or expanding amenities listed in the ACC bylaw;
- the principal and interest on debt incurred as a result of an expenditure; and,
- a person subject to an ACC for some or all of the capital costs they have incurred in completing a project, provided the project was completed under a partnering agreement.

The use of any ACC reserve funds must be authorized by a bylaw.

ACCs deposited into reserve funds do not need to be segregated by amenity type (e.g. libraries, daycares). Instead, local governments will have a consolidated pool of ACC funds, separated by service area, available to support construction of development-related amenities during each budget cycle.

Local governments should consider establishing clear criteria for evaluating and prioritizing projects to effectively manage competing demands for ACC reserve funds. Establishing clear criteria can help ensure that reserve funds are allocated to amenities that best align with the policies outlined in the local government's OCP and financial plan and support its overall growth management objectives.

4.6 Monitoring and Accounting ACC Funds

Local governments should establish systems that facilitate the tracking of capital expenditures, funding sources, and project completion status to ensure effective administration of ACCs. The following practices are recommended for tracking ACC funds:

- **Managing the ACC Reserve Funds:** Track financial activity in the reserve funds related to amenity projects, including expenditures, funding sources, and project progress. Assign unique identification numbers to each project within the ACC program to streamline administration and tracking. Use tools such as spreadsheets or specialized software to monitor completed projects, changes in project costs, and scope-of-work adjustments.
- **Internal Processes for Tracking and Reporting:** Local governments should consider developing processes to track and report on ACC activities, including the:
  - total ACC funds collected;
  - interest earned on the ACC reserve fund balance;
  - government grants allocated to ACC projects;
  - allocation of funds to individual projects within the ACC program;
  - ACC "credits" or "rebates" issued; and,
  - local government's contribution toward project costs in the ACC program.

Administration of the ACC bylaw should emphasize transparency and integration – effective monitoring, accounting, and reporting practices ensure accountability and build public confidence.

4.7 In-Kind Amenities

Developers are permitted to provide in-kind amenities or land for an amenity in lieu of paying all or part of the ACC.[21]

In-kind amenities or land can be a more efficient, economical, and mutually beneficial solution for both developers and local governments, especially when the local government is seeking to secure a very specific, localized benefit at a particular location. For example, rather than paying an ACC, a developer and a local government may agree to build a youth centre as part of a new, large multi-residential complex, providing a more immediate benefit to the community.

20 LGA 570.8; Vancouver Charter s.523L.
21 LGA s.570.9; Vancouver Charter s.523M.

Local governments must be mindful when considering in-kind amenities or land that:

- in-kind amenities and land are listed in the ACC bylaw. For example, a developer would be prevented from building a daycare in an office building as an in-kind contribution if the daycare was not part of the ACC program; and,
- in-kind amenities and land do not necessarily need to be located on the development site, or adjacent. However, the location must be approved by the local government and should be within the area covered by the ACC bylaw and responsive to the increase in population as per the ACC bylaw.

A local government must enter into an agreement with the developer when an applicant provides an in-kind amenity or land. At a minimum, the agreement must specify the following:

- the in-kind amenities or land to be provided;
- the location of the amenity or land;
- the party responsible for providing the amenity or land;
- the timeline for when the amenity or land will be delivered;
- the value of the amenity or land, and how the local government and applicant determined the value;
- any remaining portion of the ACC to be paid after accounting for the in-kind amenity or land; and,
- any payment or credit owed to the developer if the value of amenity or land exceeds the ACC.

A registrable transfer of the land must be submitted to the local government when land is provided as part of the agreement.

4.8 Reporting Requirements for ACCs

Local governments must prepare and consider an annual report describing the collection and use of ACC funds before June 30.[22] The report must include the following details:

- the total amount of ACCs received;
- expenditures from the ACC reserve fund(s), including any payments made to a person or public authority under a partnering agreement;
- the balance in the ACC reserve fund(s) at the beginning and end of the applicable year;
- any waivers or reductions granted; and,
- any in-kind amenities or land received.

Additionally, local governments are required to report interest payments in their ACC annual reports. The reports must be publicly accessible from the time the local government considers the report until June 30, the following year[23].

4.9 Monitoring and Updating an ACC Program

Local governments have the flexibility to update their ACC bylaw as needed. To ensure greater efficiency and alignment with land use and financial planning cycles, local governments may wish to review and update ACC bylaws in conjunction with new or updated DCC bylaws, financial plans, OCPs, HNRs, and the zoning bylaw.

ACC reserve funds can only be used for amenities listed in the ACC bylaw. Therefore, projects added to an ACC program after the bylaw has been passed are not eligible for ACC funding until the bylaw is amended to include those projects. To manage this, regular monitoring and reviews of the ACC bylaw is essential. Local governments should adjust ACCs to reflect significant changes in:

- the anticipated amount, timing, and location of growth;
- the capital costs of amenities listed in the ACC bylaw;
- the introduction of new amenities, or the removal of completed amenities once the targeted charges have been collected; and/or,
- funding arrangements for ACC amenities, such as the local government securing an external grant to cover capital costs that were originally included in the ACC calculation.

Regular updates can prevent sudden, large increases in charges, which could negatively affect development viability.

4.10 ACC Bylaw Amendments

When amending the ACC bylaw, local governments must follow the same legislated process and considerations, including consultation requirements, as for the original bylaw.

22 LGA s.570.92; Vancouver Charter, s.523O.
23 LGA, s. 570.92(3).

PART 2 Technical Manual

Part 2 of the ACC Guide is a technical manual detailing the procedures and calculations involved in developing an ACC bylaw in compliance with the LGA. It is designed for technical staff responsible for creating the ACC bylaw and calculating ACC rates, ensuring alignment with legislative requirements

Chapter 5
How to Determine and Set ACC Charges

5.1 Prerequisite Policy Decisions

Calculating new ACCs requires initial decisions about the structure and application of the charges. Local governments must establish a framework for ACC rates, considering the following key questions before proceeding with calculations:

- **Geographic Application:** In which areas of the municipality will ACCs be applied?
- **Jurisdiction-Wide vs. Area-Specific:** Will ACCs be imposed on a jurisdiction-wide basis, with a uniform charge for all development regardless of location, or on an area-specific basis, with charges varying based on the cost of providing amenities in each area?
- **Program Timeframe:** What timeframe will be set for the ACC program to align with projected population growth, development needs, and the planning of amenities required to support the anticipated increase in residents or workers? Consider whether the timeframe integrates with updates to HNRs, OCPs, and other long-term planning cycles to ensure consistency and efficiency.
- **Types of Development:** ACCs apply to all building permits and subdivision applications unless statutorily exempt or eligible for waivers. Local governments must determine which zones or land use categories (e.g., residential, non-residential) align with these statutory provisions and ensure consistent application.
- **Detailed Rate Structure:** How detailed will the breakdown of zones or land uses be (e.g., specific types of residential and/or non-residential land uses)?
- **Units of Calculation:** What units will be used to calculate ACCs (e.g. size or number of lots, or units, or non-residential buildings)?

Local governments can create a clear and well-defined framework that guides the accurate calculation and fair application of ACCs by addressing these foundational policy matters.

5.2 Sources of Background Information

Sources of data and background documents that support the determination of development forecasts include:

- Official Community Plans;
- Zoning Bylaws;
- Housing Needs Reports;
- BC Stats;
- BC Assessment;
- Census data;
- Local Health Area data;
- Tax roll information;
- Building permit statistics;
- Local government development statistics; and,
- Economic development reports or retail market studies.

These data sources may provide valuable information into demographic assumptions, projected numbers of residential units by housing type, non-residential development projections in terms of area absorbed per year, and designated areas for specific land uses.

5.3 Population and Development Projections

The first step in calculating ACCs is to forecast the amount, type, and location development that would be subject to the ACC charges. This typically involves forecasting residential development, including population, workers, households, and housing by type, and non-residential development, typically based on forecasts of employment and new non-residential land and building space.

5.3.1 Population Forecast

Local governments are encouraged to use population projections from BC Stats, the provincial agency responsible for developing official population estimates and projections for BC. BC Stats provides regularly updated data for municipalities, regional districts, and other sub-provincial areas, ensuring consistency with provincial and federal methodologies.

BC Stats' population projections incorporate demographic trends, including fertility, mortality, and migration, and are updated annually. Using BC Stats' projections supports alignment with provincial standards and promotes consistency across local government planning efforts.

For further details on BC Stats' methodologies, datasets, and tools, visit the BC Stats Population Estimates and Projections page.

5.3.2 Housing Needs Reports

All local governments are required to prepare a HNR at least once every five years. When preparing an HNR, local governments must collect data and analyze trends using a standardized methodology to describe both the current and anticipated housing needs within their jurisdiction for the next five and 20 years. This process includes identifying any projected gaps in housing supply, based on factors such as local demographics, household incomes, current housing stock, and other relevant data.

Once an HNR is completed, local governments' council/board must receive, by resolution, the HNR in a public meeting. The report must then be made publicly available online.

Upon receiving an HNR, municipalities (not regional districts) are required within a specified timeframe to review and, if necessary, update their OCP and zoning bylaws to permit the use and density necessary to accommodate the total number and types of housing units required to meet housing needs identified in the HNR for the next 20 years.

Given the HNR identifies the minimum housing needs required over the next 5 and 20 years for all local governments, it is recommended that the HNR projections for housing growth serve as a key input in calculating ACC rates.

5.3.3 Official Community Plans

The OCP plays an important role in identifying the type, quantity, and location of housing required to meet future needs, as identified in the HNR. The OCP outlines the expected mix of housing unit types, such as SSMUH, townhouses, apartments, or mixed-use developments, ensuring alignment between future housing demand and a supply of diverse housing options. Through land use designations, the OCP identifies the geographic areas within the community where new housing is expected to be developed, such as town centers, transit-oriented development areas, or infill neighborhoods. This will aid in identifying the areas of future growth areas and determining the amenities necessary to support these communities, a key input for calculating ACC rates.

5.4 Non-Residential Development Forecasts

Local governments are strongly encouraged to use BC Stats data wherever possible to standardize projections across the province. BC Stats provides comprehensive and regularly updated labour market statistics and key labour market trends for BC.

For further details please visit Labour Market Statistics - Province of British Columbia

In the absence of available data, suggestions are provided below for preparing employment forecasts.

STEP 1 – Employment Forecasts

Employment forecasts can be derived from the population forecast by applying labour force participation rates to the age cohorts in the population forecast. Participation rates indicate the share of the working age population that is actively employed or seeking employment. These rates should be based on current trends, as set out in recent Census data, which provides participation rates for males and females by five-year age group from 15–19 onwards. Adjustments can be made for expected changes, such as decreased labour force participation among older adults. Local governments should also consider the regional context of employment, where major employers often serve populations across multiple municipalities.

STEP 2 – Employment by Type

If separate ACC rates are to be applied for different types of non-residential development (e.g. industrial, commercial, institutional, office), the total employment forecast needs to be disaggregated into the various categories subject to the charge.

Industrial – Most industrial employment growth will either occur in low-rise industrial-type buildings located within business parks and industrial areas designated as employment land in OCPs or in scattered rural locations. Industrial employment growth depends on factors such as the rate of intensification on existing sites, vacant land absorption over the forecast time horizon, employment density on vacant lands and, in rural jurisdictions, the potential for new industrial uses in rural areas.

Commercial and Institutional – these sectors serve residential populations, so their employment growth should be indexed to the population forecast, based on the current ratio of commercial or institutional jobs per resident. In smaller communities without a full range of commercial and institutional services, the ratio of these jobs to the population will be relatively low. In larger urban communities with larger scale commercial uses, as well as post-secondary education and hospitals, the ratio will be higher because services are being provided to a broader region. The ratio will be higher still in central cities of metropolitan areas, where there is significant "destination" shopping.

Office – Office employment growth is typically proportional to the overall employment growth rate, though adjustments may be needed to reflect current office vacancy rates and regional employment dynamics.

STEP 3 – Land and Floorspace Forecasts

To calculate non-residential ACCs based on new building floorspace or land, forecasts of space and land are needed.

- **Floorspace** – Apply an assumed floor space per worker (FSW) for each employment category to the employment growth forecast. Typical FSW values are:
  - industrial FSWs range from 70m^2 to 140m^2;
  - commercial FSWs range from 40m^2 to 50m^2;
  - institutional FSWs range from 50m^2 to 80m^2; and,
  - office FSWs range from 20m^2 to 30m^2.
- **Land** – Apply an assumed floor area ratio (FAR) for each employment category to the floorspace forecast. Typical FAR values are:
  - industrial FARs range from 25% to 50%;
  - commercial FARs range from 10% to 30%;
  - institutional FARs range from 10% to 50%; and,
  - office FARs range from 0.5 to 0.6 for buildings without structured parking, but can be much higher for denser office buildings with structured parking in downtowns.

It is important to note that the resulting space forecasts be assessed in the context of known development and land absorption in the community. Adjustments may be necessary to align the forecasts with realistic expectations for future development and land absorption.

5.5 Capital Costs of Amenities

The capital costs of amenities required to support new development must be identified prior to compiling an ACC program

Key considerations include:

- **Extent of Application:** Should charges be jurisdiction-wide or area-specific?
- **Program Timeframe:** What is the planning horizon for the program?
- **Recoverable ACC Costs:** How will eligible costs be allocated between existing and future development?

Additional considerations for estimating capital costs and presenting summary information are included in this section.

Sources of data and background documents for compiling an ACC program include:

- Official Community Plan (OCP);
- Capital Plans;
- Asset Management Plans;
- Long-term Financial Plans;
- Master Plans; and,
- Recreation Plans.

To ensure accuracy, it is recommended that the ACC bylaw development closely follows the completion of master plans and capital cost estimates. This alignment ensures that ACC rates are based on the best available information. The level of detail in cost estimates should align with the technical information available at the time of preparation of the bylaw.

Accurate capital cost estimates are essential to prevent funding shortfalls that could delay infrastructure development. Key considerations include:

- **Time-Sensitive Analysis:** ACC calculations reflect a specific point in time and rely on the best available data.
- **Regular Updates:** ACC bylaws should be regularly updated to account for changes in cost estimates as projects progress through the design and tendering process.
- **Cost Estimate Classes:** The accuracy of capital cost estimates depends on the level of detail, classified in Table 3 below:

The ACC program should be summarized in a comprehensive table, including the following key elements:

- **Project Description:** A clear and concise summary of the project scope and purpose;
- **Timing:** The projected schedule for planning, design, and construction;
- **Capital Cost Estimate:** The total estimated cost of the project, including contingencies;
- **Grants:** Any external funding sources, such as grants or subsidies (a subsidy is financial assistance to reduce costs or support specific activities) and their contribution;

Table 3

Level of Detail on the Level of Capital Cost Estimates

Class	Description	Accuracy Level	Key Characteristics
Class E	Initial feasibility analysis	20%-25%	Based on planning studies and average costs (e.g. lump sum for facilities).
Class D	Preliminary cost estimate	15%-20%	Includes costs by discipline and average unit costs (e.g. $ per square foot).
Class C	Preliminary design confirmation	15%	Based on preliminary drawings and outline specifications.
Class B	Functional design review	10%	Based on completed functional design and site-specific unit costs.
Class A	Final cost estimate	7.5%	Based on final design and market-specific unit costs for contract pay items.

- **Allocation of Benefit:** The division of costs between development-related and existing development needs; and
- **Assist Factor:** The percentage of costs covered by the local government to ensure affordability and compliance with regulations.

Detailed Project Sheets

Whenever possible, a "detail sheet" should be prepared for each amenity project and included as part of the supporting ACC documentation. These sheets should follow a standard format and provide a detailed breakdown of the project's cost components, including:

- construction elements;
- planning and engineering costs;
- contingencies; and,
- other eligible expenses.

This level of detail ensures transparency and allows for easier tracking and updates.

Interest Costs

ACC funds may also be used to pay principal and interest on debt incurred by a local government for costs associated with providing, constructing, altering or expanding amenities.

To include interest in ACC rates, local governments should:

- limit interest to specific projects and not apply it universally across all projects in the ACC program;
- secure a formal resolution from the council/board to authorize the inclusion of allowable interest;
- ensure that the interest rate applied to the ACCs does not exceed the Municipal Finance Authority (MFA) debenture rate;
- ensure that if borrowing is undertaken, that the ACC reflects the actual borrowing rate, provided it is lower than the MFA rate; and,
- ensure that the amortization period for interest costs does not exceed the ACC program's timeframe (i.e. the duration over which ACCs for specific projects are to be collected).

The ACC report should include clear information on the interest rate and amortization period used.

5.6 Calculating the Net ACC Recoverable Amount

Once the forecast of new development has been estimated and a program of infrastructure projects required to support that development has been compiled into an ACC program, the net amount to be funded through ACCs must be determined. The following considerations are key to determining the net ACC recoverable amount:

- **Deducting Grants and Other Funding Sources** – Identify and subtract any contributions from grants or alternative funding sources that will offset the cost of the amenity projects.
- **Allocating the Benefit to New Development** – Ensure that only the portion of project costs benefiting new development is included in the ACC calculation. Existing development-related benefits should be excluded.
- **Applying the Assist Factor** – Apply the Assist Factor, which represents the local government's contribution to project funding, to reduce the amount recoverable through ACCs.
- **Deducting Existing ACC Reserve Fund Monies** – Subtract any funds already available in the existing ACC reserve funds that are allocated to the specified projects.

By systematically addressing these factors, the net recoverable amount through ACCs can be accurately calculated.

5.7 Deduction for Grants and Other External Funding

To ensure that ACCs do not fund capital costs covered by grants, subsidies, donations, or other external funding sources, any portion of the estimated capital cost funded by these sources must be deducted from the ACC calculation.[24] This deduction must also include the value of any in-kind amenity or land contribution from a developer towards the cost of an amenity in the ACC program.

Grant funding should be deducted from the total (gross) capital cost of an amenity project before any other adjustments, such as deductions for benefits to existing components, are made. This approach ensures the grant's benefits are appropriately allocated between growth and non-growth shares of the project.

24 LGA 570.7 (6) (a)

If a grant's terms and conditions specifically earmark funds for development-related or non-development-related capital costs, the deduction should be applied according to the terms and conditions.

5.8 Allocating the Benefit to New Development

In British Columbia, amenities are managed through a multi-tiered approach. Local governments plan for amenities using OCPs, master plans, local land use plans, and capital plans. Master plans and local land use plans can include detailed inventories of existing amenities and can identify servicing gaps. OCPs, Capital Plans, and Local land use plans can establish service standards and priorities for future development and upgrades.

Municipalities may serve as the primary providers of community amenities, while regional districts may manage facilities that serve one or more electoral areas. Depending on the population and context, these facilities can range from small, localized amenities to larger-scale infrastructure. Additionally, non-profits and other organizations often contribute to the provision of community amenities.

The LGA requires that the portion of amenity costs that benefits the existing population must be deducted from the ACC calculation. This reduction in ACCs is determined through a benefit allocation analysis that differentiates between how much the amenity benefits the population increase in residents or workers in the new development versus population within the existing community. This deduction should be undertaken after costs have been reduced for grants and other external funding contributions.

There are general approaches to allocating benefits: a general "rule of thumb" approach and a "technical" approach. Either approach could be applied on a project-by-project basis or on the total value of the ACC program, depending on the types and nature of capital improvements.

- **Rule of Thumb Approach** – this applies the test of whether the proposed amenities proceed if there was no new development. If the answer is "no" then the project would have a very high development allocation and low to no benefit to existing allocation. However, in most cases, existing residents also benefit from new amenities, especially in established neighborhoods. For example, if a library becomes viable due to new development but primarily serves existing residents, the benefit should be shared proportionally. The marginal costs associated with "oversizing" may be assessed in this manner.
- **Technical Approach** – where possible, quantifying an allocation of benefit is recommended. If detailed analysis is unavailable during bylaw development, estimates can rely on existing technical data.

The following provides two examples where these approaches can be employed:

EXAMPLE 1: New Community Centre

If new a new community centre solely addresses the needs of future development, the entire community centre project can be allocated to development and included in the ACC calculations.

EXAMPLE 2: Replacement and Expansion of Existing Daycare Facility

Where a new daycare facility will, in part or whole, replace a facility that is demolished, the replacement share of the project is considered to benefit existing residents and is removed from the ACC calculation. If a daycare facility is being replaced and expanded, costs must be divided between current and future development, as shown in the options below.

OPTION 1: Based on Capital Costs

- Replacement cost of existing daycare: $500,000
- Total cost of new amenity: $750,000
- Allocation to existing development: 67%
- Allocation to future development: 33%

OPTION 2: Based on Population Growth

- Current population: 60,000
- Future population: 80,000
- Allocation to existing development: 75%
- Allocation to future development: 25%

Local governments should account for the costs allocated to the "benefit to existing" share of amenities, as these will require funding from non-ACC sources, such as property taxes or user fees, when adopting ACC bylaws.

5.9 Applying the Assist Factor

The LGA stipulates that ACCs may be used to "assist" local governments in funding amenities. By prohibiting the allocation of 100% of development-related costs to new development, the legislation requires an "Assist Factor" to be calculated.

The Assist Factor is a distinct component in the ACC calculation, separate from the allocation of benefits between existing and future development. In determining the Assist Factor, local governments should consider the impact on other revenue sources such as property taxes, utility fees, and long-term debt, which will fund the portion of amenity project costs attributed to the Assist Factor.

Table 4
Phase-in Using Assist Factor

Year of ACC Bylaw	Assist Factor
Year 1	20%
Year 2	15%
Year 3	10%
Year 4	5%
Year 5	1%

Key considerations for establishing an Assist Factor include:

- **Variability by Amenity Category:** The Assist Factor can differ among ACC-eligible amenities and must remain consistent within each category. For example, a 10% Assist Factor might apply to library services, while a 5% factor could be used for daycares.
- **Amendments Over Time:** The Assist Factor may be adjusted to ensure ACC rates do not deter development. Adjustments may be necessary to respond to shifts in local economic conditions or funding priorities. Any changes require a bylaw amendment.
- **Affordability and Development Impact:** Local governments can use the Assist Factor to reduce ACC rates if they are deemed to deter development. However, the costs associated with the Assist Factor and the share of project costs benefiting existing users must remain affordable. If affordability is an issue, local governments may need to defer or cancel certain projects.

Local governments may consider phasing the Assist Factor when implementing ACCs. For instance, a phased approach could gradually reduce the Assist Factor over a defined period, as shown in Table 4. This reduction in the Assist Factor would correspondingly increase ACC rates, effectively phasing in the new ACC rates.

Phasing the Assist Factor allows local governments to balance affordability while gradually transitioning to updated ACC rates.



5.10 Deducting Existing ACC Reserve Fund Monies

As well as the reduction for the Assist Factor, development-related capital costs need to be reduced to account for any funds that are available in the existing ACC reserve fund to pay for the projects listed in the ACC program.

5.11 Charge Calculation

After applying deductions for grants, benefits to existing residents, the Assist Factor, and available ACC reserve funds, the remaining costs are identified as development-related and form the basis for calculating the ACC rate. However, not all development-related capital costs may be recoverable from ACCs over the timeframe covered by the ACC bylaw. For some amenities, like large-scale facilities, a portion of the facility's capacity may service development that will occur beyond the ACC bylaw's timeframe. The portion that will service future populations represents either "pre-built service capacity" to be recovered under a future ACC bylaw or represents an "excessive increase" in the prevailing service level under the LGA. The capital costs associated with these "post-period" or "excessive service level" benefits must be removed from the ACC calculation in the current ACC bylaw. The remaining capital costs, which represent the development-related portion, are eligible for inclusion in the ACC calculation.

The next step is to allocate these costs between the residential and non-residential development sectors.

- **Residential-Driven Amenities:** Where service demand is entirely driven by population growth, costs should be allocated solely to the residential sector.
- **Mixed-Benefit Services:** For amenities that benefit both residents and jobs, development-related costs should be allocated based on shares of population and employment growth over the bylaw's timeframe.

Once the allocation is completed, the residential share of costs is divided by the forecast population growth in new housing. This yields an ACC per capita for residential development. The non-residential share of costs is divided by the forecast increase in non-residential floorspace or land area. This yields an ACC per square metre/square foot of non-residential floorspace or per acre/hectare of new non-residential land. These calculations collectively determine the ACC charge for each category of development.

This calculation methodology ensures a fair and proportionate distribution of ACC costs between residential and non-residential development, aligning with the anticipated demand for services over the bylaw's timeframe. See Table 5: Calculations.

Table 5
Calculations

Service	Timing	Gross Project Cost $ 2025	Grants/ Subsidies/ Other Recoveries $	Net Municipal Cost $	Benefit to Existing		Develop-ment-Related Costs $	Assist Factor		Total ACC Eligible Costs $	ACC Eligible Costs		Residential Allocation		Non-Residential Allocation	
					%	$		%	$		2025 2034 $	Post 2034 $	%	$	%	$
AMENITIES																
Library Amenities																
Facility to Meet Target (1.0 sf/capita)	2034	4,500,000	2,000,000	2,500,000	20%	500,000	2,000,000	1%	20,000	1,980,000	1,980,000	-	100%	1,980,000	0%	-
Library Collection Material Acquisitions	Annual		-	312,500	20%	62,500	250,000	1%	2,500	247,500	247,500	-	100%	247,500	0%	-
Subtotal Library Amenities		4,812,500	2,000,000	2,812,500		562,500	2,250,000		22,500	2,227,500	2,227,500	-		2,227,500		-
Recreation and Culture Amenities																
Replacement & Upgrade of Existing Recreation Centre	2030	25,000,000	-	25,000,000	75%	18,750,000	6,250,000	5%	312,500	5,937,500	3,937,500	2,000,000	100%	3,937,500	0%	-
New Electronic Signage	2026	57,895	-	57,895	10%	5,790	52,105	5%	2,605	49,500	49,500	-	100%	49,500	0%	-
Subtotal Recreation and Culture Amenities		25,057,895	-	25,057,895		18,755,790	6,302,105		315,105	5,987,000	3,987,000	2,000,000		3,987,000		-
Public Square																
Downtown Public Square	2034	1,500,000	250,000	1,250,000	80%	1,000,000	250,000	1%	2,500	247,500	247,500	-	70%	173,250	30%	74,250
Subtotal Public Square Amenities		1,500,000	250,000	1,250,000		1,000,000	250,000		2,500	247,500	247,500	-		173,250		74,250
Daycare Amenities - Childcare Spaces																
Infant and Toddler - 50 new spaces	2027	6,250,000	-	6,250,000	20%	1,250,000	5,000,000	1%	50,000	4,950,000	4,950,000	-	90%	4,455,000	10%	495,000
3-5 Years - 30 new spaces	2028	3,750,000	-	3,750,000	20%	750,000	3,000,000	1%	30,000	2,970,000	2,970,000	-	90%	2,673,000	10%	297,000
School Age - 200 spaces replacing existing 100 spaces	2029	20,000,000	-	20,000,000	50%	10,000,000	10,000,000	1%	100,000	9,900,000	9,900,000	-	90%	8,910,000	10%	990,000
Subtotal Daycare Amenities - Childcare Spaces		30,000,000	-	30,000,000		12,000,000	18,000,000		180,000	17,820,000	17,820,000	-		16,038,000		1,782,000
TOTAL AMENITIES		**61,370,395**	2,250,000	**59,120,395**		**32,318,290**	**26,802,105**		**520,105**	**26,282,000**	**24,282,000**	**2,000,000**		**22,425,750**		**1,856,250**

Table 5
Calculations continued

Allocation of ACC Eligible Costs		
Measure		**Quantity**
10-year Population Growth		17,500
10-year Employee Growth		7,500
Total		**25,000**
Total ACC Eligible Costs		**$24,282,000**
Residential Share	92%	$22,425,750
Non-Residential Share	8%	$1,856,250
Calculation of Residential ACC Rates per Capita		
Residential Share of ACC Costs		$22,425,750
10-year Population Growth		17,500
$/capita		**$1,281**
Calculation of Non-Residential ACC Rate per Square Metre		
Non-Residential Share of ACC Costs		$1,856,250
10-year Floorspace Forecast (sq.m.)		750,000
$/sq.m.		**$2.48**
Calculation of Residential ACC Rates per Unit		
Occupancy Rates by Unit Type	**Person Per Unit**	**Rate per Unit**
Low Density (Singles/Duplex)	3.00	$3,844
Medium Density (Townhouse/Rows)	2.70	$3,460
High Density (Apartments)	2.20	$2,819

5.12 Determining if ACC Charges are Excessive

Local governments must consider whether the charges are excessive in relation to the capital cost of prevailing service standards in the municipality or regional district when setting ACCs.[25] This requirement in the LGA aims to prevent excessive enhancements by ensuring ACCs fund amenities for new development that are reasonably consistent with those already available to existing residents and workers.

Local governments might choose to evaluate whether an ACC is excessive by considering some or more of the following:

STEP 1 – Establish the Prevailing Service Standard

There are three stages to establish the capital cost of the prevailing service standard:

- **Stage 1** – Compile an inventory of capital assets for ACC eligible amenities.
- **Stage 2** – Determine the replacement cost, in current dollars, of the inventory.
- **Stage 3** – Calculate the prevailing service standard by dividing the replacement cost of the current inventory by the local government's current population, or population plus workers added through jobs.

In jurisdictions with fewer amenities, prevailing service standards can be calculated for all amenities combined. For other jurisdictions, it is more effective to calculate prevailing service standards for each type of amenity (e.g. libraries, recreation facilities, daycares) to avoid setting ACCs that would support excessive standards in any one service category.

STEP 2 – Determine Service Standard for New Amenities

Next, apply the prevailing service standard expressed as dollars per capita, or per capita and jobs to the forecasted population and employment growth over the ACC calculation timeframe. The resulting amount indicates the revenue required to provide sufficient new amenities to maintain the prevailing service standard(s) for the anticipated growth.

The ACC revenue necessary to maintain prevailing standards should then be compared to the development-related capital costs of amenities to be funded by the ACC.

STEP 3 – Assess "Excessiveness"

If the cost of the projected development-related amenities exceeds the calculated amount of ACC revenue necessary to maintain prevailing standards, the ACC is potentially excessive. However, an ACC may still be justified if it is required to achieve a level of service that meets:

- a previously approved standard (e.g. higher design or construction standards for new buildings); or,
- a recognized local government benchmark standard (e.g. library space per capita).

In the Table 6 example, the ACC exceeds the amount required to maintain the prevailing standard by $833,333. This suggests that the ACC may be excessive unless a higher approved standard or a recognized benchmark justifies the additional cost. If no such justification exists, the ACC would indeed be excessive.

STEP 4 – Implement Mitigating Measures

If the ACC exceeds the cost of the prevailing service standard, an approved standard set by elected officials, or a benchmark, local governments are encouraged to consider implementing mitigating measures, such as:

- reducing the list of amenities funded by the ACC to lower the charge; or,
- increasing the assist factor to lower the charge, thereby reflecting the contribution of existing residents and workers toward the cost of achieving the higher service standard.

5.13 Financial Feasibility Testing

The LGA requires that local governments consider whether ACC charges will deter development or discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land when setting ACCs.[26]

The extent of this analysis will vary based on factors such as whether the ACC is being introduced for the first time, the magnitude of the proposed changes, and the local housing market and land supply conditions. In some cases, a high-level qualitative assessment of market conditions may suffice. However, more complex scenarios may warrant

25 LGA s.570.7 (5) (c); Vancouver Charter 523K (5) (c).
26 LGA s.570.7 (5) (d); Vancouver Charter 523K (5) (d).

Table 6

Example of Excessive ACC - Library Service

Library Service Example			
A	Value of current amenity capital asset inventory	$10,000,000	A
B	Current population and jobs	12,000	B
C	Prevailing service standard	$833	C = A/B
D	Forecast population and job growth	5,000	D
E	ACC Revenue required to maintain prevailing standard	$4,166,667	E = C x D
F	Growth-related costs in ACC Library program	$5,000,000	F
G	Difference	$(833,333)	G = E - F

detailed financial feasibility testing to understand potential impacts.

Ensuring that ACCs remain sensitive to development viability is essential. Various factors influence the delivery of residential and non-residential development, such as:

- **Rising Land and Construction Costs:** Historical trends show that the number of viable development opportunities declines under upward pressure (increasing costs due to demand, limited supply, or other factors) on the price of land and on construction costs.
- **Restrictive zoning, parking and other land use requirements:** Limiting how many units can be built, and where they can be built, can constrain building design, and impose costs that directly impact project viability.
- **Development approvals processes:** Timelines, fees, procedural steps and discretionary approvals impact project viability by increasing costs and risks.
- **Increased Development Levies:** Many local governments consider higher DCCs and ACCs to fund necessary infrastructure and amenities in order to manage growth.
- **Provincial Legislative Requirements:** Expanded requirements for sustainability, affordability, and accessibility add complexity and cost to development projects.
- **High Employment Use Costs:** Office and industrial development faces high construction costs relative to revenue, challenging development viability.

Addressing these factors requires a careful evaluation of the financial impact of ACCs. An added challenge is the variability in market, zoning, and site conditions across the communities, and how they change over time. ACCs impact development economics differently across sites, creating a range of impacts. The primary objective is to set a charge that does not broadly deter development in areas planned for growth.

Development Viability

The impact of ACCs on development varies depending on factors such as whether the charge is applied to projects under existing zoning or pre-zoning, and whether ACCs represent a new project cost.

For example, a viable real estate project requires that revenues from selling or leasing marketable space cover all project costs and in addition, provides a return on investment. Since market conditions set project revenue, developers cannot simply increase prices to accommodate higher costs. Therefore, project costs, of which local government fees and charges are a component, can influence project viability. This is shown in Figure 11: Components of Development Viability.

Adding or increasing an ACC increases overall project costs, potentially affecting viability in two ways:

- **Land Value Reduction:** Developers may lower land purchase offers to offset higher costs if ACCs are known in advance.
- **Profit Margin Reduction:** For developers who already own land, the increased cost will reduce profit margins unless other cost savings can be made for developers who already own land.

These impacts can be summarized as:

- Fixed Revenues - Increased Costs - Fixed Profit Margin = Decreased Land Value
- Fixed Revenues - Increased Costs - Fixed Land Costs = Reduced Profit Margin

Financial Impact of High ACCs Under Existing Zoning

Projects developed under existing zoning are subject to the density and use restrictions outlined in the zoning bylaw. If an unexpectedly high ACC is imposed, it increases project costs without providing any opportunity to generate additional revenue.

This is shown in Figure 12: ACC Impact on Profit Margin for Project Proceeding Under Existing Zoning and Figure 13: ACC Impact on Land Value for Project Proceeding Under Existing Zoning.

A higher ACC will reduce the project's profit margin where a property owner has already purchased land for development. Profit margins, typically in the range of 8–12%, are often required by lenders to secure financing and approve loans. This could lead to several potential outcomes:

1. **No Impact:** If the new charge is minor compared to total costs or can be absorbed through cost savings, the project may proceed without a significant impact on development viability.

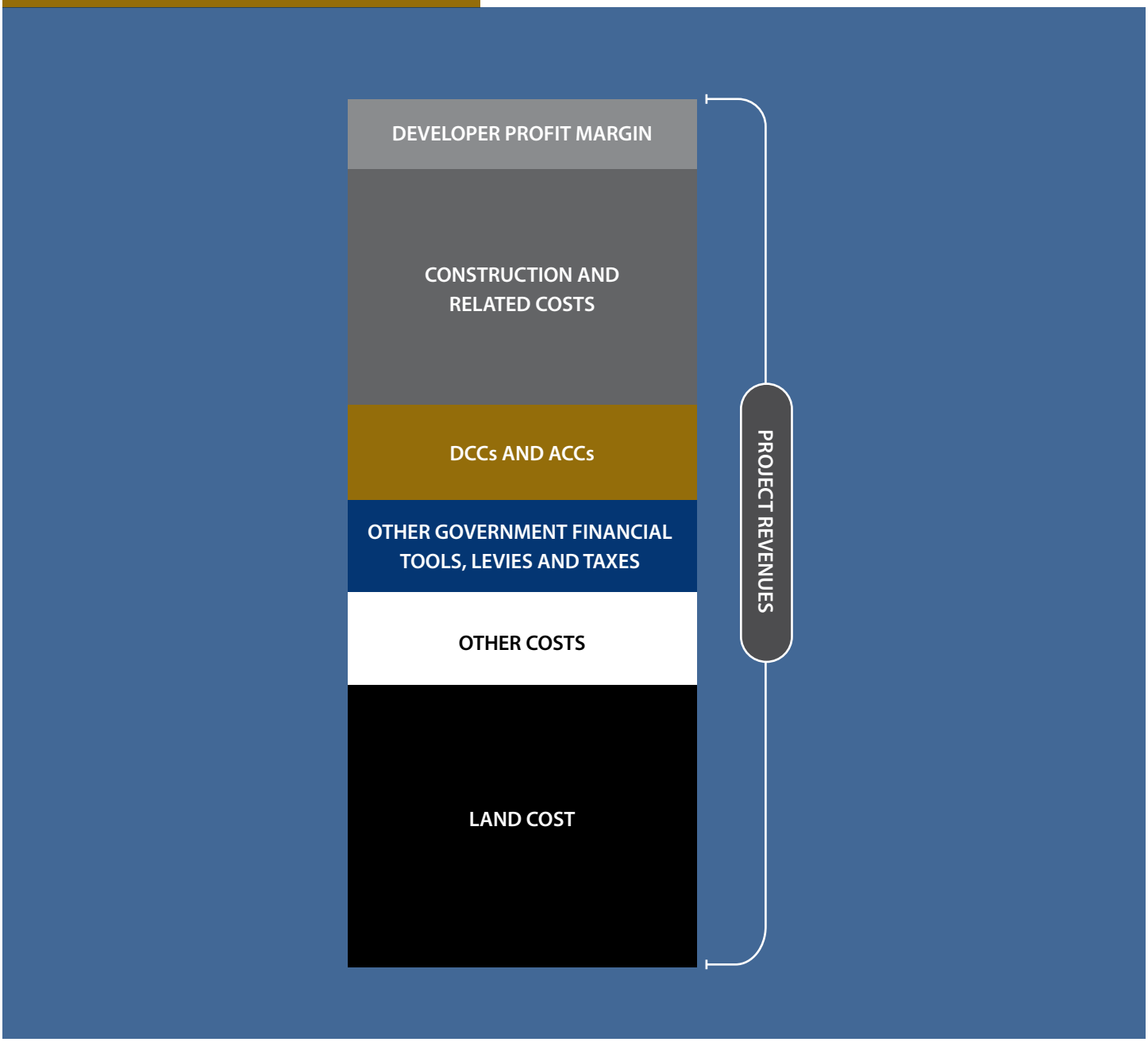
2. **Project Delays:** If the increase in the charge is substantial, the developer may delay the project until market prices increase to restore profit margins.

3. **Property Sale:** If profit margins erode too significantly, the developer may decide to sell the property. Potential buyers will assess the property by calculating project feasibility with the ACC factored into project costs, which could lead to:



Figure 11

Components of Development Viability

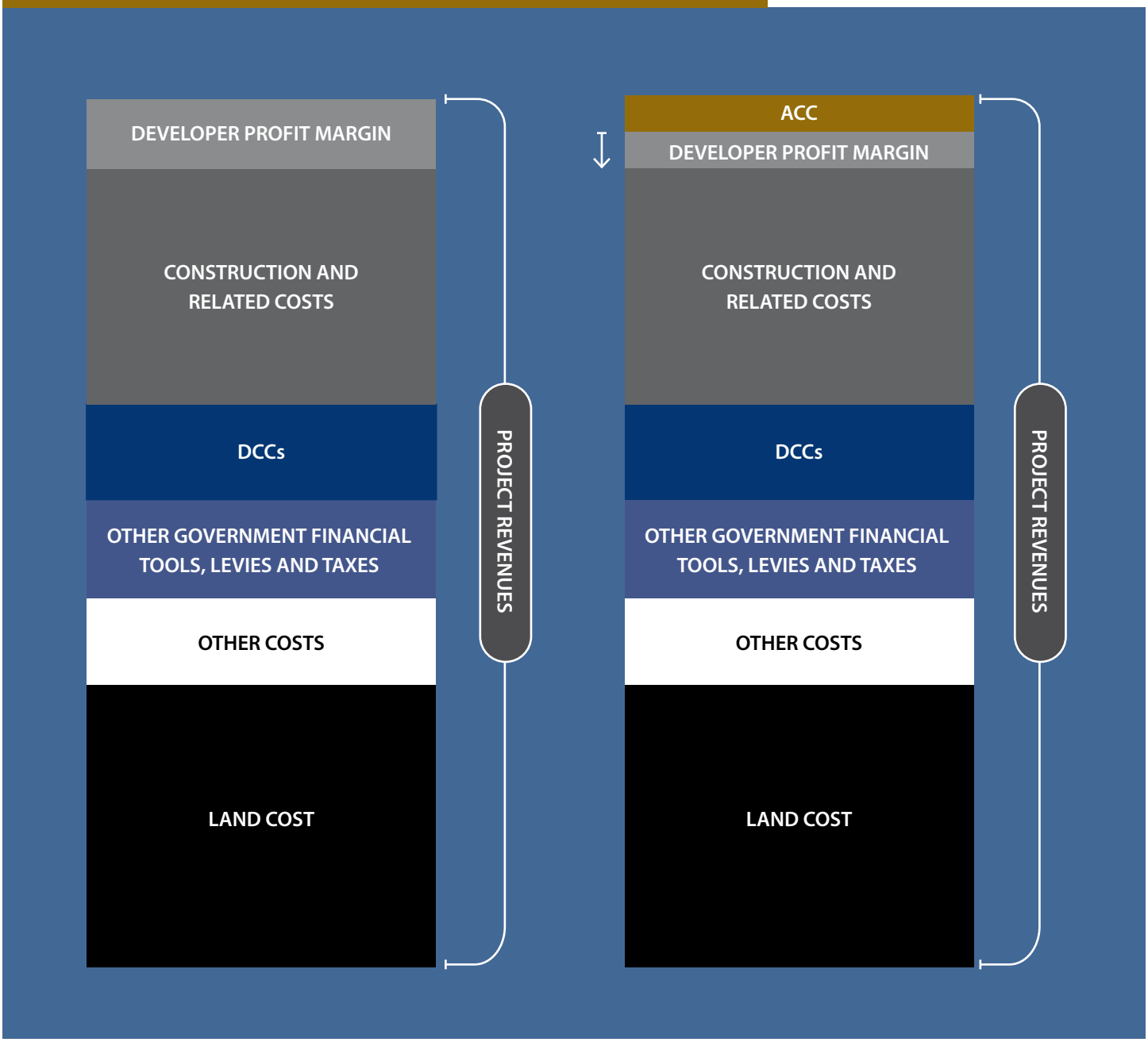


- **Proceed with Development:** A new buyer could acquire the land at a sufficiently reduced price to enable a financially viable development without impacting profitability; or
- **Change in Use:** The value as a development site under current zoning drops below the value of its existing use. In this case, the ACC effectively changes the "highest and best use" of the property. Instead of redevelopment, the highest value may be in its existing use. This delays redevelopment and limits potential growth.

The risk of the change in use is heightened with ACCs on properties under existing zoning because the existing use and the land value supported by the zoning are often similar. If the zoning-supported land value were

Figure 12

ACC Impact on Profit Margin for Project Proceeding Under Existing Zoning



significantly higher, the property would likely already be attractive for development. Properties remaining in the market typically have marginal redevelopment viability under existing zoning.

Pre-zoning

Implementing ACCs alongside zoning changes, such as increased density, can offset the impact on development viability. The allowable height and density of a project are regulated by the site's zoning.

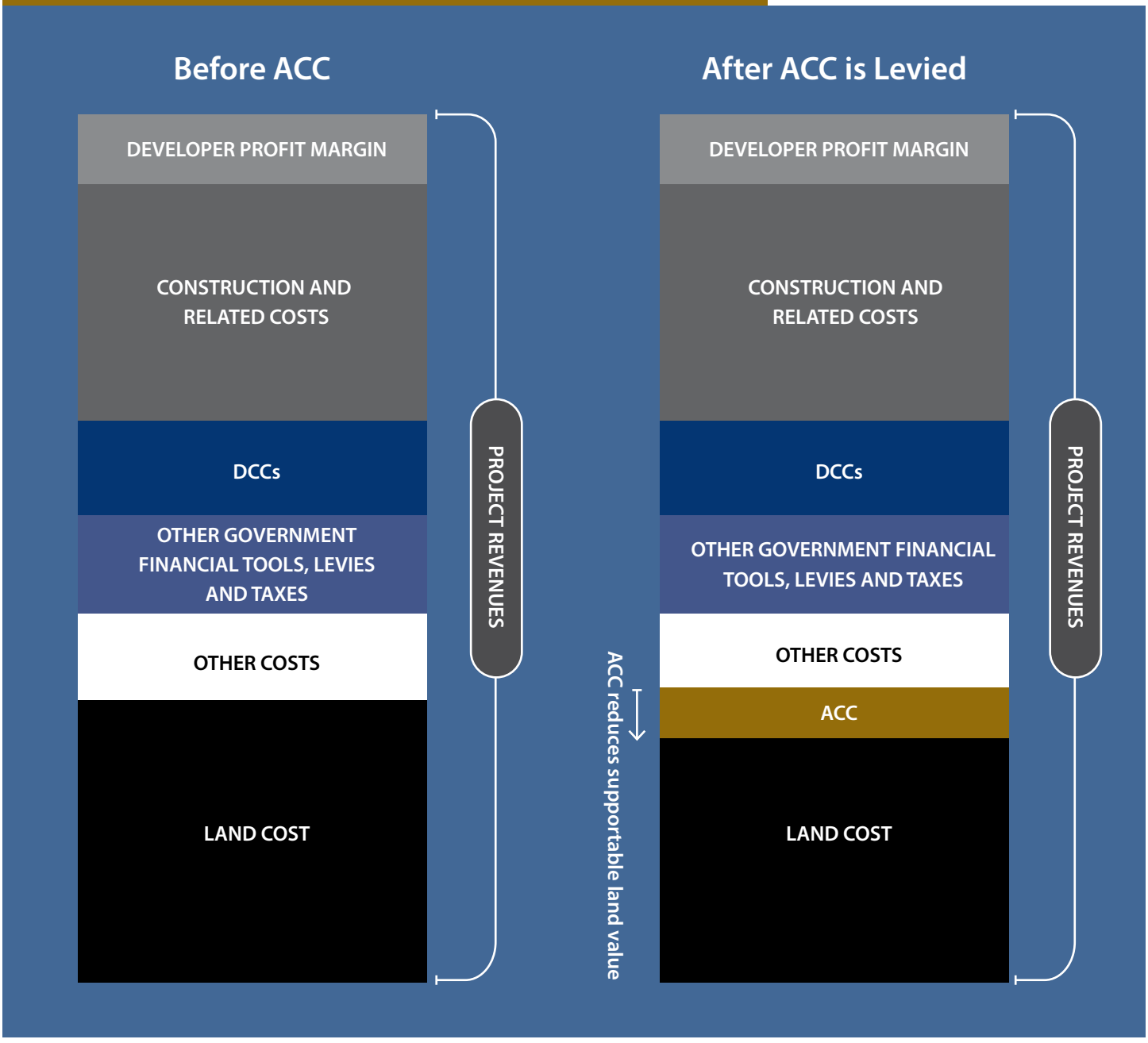
When zoning changes to permit greater density, land values often rise, as increased density effectively adds more land by allowing more buildable space. Additional square feet of permitted space raises a site's market value, especially in high demand locations. However, in areas where zoning is permissive, where pre-zoning is broadly

applied and there are many pre-zoned sites to choose from, or development is only marginally viable, this effect may be less significant. If the zoning changes to allow a six-storey mixed-use apartment building, the amount a developer would be willing to pay for the land increases, as the additional height and density enhances the property's market value (see graphic below).

The increased land value resulting from a zoning change can help mitigate the financial impact of an ACC. If ACCs are introduced at the same time as zoning changes (via pre-zoning), the enhanced land value can offset the impact of the ACC. The site's land value, inclusive of both the pre-zoning increase and ACC impact, remains higher than its pre-existing value.

Figure 13

ACC Impact on Land Value for Project Proceeding Under Existing Zoning



See Figure 14: An Example of Land Value Created by a Zoning Change and Figure 15: An example of Land Value Created by a Zoning Change After ACC is Levied for more information.

Local governments may wish to undertake financial feasibility testing to ensure the ACC doesn't reduce land value below the property's existing use or zoning value.

The ACC impact slightly reduces the land value following pre-zoning but still maintains it above the levels of the existing use and zoning. This ensures that the owner or developer retains sufficient incentive to sell or redevelop the property and pay the ACC without a significant erosion of profit margins. See Figure 15: An example of Land Value Created by a Zoning Change After ACC is Levied.

Financial Evaluation

Understanding zoning and land market dynamics underscores the need for local governments to carefully evaluate the impacts of ACCs.

Variations in location, land use, and permitted densities can affect the level of supportable ACC charges, making it essential to conduct financial feasibility analyses for representative development scenarios within a local government.

Financial feasibility evaluation using case studies is an effective way to test development capacity to absorb an ACC. Case study analysis can model hypothetical projects on representative sites, allowing for a review of potential impacts on land value and profit margins and determine what effect these charges might have on development viability.

Case studies should reflect areas where growth is occurring or anticipated. The number of case studies will vary based on the diversity of existing land uses, zoning, and market conditions; more variability may necessitate a broader set of case studies. The goal is to identify a charge that is supportable across a significant portion of sites experiencing or planning for development. Local governments are encouraged to share case study examples with development industry stakeholders to ensure that they reflect local market conditions.

Each financial feasibility evaluation should include a proforma analysis, land residual analysis, or comparable assessment to model the impact of the ACC using current market data and local government development requirements.

For sites under existing zoning, the analysis should ensure that profit margins remain viable, and land values do not fall below the value of the existing use. For projects where higher densities are anticipated, analysis should confirm that the increase in land value from added development rights can absorb the ACC. Inclusionary Zoning requirements should be integrated into any ACC assessment.

In local governments with developments under both existing zoning and pre-zoned areas—or where sub-markets vary significantly—there may be substantial differences in supportable charge levels. To maintain development viability across diverse conditions, strategies could include area-specific ACCs, pre-zoning for added density, or offering density bonuses. Adjusting affordability, sustainability, or accessibility requirements could also increase the feasible charge level. Importantly, ACCs applied to existing zoning should be phased in to give the local development industry time to adjust.

When conducting a financial evaluation, local governments may want to consider, among other things, the following:

- **Analyze Cumulative Impact:** Ensure the analysis considers the combined effect of all fees and charges, including both DCCs and ACCs. This should include all fees and charges both at the municipal and regional district scale. This is considered in Section 3.4 How To Use Multiple Development-Related Tools.
- **Broad Impact:** The LGA requires impact assessment across the local government rather than on specific development projects. This means evaluating whether, in aggregate, changes could compromise overall development forecasts, housing affordability, and the supply of serviced land. While an individual development may be delayed or cancelled due to a higher-than-anticipated ACC, the primary concern is the overall effect of these charges on the rate of development, housing affordability, and land supply.

The financial analysis should follow these steps:

- **Identify Growth Areas:** Review recent development applications and growth scenarios in the OCP.
- **Select Representative Case Studies:** Identify development projects that represent typical scenarios in the area, considering both existing and proposed uses. Include a mix of projects—some that would have been subject to amenity costs in the past and others that would not.

Figure 14

An Example of Land Value Created by a Zoning Change

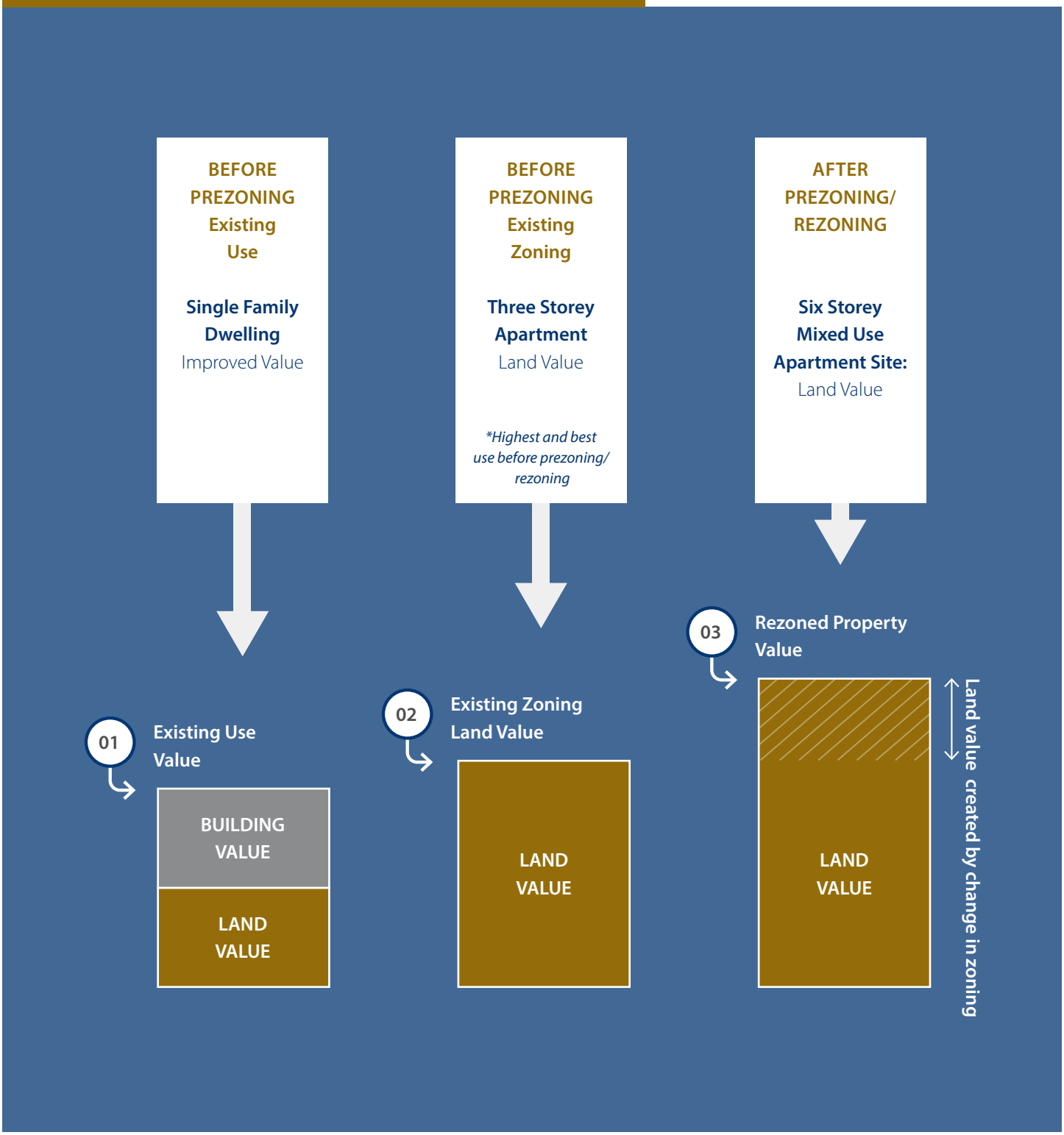
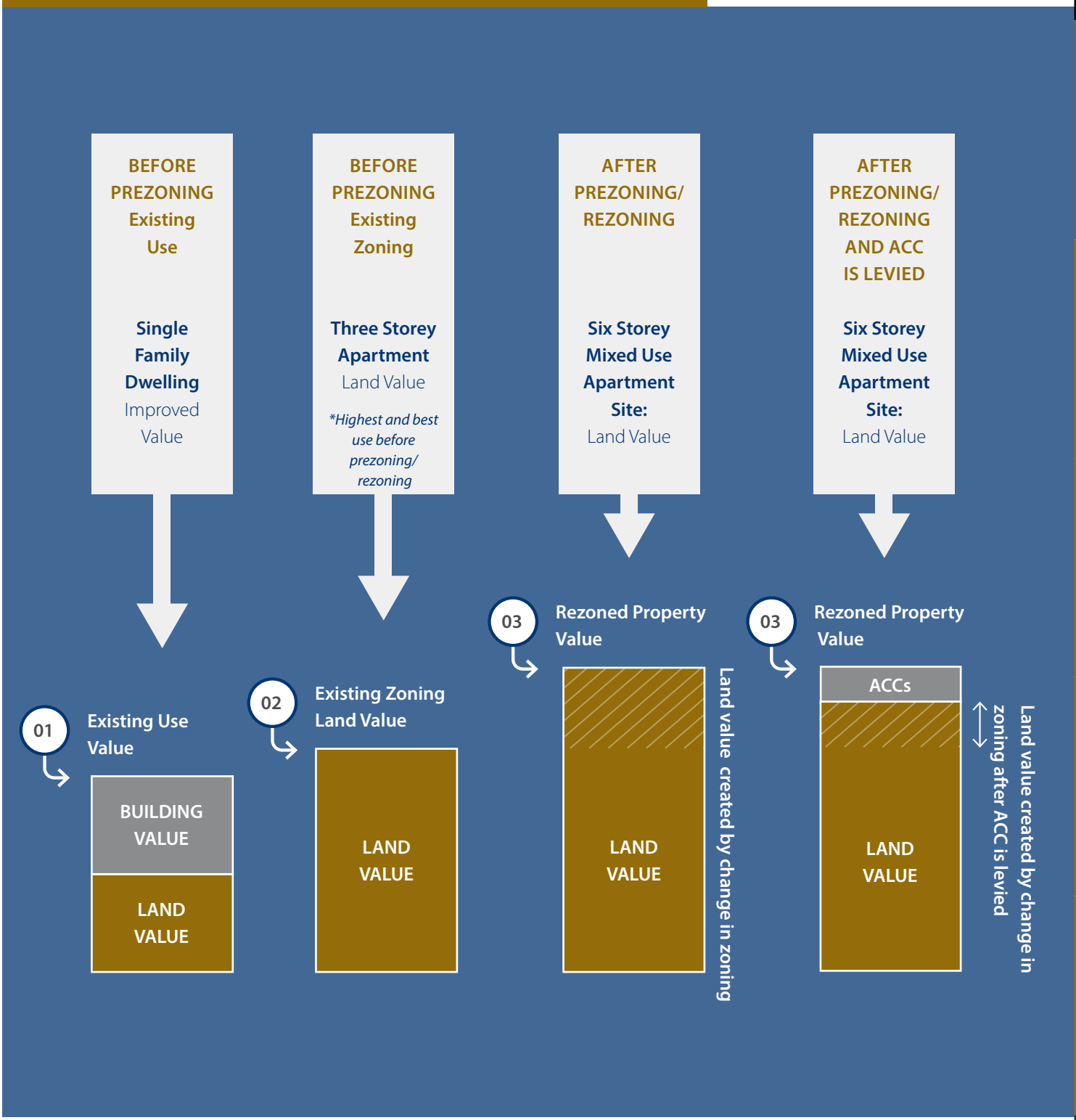


Figure 15

An Example of Land Value Created by a Zoning Change After ACC is Levied



- **Conduct Financial Feasibility Evaluations:** Ensure the ACC does not materially impact profit margins or reduce land values below the existing use value for projects under existing zoning. Confirm that the ACC can be supported by land value increases from additional development rights for pre-zoning cases.
- **Incorporate Local Government-Specific Requirements:** Account for infrastructure, accessibility, affordability, and sustainability standards, particularly for Inclusionary Zoning.
- **Determine Charge Ranges:** Review all charges supported across case studies, adjusting them as necessary to align with zones, uses, or areas. This could include implementing area-specific ACCs where higher charges are feasible based on zoning, use, or location, or pre-zoning for additional density or modifying other local government requirements in areas where lower charges make development more viable.
- **Set Supportable Charges:** Implement ACCs that can be supported by the majority of sites and development types in the growth areas.

By undertaking a thorough financial evaluation, local governments can implement ACCs that support community goals while preserving development viability across various sites and market conditions.

5.14 Supporting Documents

All data, assumptions, and rationale used to develop ACCs should be documented in a supporting report accompanying the ACC bylaw. While the legislation does not specify a requirement for a report, the considerations, information, and calculations used to determine ACC charges must be made available to the public upon request.[27] Additionally, it is encouraged that this report be made publicly available in advance of the bylaw being adopted by the council/board to support transparency and engagement during the consultation process.

The supporting documentation serves as a foundation for monitoring the validity of assumptions underlying the proposed ACCs over time. Clearly defined assumptions make it easier to update the ACC program when revisions become necessary. As changes in conditions or data arise, an update to the ACC program can be conducted efficiently if the assumptions and methodologies are clearly outlined.

To ensure accessibility, the report should be written in plain language, allowing all stakeholders to easily understand its contents. The report should summarize capital costs and revenue assumptions, outline the methodologies used to calculate the charges, and include any relevant background information that explains the rationale behind the proposed ACCs.

Suggested Table of Contents for an ACC Report

Local governments have flexibility in how they present information to reflect the unique circumstances of their communities. However, the following key items should be included in the ACC report:

Information Requested by Inspector of Municipalities

A local government is required to provide any information related to ACCs upon request by the Inspector of Municipalities.[28] This includes, but is not limited to:

- details on the determination and setting of ACCs; and,
- documentation on the development of the ACC bylaw and any subsequent amendments, including a summary of consultations conducted during the development process.

A detailed and thorough ACC report, incorporating all the of elements set out above, will be sufficient to meet these requirements in most cases.

27 LGA s. 570.7(7)
28 LGA 570.94.

Table 7

Suggested Table of Contents for an ACC Report

Section	Description
Executive Summary	Summarize the purpose, key findings, calculated rates, and main recommendations of the ACC program.
Introduction and Purpose	Explain the program's context, objectives, and its role in funding infrastructure and amenities.
Legislative and Policy Context	Outline relevant legislative frameworks, provincial requirements, and alignment with local government policies.
Assumptions and Methodologies	
Capital Cost Estimates	Provide estimates for eligible infrastructure or amenities.
Revenue Projections	Include projections of revenues generated by ACC charges over the bylaw's timeframe.
Allocation of Costs	Detail the allocation of costs between existing and future development.
Calculation Methodology	Explain the formulas and assumptions used to derive ACC rates, including unit cost factors and growth assumptions.
Detailed Rate Analysis	Present calculated ACC rates for each area.
Rationale for the Assist Factor	Explain how the Assist Factor was determined and its impact on affordability and rates.
Consultation Summary	Provide an overview of the consultation process, including methods used, stakeholders consulted, and key feedback.
Implementation and Phasing Plan	Describe planned phasing of rates or implementation timelines to align with development patterns.
Monitoring and Review Process	Outline how the program will be monitored and updated to reflect changes in growth, costs, or assumptions.
Appendices	
Development Projections	Assumptions and data on anticipated residential and non-residential growth.
Cost and Rate Calculations	Summary of technical calculations for capital costs and rates.
Legislative References	Excerpts or summaries of relevant legislation for easy reference.
Public Consultation Record	Overview of feedback received during engagement processes.
Supplementary Materials	Maps, diagrams, and relevant studies or technical reports.





BRITISH COLUMBIA





Township of Langley
Est. 1873

ATTACHMENT B

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	FEBRUARY 3, 2025
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE NO:**	LRP00026
SUBJECT:	UPDATE ON DRAFT AMENITY COST CHARGES (ACC) BYLAW		

The purpose of this memorandum is to inform Mayor and Council of progress on the draft Amenity Cost Charges (ACC) bylaw.

At the June 10, 2024 Regular Meeting (Item G.2, Motion #4), Council directed staff to develop an ACC bylaw to help fund the costs of amenities needed to adequately service the demands of small-scale multi-unit housing. In June 2024, the BC Ministry of Housing updated its interim guidance on ACCs. A draft ACC bylaw is being prepared based on Council direction and the provincial interim guidance.

The draft ACC bylaw includes an initial list of amenities as follows:

1. Langley Events Centre (LEC) Convention Centre
2. LEC Entertainment Centre
3. LEC Ice and Dry Arenas Facility
4. Smith Athletic Park
5. Brookswood-Fernridge Community Centre
6. Willoughby Community Centre and Library
7. Aldergrove Community Centre Expansion
8. Brookswood-Fernridge Conservation Hubs
9. Willowbrook Community Centre

The existing Community Amenity Contributions (CAC) policy is intended to remain in place until in-stream applications (submitted before the ACC bylaw is formally adopted) are complete or voluntarily moved to the proposed ACC rates. At this point, the amenities funded under the CAC program will transition to being funded by the ACC, Development Cost Charges and Density Bonus programs, as applicable.

An industry information session and a public Open House will be held in Spring 2025 to seek input on the draft ACC bylaw. Subsequently, an ACC bylaw will be brought forward for Council consideration.

A webpage has been set up for the project at tol.ca/accs.

MEMORANDUM

URBAN SYSTEMS

ATTACHMENT C

DATE: July 10, 2025
TO: Aubrey Jensen, Manager of Strategic and Social Planning
CC: Jason Chu, Director of Community and Policy Planning
Dave Anderson, Manager of Development Engineering
FROM: Jessica Wang, Development Finance Consultant
Sylvie Ann Lonne, Project Analyst
FILE: 1013.0138.01
SUBJECT: Land Use Category Considerations

INTRODUCTION

The Township of Langley (Township) is currently conducting a major update of their existing DCC bylaw and developing its first ACC bylaw. To support this work, Urban Systems has conducted a review of the existing land use categories and units of charge in the existing DCC bylaw and potential alternative options.

The purpose of this memorandum is to provide recommendations for updated land use categories that account for new development typologies permitted under Bill 44 and meet established best practices. To support the Township's understanding, a summary of the land use categories adopted by other comparable municipalities in the Lower Mainland for recent DCC and ACC bylaw updates is included.

CURRENT DCC LAND USE CATEGORIES

Table 1 below describes the current DCC land use categories as per Township of Langley's *Langley Development Cost Charges Bylaw No. 5897*.

Table 1: Current DCC Land Use Categories

Land Use Category	DCC Bylaw Definition
Residential 1	Residential developments having a density of 15 or less dwelling units (du) per hectare.
Residential 2	Residential developments having a density greater than 15 up to 44 dwelling units per hectare.
Residential 3	Residential developments having a density greater than 44 up to 74 dwelling units per hectare.
Residential 4	Residential developments having a density greater than 74 dwelling units per hectare.
Commercial 1	All developments zoned for commercial uses under the Zoning Bylaw, and all developments having commercial uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than commercial: and where the first storey Gross Floor Area is 3,700 square metres or less. This includes, but is not limited to, all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.
Commercial 2	All developments zoned for commercial uses under the Zoning Bylaw, and all developments having commercial uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than commercial; and where the first storey Gross Floor Area is more than 3,700 square metres. This includes, but is not limited to all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.

Land Use Category	DCC Bylaw Definition
Commercial 3	All developments zoned for commercial uses under the Zoning Bylaw; and all developments having commercial uses undertaken in buildings or on land, where the zoning designation under the Zoning Bylaw is other than commercial; and where such commercial uses are located only on the second and higher floor levels. This includes, but is not limited to all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.
Industrial	All developments zoned for industrial uses under the Zoning Bylaw, and all developments having industrial uses undertaken in buildings or on land, where the zoning designation under the Zoning Bylaw is other than industrial.
Institutional	(a) all developments zoned for institutional use under the Zoning Bylaw; or (b) institutional uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than institutional, including, but not limited to, schools and other educational facilities, congregate care facilities and other live/care accommodation, hospitals and other medical facilities, government buildings, public recreational facilities, fire halls, police stations, airport facilities, communications and energy facilities, waste disposal and other similar public and Utility uses.

Following a review of the Township's current land use categories, the following priority items emerged to consider for updates:

- **Lack of alignment with Bill 44 (SSMUH) legislation:** DCC and ACC land use categories must be updated to align with newly permissible development forms based on SSMUH legislation. A map of expected SSMUH development in the Township is included in Appendix A. It is anticipated the current residential categories are not reflective of the true impact on infrastructure following the SSMUH and TOA legislation. Moreover, updating the residential categories provides the Township the opportunity to ensure the definitions are inclusive and therefore minimize the Township's risk of under collecting ACCs or DCCs. Examples of specific housing typologies to include are as follows:
    - Secondary Suites
    - Detached Accessory Dwelling Units
    - Plex Units (e.g., duplex, triplex)
- **Multiple Commercial rate categories:** There are currently three commercial categories (Commercial 1 , 2, and 3). Commercial 1 and 2 are delineated by amount of gross floor area. Commercial 3 is applicable for commercial development above the ground floor. The Township should consider if the impact on infrastructure is materially different enough to warrant three commercial categories. We recommend using one unified commercial category for ease of administration. This would align the Township with other municipalities within Metro Vancouver.

PROPOSED LAND USE TYPES

Table 2 outlines proposed land use categories for Township consideration which aligns with best practices and regional comparable communities. See **Appendix D** for visual examples.

Table 2: Proposed Land Use Categories

Land Use Category	Land Use Description	# of Units
Single Family and Two Family Residential	• Single family dwelling and any secondary suite/Duplex dwelling and any secondary suite(s)	1-2 units with a secondary suite
Ground Oriented Multi Family Density Residential	• Ground Oriented Multi-Unit Residential units with separate, ground level accesses, includes: o Small-scale multi-unit housing o Townhouses and rowhouses o Detached Accessory Dwelling Units	3+ units
Apartment Residential	• Apartments (3 or more units) accessed through a common entrance and hallway	3+ units
Commercial	• Includes both commercial use general and commercial transit-oriented development use as defined in the zoning bylaw	n/a
Institutional	• Means a use providing for a public function or civic purpose, including: o Federal, provincial, and local government offices, courts, jails, and correctional facilities o Public schools, colleges, hospitals, libraries, and museums o Public parks, playgrounds, and cemeteries	n/a
Industrial	• Includes both industrial use and light industrial use as defined in the Zoning Bylaw	n/a

CONSIDERATIONS

The Township should consider where to draw the line between land use categories for housing permitted under the SSMUH regulations. There are three possible approaches, if the Township does not wish to differentiate by other form-based characteristics (e.g., ground-oriented vs shared hallway entrance):

1. Not including apartments of any kind in the medium-density category,
2. Allowing up to four (4) units, or
3. Allowing up to six (6) units, as permitted under SSMUH.

The Township should consider where most of the growth is expected to occur, as well as how much land has realistic potential for six-unit development based on the existing transit network. Other key factors that will need to be considered include how fire flow and accessibility requirements may impact the development viability of six-unit apartment buildings.

COMPARABLE COMMUNITY EXAMPLES

Table 3 summarizes approaches taken by three other Lower Mainland communities with recent DCC and/or ACC bylaw updates. Aligning more closely with neighbouring municipalities on land use categories can also benefit developers and the broader community with a consistent understanding of rates. Additionally, we have pulled approaches used in the Cities of Surrey and Abbotsford. This is provided in Appendix B and C. Notably, the City of Surrey is not a recommended approach for the Township due to its complexity.

Table 3: Comparable Land Uses Categories

BURNABY (2024)	COQUITLAM (2025)	PORT COQUITLAM (2023)
Low Density Residential Single family dwelling and any secondary suite/Duplex dwelling and any secondary suite(s)	**Low Rise Residential** single-detached residential, small-scale residential including duplex, triplex, fourplex, multiplexes, and townhomes	**Low Density** Single family dwelling and where specially permitted in the Zoning Bylaw, this use may contain one additional Dwelling Unit in the form of a secondary suite.
Medium Density Residential Townhouse/Rowhouse/Multiplex/ Laneway home	**Mid-Rise Apartment** means a residential use within an apartment building up to a maximum of 12 floors	**Medium Density** Ground-Oriented multi family dwelling units, which includes townhouse, rowhouse, duplex, multi-plex
High Density Residential Apartment	**High-Rise Apartment** a residential use within an apartment building over 12 floors	**High Density** Multi family dwelling units, residential building which contains multiple Dwelling Units accessible via a common hallway or corridor and shared entrance facilities and includes apartment dwellings.
Industrial Land zoned for industrial uses in the Zoning Bylaw	**Industrial** Land zoned for industrial uses in the Zoning Bylaw	**General / Light Industrial** Predominant use, as determined by its general purpose and list of permitted uses, is of general or light industrial nature, per zoning bylaw
		Heavy Industrial In accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of heavy industrial nature
Commercial Land zoned for commercial uses in the Zoning Bylaw	**Commercial** Land zoned for commercial uses in the Zoning Bylaw	**Commercial** In accordance with the Zoning Bylaw, in which the predominant use of the zone, as determined by its purpose and list of permitted uses, is of a commercial nature.
Institutional The use of a building or portion of a building for public or private organizations that provide community services or activities, such as education, healthcare, religious worship, or government functions	**Institutional** Use providing for public functions	**Institutional** In accordance with the Zoning Bylaw, in which the predominant use of the zone, as determined by its purpose and list of permitted uses, is of an institutional nature.

CLOSING

We hope this provides the Township with confidence in deciding on how to move forward with land use categories.

Sincerely,

URBAN SYSTEMS LTD.

Jessica Wang
Development Finance Consultant

Sylvie Ann Lonne
Project Analyst

cc: Jason Chu & Dave Anderson, Township of Langley

JW/sal

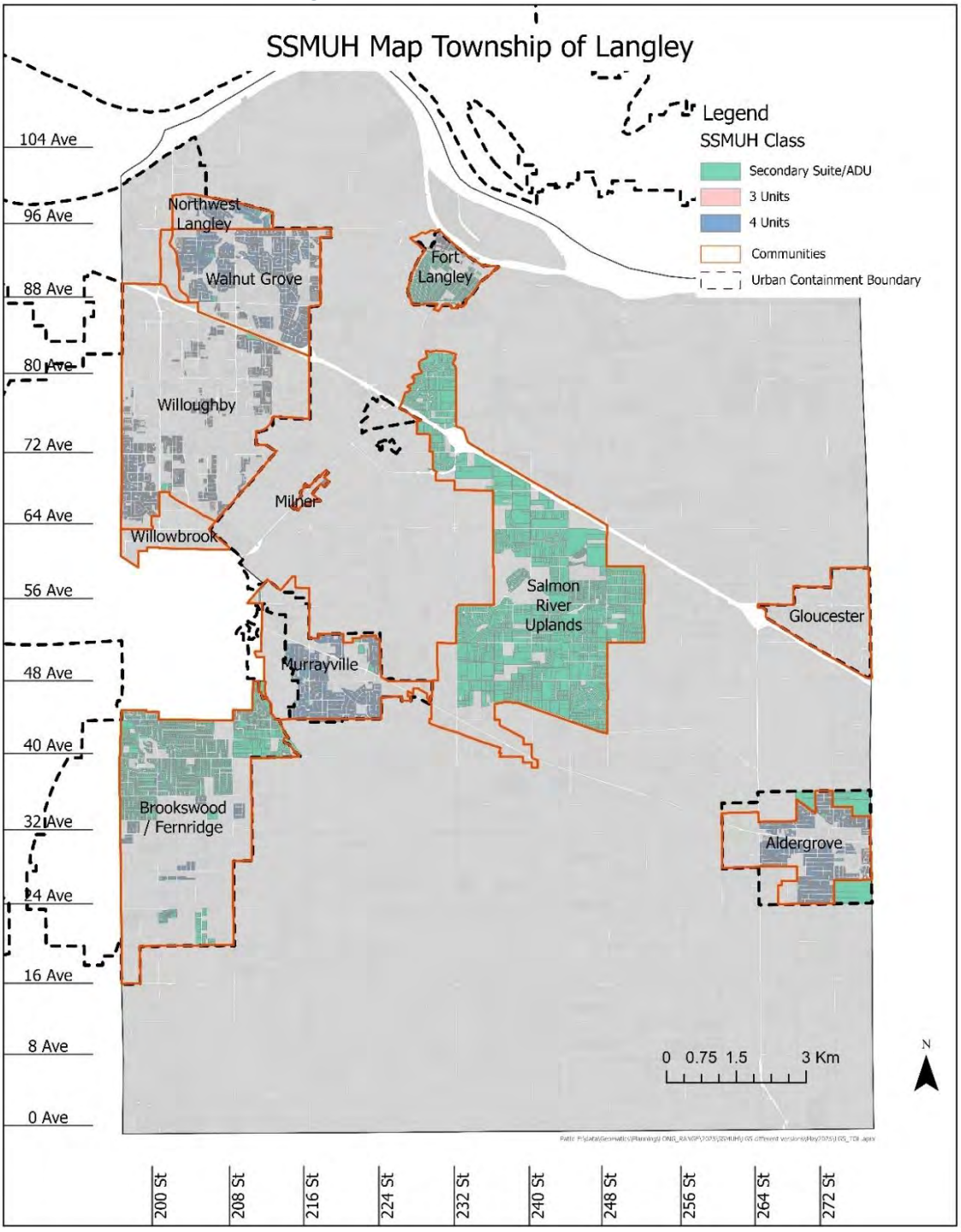
Enclosure: Appendix A

\\usl.urban-systems.com\projects\Projects_VIC\1013\0138\01\R-Reports-Studies-Documents\Land Use Category Memo\2025-06-25-ToL-Land-Use-Categories.docx

DATE	July 10, 2025
FILE	1013.0138.01
SUBJECT	Land Use Category Considerations
PAGE	6 of 8

APPENDIX A

Small-Scale Multi-unit Housing Areas



DATE July 10, 2025
FILE 1013.0138.01
SUBJECT Land Use Category Considerations
PAGE 7 of 8

APPENDIX B

Surrey DCC Bylaw No.19107 Land Use Categories

Schedule B

Surrey Development Cost Charge Bylaw, 2024, No. 21174

CITY WIDE
INCLUDING: City Centre (Schedule B plus Schedule C) and West Clayton (Schedule B plus Schedule G)

EXCEPT: Annidale-Tynehead (Only Schedule D), Redwood Heights (Only Schedule E), and Darts Hill (Only Schedule F)

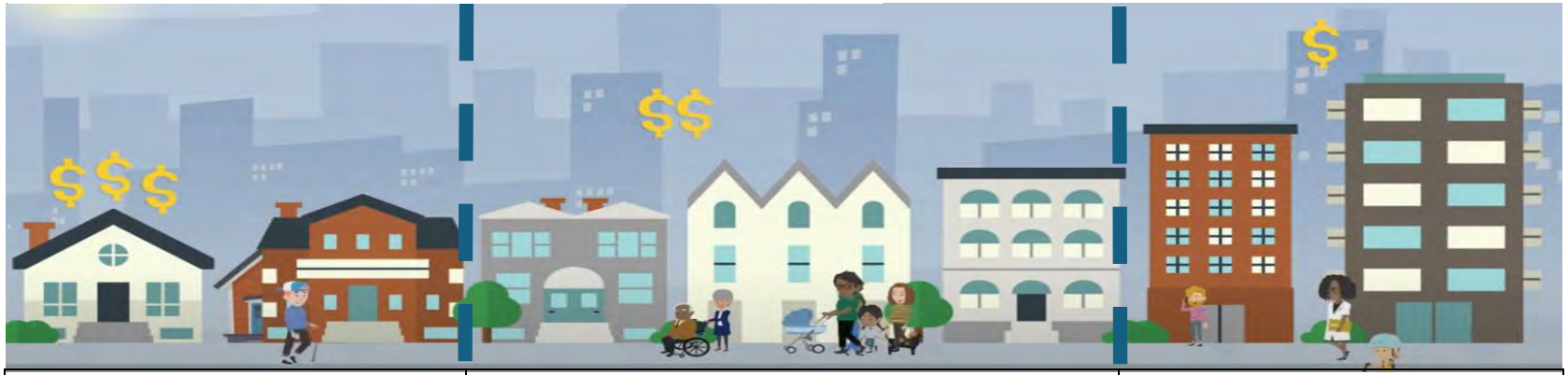
No	Zones and Land Uses City Wide Including City Centre (This Schedule B plus Schedule C) and West Clayton (This Schedule B plus Schedule G)	DCC Components						Total	Units for Each Column
		Water	Sewer	Arterial Roads	Collector Roads	Drainage	Parkland Acquisition (j)		
	Agricultural								
1	A-1, A-2	$0	$0	$0	$0	$0	$0	$0	/lot
	Single Family Residential								
2	RA, RA-G, RH, RH-G, RC (Types I and II), RF-O, RQ	$3,520	$5,451	$21,494	$5,019	$7,309	$7,948	$50,741	/lot
3	RF, RF-G, RF-SS, RF-12, RF-12C, RF-13	$3,404	$5,270	$21,494	$5,019	$4,177	$15,895	$55,260	/lot
4	RF-10, RF-10S, RF-9, RF-9C, RF-9S, RF-SD, RM-23	$3,101	$4,801	$19,573	$4,570	$2,464	$14,474	$48,983	/lot
5	RM-D	$3,101	$4,801	$19,573	$4,570	$2,464	$14,474	$48,983	/DU (a)
6	RM-M	$1,702	$2,636	$9,808	$2,290	$919	$14,474	$31,829	/pad or /DU
	Multi Family Residential								
7	RM-10, RM-15, RM-30, RC (Type III) (except line 8)	$1.39	$2.14	$8.08	$1.89	$1.56	$14.57	$29.63	/sq.ft. of DU (b)
8	RM-30 (in City Centre)	$1.39	$2.14	$8.08	$1.89	$1.56	$14.57	$29.63	/sq.ft. of DU (b)
9	RM-45, RM-70 (except lines 10,11,12, & 13)	$1.79	$2.77	$10.51	$2.45	$1.10	$14.84	$33.47	/sq.ft. of DU (c)
10	RM-45, RM-70 (Seniors Apartments not in City Centre)	$2.00	$3.10	$6.84	$1.60	$1.23	$16.59	$31.36	/sq.ft. of DU (c)
11	RM-45, RM-70 (Assisted Living Residences)	$2.00	$3.10	$6.84	$1.60	$1.23	$5.53	$20.30	/sq.ft. of DU (c)
12	RM-45, RM-70 (in City Centre, except lines 11 & 13)	$2.00	$3.10	$7.48	$1.74	$1.23	$8.84	$24.40	/sq.ft. of DU (d)
13	RM-45, RM-70 (Seniors Apartments in City Centre)	$2.00	$3.10	$6.84	$1.60	$1.23	$8.84	$23.61	/sq.ft. of DU (d)
14	RM-135, RMC-135, RMC-150 (except lines 15, 16, & 17)	$1.91	$2.95	$9.35	$2.18	$0.48	$16.31	$33.18	/sq.ft. of DU (e)
15	RM-135, RMC-135, RMC-150 (Seniors Apartments not in City Centre)	$1.91	$2.95	$7.01	$1.64	$0.48	$16.31	$30.30	/sq.ft. of DU (e)
16	RM-135, RMC-135, RMC-150 (Assisted Living Residences)	$1.91	$2.95	$7.01	$1.64	$0.48	$5.43	$19.42	/sq.ft. of DU (e)
17	RM-135, RMC-135, RMC-150 (in City Centre except line 16)	$1.91	$2.95	$5.97	$1.40	$0.48	$8.64	$21.34	/sq.ft. of DU (f)
18	RMS-1, RMS-2, RMS-1A	$0.81	$1.20	$1.64	$0.39	$1.04	$0.00	$5.08	/sq.ft. of BA
	Commercial Zones excluding CTA, CPG, CPM, CPR, and CCR (except for lines 33, 34, 35 & 36)								
19	Commercial - Ground floor	$0.81	$1.20	$7.99	$1.87	$2.71	$0.00	$14.58	/sq.ft. of BA (g)
20	Commercial - All other floors except ground floor	$0.81	$1.20	$5.04	$1.18	$0.54	$0.00	$8.77	/sq.ft. of BA (g)
	CTA, CPG, CPM, CPR, and CCR (except lines 33, 34, 35 & 36)								
21	CTA	$1,220	$1,804	$4,902	$1,147	$920	$0	$9,994	/pad (h)
22	CPG, CPM, CPR, CCR	$0.88	$1.20	$6.35	$1.48	$1.63	$0	$11.54	/sq.ft. of BA
	Dwelling Units in Non Residential								
23	DU in Non Residential Zones (excluding line 24)	$1.79	$2.77	$10.51	$2.45	$1.10	$14.84	$33.47	/sq.ft. of DU (c)
24	DU in Non Residential Zones (in City Centre)	$2.00	$3.10	$7.48	$1.74	$1.23	$8.84	$24.40	/sq.ft. of DU (d)
	Industrial (except lines except for lines 33, 34, 35 & 36)								
25	All Industrial Zones & Land Uses - Developed Area	$7,771	$12,033	$43,046	$10,052	$35,503	$0	$108,406	/acre (g)
26	All Industrial Zones & Land Uses - All other floors	$0.19	$0.28	$0.63	$0.15	$0.16	$0	$1.40	/sq.ft. of BA (g)
	Institutional (except lines except lines 33, 34, 35 & 36)								
27	PA-1, PA-2, PC	$0.88	$1.20	$0.00	$0.00	$1.63	$0.00	$3.71	/sq.ft. of BA (g)
28	Public & Private Schools (to grade 12)	$0.88	$1.20	$0.00	$0.00	$1.63	$0.00	$3.71	/sq.ft. of BA (g)
29	Public & Private Schools (Post Secondary)	$0.88	$1.20	$5.09	$1.19	$1.63	$0.00	$9.98	/sq.ft. of BA (g)
30	Hospitals	$0.88	$1.20	$2.54	$0.59	$1.63	$0.00	$6.85	/sq.ft. of BA (g)
31	Federal and Provincial Buildings	$0.88	$1.20	$5.00	$1.17	$0.54	$0.00	$8.78	/sq.ft. of BA (g)
32	Municipal Buildings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	/sq.ft. of BA (g)
	Highway 99 Corridor								
33	All Commercial Zones & Land Uses	$20,386	$28,580	$178,587	$60,337	$0	$11,819	$299,709	/acre (g)
34	All Industrial Zones & Land Uses	$20,386	$28,580	$52,525	$17,746	$0	$11,819	$131,057	/acre (g)
35	Municipal Buildings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	/sq.ft. of BA
36	All Other Zones and Land Uses (h)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	(h)
	Campbell Heights								
37	All Commercial, Industrial Zones & Land Uses	$22,159	$4,405	$126,469	$23,395	$7,404	$0	$183,832	/acre (g)
38	Municipal Buildings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	/sq.ft. of BA

APPENDIX C

City of Abbotsford DCC Bylaw No.3174-2021 Land Use Categories

Land Use Category	Description
Rural Residential	A dwelling unit on a parcel in sectors D or E
Single Detached Lot	As per Zoning Bylaw
Duplex	As per Zoning Bylaw
Townhouse	As per Zoning Bylaw
Apartment	As per Zoning Bylaw
Congregate Care	A use dedicated for the residential care of the sick or injured other than in a public or private hospital, where care facilities are provided in conjunction with a common resident dining room and social and recreational areas and may include personal care services and a gift shop for the use of residents
Commercial	A commercial development in a commercial zone or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of a commercial nature, including commercial use on agricultural land
Industrial	An industrial development in a zone listed in the Zoning Bylaw, or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of an industrial nature, including industrial use on agricultural land
Institutional	Development of a public or institutional nature in an institutional zone listed in the Zoning Bylaw;
Agricultural	An agricultural development in an agricultural zone or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of an agricultural nature, including barns, equipment storage and greenhouses, but excluding commercial and industrial uses on lands designated for agricultural use

Appendix D – Examples of ACC Residential Categories



Single Family and Two Family Residential	Ground Oriented Multi Family Density Residential	Apartment Residential
Includes: 1 primary dwelling, plus 1 secondary suite but not detached accessory dwelling units	Ground oriented multi family residential uses (3 or more units) accessible through separate, ground-oriented entrances, includes ADUs, rowhouses, townhouses, small-scale multi-unit housing, and mobile homes.	Apartments (3 or more units) accessed through a common hallway
 	 	

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

AMENITY COST CHARGES BYLAW NO. 6115

EXPLANATORY NOTE

Bylaw No. 6115 establishes an Amenity Cost Charges Bylaw.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

AMENITY COST CHARGES BYLAW 2025 NO. 6115

A Bylaw to Impose Amenity Cost Charges for Public Amenity Projects

The Municipal Council of the Corporation of the Township of Langley, in Open meeting assembled, ENACTS AS FOLLOWS:

Title

1. This Bylaw may be cited for all purposes as “Amenity Cost Charges Bylaw No. 6115”. As a short title, it may be known as “ACC Bylaw No. 6115”.

Definitions

2. For the purposes of this Bylaw:

Accessory Dwelling Unit	means a self-contained dwelling unit within a building of secondary use which contains sleeping facilities, sanitary facilities, and cooking facilities that are for the exclusive use of the occupant(s) of the suite and is located in a building smaller than a principal building located on the same lot, and may be situated above a detached garage.
Amenity	means a facility or feature that provides social, cultural, heritage, recreational or environmental benefits to a community.
Amenity Cost Charge	means the charges payable pursuant to the provisions of this Bylaw and in the amounts as calculated in the schedules hereto. The term Amenity Cost Charges may also be referred to as “ACCs” or “ACC” in this Bylaw.
Apartment Residential	means a building or portion of a building(s) containing 3 or more self-contained Multiple-Unit Dwellings accessed through a common hallway, one or more of which are wholly or partly above another self-contained dwelling unit.
Commercial	means a commercial development in a commercial zone listed in the Zoning Bylaw or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use of the zone, as determined by its purpose and list of permitted uses, is of a commercial nature.
Dwelling, Multiple-Unit	means a principal building consisting of three (3) or more dwelling units in one or more buildings
Dwelling, One-Unit	means a principal building used exclusively for residential purposes and consisting of one (1) dwelling unit and may include a fully enclosed Secondary Suite as an independent Dwelling Unit located within the principal building.

Dwelling, Two-Unit	means a principal building used exclusively for residential purposes and consisting of two (2) primary dwelling units, and each primary dwelling unit in a Two-Unit Dwelling may include one fully enclosed Secondary Suite as an independent dwelling unit located within the principal building.
Dwelling Unit	means one (1) or more habitable rooms used for residential purposes where such room or rooms contain or provide for the installation of only one (1) set of cooking facilities and one (1) or more sets of sanitary facilities.
Gross Floor Area	means the sum of all floor areas used or intended to be used for the undertaking of permitted uses, measured to the extreme outer limits of the building or structure, excluding areas for parking and unenclosed balconies.
Ground-oriented Multi-family Residential	means a Multiple-Unit Dwelling building(s) containing 3 or more self-contained units accessible through separate, ground-oriented entrances (i.e., not accessed through a common hallway). Forms of development include Accessory Dwelling Units, rowhouses, townhouses, small-scale multi-unit housing, and mobile homes.
Industrial	means all developments zoned for industrial uses under the Zoning Bylaw, and all developments having industrial uses undertaken in buildings or on land, where the zoning designation under the Zoning Bylaw is other than industrial.
Institutional	means: (a) all developments zoned for institutional use under the Zoning Bylaw; or (b) institutional uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than institutional, including, but not limited to, schools and other educational facilities, congregate care facilities and other live/care accommodation, hospitals and other medical facilities, government buildings, public recreational facilities, fire halls, police stations, airport facilities, communications and energy facilities, waste disposal and other similar public and Utility uses.
Secondary Suite	means a self-contained dwelling unit containing sleeping facilities, sanitary facilities, and cooking facilities that are for the exclusive use of the occupant(s) of the suite and is smaller than, secondary to, and connected to a primary dwelling unit located within a principal building on the same lot
Single and Two Family Residential	means a One-Unit Dwelling, which may contain one additional dwelling unit in the form of a secondary suite or

	an Accessory Dwelling Unit, OR a Two-Unit Dwelling, wherein each unit may also contain one fully enclosed secondary suite.
Zoning Bylaw	means the Township of Langley Zoning Bylaw No. 2500, as amended, or replaced.

Schedules and Notes

3. Schedules “A”, “B”, and “C” are attached hereto and form a part of this Bylaw. The notes found at the bottom of Schedules “A” and “B” form a part of this Bylaw.

Amenity Cost Charges

4. In accordance with the *Local Government Act*, every person who obtains:

   a) approval of a subdivision, or
   b) a building permit authorizing the construction, alteration or extension of a building or a structure,

   must pay to the Township of Langley the applicable Amenity Cost Charges set out in Schedules “A” and “B” of this Bylaw for the purpose of providing funds to assist the Township in paying the capital costs of amenities set out in Schedule “C” to this bylaw.

5. Where a type of development is not specifically identified in Schedules “A” and “B” of this Bylaw, the amount of Amenity Cost Charges to be paid to the Township shall be equal to the Amenity Cost Charges that are payable for the type of development that in the opinion of the Director of Community Development imposes the most similar cost burden on the Township’s amenity services.

6. The amount of Amenity Cost Charges payable in relation to mixed-use type of development shall be calculated separately for each portion of the development, in accordance with Schedule A, based on the mix of uses included in the building permit application and the total development cost charges payable shall be the sum of the charges payable for each type.

7. For Amenity Cost Charges imposed pursuant to this Bylaw on Single and Two Family Residential subdivisions, a credit will be granted for each existing fee simple lot, but excluding an existing stratified lot, forming part of the subdivision at the time of the subdivision, or building permit application. For Ground-oriented Multi-family Residential and Apartment Residential developments, a credit will be granted for each existing dwelling unit forming part of the development at time of the subdivision or building permit application. For non-residential developments, Amenity Cost Charges are assessed based on the additional Gross Floor Area, as applicable.

8. In the case of a Building Permit for a Mobile Home Park, Amenity Cost Charges are calculated by multiplying the total Amenity Cost Charges payable per unit for a Ground-oriented Multi-family Residential use, as prescribed in Schedule "A", by the number of Mobile Home pads to be constructed.

Payment

9. Pursuant to *Local Government Act* Section 570.2 *Amenity cost charges: imposition and collection*, amenity cost charges are payable at the time of approval of the subdivision or issuance of the building permit. Payments of amenity cost charges may be authorized for instalments under prescribed conditions pursuant to Section 570.2(5) of the *Local Government* Act.

Exemptions

10. An ACC is not payable under the following circumstances:

    a) Development of a public place of worship;
    b) Development does not result in an increase in the population of residents or workers in the Township of Langley;
    c) Developments that have already been charged for a particular amenity, unless further development results in additional increase in population of residents or workers; or
    d) In relation to affordable and special needs housing units that are required under an affordable and special needs housing zoning bylaw or any class of affordable housing prescribed by regulation.

Severability

11. If any section, subsection, clause, or phrase of this Bylaw is, for any reason, held to be invalid by a court of competent jurisdiction, it will be deemed to be severed, and the remainder of the Bylaw will remain valid and enforceable in accordance with its terms.

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

Mayor

Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

AMENITY COST CHARGES BYLAW NO. 6115

Schedule "A"

Residential Amenity Cost Charges

Type of Development	Unit	ACC $/Unit
Single and Two Family Residential	Dwelling unit	$19,571
Ground-oriented Multi-family Residential	Dwelling unit	$13,584
Apartment Residential	Dwelling unit	$8,634

NOTE:

- Residential ACCs are imposed on each dwelling unit (du).
- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other ACCs applicable to other uses in the development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

AMENITY COST CHARGES BYLAW NO. 6115

Schedule "B"

Non-Residential Amenity Cost Charges

Type of Development	**Unit**	**ACC $/m^2 gross floor area**
Commercial	m^2 gross floor area	$65.62 ($6.10/ft^2 gross floor area)
Industrial	m^2 gross floor area	$25.90 ($2.41/ft^2 gross floor area)
Institutional	m^2 gross floor area	$65.62 ($6.10/ft^2 gross floor area)

NOTE:

- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other ACCs applicable to other uses in the development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

AMENITY COST CHARGES BYLAW NO. 6115

Schedule "C"

List of Amenities

1. Langley Events Centre Convention Centre
2. Langley Events Centre Concert and Performance Hall
3. Langley Events Centre Ice and Dry Arenas Facility
4. Smith Athletic Park
5. Brookswood-Fernridge Community Centre
6. Willoughby Community Centre
7. Aldergrove Community Centre Expansion

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 21, 2025 - REGULAR MEETING	**REPORT:**	25-112
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE:**	LSP00014
SUBJECT:	SUITES IN MULTI-FAMILY DWELLINGS		

RECOMMENDATION:

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Suites in Multi-Family Dwellings) Bylaw No. 6147.

EXECUTIVE SUMMARY:

As directed by Council on May 26, 2025, Bylaw No. 6147 (Suites in Multi-Family Dwellings) is proposed to amend the Zoning Bylaw to allow secondary suites in all ground-oriented housing types and lock-off units in apartment buildings. Ground-oriented housing types include fee-simple duplexes (“semi-detached dwellings”), fourplexes (“manorhomes”), townhouses and fee-simple rowhouses. Apartment buildings include both rental and condominium apartments.

The application of related policies that would be affected by this change are considered in this package.

PURPOSE:

To recommend adoption of Bylaw No. 6147, a bylaw to amend Zoning Bylaw No. 2500 to permit suites in multi-family dwellings including secondary suites in ground-oriented housing types and lock-off units in apartment buildings.

BACKGROUND/HISTORY:

The BC Building Code (BCBC) permits secondary suites in some building forms which the Township's bylaws do not allow such as fee-simple duplexes, fourplexes, townhouses and fee-simple rowhouses.

In apartment buildings, a different type of secondary dwelling is possible known as a "lock-off unit" – a small, attached dwelling unit that is accessory to a larger principal apartment unit. A lock-off unit can be used as extended living space of the principal apartment unit, or "locked off" for use as a small rental unit.

As directed by Council at the May 26, 2025 Regular Meeting, the proposed Bylaw No. 6147 would amend Township of Langley Zoning Bylaw 1987 No. 2500 to permit secondary suites in the full range of ground-oriented housing types and lock-off units in apartment buildings, substantially in the form of the draft amendments presented at that meeting as an attachment to Report No. 25-84. This report provides further information on the implementation of the proposed changes and addresses questions that arose from Report No. 25-84.

DISCUSSION/ANALYSIS:

Implementation of the proposed bylaw requires the following considerations.

Official Community Plan (OCP)
The Township's OCP establishes Policy 3.1.8 to "*Develop criteria and identify suitable areas to support secondary suites and detached accessory dwellings such as coach houses and granny flats.*" Staff advise that proposed Bylaw No. 6147 is consistent with this policy.

Brookswood-Fernridge Community Plan
Staff note the Brookswood-Fernridge Community Plan Section 4.8.2 indicates no accessory residential uses are provided for in the Rowhouse development form. Unless otherwise directed, staff will advance a separate Brookswood-Fernridge Community Plan amendment bylaw to address and provide for consistency on this item.

Restrictive Covenants
Historically, the Township has not allowed secondary suites within townhouses, semi-detached or rowhouse units. Restrictive covenants have been used as a tool to prohibit retrofits that would add suites at a later time, with the Township as the covenant-holder. Since covenants may be more restrictive than the Zoning Bylaw, existing covenants will continue to be in effect unless discharged by consent of both the landowner and the covenant-holder; or, where provided for by the covenant, if the landowner obtains approval in writing from the covenant-holder. Accordingly, when a unit is subject to a restrictive covenant a proponent would need to demonstrate compliance with Township bylaws and the BCBC as well as advance discharge of the restrictive covenant with consent of all charge holders to the Township for consideration.

Density
Secondary suites are by definition accessory to a principal residence. When calculating density as units per hectare in the OCP, the Township considers suites to be part of the principal units. This allows for the addition of suites without amendment to the OCP. Where density is calculated using floor space ratio, no change is required to accommodate suites or lock-off units.

Units per hectare has also been used in the past to specify density in the Zoning Bylaw, such as in some Comprehensive Development zones. In these zones, it will not be possible to add suites or lock-off units to such an extent that the total number of dwelling units exceeds the limits, without an amendment to the Zoning Bylaw. In the future, suites and lock-off units will be considered or exempted when establishing any unit per hectare limit in new multi-family zones.

Family-Friendly Units
OCP Policy 3.1.6 requires that new developments with ten or more units provide 15% of units with at least two bedrooms and 10% of units with at least three bedrooms. Secondary suites in ground-oriented housing types (such as duplexes, manorhomes, townhouses, rowhouses and small-scale multi-unit housing) will be counted as units for the purpose of this policy and may contribute to meeting the requirements if they have two or three bedrooms. However, being under 45 m^2, lock-off units in apartment buildings will be treated as bedrooms associated with their principal units and not as units themselves.

Adaptable Units
OCP Policy 3.1.9 requires 5% of ground-oriented housing units to have adaptable design features that accommodate future accessibility modifications. For consistency with the treatment of secondary suites in the OCP as above, secondary suites in ground-oriented housing types will be treated as part of their principal units and not as units themselves; both the principal unit and the suite must be adaptable to count as one adaptable unit under OCP Policy 3.1.9.

For apartment buildings, the BCBC was recently updated to require accessibility provisions that exceed the Township's requirements in most respects. As a result, the BCBC will require most lock-off units to be accessible. However, Policy 3.1.9 does have additional provisions that will continue to apply to 10% of apartment units, such as parking requirements. For these purposes, lock-off units will be treated as part of their principal units and not as units themselves.

Age-Friendly Amenity Areas
Zoning Bylaw Section 111.5 requires multi-family developments over four units to be provided with an age-friendly amenity area, with the size based on the number of units. For the purposes of the proposed bylaw, secondary suites in ground-oriented housing types will be counted as units. However, due to the small size and likelihood of lock-off units in apartment buildings being used for short-term rentals or only as bedrooms, these are recommended to be treated as part of their principal units and not as units themselves, for the purposes of this bylaw. A new amendment has been included in the proposed bylaw to implement this.

Annual Secondary Suite Infrastructure Fee
Secondary suites must be registered as part of the Building Permit process and landowners subsequently pay an annual fee under Schedule 5 of the Fees and Charges Bylaw No. 4616, unless the suite is decommissioned to the satisfaction of the Township. These requirements will be maintained for secondary suites in ground-oriented housing types. However, as the Fees and Charges Bylaw does not speak specifically to lock-off units, these will not be subject to the annual fee unless the bylaw is amended.

Parking
Preliminary changes to the requirements for off-street parking spaces are included in the proposed bylaw. The changes would require one additional parking space per secondary suite in ground-oriented housing types and a half parking space per lock-off unit in apartments. As with the current parking requirements for apartments, fractional spaces are totaled across a development and the final total number is rounded. A Township parking study that is currently underway will consider further revisions later in 2025.

While the proposed parking requirements are considered necessary to ensure minimal impact on street parking, it is not anticipated that many existing developments will be able to meet these requirements to allow them to retrofit secondary suites. Additionally, staff recommend the inclusion of a new provision prohibiting tandem parking in the Rowhouse zone (R-CL(RH)) and Semi-Detached zone (R-CL(SD)) to prevent the conversion of backyards to parking, included in the proposed bylaw.

Development Cost Charges and Amenity Cost Charges
Specific direction for secondary suites and lock-off units in the Langley Development Cost Charges Bylaw No. 5897 and the forthcoming Amenity Cost Charges bylaw will be considered as part of the forthcoming update to Township development charges. Until then, the current rates will apply to new suites based on the density of the project.

Respectfully submitted,

Ava Reeve
PLANNER, COMMUNITY AND POLICY PLANNING
for
COMMUNITY AND POLICY PLANNING DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SUITES IN MULTI-FAMILY DWELLINGS) BYLAW NO. 6147

EXPLANATORY NOTE

Bylaw No. 6147 amends the Township of Langley Zoning Bylaw 1987 No. 2500 to allow secondary suites in ground-oriented housing types and lock-off units in apartment buildings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (SUITES IN MULTI-FAMILY DWELLINGS) BYLAW NO. 6147

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 (Suites in Multi-Family Dwellings) Bylaw No. 6147".

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

    a. Amending Section 102 – DEFINITIONS by:

        i. Adding the following to the end of the definition of "APARTMENT": "Each principal *dwelling unit* may have up to one (1) *lock-off unit*."

        ii. Adding the following in alphabetical order:
        "**"LOCK-OFF UNIT"** means a *dwelling unit* that does not exceed 45 m^2 in total floor space and that is accessory and attached to a larger *dwelling unit* in an *apartment*. The principal *apartment dwelling unit* may not have more than one (1) *lock-off unit* and a *lock-off unit* may not be stratified or sold separately from its principal *dwelling unit*. *Lock-off units* are subject to Section 104.20."

        iii. Replacing the definition of "MANORHOME" with the following:
        "**"MANORHOME"** means a residential *building* containing four (4) principal *dwelling units* located on one (1) *lot*. Each principal *dwelling unit* may have up to one (1) *secondary suite*."

        iv. Replacing the definition of "ROWHOUSE" with the following:
        "**"ROWHOUSE"** means a multiple unit residential *building* formed by a minimum of three (3) and a maximum of six (6) side by side principal *dwelling units* attached to each other in a row with each principal *dwelling unit* located on a separate fee simple *lot*. Each principal *dwelling unit* may have up to one (1) *secondary suite*."

        v. Amending the definition of "SECONDARY SUITE" by replacing the words "a *dwelling unit*" with the words "an accessory *dwelling unit*" and adding after the words, "*two family dwelling*", the words, "*semi-detached dwelling*, *manorhome*, *townhouse*, *rowhouse*".

        vi. Replacing the definition of "SEMI-DETACHED DWELLING" with the following:
        "**"SEMI-DETACHED DWELLING"** means a *two family dwelling* with each principal *dwelling unit* located on a separate fee simple *lot*. Each principal *dwelling unit* may have up to one (1) *secondary suite*."

vii. Replacing the definition of "TOWNHOUSE" with the following:
"**"TOWNHOUSE"** means a block of at least three (3) side by side principal *dwelling units* where each principal *dwelling unit* is separated by a common wall or in the case of a comprehensive development requiring a development permit, the number of side-by-side units may be reduced to two (2) and may be in combination with *single family dwelling units*. Each principal *dwelling unit* may include up to one (1) *secondary suite*. Townhouse excludes *small-scale multi-unit housing developments*."

b. Amending Section 104 - GENERAL PROVISIONS by adding sub-section 104.20 "Lock-off Units" as follows:
104.20 "A *lock-off unit* must:
a) Be designed for convenient use as an extension of the principal *dwelling unit* through a connecting door or vestibule;
b) Have access to the exterior of the principal *dwelling unit* either directly or through a connecting vestibule;
c) Have the ability to be made secure and private from the principal *dwelling unit*;
d) Provide a living space that is a minimum of 4.0 m in both width and length;
e) Provide a set of *cooking facilities* that include, at a minimum, a sink, a cooking heat source, and a refrigerator; and
f) Provide a minimum of 3.7 m^2 of closet space."

c. Under Section 107 - PARKING AND LOADING REQUIREMENTS, amending sub-section 107.3 Required Off-Street Parking Spaces, paragraph a) Residential Uses, by:

i. Amending sub-paragraph i) *single family dwellings, two family dwellings*, *mobile homes, mobile homes as temporary accessory dwellings, small-scale multi-unit housing developments*, under the column, EV CHARGING REQUIREMENTS, by replacing the words, "*dwelling unit*" with the words "principal *dwelling unit*".

ii. Amending sub-paragraph ii) *townhouses* as follows:
1) Under the column, PARKING REQUIREMENTS, replacing the words, "*dwelling unit*" with the words "principal *dwelling unit*", and adding the following paragraph between the second and third paragraphs:
"1 space per *secondary suite*"
2) Under the column, EV CHARGING REQUIREMENTS, replacing the words, "*dwelling unit*" with the words "principal *dwelling unit*" at each occurrence.

iii. Amending sub-paragraph iii) *apartments* as follows:
1) Under the column, PARKING REQUIREMENTS, adding the following paragraph between the second and third paragraphs:
"0.5 spaces per *lock-off unit*"

2) Under the column, EV CHARGING REQUIREMENTS, replacing the words, "*dwelling unit*" with the words "principal *dwelling unit*" at each occurrence.

iv. Adding the following rows:

vii) *semi-detached dwellings*	2 spaces per principal *dwelling unit* 1 space per *secondary suite*	1 space per principal *dwelling unit*
viii) *manorhomes*	1 space per principal *dwelling unit* 1 space per *secondary suite*	1 space per principal *dwelling unit*
ix) *rowhouses*	2 spaces per principal *dwelling unit* 1 space per *secondary suite*	1 space per principal *dwelling unit*

d. Under Section 111 - LANDSCAPING, SCREENING AND FENCING, amending sub-section 111.5 Age-Friendly Amenity Area 1) by inserting "except that *lock-off units* shall be exempt from the total number of units:" after "following"

e. Amending Section 407 - RESIDENTIAL COMPACT LOT ZONE R-CL(RH) by replacing Section 407.8 Parking with the following:
"407.8 Parking shall be provided in accordance with Section 107 except as follows:
1) Parking spaces shall be accessed from a *lane*.
2) A minimum of one (1) of the required spaces shall be located within a fully enclosed garage. The space shall have a minimum interior depth of 6.1m and minimum interior width of 2.9m. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.
3) One (1) additional space shall be provided per five (5) units to be designated as a visitor parking space. This requirement may be satisfied by the provision of off-site spaces in locations other than on-*street* parallel parking, to the acceptance of the Township.
4) No part of a parking space shall project in the triangular area created by a line joining two (2) points measured at 2.5m from the projected *lot* lines abutting a *street* and/or a *lane*.
5) Each outdoor parking space shall be a minimum of 5.8m deep and 2.9m wide and shall not be *tandem parking*."

f. Amending Section 408 - RESIDENTIAL COMPACT LOT ZONE R-CL(MH) by replacing Section 408.8 Parking with the following:
"408.8 Parking shall be provided in accordance with Section 107 except as follows:
1) Parking spaces shall be accessed from a *lane*.
2) A minimum of one (1) of the required spaces shall be located within a fully enclosed garage. The space shall have a minimum interior depth of 6.1m and minimum interior width of 2.9m. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.

3) One (1) additional space shall be provided per four (4) units to be designated as a visitor parking space. This requirement may be satisfied by the provision of off-site spaces in locations other than on-*street* parallel parking, to the acceptance of the Township.
4) No part of a parking space shall project in the triangular area created by a line joining two (2) points measured at 2.5m from the projected *lot lines* abutting a *street* and/or a *lane*.
5) Each outdoor parking space shall be a minimum of 5.8m deep and 2.9m wide."

g. Amending Section 407 - RESIDENTIAL COMPACT LOT ZONE R-CL(SD) by:

i. Removing sub-section 409.2 (2).

ii. Replacing Section 409.8 Parking with the following:

"409.8 Parking shall be provided in accordance with Section 107 except as follows:
1) Parking spaces shall be accessed from a *lane*.
2) A minimum of one (1) of the required spaces shall be located within a fully enclosed garage. The space shall have a minimum interior depth of 6.1m and minimum interior width of 2.9m. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.
3) One (1) additional space shall be provided per five (5) units to be designated as a visitor parking space. This requirement may be satisfied by the provision of off-site spaces in locations other than on-*street* parallel parking, to the acceptance of the Township.
4) No part of a parking space shall project in the triangular area created by a line joining two (2) points measured at 2.5m from the projected *lot lines* abutting a *street* and/or a *lane*.
5) Each outdoor parking space shall be a minimum of 5.8m deep and 2.9m wide and shall not be *tandem parking*."

NOTICE WAS GIVEN the	14	day of	July	, 2025
READ A FIRST TIME the		day of		, 2025
READ A SECOND TIME the		day of		, 2025
READ A THIRD TIME the		day of		, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HOUSING AGREEMENT
(TOWNSHIP OF LANGLEY HOUSING TRUST SOCIETY – 199 STREET SITE)
BYLAW NO. 6148

EXPLANATORY NOTE

Bylaw No. 6148 authorizes The Corporation of the Township of Langley to enter into a housing agreement with the Township of Langley Housing Trust Society to secure rental housing and affordable rental units on the subject property located at 7883 - 199 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HOUSING AGREEMENT
(TOWNSHIP OF LANGLEY HOUSING TRUST SOCIETY – 199 STREET SITE)
BYLAW NO. 6148

A Bylaw to authorize a Housing Agreement.

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 "Township of Langley Housing Agreement (Township of Langley Housing Trust Society – 199 Street Site) Bylaw No. 6148".

2. The Council of the Township of Langley hereby authorizes the Corporation of the Township of Langley to enter into an agreement with the Township of Langley Housing Trust Society on behalf of the Township of Langley, as set out in Schedule "A", attached hereto and forming part of the bylaw (the "Agreement").

3. The lands identified in the Agreement are legally described as:

   Lot A, Plan NWP68321, Part NE1/4, Section 22, Township 8, NWD

4. Upon execution of the Agreement by the Mayor and the Township Clerk (or Deputy Clerk), the Agreement shall be validly entered into as authorized by this Bylaw.

5. The Township Clerk (or Deputy Clerk) is authorized to sign and cause to be registered in the Land Title office, notices of the Agreement as may be required under the *Local Government Act*.

READ A FIRST TIME the	7	day of	July	, 2025
READ A SECOND TIME the	7	day of	July	, 2025
READ A THIRD TIME the	7	day of	July	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (FORT LANGLEY PROPERTIES LTD.) BYLAW NO. 6134

EXPLANATORY NOTE

Bylaw No. 6134 amends Community Commercial Zone C-2 to increase the permitted residential density on a site-specific basis for property located at 9140, 9148 and 9166 Glover Road and 9100 Block of Church Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (FORT LANGLEY PROPERTIES LTD.) BYLAW NO. 6134

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 (Fort Langley Properties Ltd.) Bylaw No. 6134”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by adding the following as Section 602.3 3):

   3) notwithstanding the above, on Lots 1 and 4 Block 3 District Lot 19 Group 2 New Westminster District Plan 736, Lots A District Lot 19 Group 2 New Westminster District Plan EPP104241, and Lot 1 District Lot 19 Group 2 New Westminster District Plan EPP104240, the maximum residential *gross floor area* may be up to 8,460m^2 and 117.3 units per hectare.

NOTICE WAS ADVERTISED the	16	day of	June	, 2025
READ A FIRST TIME the	23	day of	June	, 2025
READ A SECOND TIME the	23	day of	June	, 2025
READ A THIRD TIME the	23	day of	June	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FACILITIES RENEWAL LOAN AUTHORIZATION

BYLAW NO. 6127

EXPLANATORY NOTE

Bylaw No. 6127 authorizes the Township of Langley to borrow $9,858,586 towards the estimated cost of the Facilities Renewal capital program.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FACILITIES RENEWAL LOAN AUTHORIZATION

BYLAW NO. 6127

WHEREAS it is deemed desirable and expedient to the Facilities Renewal capital program for servicing the Township of Langley.

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

AND WHEREAS the estimated cost of the Facilities Renewal capital program including incidental thereto is equal to the sum of $9,858,586 (Nine million eight hundred fifty-eight thousand five hundred and eighty-six dollars) which is the amount of debt created by this bylaw.

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

1. This Bylaw may be cited for all purposes as “Facilities Renewal Loan Authorization Bylaw No. 6127”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the Facilities Renewal capital program generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
    a. To borrow upon the credit of the Municipality a sum not exceeding $9,858,586 (Nine million eight hundred fifty-eight thousand five hundred and eighty-six dollars).
        i. $5,808,081 for Facilities Renewal for Fire Halls No 3 and No 6.
        ii. $2,787,879 for Facilities Renewal for WC Blair Recreation.
        iii. $1,262,626 for Facilities Renewal for West Langley Hall.
    b. To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the said Facilities Renewal capital program.

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

READ A FIRST TIME the	28	day of	April	, 2025
READ A SECOND TIME the	28	day of	April	, 2025
READ A THIRD TIME the	28	day of	April	, 2025
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	2	day of	June	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

CERTIFICATE OF ALTERNATIVE APPROVAL PROCESS RESULTS

FACILITIES RENEWAL LOAN AUTHORIZATION BYLAW NO. 6127

I, Wendy Bauer, Corporate Officer for the Corporation of the Township of Langley, hereby certify the results of the alternative approval process that was conducted to obtain the approval of the electors for the *Facilities Renewal Loan Authorization Bylaw No. 6127*, as follows:

Estimated number of electors:	96,390
Number of valid, accepted elector response forms submitted prior to the deadline, June 26, 2025, 4:30pm:	11
Percentage of estimated electors who submitted valid elector response forms:	>1%

In accordance with sections 84 and 86 of the *Community Charter*, the approval of the electors was obtained to proceed with the *Facilities Renewal Loan Authorization Bylaw No. 6127,* the borrowing of funds to undertake Facilities Renewal capital program within the 2025-2029 Capital Budget repayable from general revenue.

Declared at the Corporation of the Township of Langley, British Columbia
This 16th day of July, 2025.

Wendy Bauer
Township Clerk

20338 – 65 Avenue | Langley | British Columbia | Canada | V2Y 3J1 | 604.534.3211 | tol.ca

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (LANSTONE HOLDINGS (NORTH LATIMER) LTD.) BYLAW NO. 6005

EXPLANATORY NOTE

Bylaw No. 6005 rezones a portion of a 1.84 ha (4.54 ac) site located at 19752 – 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-190 to accommodate approximately 55 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (LANSTONE HOLDINGS (NORTH LATIMER) LTD.) BYLAW NO. 6005

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 (Lanstone Holdings (North Latimer) Ltd.) Bylaw No. 6005".

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

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-190" after the words "Comprehensive Development Zone CD-189"

   b. Adding to Section 110.1 after the words "CD-189" the words "CD-190 – 2024 m^2"

   c. Adding after Section 1089 "Comprehensive Development Zone CD-189" the following as Section 1090 "Comprehensive Development Zone CD-190"

1090 **COMPREHENSIVE DEVELOPMENT ZONE CD-190**

Uses Permitted

1090.1 In the CD-190 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) *townhouses*

Density

1090.2 The density permitted shall be no greater than 74 units per hectare (30 units per acre).

Lot Coverage

1090.3 The maximum permitted lot coverage of *buildings* and *structures* shall not exceed 50% of the lot area.

Siting of Buildings and Structures

1090.4 Siting of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1090.5 The *height* of *buildings* and *structures* shall not exceed three (3) *storeys.*

Parking and Loading

1090.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit.

Subdivision Requirements

1090.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1090.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1090.9 *Age-Friendly Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1090.10 An application for a Development Permit shall be submitted to Council for its consideration 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:

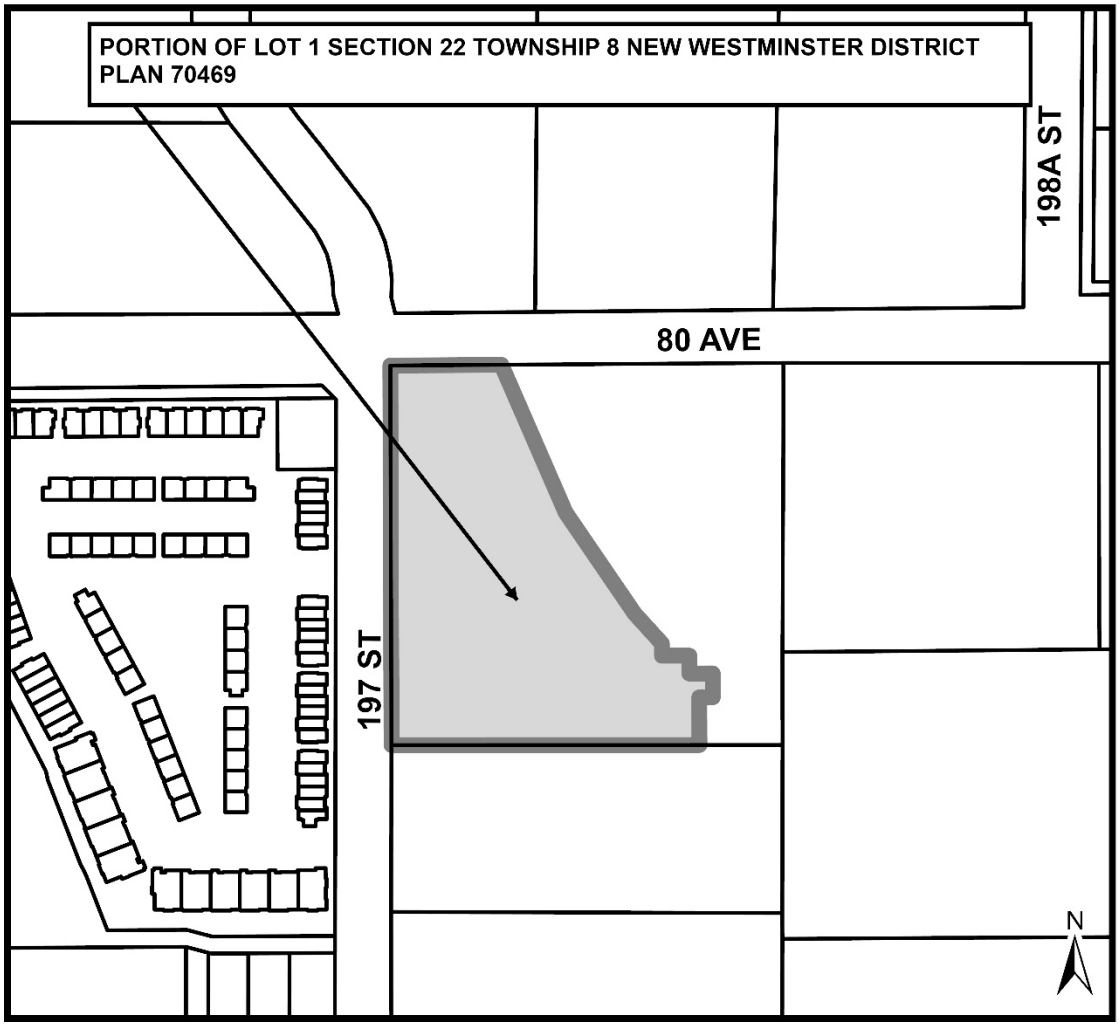
Lot 4 Section 22 Township 8 New Westminster District Plan 70469

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-190.

NOTICE WAS ADVERTISED the	4, 11	day of	April	, 2024
READ A FIRST TIME the	15	day of	April	, 2024.
READ A SECOND TIME the	15	day of	April	, 2024.
READ A THIRD TIME the	15	day of	April	, 2024.
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6005



Township of Langley
Est. 1873

M E M O R A N D U M

TO: MAYOR AND COUNCIL **DATE:** JULY 21, 2025

FROM: COMMUNITY DEVELOPMENT DIVISION **FILE NO:** 6635-01

SUBJECT: AGRICULTURAL LAND COMMISSION DECISIONS SECOND QUARTER 2025 (APRIL - JUNE)

The purpose of this memorandum is for information purposes in accordance with Council's October 22, 2007 resolution directing staff to summarize and report to Council the Agricultural Land Commission (ALC) decisions on a quarterly basis.

Att. No.	File No.	Agent / Applicant	Proposal	Council Resolution	ALC Decision	Date of Decision	Address Site Area
A	11-31-0049 AL100409	Byron Smith	Non-farm use to permit up to 60 days of filming annually for another two-year period	Approved	Conditionally Approved	April 29, 2025	9126 222 St 12.1 ha
B	10-35-0032 AL100464	Hardeep Sandhu	Single family residential strata conversion	Complies	Conditionally Approved	May 1, 2025	24861 40 Ave 0.3 ha
C	13-07-0029 AL100412	Harjot Riarh	Non-farm use to permit up to 60 days of filming annually for another two-year period	Approved	Conditionally Approved	April 29, 2025	26489 8 Ave 7.2 ha
D	11-15-0019 AL100460	Jong Jae Lee	Three lot rural residential subdivision	Complies	Refused	May 29, 2025	6616 240 St 2.6 ha
E	11-17-0031 AL100466	Oleg Verbenkov	Two lot rural residential subdivision	Complies	Refused	June 10, 2025	23045 64 Ave 25.06 ha

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT A

April 29, 2025

ALC File: 66220

Byron Smith

DELIVERED ELECTRONICALLY

Dear Byron Smith:

Re: Application 66220 to conduct a non-farm use in the Agricultural Land Reserve

Please find attached the Reasons for Decision for the above noted application (Resolution #271/2025). As agent, it is your responsibility to notify the applicants accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the Agricultural Land Reserve General Regulation.

Please direct further correspondence with respect to this application to ALC.LUPRT@gov.bc.ca

Yours truly,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #271/2025)
Schedule A: 66220 d1

66220d2

AGRICULTURAL LAND COMMISSION FILE 66220

REASONS FOR DECISION OF THE CHIEF EXECUTIVE OFFICER

Request to vary Resolution #40/2023 (a decision made on a Non-Farm Use Application submitted under s.20.1(2) of the Agricultural Land Commission Act)

Original Applicants:	Gary Smith, Stephanie Smith
Agent:	Byron Smith
Properties:	Parcel Identifier: 008-870-977 Legal Description: Parcel "One" (Explanatory Plan 22434) Lot "A" Except: Firstly Part Subdivided by Plan 343011 Secondly: Part Subdivided by Plan 36362, District Lots 239 and 240 Group 2, New Westminster District Plan 20579 Area: 12.1 ha (entirely within the ALR)
Chief Executive Officer:	Kim Grout (the "CEO")

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] Pursuant to s. 20(2) of the ALCA, the Agricultural Land Commission (the "Commission") by Resolution #40/2023 conditionally approved the Applicants' request to permit up to 60 days of filming annually on the 12.1 ha Property for a two-year time period in accordance with Criterion 18 of the ALC CEO Delegated Authority.

[3] On January 20, 2025, the Commission received a written submission from Byron Smith requesting the extension of the time limit for filming permitted by Resolution #40/2023 for an additional two years.

[4] Under Section 27 of the ALCA the Commission, by resolution, may establish criteria under which the CEO may approve applications for exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications. By resolution, the Commission has specified that the following applications may be decided by the CEO:

8. *Requests for variations or removal of conditions of approval imposed by the Commission by resolution in exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications that are consistent with the intent of the Commission's original decision*.

EVIDENTIARY RECORD

[5] The CEO considered the following evidence:

a. The time extension request dated January 20, 2025; and

b. The Original Decision and the related file material.

BACKGROUND

[6] The Property is classified as a farm under the *Assessment Act* and is leased for an apiary, feed for a dairy operation, orchard production for a cidery, and botanical plants grown for flavouring spirits. There are container gardens for personal use and a small number of chickens.

[7] No fill or permanent infrastructure is contemplated for filming in the Proposal. The Applicants submit that filming can occur on the Property without negatively impacting their farm operation or the agricultural capability of the Property, and any uses that might have an impact on soil capability (i.e. parking film crew trucks) could be concentrated on existing gravel areas totaling 0.3 ha.

[8] The Property has prime agricultural capability with improved BCLI ratings for the 12.1 ha Property of: 20% Class 4/5/3, limited by topography and undesirable soil structure in the upland portion of the property and 80% Class 3 with excessive moisture and undesirable soil structure that could be managed using normal farm practices.

[9] The Commission notes that the Applicants have not yet submitted the $10,000 financial security required by Resolution #40/2023. The Commission also acknowledges that up to 10 days of temporary location filming may be permitted annually on an ALR parcel as a 'Gathering for an Event' under s. 17 of the ALR Use Regulation, subject to criteria. Township of Langley records indicate that filming activity on the Property did not exceed the 10-day threshold in 2023 or 2024. The Commission advises the Applicants that, if the $10,000 financial security is not submitted, the Applicants are limited to a cumulative maximum of 10 'events' (including filming days) annually in accordance with s. 17 of the ALR Use Regulation.

DECISION

[10] After reviewing the request, I am satisfied that the request for a modification to Resolution #40/2023 is consistent with Criterion #8, and approve the request for a two-year time extension subject to the following conditions:

a) The use is approved for a period of two-years from the date of this decision;
b) the Property remains classified as a farm under the *Assessment Act*.
c) compliance with file information assuring that the filming will avoid any soil disturbances (soil compaction, contamination of offsite seeds/soil, fill, deposition, or extraction) and any equipment which is brought on site will be clean from seed or soil contaminants and have

appropriate temporary ground cover and to restrict rutting or soil damage;

d) temporary parking areas are restricted to the areas identified on Schedule A;

e) No permanent infrastructure is constructed. Any set builds will be either temporary (with little or no agricultural production disruption or soil disturbance) or facades on existing infrastructure;

f) Compliance with the location contract which must indicate that the site will be returned to the same or better condition after filming is completed;

g) The duration of the filming on the Property will not extend beyond 60 days in one calendar year, excluding preparation and wrap days;

h) Submission of a financial security in the amount of $10,000 to ensure compliance with site disturbance and reclamation requirements, if the Applicant plans to exceed 10 filming days per year permitted under s. 17 of the ALR Use Regulation; and,

i) For greater clarity, some or all of the financial security will be accessible to and used by the Commission as a penalty upon default of the landowners to comply with conditions of the approval contained herein. Release of the financial security will be dependent on receipt of evidence that filming activities have ceased and that any disturbance to the Property resulting from filming activities has been restored to a state acceptable to the ALC.

[11] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and

decisions and orders of any person or body having jurisdiction over the land under an enactment.

[12] A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the *ALCA*.

[13] Resolution #271/2025

Released on April 29, 2025



Kim Grout, Chief Executive Officer

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

February 1, 2023

ALC File: 66220

Byron Smith

byron@imagecultivation.com

DELIVERED ELECTRONICALLY

Dear Byron Smith:

Re: Application 66220 to conduct a non-farm use in the Agricultural Land Reserve

Please find attached the Reasons for Decision for the above noted application (Resolution #40/2023). As agent, it is your responsibility to notify the applicants accordingly.

Request for Reconsideration of a Decision

Under section 33(1) of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. The request must be received within one (1) year from the date of this decision's release. For more information, refer to *ALC Policy P-08: Request for Reconsideration* available on the Commission website.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca

Yours truly,

Martin Collins, Regional Planner

Enclosures: Reasons for Decision (Resolution #40/2023)
Schedule A: Decision Map

cc: Township of Langley

66220d1

AGRICULTURAL LAND COMMISSION FILE 66220

REASONS FOR DECISION OF THE CHIEF EXECUTIVE OFFICER

Non-Farm Use Application Submitted Under 20.1(2) of the *Agricultural Land Commission Act*

Applicants:	**Gary Smith, Stephanie Smith**
Agent:	**Byron Smith**
Property:	**Parcel Identifier: 008-870-977** **Legal Description: Parcel "One" (Explanatory Plan 22434) Lot "A" Except: Firstly Part Subdivided by Plan 343011 Secondly: Part Subdivided By Plan36362, District Lots 239 and 240 Group 2, New Westminster District Plan 20579** **Area: 12.1 ha**
Chief Executive Officer:	**Kim Grout** **(the "CEO")**

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] Pursuant to 25(1)(b)(ii) the Applicants are applying to the Agricultural Land Commission (the "Commission") to permit up to 60 days of commercial filming annually on the 12.1 ha Property, in accordance with Criterion 18 of the ALC CEO Delegated Authority (the "Proposal").

[3] In accordance with Section 27 of the *Agricultural Land Commission Act* the Commission, by resolution, may establish criteria under which the CEO may approve applications for exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications. By resolution, the Commission has specified that the following applications may be decided by the CEO:

> *18. Non-Farm Use Applications for filming in the Agricultural Land Reserve that comply with the following criteria:*
>
> *i. The filming is conducted on agricultural land that is classified as a farm under the Assessment Act.*
> *ii. The receipt of documentation (i.e. a plan) that the filming will avoid all soil disturbances (soil compaction, contamination of offsite seeds/soil, fill, deposition, or extraction). Any equipment which is brought on site will be clean from seed or soil contaminants and have appropriate temporary ground cover and to restrict rutting or soil damage.*
> *iii. The receipt of a site plan that indicates that any support activity and vehicles (catering, first aid, cast trailers, wardrobe etc.) will not interfere with the productivity of land (i.e., use of driveways, parking lots).*
> *iv. No permanent infrastructure is constructed. Any set builds will either be temporary or facades on existing infrastructure.*
> *v. The applicant ensures the location contract includes a clause indicating the site will be returned to the same or better condition after production has wrapped, and that production is aware of the NFU permit criteria.*
> *vi. The duration of filming will not extend past 60 days, excluding prep and wrap days in one calendar year.*
> *vii. The receipt of a security in the amount of $10,000 per parcel provided to the ALC upon approval of the Non-Farm Use.*

[4] The Proposal along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[5] In November 2022, the Township of Langley authorized the Township's Chief Administrative Officer to forward non-farm use applications for filming in the ALR that are consistent with the conditions set out in Criterion 18 of the ALC's CEO Delegated Authority (noted above in section 3 of this decision) with a recommendation of support.

[6] The Property is classified as a farm under the *Assessment Act* and is leased for an apiary, feed for a dairy operation, orchard production for a cidery, and botanical plants grown for flavouring spirits. There are container gardens for personal use and a small number of chickens.

[7] No fill or permanent infrastructure is contemplated for filming in the Proposal. The Applicants submit that filming can occur on the Property without negatively impacting their farm operation or the agricultural capability of the Property, and any uses that might have an impact on soil capability (i.e. parking film crew trucks) could be concentrated on existing gravel areas totaling 0.3 ha.

[8] The Property has prime agricultural capability with improved BCLI ratings for the 12.1 ha Property of: 20% Class 4/5/3, limited by topography and undesirable soil structure in the upland portion of the property and 80% Class 3 with excessive moisture and undesirable soil structure that could be managed using normal farm practices.

.

FINDINGS

[9] The Commission reviewed the Application against the criteria of the CEO Delegated Authority and confirms that the Applicants have provided evidence that the Proposal complies with the provision of Criterion 18. As such, the Commission has no objection to the

use of the 12.1 ha Property for filming purposes for up to 60 days per year, and is prepared to allow the use for a period of two years from the date of this decision.

[10] The Commission remains concerned that filming activity has potential to erode/damage the agricultural capability of the Property and thus requires the submission of a $10,000 financial security in accordance with Criterion 18 of the CEO Delegated Authority to ensure rehabilitation of any such damage (i.e. soil compaction, weed infestation) or set deconstruction and removal

DECISION

[11] After reviewing the Application, I am satisfied that the Proposal is consistent with Criterion #18, and approve the filming use of the Propertysubject to the following conditions:

a) The use is approved for a period of two-years from the date of this decision;
b) the Property remains classified as a farm under the *Assessment Act*.
c) compliance with file information assuring that the filming will avoid any soil disturbances (soil compaction, contamination of offsite seeds/soil, fill, deposition, or extraction) and any equipment which is brought on site will be clean from seed or soil contaminants and have appropriate temporary ground cover and to restrict rutting or soil damage;
d) temporary parking areas are restricted to the areas identified on Schedule A;
e) No permanent infrastructure is constructed. Any set builds will be either temporary (with little or no agricultural production disruption or soil disturbance) or facades on existing infrastructure;
f) Compliance with the location contract which must indicate that the site will be returned to the same or better condition after filming is completed;
g) The duration of the filming on the Property will not extend beyond 60 days in one calendar year, excluding preparation and wrap days;
h) The receipt of a financial security in the amount of $10,000 to ensure compliance with site disturbance and reclamation requirements.

i) For greater clarity, some or all of the financial security will be accessible to, and used by the Commission as a penalty upon default of the landowners to comply with conditions of the approval contained herein. Release of the financial security will be dependent on receipt of evidence that filming activities have ceased and that any disturbance to the Property resulting from filming activities has been restored to a state acceptable to the ALC.

[12] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[13] A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the *ALCA*.

[14] Resolution #40/2023

Released on February 1, 2023

Kim Grout, Chief Executive Officer

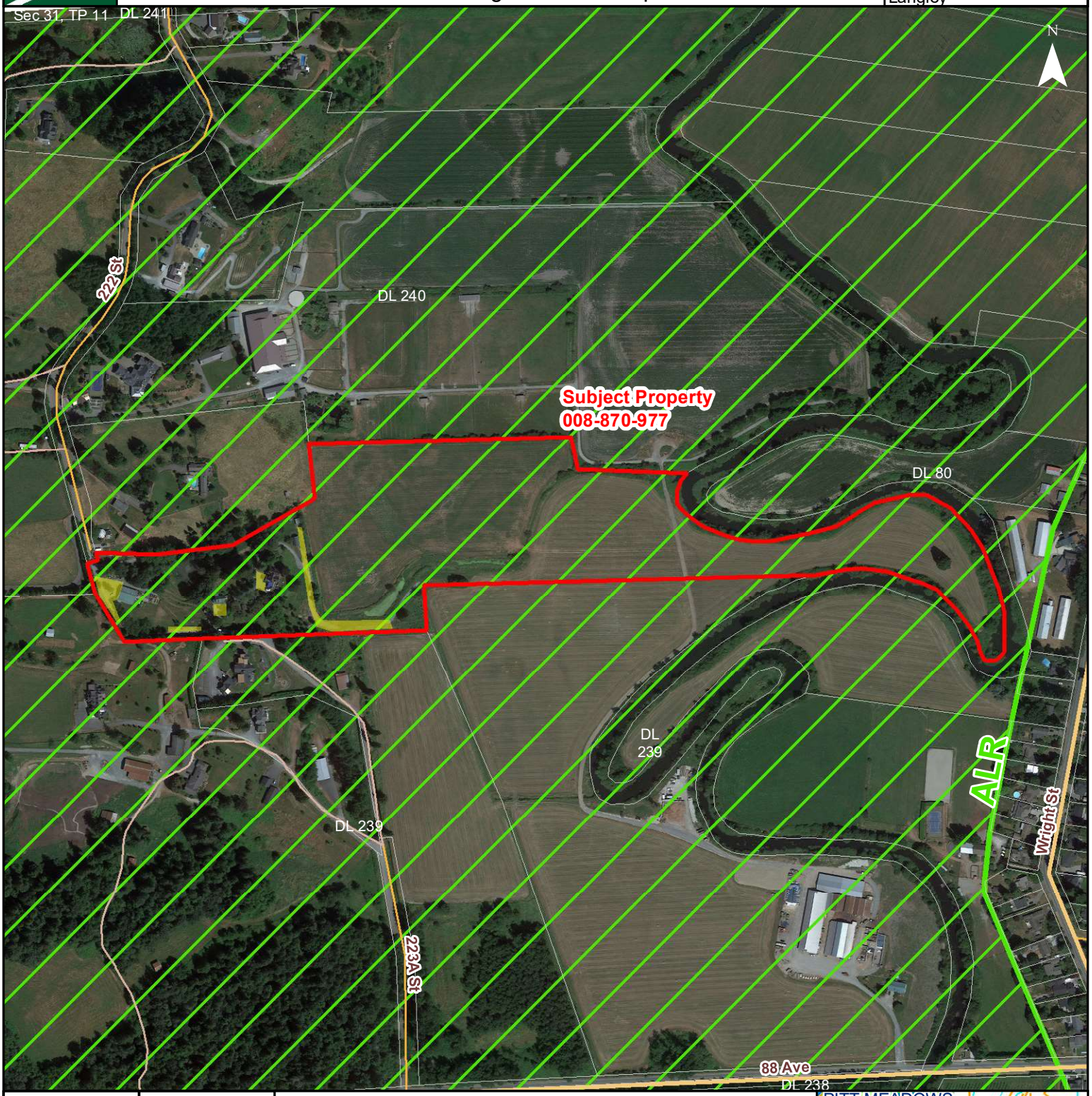
Schedule A: Decision Map

2022 Google Earth Orthophoto

MAPSHEET NO: 92G.018, 92G.017

LOCAL GOVERNMENT: Langley

N.1



ALC FILE NO:	RESOLUTION NO:
66220	40/2023

MAP PRODUCED: January 31, 2023

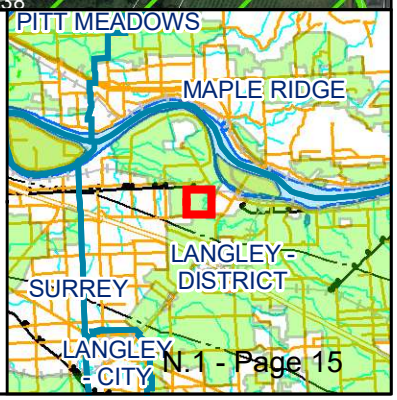
MAP SCALE: 1:6,000

DATA SOURCES & NOTES:
ALC, BCGW & Google Earth.
Contains information licensed under Open Government License - British Columbia.

Map for reference only. Accuracy not guaranteed.

- Conditionally Approved Areas for Filming Vehicle Parking (~0.3 ha)
- Subject Property
- Agricultural Land Reserve
- PMBC Parcel Cadastre

0 50 100 150 200 250
Metres



PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way
Burnaby, BC, Canada V5G 4K6

May 1, 2025

ALC File: 102126

Hardeep Sandhu
Delivered by e-mail

Dear Hardeep Sandhu:

Re: Reasons for Decision - ALC Application 102126

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #277/2025). As the agent, it is your responsibility to notify the other applicants accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with section 11(2)(b) of the ALR General Regulation.

Under section 33.1 of the *Agricultural Land Commission Act* ("ALCA"), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:

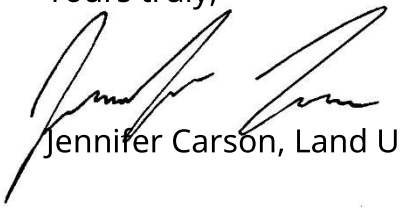
- Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
- Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to ALC Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,



Jennifer Carson, Land Use Planner

Enclosure: Reasons for Decision (Resolution #277/2025)

cc: Township of Langley (File: AL100464). Attention: Mohammad Nemati

102126d1

Agricultural Land Commission File 102126

Reasons for Decision of the Executive Committee

Subdivision Application Submitted Under s.21(2) of the *Agricultural Land Commission Act*

Applicants:	Gurmit Sandhu Hardeep Sandhu Satinder Sandhu
Agent:	Hardeep Sandhu
Property:	Parcel Identifier: 010-416-561 Legal Description: Lot 6, Section 35, Township 10, New Westminster District, Plan 18462 Civic: 24861 40 Avenue, Aldergrove, BC Area: 0.3 ha (Entirely within the ALR)
Executive Committee:	Jennifer Dyson, Chair Bob Haywood-Farmer Ione Smith Janice Tapp Jerry Thibeault

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in section 1 of the *Agricultural Land Commission Act* (ALCA).

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the Property under the *Strata Property Act* ("SPA") to allow two residences, each with its own title on the Property (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

6 (1) The following are the purposes of the commission:

(a) to preserve the agricultural land reserve;

(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

ANALYSIS AND FINDINGS

[5] The Property is 0.3 ha (~0.7 acres) and the Property contains one residence. The Applicants indicate that, if granted approval to subdivide, they would construct an additional residence north of the existing residence and subdivide to create a strata lot for each residence.

[6] On September 15, 2021, the Commission confirmed in writing to the then property owners that the exception from the restrictions on the use of agricultural land under s. 23(1) of the ALCA applied to the Property. Section 23 of the ALCA states that the restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.

[7] The Applicants purchased the Property on October 27, 2021 with the completion date on January 31, 2022.

[8] Where it applies, s. 23(1) of the ALCA provides an exception from the restrictions on the use of agricultural land set out in the ALCA and its regulations (the Agricultural Land Reserve Use Regulation and Agricultural Land Reserve General Regulation), such as the restrictions on non-adhering residential use, non-farm use, and soil and fill use.

[9] Although the s. 23 (1) exception on use impacts matters such as non-adhering residential uses, the exception is limited. In this regard, it does not provide for a general exemption from the ALCA or its regulations. For example, the s.23 exception does not apply to or lift the ALCA's restriction on subdivision of land in the ALR.

[10] In accordance with s. 19 of the ALCA, a Registrar of Titles must not, under the *Land Title Act* or the SPA, accept an application for the deposit of a plan (or permit the creation of a new parcel of land by metes and bounds description or abbreviated description) if it would cause the subdivision of ALR land unless the subdivision is permitted under s. 3 of the ALR General Regulation or if the Commission has granted permission after an application.

[11] Depositing a strata plan in a Land Title Office under s. 239 of the SPA causes subdivision of land in the ALR and Commission's permission (or compliance

with s. 3 of the ALR General Regulation) is therefore required as with any other subdivision. This is the case for all types of strata plans including plans under the SPA, including strata where the lot boundaries are defined with reference to a building ("sometimes referred to a "Building strata").

[12] Section 21(1) of the ALCA provides that a person must not subdivide agricultural land unless permitted under s. 25 or 45 or the regulations. Section 21(2) provides that an owner of agricultural land may apply to the Commission for permission under s. 25 to subdivide agricultural land.

[13] Section 25(1)(b) provides that on receiving a use or subdivision application, the Commission may (i) refuse permission for the use or subdivision applied for, (ii) grant permission, with or without limits or conditions, for the use or subdivision applied for, or (iii) grant permission for an alternative use or subdivision, with or without limits or conditions, as applicable.

[14] This decision is the Executive Committee's adjudication of the Application brought before it. In making a decision under s. 25, the Commission must consider the purposes and priorities of the Commission set out in s. 6 of the ALCA, as outlined above, and in this regard must consider the Application within the context of the ALCA and the ALR.

[15] Correspondingly, the Applicants appropriately submitted an application to the Commission under s. 21 of the ALCA.

[16] The Executive Committee has reviewed applications to stratify parcels that meet the exceptions of use under s. 23(1) ALCA. In certain cases, the Executive Committee has considered the timeline of events and degree of preparation undertaken by Applicants prior to the ALC communicating clarification of the interpretation of s. 23(1) ALCA in relation to subdivision. The Executive Committee considered the following events to be informative in its deliberations.

[17] The Applicants purchased the Property on September 15, 2021 with the understanding that they would be able to stratify.

[18] The Applicants have also indicated that they have also paid for a land survey and architecture plans towards the stratification of the Property.

[19] In April 2022, the Commission updated ALC Policy P-02 - Potential Exceptions from Restrictions of Use in the ALCA: Parcels Less Than 2 Acres (ALC Policy P02) to clarify that the s. 23(1) exception for use is limited. The Commission did so in response to the fact that it appeared subdivision plans under the *Land Title Act* and SPA were being deposited by the BC Land Title and Survey Authority in the ALR without ALC authorization where a parcel had a "use" exception under the ALCA.

[20] Since stratification of the Property is a form of subdivision, the Executive Committee considered the size of the proposed strata lots in the context of the parcels surrounding the Property.

[21] The Property fronts onto 40th Avenue and abuts land in the ALR on all sides. The lots immediately east and west of the Property are similarly sized residential parcels and some properties in the immediate area have been stratified, without the approval of the ALC, creating a dense residential area in the ALR. However, the adjacent northern property is larger (approximately 2.8 ha) and does appear to be used for agricultural purposes.

[22] Generally, the Commission is concerned about the concentration of small lots in agricultural areas as it can lead to increased conflicts between small lot residential owners and adjacent agricultural operators, and as small lot subdivision may increasing speculation in the ALR driving the price of farmland up and out of reach of those who want to acquire land for farming, and as farming on small lots may be more difficult than on larger lots.

[23] In this particular case, however, given the specific circumstances related to this Property (which include the combination of the intensity of residential development surrounding this parcel, its size and exception from the restrictions of use in the ALR), the Executive Committee finds that stratification of the Property would not have a negative impact on agriculture provided a fence and a vegetative buffer is installed along the northern boundary of the Property to reduce conflicts and protect the existing and potential future agricultural use on the property to the north.

DECISION

[24] For the reasons given above, the Executive Committee approves the Proposal to subdivide the Property under the *Strata Property Act* ("SPA") to allow two residences, each with its own title on the Property subject to the following conditions:

(a) The submission of a survey plan within 5 years of the date of this decision (due by May 1, 2030);

Due prior to the submission of the strata subdivision plan

(b) the planting of vegetative buffer for the purpose of separating the residential uses on the Property from the northern adjacent agricultural uses in accordance with Schedules A and B;

(c) the construction of a solid wood or chain link fence as per the landscaped buffer specifications of at least 1.83 m in height or fence otherwise acceptable to the Commission along the northern boundary of the Property for the purpose of protecting the potential agricultural use of the adjacent northern property in accordance with Schedules A and B;

(d) Submission of a draft restrictive covenant or covenants ensuring that the 6m vegetative buffer and fencing will be maintained in perpetuity by the current and future owners of the Property and informing prospective purchasers that the Property is adjacent to an active agricultural area where normal farm practises may result in noise, dust, odour &/or other impacts during certain times of the year;

(e) Proof of registration of restrictive covenant or covenants discussed in paragraph 24(d) above; and,

(f) Approval for subdivision of the Property is granted for the sole benefit of the Applicants and is non-transferable.

[25] When the Commission confirms that conditions (b, c & d) have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan and the covenant(s).

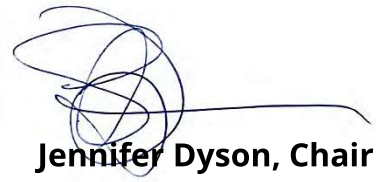
[26] Should the above conditions of approval not be completed to the satisfaction of the ALC within the timeframe(s) specified, the approval will expire and a new application may be required.

[27] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[28] These are the unanimous reasons of the Executive Committee.

[29] A decision of the Executive Committee is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[30] Resolution #277/2025
Released on May 1, 2025



Jennifer Dyson, Chair

On behalf of the Executive Committee

Enclosures: Schedule A: Decision Map

Schedule B: Minimum Vegetative Screen – 6m buffer from Landscaped Buffer Specifications

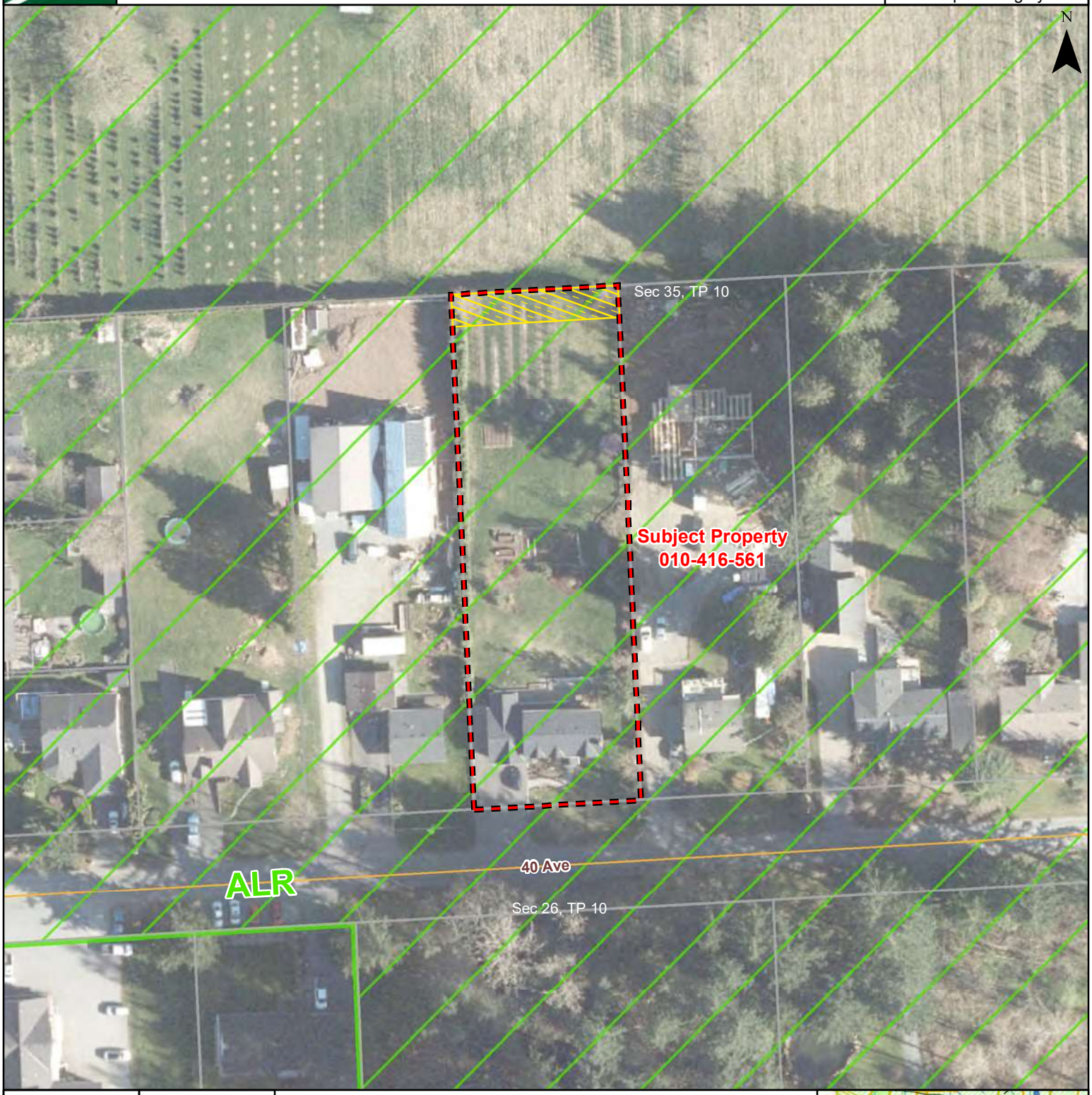
Schedule C: Covenant template

Schedule A: Decision Map

2023 ESRI / Maxar Orthoimagery

MAPSHEET NO: 92G.008 **N.1**

LOCAL GOVERNMENT: Township of Langley



ALC FILE NO:	RESOLUTION NO:
102126	277/2025

MAP PRODUCED: April 30, 2025

MAP SCALE: 1:1,000

DATA SOURCES & NOTES:
ALC, BCGW and ESRI / Maxar. Contains information licensed under Open Government License - British Columbia.

Map for reference only. Accuracy not guaranteed.

- 6 m Vegetative Buffer and Fence
- Subject Property
- Agricultural Land Reserve
- PMBC Parcel Cadastre

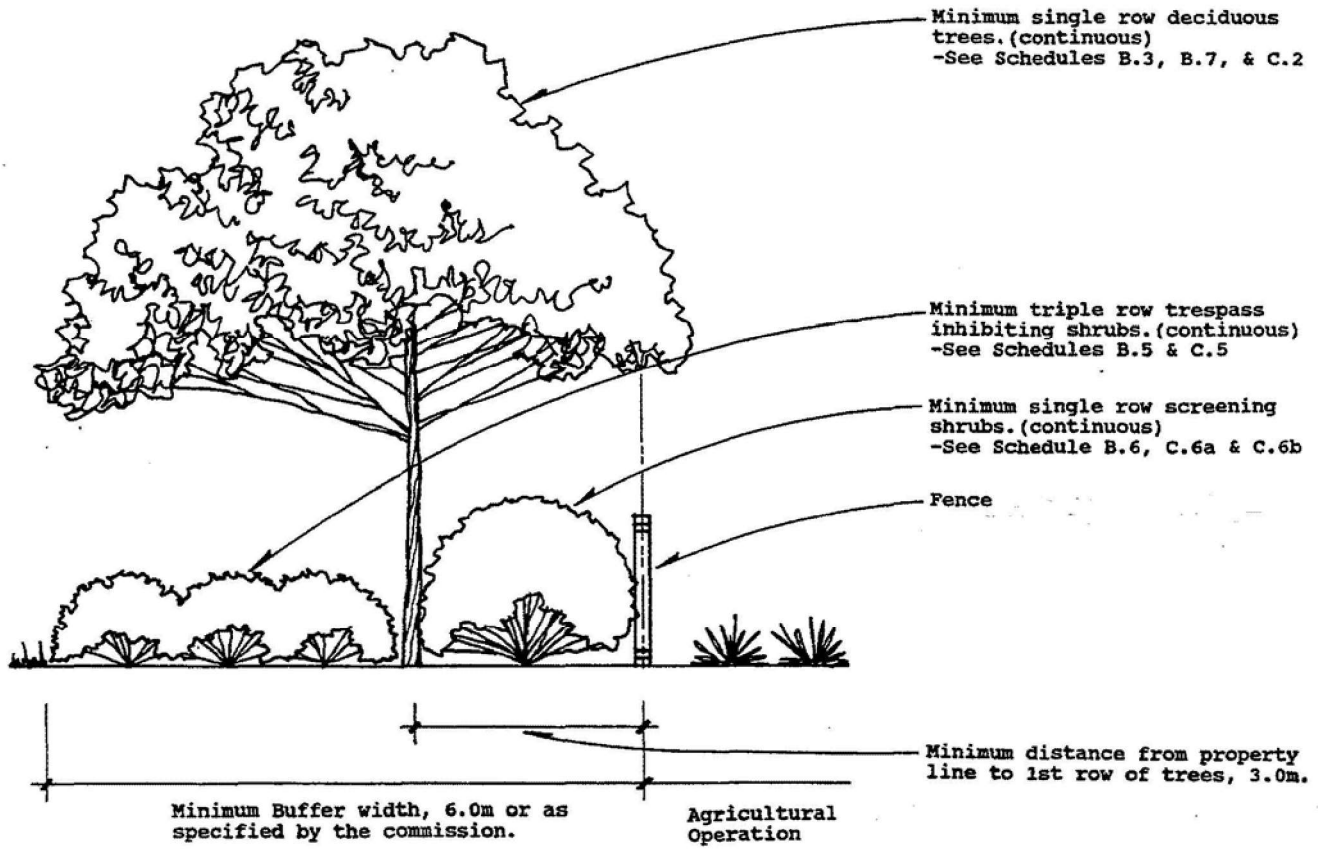
0 10 20 30 40 50
Metres



Schedule B: Vegetative Buffer

A.2: Minimum Vegetative Screen (Medium Height Trees)

Inhibits trespass and vandalism while providing minimum protection to non-farm developments from the movement of dust and pesticide spray from adjacent agricultural operations.



Not to Scale

TERMS OF INSTRUMENT - PART II

COVENANT - SECTION 219 OF THE LAND TITLE ACT

THIS AGREEMENT made the _____ day of _____, 20____,

BETWEEN:

[NAME]
[ADDRESS]

(collectively the "**Covenantor**")

OF THE FIRST PART

AND:

AGRICULTURAL LAND COMMISSION,
a corporation governed by the *Agricultural Land Commission Act*
(British Columbia) with an office at:
Unit 201 – 4940 Canada Way,
Burnaby, BC
V5G 4K6

(the "**ALC**")

OF THE SECOND PART

AND:

[CITY/MUNICIPALITY/OTHER AUTHORITY]
[ADDRESS]

(the "**[City]**")

OF THE THIRD PART

WHEREAS:

A. The Covenantor is the registered owner of the land (the "**Lands**") legally described at Part 2 of the Land Title Act Form C - General Instrument attached to and forming part of this Agreement.

B. Pursuant to Resolution #[•], the ALC has agreed to permit the Covenantor, subject to certain conditions including the registration of this Agreement against title to the Lands, and the Covenantor's agreement to xxxxxxx.

C. Section 22(1) of the *Agricultural Land Commission Act* (British Columbia) provides that the ALC may enter into a covenant under the *Land Title Act* (British Columbia) with an owner of agricultural land.

SAMPLE

D. The Owner has agreed to enter into this Section 219 Covenant (the "**Agreement**") with the Municipality and the ALC as a condition of the ALC approving the XXLot A SubdivisionXX, and to provide notice to any user or purchaser of the Lands of the Decision and the conditions contained therein and herein.

E. Section 219 of the *Land Title Act*, R.S.B.C. 1996, Chapter 250, provides, *inter alia*, that there may be registered as a charge against the title to land a covenant in favour of a Crown corporation or agency or municipality, as covenantee, whether of a negative or positive nature, in respect of the use of the land of the use of a building on the land or that the land is not to be built on expect in accordance with the covenant, which covenant is binding on the covenantor and the covenantor's successors in title even if the covenant is not annexed to the land owned by the covenantee.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT pursuant to Section 219 of the *Land Title Act*, and in consideration of the premises, the mutual covenants and agreements contained herein and other good and valuable consideration now paid by the ALC to the Covenantor (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto covenant and agree that the Lands shall not be used or built on except in accordance with this Covenant as follows:

1. **Covenantor Covenants.** The Covenantor covenants and agrees with the ALC as follows:

(a) no part of the Lands will be used for any "non-farm use", "residential use" or "soil or fill use" (as each term is defined in the ALCA) unless and until the Consolidation has occurred;

(b) the Owner will not subdivide the Lands without the consent of the Municipality and the ALC;

(c) the Owner, shall not sell, transfer, convey, assign or lease any part of its interest in the Lands or any portion thereof until the Owner provides express written notice to each prospective purchaser, purchaser or lessee thereof, as the case may be, of the terms and conditions herein provided for and of the Decision; and

(d) the Owner shall from time to time on request promptly provide to the ALC and the Municipality a sworn declaration affirming that the Owner is in compliance with this Covenant and the Decision and affirming any other matters related to this Covenant and the Decision as may be requested by the ALC and/or the Municipality, all at the Owner's sole expense.

2. **Indemnity** – The Covenantor and each of its heirs, executors, administrators, successors and assigns hereby releases, and shall jointly and severally indemnify and save harmless, the ALC and the **[City]** and each of their respective elected officials, appointed officials, officers, employees, contractors, agents, consultants and licensees from and against any and all claims, demands, actions, causes of action, suits, liabilities, demands, losses, damages, expenses (including legal fees and disbursements on a solicitor-client basis), charges, fines and penalties suffered or incurred by the ALC or **[City]** or any of their

SAMPLE

respective elected officials, appointed officials, officers, employees, contractors, consultants and agents in any way arising or resulting from, or related to, the subject matter of this Agreement, the presence, occupation, construction, maintenance, demolition or removal of any Residential Structure (including the New Principal Residence) on the Lands, the existence of this Agreement, the restrictions contained herein and any breach of the Covenantor's covenants and obligations under this Agreement. This provision shall survive the release, expiration or sooner termination of this Agreement.

General

3. **Covenantor Contact Information** – For the purposes of enabling the ALC to provide notice by telephone or email, the Covenantor will provide a telephone number and email address for such purposes promptly upon request by the ALC, and will provide the ALC with any changes to that number or email address promptly on and when such number or email address may change from time to time.

4. **Runs With Land** – This Agreement burdens and runs with, and binds the successors in title to, the Lands and each and every part into which the Lands may be subdivided by any means.

5. **Specific Relief** – Because of the public interest in ensuring that all of the matters described in this Agreement are complied with, the public interest strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the request of the ALC, in the event of an actual or threatened breach of any of the Covenantor's covenants or obligations under this Agreement.

6. **No Effect on Powers** – This Agreement does not:

   (a) affect or limit the discretion, rights or powers of the ALC in any way whatsoever, including under any enactment or at common law, including in relation to the use or subdivision of the Land;

   (b) affect or limit any enactment, including any enactment relating to the use or subdivision of the Land; or

   (c) relieve the Covenantor from complying with any enactment, including in relation to the use or subdivision of the Lands or in respect of the resolution of the ALC which this Agreement relates.

7. **No Public Law Duty** – Where the ALC or any representative of the ALC is required or permitted under this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the ALC or its representative, as the case may be, is under no public law duty of fairness or natural justice in that regard and the ALC or its representative may do any of those things in the same manner as if it were a private party and not a public body or a representative thereof.

8. **No Obligation To Enforce** – The rights given to the ALC under this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the

SAMPLE

ALC to any one, or obliges the ALC to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement.

9. **Covenantor's Expense** – The Covenantor shall be solely responsible for all costs of complying with and performing its obligations under this Agreement. Where this Agreement permits the ALC to do something at the Covenantor's expense, the Covenantor will reimburse the ALC for its costs of doing so within 30 calendar days of receipt of an invoice from the ALC.

10. **Waiver** – A waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other breach or continuing breach of this Agreement. No amendment or discharge of this Agreement shall be binding on the ALC unless such amendment or discharge is in writing and duly executed by the ALC. Nothing herein provided for shall be deemed to constitute satisfaction or a waiver of any other requirement with which the Covenantor would otherwise be obligated to comply with including other agreements with respect to the subject matter of this Agreement.

11. **Priority** – The Covenantor shall, at its expense, promptly do or cause to be done all acts necessary to register this Agreement in the land title office against title to the Lands with priority over all financial charges, liens and encumbrances registered, or pending registration, at the time of application for registration of this Agreement against the title to the Land.

12. **Time of Essence** – Time is of the essence of this Agreement.

13. **Further Assurances** – The Covenantor shall from time to time and at all times upon every reasonable request from the ALC and at the cost of the Covenantor do and execute or cause to be made, done or executed all such further and other lawful acts, deeds, things, devices, conveyances and assurances in law whatsoever for the better assuring unto the ALC of the rights granted under this Agreement.

14. **No Vesting of Fee** – No part of the title in fee simple to the soil shall pass to or be vest in the ALC under or by virtue of this Agreement.

15. **Joint and Several Liability** – Where the Covenantor is at any time comprised of more than one person, all of the Covenantor's obligations under this Agreement shall be construed as being several as well as joint.

16. **Covenants and Agreements** – All covenants and agreements of the Covenantor under this Agreement shall be construed as covenants and agreements as though the words importing covenants and agreements were used in each provision, and the Covenantor agrees that each are personal contractual obligations as well as having been made pursuant to Section 219 of the *Land Titles Act* (British Columbia).

17. **Severance** - If any part of this Agreement is for any reason held to be invalid, illegal or unenforceable by a decision of a court with the jurisdiction to do so, the invalid, illegal or unenforceable part shall be considered severed from the rest of this Agreement to the extent of such invalidity, illegality or unenforceability, and the decision that it is invalid, illegal or unenforceable shall not affect the validity of the remainder of this Agreement.

SAMPLE

18. **Interpretation** - In this Agreement:

(a) reference to the singular includes reference to the plural, and vice versa, unless the context requires otherwise:

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(c) the term "**enactment**" has the meaning given to it under the *Interpretation Act* (British Columbia) on the reference date of this Agreement;

(d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(e) reference to any enactment (including, for clarity, any bylaw) is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced from time to time, unless otherwise expressly provided;

(f) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this and any Schedules to this Agreement form part of this Agreement; and

(g) where the word "including" is followed by a list (which list may comprise only one item), the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including", and where the word "or" is used, it shall be read and interpreted as "and/or".

19. **Governing Law** – This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia, which shall be deemed to be the proper law hereof.

20. **Enurement** – This Agreement and each and every provision hereof shall enure to the benefit of and be binding upon the parties hereto and their respective permitted heirs, executors, administrators, successors and assigns, as the case may be.

As evidence of their agreement to be bound by this Agreement, the parties have executed the Land Title Act Form C - General Instrument attached to and forming part of this Agreement.

SAMPLE

PRIORITY AGREEMENT

[•] (the "**Chargeholder**") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which the Mortgage and Assignment of Rents are registered in the New Westminster Title Office as:

(i) Mortgage with charge number [•];

(ii) Assignment of Rents with charge number [•],

(collectively, the "**Bank Charge(s)**").

The Chargeholder, being the holder of the Bank Charge(s), by signing the Land Title Act Form C - General Instrument attached hereto as Part I, in consideration of the payment of Ten Dollars ($10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder) hereby consents to the granting of the aforementioned covenant(s) (the "**Covenant**") and hereby covenants and agrees that Covenant shall bind the Bank Charge(s) in the Lands and shall rank in priority upon the Lands over the Bank Charge(s) as if the Covenant had been registered and dated prior to the Bank Charge(s) and prior to the advance of any monies pursuant to the Bank Charge(s). The grant of priority is irrevocable, unqualified and without reservation or limitation.

END OF DOCUMENT

SAMPLE

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT C

April 29, 2025

ALC File: 66399

Harjot Riarh

DELIVERED ELECTRONICALLY

Dear Harjot Riarh:

Re: Application 66399 to conduct a non-farm use in the Agricultural Land Reserve

Please find attached the Reasons for Decision for the above noted application (Resolution #272/2025). As agent, it is your responsibility to notify the applicants accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the Agricultural Land Reserve General Regulation.

Please direct further correspondence with respect to this application to ALC.LUPRT@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #272/2025)
Schedule A: 66399d1

66399d2

AGRICULTURAL LAND COMMISSION FILE 66399

REASONS FOR DECISION OF THE CHIEF EXECUTIVE OFFICER

Request to vary Resolution #43/2023 (a decision made on a Non-Farm Use Application submitted under s.20.1(2) of the Agricultural Land Commission Act)

Original Applicant:	1071071 BC Ltd.
Agent:	Harjot Riarh
Property:	Parcel Identifier: 011-003-120 Legal Description: Lot 3 Plan NWP3856 Section 7 Township 13 Land District 36 Except Parcel A (Explanatory Plan 15944) & Parcel B (Reference Plan 21789) Area: 7.2 ha (entirely within the ALR)
Chief Executive Officer:	Kim Grout (the "CEO")

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] Pursuant to s. 20(2) of the ALCA, the Agricultural Land Commission (the "Commission") by Resolution #43/2023 conditionally approved the applicant's request to permit up to 60 days of filming annually on the 7.2 ha Property for a two-year time period in accordance with Criterion 18 of the ALC CEO Delegated Authority.

[3] On January 24, 2025 the Commission received a written submission from the Agent Harjot Riarh requesting a two-year time extension for filming permitted by Resolution #43/2023.

[4] Under Section 27 of the ALCA the Commission, by resolution, may establish criteria under which the CEO may approve applications for exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications. By resolution, the Commission has specified that the following applications may be decided by the CEO:

8. *Requests for variations or removal of conditions of approval imposed by the Commission by resolution in exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications that are consistent with the intent of the Commission's original decision*.

EVIDENTIARY RECORD

[5] The CEO considered the following evidence:

a. The time extension request dated January 24, 2025; and
b. The Original Decision(s) and the related file material.

BACKGROUND

[6] The Property is classified as a farm under the *Assessment Act* and is used for hay production (5 ha), tree fruits (0.4 ha) and Nursery (1 ha).

[7] No fill or permanent infrastructure is contemplated for filming in the Proposal. The Applicants submit that filming can occur on the Property without negatively impacting their farm operation or the agricultural capability of the Property, and any uses that might have an impact on soil capability (i.e. parking film crew trucks) could be alternated between two sites; the nursery area (which is partially graveled) and the hayfield to avoid soil compaction.

[8] The Commission notes that the Applicants have not yet submitted the $10,000 financial security required by Resolution #40/2023. The Commission also acknowledges that up to 10 days of temporary location filming may be permitted annually on an ALR parcel as a 'Gathering for an Event' under s. 17 of the ALR Use Regulation, subject to criteria. Township of Langley records indicate that there has been no filming on the Property in the last two years as such it did not exceed the 10-day threshold in 2023

or 2024. The Commission advises the Applicants that, if the $10,000 financial security is not submitted, the Applicants are limited to a cumulative maximum of 10 'events' (including filming days) annually in accordance with s. 17 of the ALR Use Regulation.

[9] The CEO understands for the Applicant's request that the Applicant remains prepared to abide by the conditions outlined in Resolution #43/2023 and continues to operate the farm as set out in the Original Application.

DECISION

[10] After reviewing the request, I am satisfied that the request for a modification to Resolution #43/2023 is consistent with Criterion #8 and approve the filming on the Property for a two-year time extension, subject to the following conditions:

a) The use is approved for a period of two-years from the date of this decision;
b) The Property remains classified as a farm under the *Assessment Act;*
c) Compliance with file information assuring that the filming will avoid any soil disturbances (soil compaction, fill deposition, contamination of offsite seeds/soil, fill, deposition or extraction) and any equipment which is brought onsite will be clean and free from seed

or soil contaminants and have appropriate temporary ground cover and to restrict rutting or soil damage;

d) Temporary filming areas and vehicle access is restricted to the areas identified on Schedule A of 66399d1;

e) No permanent infrastructure is constructed. Any set builds will be either temporary (with little or no agricultural production disruption or soil disturbance) or facades on existing infrastructure;

f) Compliance with the location contract which must indicate that the site will be returned to the same or better condition after filming is completed;

g) The duration of the filming on the Properties will not extend beyond 60 days in one calendar year, excluding preparation and wrap days; and,

h) Submission of a financial security in the amount of $10,000 to ensure compliance with site disturbance and reclamation requirements, if the Applicant plans to exceed 10 filming days per year permitted under s. 17 of the ALR Use Regulation.

    i. For greater clarity, some or all of the financial security will be accessible to and used by the Commission as a penalty upon default of the landowners to comply with conditions of the approval contained herein. Release of the financial security will be dependent on receipt of evidence that filming activities have ceased and that any disturbance to the Property resulting from filming

activities has been restored to a state acceptable to the ALC.

[11] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[12] A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the *ALCA*.

Resolution #272/2025
Released on April 29, 2025



Kim Grout, Chief Executive Officer

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

February 1, 2023

ALC File: 66399

Harjot Riarh

harjotriarh@hotmail.com

DELIVERED ELECTRONICALLY

Dear Harjot Riarh:

Re: Application 66399 to conduct a non-farm use in the Agricultural Land Reserve

Please find attached the Reasons for Decision for the above noted application (Resolution #43/2023). As agent, it is your responsibility to notify the applicants accordingly.

Request for Reconsideration of a Decision

Under section 33(1) of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. The request must be received within one (1) year from the date of this decision's release. For more information, refer to *ALC Policy P-08: Request for Reconsideration* available on the Commission website.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca

Yours truly,

Martin Collins, Regional Planner

Enclosures: Reasons for Decision (Resolution #43/2023)
Schedule A: Decision Map

cc: Township of Langley

66399d1

AGRICULTURAL LAND COMMISSION FILE 66399

REASONS FOR DECISION OF THE CHIEF EXECUTIVE OFFICER

Non-Farm Use Application Submitted Under 20.1(2) of the *Agricultural Land Commission Act*

Applicants:	**1071071 BC Ltd.**
Agent:	**Harjot Riarh**
Property:	**Parcel Identifier: 011-003-120** **Legal Description: Lot 3 Except: Firstly: Parcel "A" (Explanatory Plan 15944) Secondly: Parcel "B" (Reference Plan 21789), Section 7 Township 13, New Westminster District Plan 3856** **Area: 7.2 ha**
Chief Executive Officer:	**Kim Grout** **(the "CEO")**

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] Pursuant to 25(1)(b)(ii) the Applicants are applying to the Agricultural Land Commission (the "Commission") to permit up to 60 days of commercial filming annually on the 7.2 ha Property, in accordance with Criterion 18 of the ALC CEO Delegated Authority (the "Proposal").

[3] In accordance with Section 27 of the *Agricultural Land Commission Act* the Commission, by resolution, may establish criteria under which the CEO may approve applications for exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications. By resolution, the Commission has specified that the following applications may be decided by the CEO:

> *18. Non-Farm Use Applications for filming in the Agricultural Land Reserve that comply with the following criteria:*
>
> *i. The filming is conducted on agricultural land that is classified as a farm under the Assessment Act.*
> *ii. The receipt of documentation (i.e. a plan) that the filming will avoid all soil disturbances (soil compaction, contamination of offsite seeds/soil, fill, deposition, or extraction). Any equipment which is brought on site will be clean from seed or soil contaminants and have appropriate temporary ground cover and to restrict rutting or soil damage.*
> *iii. The receipt of a site plan that indicates that any support activity and vehicles (catering, first aid, cast trailers, wardrobe etc.) will not interfere with the productivity of land (i.e., use of driveways, parking lots).*
> *iv. No permanent infrastructure is constructed. Any set builds will either be temporary or facades on existing infrastructure.*
> *v. The applicant ensures the location contract includes a clause indicating the site will be returned to the same or better condition after production has wrapped, and that production is aware of the NFU permit criteria.*
> *vi. The duration of filming will not extend past 60 days, excluding prep and wrap days in one calendar year.*
> *vii. The receipt of a security in the amount of $10,000 per parcel provided to the ALC upon approval of the Non-Farm Use.*

[4] The Proposal along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[5] In November 2022, the Township of Langley authorized the Township's Chief Administrative Officer to forward non-farm use applications for filming in the ALR that are consistent with the conditions set out in Criterion 18 of the ALC's CEO Delegated Authority (noted above in section 3 of this decision) with a recommendation of support.

[6] The Property is classified as a farm under the *Assessment Act* and is used for hay production (5 ha), tree fruits (0.4 ha) and Nursery (1 ha).

[7] No fill or permanent infrastructure is contemplated for filming in the Proposal. The Applicants submit that filming can occur on the Property without negatively impacting their farm operation or the agricultural capability of the Property, and any uses that might have an impact on soil capability (i.e. parking film crew trucks) could be alternated between two sites; the nursery area (which is partially graveled) and the hayfield to avoid soil compaction.

[8] The Property has prime agricultural capability with improved BCLI ratings for the 7.2 ha Property of: 60% Class 4T 40% Class 3TD, limited by topography and undesirable soil structure that could be managed using normal farm practices.

.

FINDINGS

[9] The Commission reviewed the Application against the criteria of the CEO Delegated Authority and confirms that the Applicants have provided evidence that the Proposal complies with the provision of Criterion 18. As such, the Commission has no objection to the use of the 7.2 ha Property for filming purposes for up to 60 days per year, and is prepared to allow the use for a period of two years from the date of this decision.

[10] The Commission remains concerned that filming activity has potential to erode/damage the agricultural capability of the Property and thus requires the submission of a $10,000 financial security in accordance with Criterion 18 of the CEO Delegated Authority to ensure rehabilitation of any such damage (i.e. soil compaction, weed infestation) or set deconstruction and removal.

DECISION

[11] After reviewing the Application, I am satisfied that the Proposal is consistent with Criterion #18, and approve the filming use of the Property subject to the following conditions:

a) The use is approved for a period of two-years from the date of this decision;
b) the Property remains classified as a farm under the *Assessment Act*.
c) compliance with file information assuring that the filming will avoid any soil disturbances (soil compaction, contamination of offsite seeds/soil, fill, deposition, or extraction) and any equipment which is brought on site will be clean from seed or soil contaminants and have appropriate temporary ground cover and to restrict rutting or soil damage;
d) temporary parking is restricted to the two (~1 ha) areas identified on Schedule A;
e) No permanent infrastructure is constructed. Any set builds will be either temporary (with little or no agricultural production disruption or soil disturbance) or facades on existing infrastructure;
f) Compliance with the location contract which must indicate that the site will be returned to the same or better condition after filming is completed;
g) The duration of the filming on the Property will not extend beyond 60 days in one calendar year, excluding preparation and wrap days;
h) The receipt of a financial security in the amount of $10,000 to ensure compliance with site disturbance and reclamation requirements.
i) For greater clarity, some or all of the financial security will be accessible to, and used by the Commission as a penalty upon default of the landowners to comply with conditions of the approval contained herein. Release of the financial security will be

dependent on receipt of evidence that filming activities have ceased and that any disturbance to the Property resulting from filming activities has been restored to a state acceptable to the ALC.

[12] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[13] A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the *ALCA*.

[14] Resolution #43/2023

Released on February 1, 2023



Kim Grout, Chief Executive Officer



The Red and Green areas are permitted parking for the filming crews, subject to conditions.

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way
Burnaby, BC, Canada V5G 4K6

May 29, 2025

ALC File: 101572

Jong Jae Lee
Delivered by e-mail

Dear Jong Jae Lee:

Re: Reasons for Decision - ALC Application 101572

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #315/2025). As the agent, it is your responsibility to notify the applicants accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to ALC Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca

Yours truly,



Luciano Caria, Land Use Planner

Enclosure: Reasons for Decision (Resolution #315/2025)

cc: Township of Langley (Local Government (File: 11-15-0019/AL100460). Attention: Mohammad Nemati

101572d1

Agricultural Land Commission File 101572

Reasons for Decision of the South Coast Panel

Subdivision Application Submitted Under s.21(2) of the *Agricultural Land Commission Act*

Applicants:	Doo Jun Lee Moon Hee Lee
Agent:	Jong Jae Lee
Property:	Parcel Identifier: 000-703-265 Legal Description: Lot 6 Section 15 Township 11 New Westminster District Plan 12101 Civic: 6616 - 240 Street, Langley, BC V2Y 2N8 Area: 2.6 ha
Panel:	Ione Smith, South Coast Panel Chair Susan Gimse Holger Schwichtenberg

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve ("ALR") as defined in section 1 of the Agricultural Land Commission Act ("ALCA").

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the 2.6 ha Property into three lots of approximately 0.95 ha, 0.8 ha and 0.8 ha (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

> 6 (1) The following are the purposes of the commission:
>
> (a) to preserve the agricultural land reserve;
>
> (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
>
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.
>
> (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[5] In 1985, the Commission refused ALC application 39955 to subdivide the Property into six 0.42 ha lots (Resolution#1064/85). The Commission considered that the subdivision would not maintain maximum agricultural options for the Property, including both soil and non-soil bound uses.

[6] The Applicants purchased the Property on November 5, 2019.

[7] At its meeting of November 4, 2024, the Township of Langley's Council resolved that the Application be forwarded to the Commission.

ANALYSIS AND FINDINGS

[8] The Applicant is proposing to subdivide the 2.6 ha Property into three lots of approximately 0.95 ha, 0.8 ha and 0.8 ha

[9] The Application indicates that the Property contains a principal residence, a mobile home, a barn and a shop which are concentrated in the western half of the Property. The eastern half of the Property is fully covered by trees, with no development. The proposed subdivision would create 3 rectangular lots (0.95 ha, 0.8 ha, and 0.8 ha), all accessed by 66th Avenue. The Application indicates that there are no agricultural activities on the Property.

[10] The Applicant submits that the Property is well-suited for the proposed subdivision due its large size and configuration, and the existing infrastructure of the Property including irrigation systems and road access.

[11] The Application submits the Proposal would create more manageable smaller lots, without compromising agricultural viability of the land. The Application also submits that the Proposal would optimize land use, improve agricultural productivity, potentially create new farming opportunities, and support different agricultural activities. Further, the creation of smaller lots could also contribute to the local agriculture economy by fostering more intensive and sustainable farming practices,

increasing access to agricultural lands to new farmers, and improving resource management.

[12] To assess agricultural capability on the Property, the Panel referred to agricultural capability ratings. The ratings are identified using the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The agricultural capability rating applicable to 100% the Property is Class 2 with limitations of soil moisture deficiency (A). The BCLI indicates that the agricultural capability rating on the Property is improvable to Class 1 with no limitations.

Class 1 - land is capable of producing the very widest range of crops. Soil and climate conditions are optimum, resulting in easy management.
Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

[13] Based on the agricultural capability ratings, the Panel finds that the Property has prime agricultural capability with optimal growing conditions that can support a wide range of soil bound crops with little management requirements.

[14] The Panel considered that the 2.6 ha (6.4 acres) Property is already relatively small for an agricultural parcel but is capable for agricultural use particularly given its prime agricultural capability. The Panel finds no

supporting evidence to suggest the Property cannot be farmed in its current size and configuration.

[15] The Panel does not agree with the Applicant's rationale that the Proposal would increase the agricultural productivity of the land or enable new agricultural opportunities. Conversely, the Panel finds that the Proposal would negatively impact the Property's agricultural suitability and viability by fragmenting a contiguous area of prime agricultural land and enabling the development of residential infrastructure on each resulting lot, further reducing the already-limited area available for a farm operation.

[16] The Panel also finds that the creation of small, rural lots is often more attractive to prospective purchasers solely for residential use, especially where the arable area is decreased. Therefore, the Panel finds that subdividing the 2.6 ha Property into three lots would discourage agricultural use of the land and would not prioritize the size and integrity of the ALR and its use for farming.

DECISION

[17] For the reasons given above, the Panel refuses the Proposal to subdivide the 2.6 ha Property into one 0.95 ha lot, and two 0.8 ha lots.

[18] These are the unanimous reasons of the Panel.

[19] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[20] Resolution #315/2025

Released on May 29, 2025



Ione Smith, Panel Chair
On behalf of the South Coast Panel

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way
Burnaby, BC, Canada V5G 4K6

June 10, 2025

ALC File: 102929

Oleg Verbenkov
Delivered by e-mail

Dear Oleg Verbenkov:

Re: Reasons for Decision - ALC Application 102929

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #384/2025). As the agent, it is your responsibility to notify the applicants accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to ALC Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca

Yours truly,



Sarah Clements, Land Use Planner

Enclosure: Reasons for Decision (Resolution #384/2025)

cc: Township of Langley (File: 11-17-0031/AL100466). Attention: Mohammad Nemati

102929d1

Agricultural Land Commission File 102929

Reasons for Decision of the South Coast Panel

Subdivision Application Submitted Under s.21(2) of the *Agricultural Land Commission Act*

Applicants:	Aime Joseph Gauthier Kelly Joan Gauthier Terry Dawn Clyde
Agent:	Oleg Verbenkov
Property:	Parcel Identifier: 004-749-707 Legal Description: Lot 31, Section 17, Township 11, New Westminster District, Plan 33804 Except Part in Plan EPP84248 Civic: 23045 64 Avenue, Langley, BC Area: 25.06 ha (Entirely within the ALR)
Panel:	Ione Smith, South Coast Panel Chair Holger Schwichtenberg Susan Gimse

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve ("ALR") as defined in section 1 of the *Agricultural Land Commission Act* ("ALCA").

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the 25.06 ha property (the "Property") into two parcels: one ~14.81 ha parcel (the "Proposed 14.81 ha Lot") and one ~9.82 ha parcel (the "Proposed 9.82 ha Lot"). If the Application is approved, the Township of Langley will require a ~0.24 ha road dedication along 68th Avenue adjacent to the northern property line (collectively, the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

6 (1) The following are the purposes of the commission:

(a) to preserve the agricultural land reserve;

(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicants, Agent, local government, third parties, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

ANALYSIS AND FINDINGS

[5] The Applicants are proposing to subdivide the 25.06 ha Property into two parcels: the Proposed 14.8 ha Lot on the southern portion of the Property and the Proposed 9.8 ha Lot on the northern portion of the Property.

[6] The Application material states that the Proposed 14.8 ha Lot is currently used for equestrian activities including raising and breeding horses and residential purposes. The Proposed 14.8 ha Lot contains infrastructure associated with the equestrian use such as farm outbuildings, livestock paddocks, stalls and a riding ring. The Proposed 9.8 ha Lot is currently used to produce hay and contains no existing infrastructure or

residential uses. The Property is currently accessed from an existing driveway off 64th Avenue.

[7] The Application submits the following rationale with respect to the proposed subdivision configuration:

a. it provides formal separation between the distinct agricultural uses (e.g. hay production and equestrian uses) occurring on the northern and southern portions of the Property and supports the streamlined management of these uses;

b. it allows an opportunity for new management to take over the farm operation on the Proposed 9.8 ha Lot (currently used for hay production) which may facilitate more intensive farming of the lot as the result of a new landowner;

c. it increases the long-term viability of both the hay farming and equestrian operations on the Property; and

d. there is a natural watercourse that runs from the eastern to western Property boundary that creates a natural division between the Proposed 14.8 ha Lot and the Proposed 9.8 ha Lot.

[8] The Panel notes that the Application included a letter dated December 17, 2024 from Pacific Land Group (the "PLG Letter") stating that the Property is suitable for subdivision in part because the parcels would be

consistent with the Township of Langley's minimum parcel size of 8.0 ha. The Panel did not give weight to this part of the rationale because minimum parcel size is a local government tool, and it does not take into account the individual characteristics of an ALR parcel and its use for agriculture.

[9] The Panel considered the Applicants' rationale within the context of section 6 of the ALCA which requires that the Commission give priority to protecting and enhancing the size, integrity, and continuity of the land base of the ALR; and the use of the ALR for farm use.

[10] The Panel considered the Applicants' submission that the Proposal would provide formal separation between the agricultural uses (hay production and equestrian activities) occurring on the Property and support the streamlined management of these uses. The Panel finds no evidence in the Application materials to support the claim that subdivision would enhance the streamlined management of these uses and finds no evidence that the current Property configuration impedes the streamlined management of these uses.

[11] The Applicants state that the Proposal would allow new management to take over the hay farming operation on the northern portion of the Property. The Panel finds that the Applicants could facilitate new management of the hay operation through means other than subdivision, such as leasing the land to a new farmer.

[12] The Panel next considered the Applicants' rationale that the Proposal would increase the long-term viability of the agricultural operations occurring on the Property. The Panel finds no evidence in the Application materials to support this claim and further emphasizes that long-term viability of the existing operation may be achieved through other means than subdivision. For example, by leasing the northern portion of the Property to a farmer who specializes in hay production.

[13] Lastly, the Panel addressed the Applicants' submission stating that the watercourse that runs from the eastern to western Property boundary creates a natural division between the Proposed 14.8 ha Lot and the Proposed 9.8 ha Lot. The Panel considered that many parcels in the ALR have physical features such as creeks, gullies, forests, and topography that do not render them unusable for agriculture as a single unit. The Panel finds no evidence in the Application materials suggesting that the creek on the Property cannot be crossed, or that both sides can't be accessed, or that it poses a significant impediment to farming the Property as one unit.

[14] The Panel further considered the impact of subdividing the Property into two lots within the context of section 6 of the ALCA. The Panel takes a long-term view of subdivision to prioritize the protection of the size and integrity of ALR land and thus considers the impact of subdivision beyond the current agricultural uses. In the Panel's experience, larger parcels provide a wider range of agricultural options than smaller parcels as they

provide more area for agricultural activities such as an opportunity for increased variety of agricultural pursuits, rotational grazing, crop rotation, and economies of scale. The Panel finds that maintaining the Property in its current size and configuration will provide for the greatest flexibility of agricultural uses for a variety of crops and activities and protect the size and integrity of the ALR.

DECISION

[15] For the reasons given above, the Panel refuses the Proposal to subdivide the 25.06 ha property into a ~14.81 ha parcel and a ~9.82 ha parcel.

[16] These are the unanimous reasons of the Panel.

[17] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[18] Resolution #384/2025

Released on June 10, 2025



Ione Smith, Panel Chair

On behalf of the South Coast Panel

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JULY 21, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	5330-23-167
SUBJECT:	88 AVENUE AND GLOVER ROAD INTERSECTION AND MULTI-USE PATHWAY IMPROVEMENT – PUBLIC ENGAGEMENT SURVEY RESULTS		

The purpose of this memorandum is to provide Mayor and Council with an update on the online public engagement survey results for the 88 Avenue and Glover Road Intersection and Multi-Use Pathway (MUP) Improvement project.

As directed by Council on July 15, 2024, staff conducted an online public engagement through a dedicated project webpage at **tol.ca/88ave** which was launched on June 2, 2025. An online survey was made available through the webpage to gather feedback from affected residents and the broader Fort Langley community and remained open for four weeks, ending on June 30, 2025.

Attachment A provides a summary of the survey results for the proposed project improvements. A total of 280 responses were received through the online survey. The results indicated that the overall support for the proposed improvements of the project was 68% supportive or highly supportive, 10% neutral, and 22% unsupportive or highly unsupportive. In terms of pathway usage, 50% indicated they would use the proposed multi-use pathway, 25% said maybe, and 25% said they would not.

The next phase of the project will focus on incorporating feedback received through public engagement to inform the next stages of the project and to ensure that community perspectives are considered in the final detailed design. Staff are currently in the process of preparing property impact drawings that will be reviewed with affected property owners to identify anticipated impacts and request property access permission. Staff will continue to coordinate with impacted residents to ensure timely communication and minimize disruptions throughout the project.

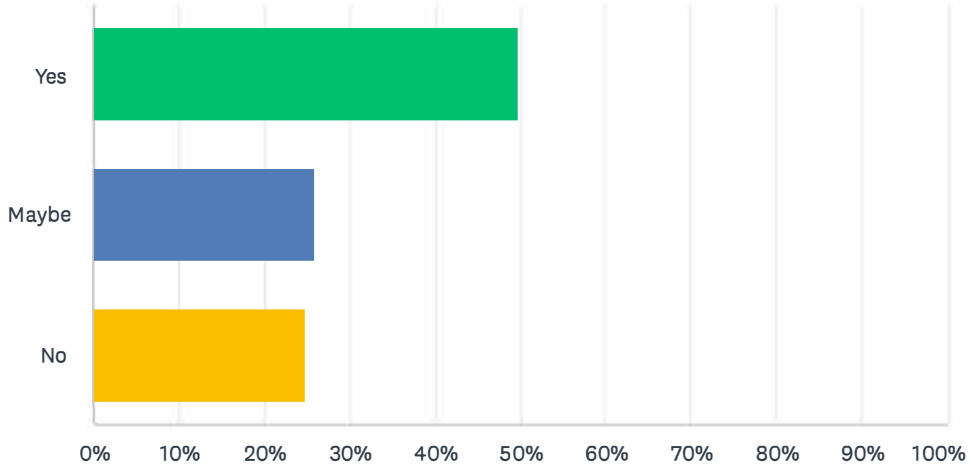
The Township continues to await the Heritage Inspection Permit from the BC Archeological Branch to conduct an Archaeological Impact Assessment in recommended locations before proceeding to tendering and construction stages.

ATTACHMENT A Online Public Engagement – Survey Results

88 Avenue Intersection and Multi-Use Pathway Improvements

Q1 Would you use the proposed 88 Avenue multi-use pathway for walking, cycling, or recreation?

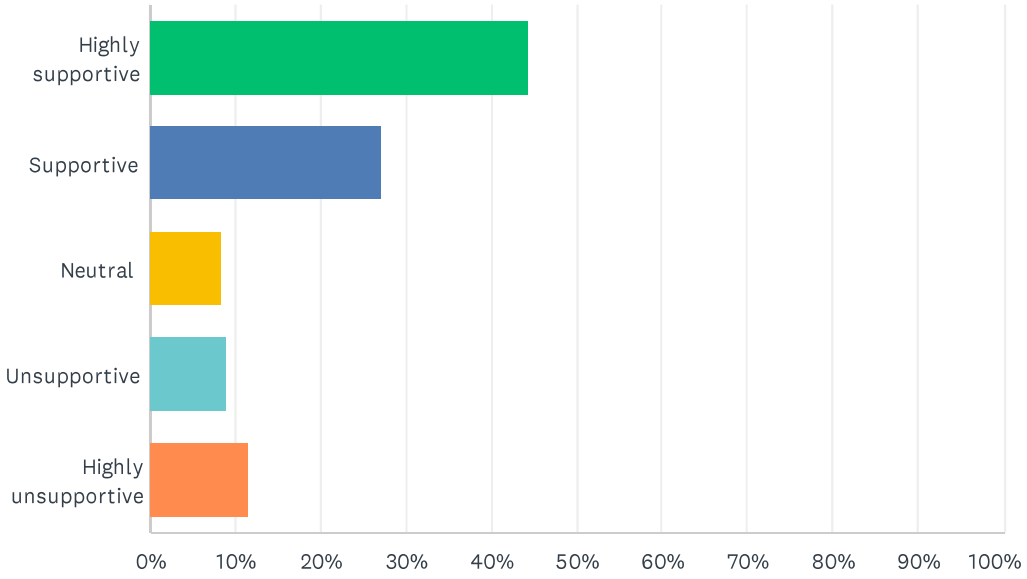
Answered: 280 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	49.64%	139
Maybe	25.71%	72
No	24.64%	69
TOTAL		280

Q2 How supportive are you of the proposed 88 Avenue pedestrian, and cycling multi-use pathway design to improve accessibility, lighting, and safety?

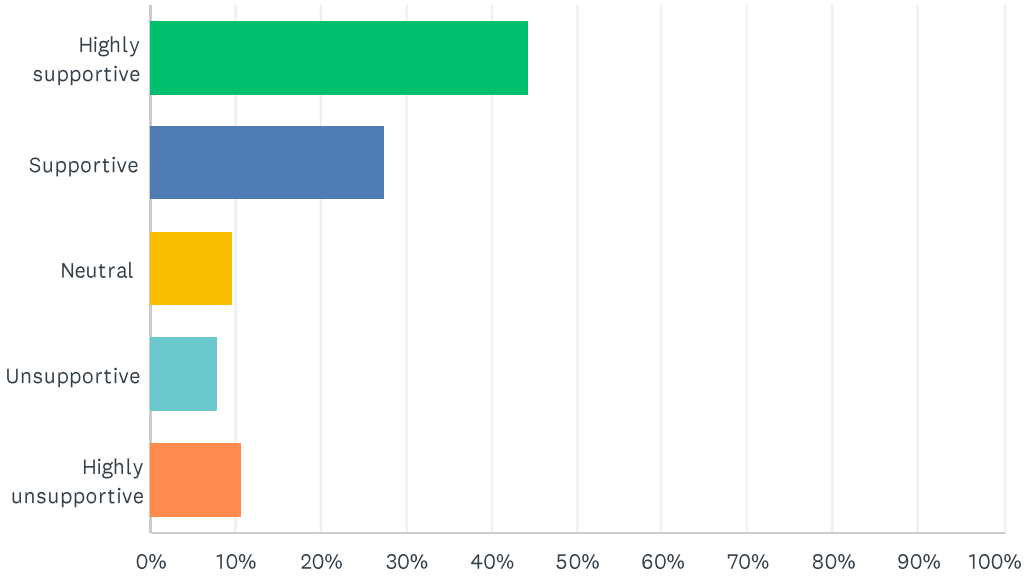
Answered: 280 Skipped: 0



ANSWER CHOICES	RESPONSES	
Highly supportive	44.29%	124
Supportive	27.14%	76
Neutral	8.21%	23
Unsupportive	8.93%	25
Highly unsupportive	11.43%	32
TOTAL		280

Q3 How supportive are you of the proposed 88 Avenue and Glover Road intersection design to improve truck turning movements and minimize potential conflicts between, vehicles, cyclists, and pedestrians?

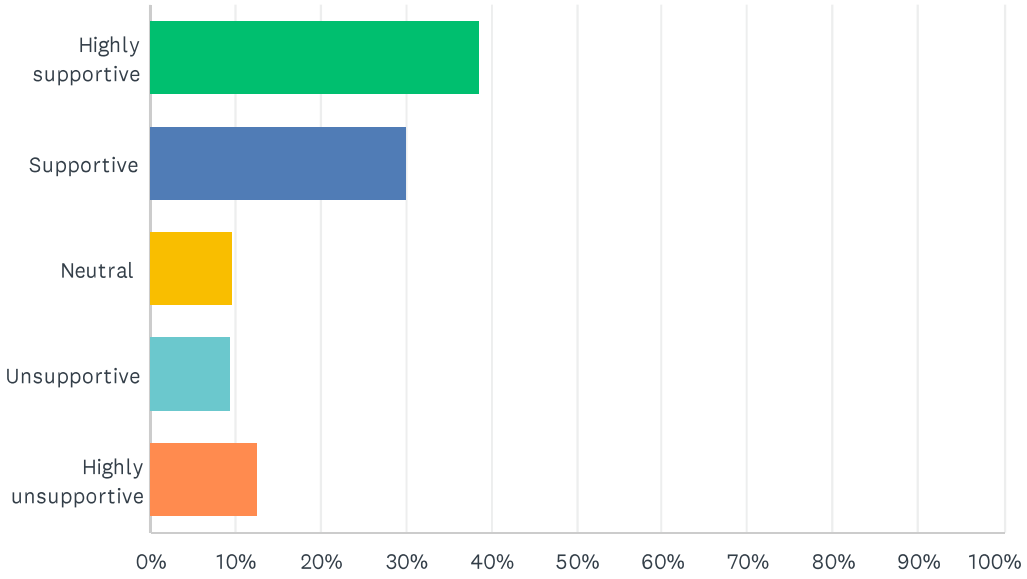
Answered: 280 Skipped: 0



ANSWER CHOICES	RESPONSES	
Highly supportive	44.29%	124
Supportive	27.50%	77
Neutral	9.64%	27
Unsupportive	7.86%	22
Highly unsupportive	10.71%	30
TOTAL		280

Q4 Overall, how supportive are you of the proposed improvements in this project?

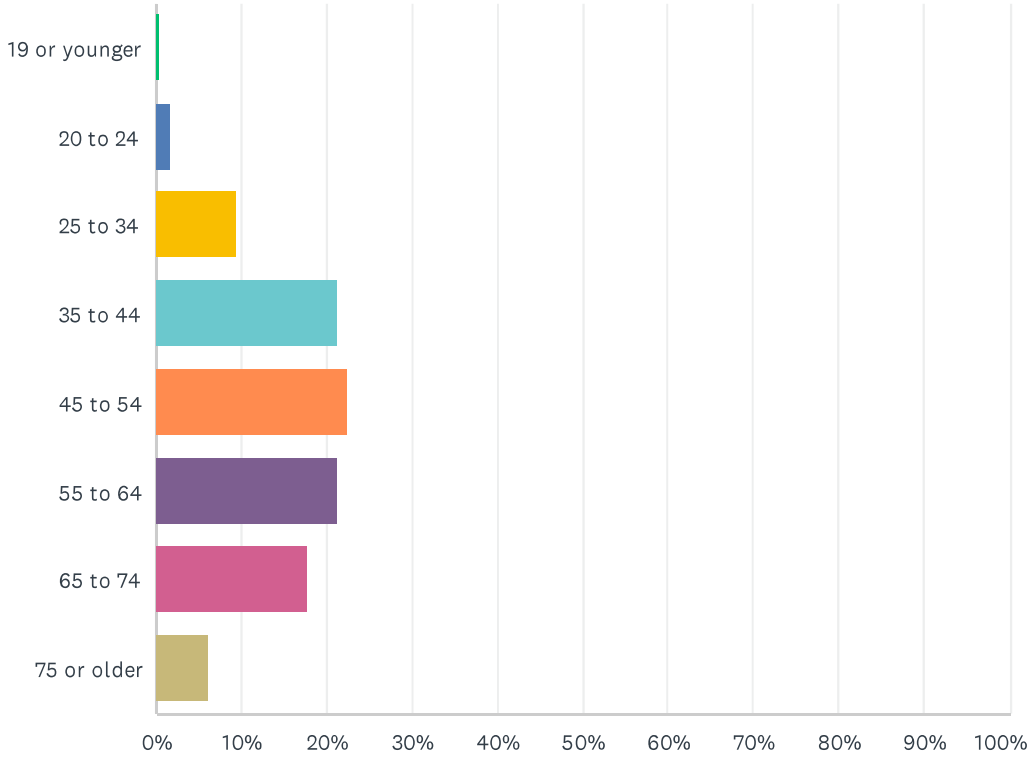
Answered: 280 Skipped: 0



ANSWER CHOICES	RESPONSES	
Highly supportive	38.57%	108
Supportive	30.00%	84
Neutral	9.64%	27
Unsupportive	9.29%	26
Highly unsupportive	12.50%	35
TOTAL		280

Q5 What age category do you fall into?

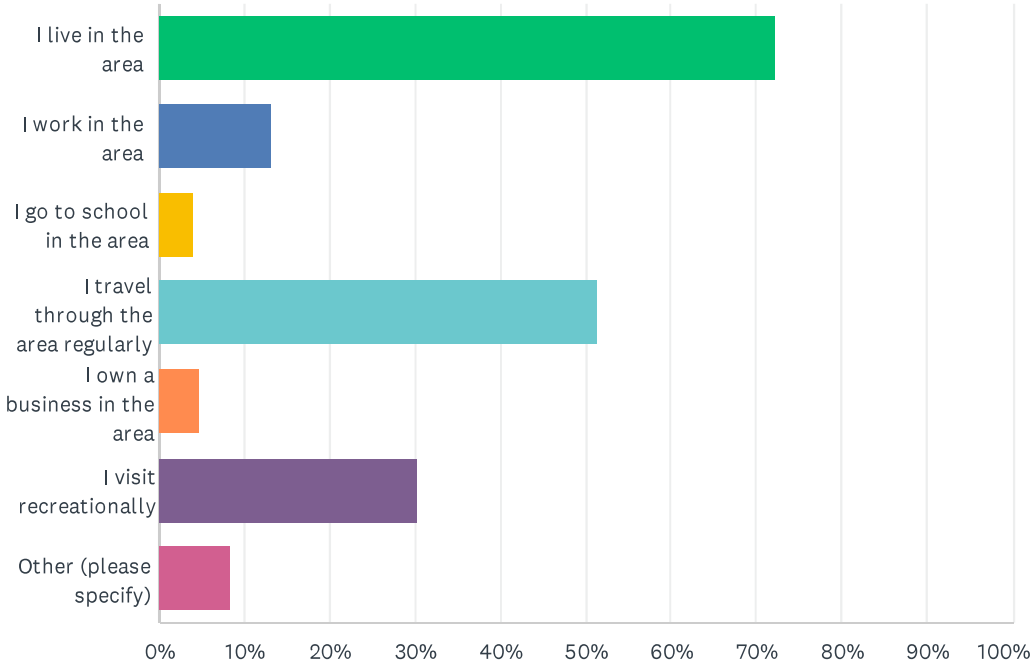
Answered: 278 Skipped: 2



ANSWER CHOICES	RESPONSES	
19 or younger	0.36%	1
20 to 24	1.80%	5
25 to 34	9.35%	26
35 to 44	21.22%	59
45 to 54	22.30%	62
55 to 64	21.22%	59
65 to 74	17.63%	49
75 or older	6.12%	17
TOTAL		278

Q6 What is your connection to the project area? (Select all that apply)

Answered: 278 Skipped: 2



ANSWER CHOICES	RESPONSES	
I live in the area	72.30%	201
I work in the area	13.31%	37
I go to school in the area	3.96%	11
I travel through the area regularly	51.44%	143
I own a business in the area	4.68%	13
I visit recreationally	30.22%	84
Other (please specify)	8.27%	23
Total Respondents: 278		

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JULY 21, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	5460-04-001
SUBJECT:	WALNUT GROVE DRIVE REVIEW		

The purpose of this memorandum is to outline the planned actions staff will undertake in response to the Council resolution passed at the May 26, 2025 Regular Meeting regarding Walnut Grove Drive. As directed, staff will report back on the following four key areas:

1. Traffic calming
2. Bi-directional bike lane
3. Traffic signal
4. Parking

Below is a summary of the intended actions and timelines to address the four areas.

Traffic Calming:

- Consult with emergency services, the Walnut Grove Community Center, and School District 35 to determine appropriate traffic calming measures – August and September 2025.
- Review potential traffic calming measures on Walnut Grove Drive – September 2025.
- Conduct a neighbourhood ballot to determine the extent of support for the installation of traffic calming measures along Walnut Grove Drive – October 2025.
- Present a memorandum to Council outlining the results of the ballot process and next steps – December 2025.

Bi-directional Bike Lane:

- Conduct traffic counts at key locations along Walnut Grove Drive – September 2025.
- Review corridor width and re-striping options – October 2025.
- Prepare conceptual road configuration options that incorporate various facilities (e.g., bike lanes, parking lanes, left-turn lanes, medians, traffic calming measures) – November 2025.

Traffic Signal Assessment:

- Conduct a traffic count at key locations along Walnut Grove Drive – September 2025.
- Conduct a safety and collision history analysis – October 2025.
- Conduct a traffic signal warrant per the Transportation Association of Canada guideline – November 2025.

Parking Review:

- Review past resident traffic concerns and historical traffic studies – September 2025.
- Conduct parking counts to confirm parking usage along the corridor on both weekdays and weekends – October 2025.
- Review corridor width and re-striping options – November 2025.

The resolution passed on May 26 included direction for consideration of an expanded ballot area. Staff have prepared a map illustrating the expanded ballot area as shown in Attachment A and intend to proceed with this ballot area. As Walnut Grove Drive is a major collector road, the ballot area includes properties whose residents may utilize the road on a regular basis and extends beyond the direct frontage of Walnut Grove Drive.

Council Policy 05-110 Neighbourhood Traffic Calming defines community support as a minimum of 60% of respondents to be in favour of traffic calming before considering any such measures. However, the Policy also states Council may choose to direct the installation of traffic calming measures at their discretion

Following completion of the items noted above, staff will prepare a report outlining conceptual road configuration options that incorporate various facilities (e.g., bike lanes, parking lanes, left-turn lanes, medians, traffic calming measures) and associated cost estimates in Q1 2026.

ATTACHMENT A Proposed Ballot Area for Traffic Calming on Walnut Grove Drive


N
WALNUT GROVE DR
88 AVE
91 AVE
92 AVE
93 AVE
94 AVE
93A AVE
92A AVE
91B AVE
91A AVE
89 AVE
88B AVE
88A AVE
212 ST
214 ST
216 ST
208 ST
209A CRES
212A PL
9402
9208
8937
9036
9045
9060
8913
8919
9012
8930
8889
8850
8840
8853
21555
21579
21535
21139
21183

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JULY 21, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	5330-27-108
SUBJECT:	STRAWBERRY HILL RESERVOIR REPLACEMENT – PROJECT UPDATE		

The purpose of this memorandum is to provide Mayor and Council with an update on the Strawberry Hill Reservoir Replacement project.

As part of the functional design, staff have completed an evaluation of potential reservoir locations and geometric configurations based on the new reservoir capacity requirement. This process involved various considerations including, but not limited to, cost, environmental impact, public impact, operation and constructability to determine the most feasible and community sensitive design solution.

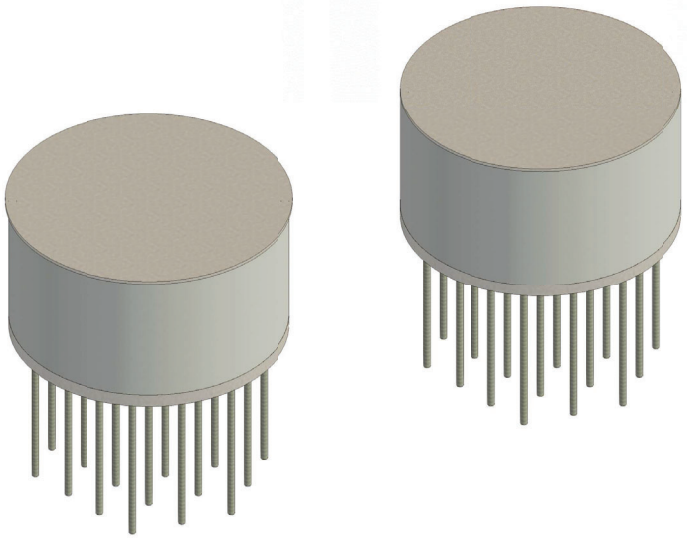
Various locations were evaluated along with different geometric reservoir shapes, as shown in Attachment A. Using evaluation matrices, it was determined that Options 2 and 4 – both involving a rectangular reservoir located either north or south of the existing reservoir - were most suitable.

Staff plan to proceed with public consultation through a webpage this fall for both Options 2 and 4. Along with project details, this webpage will also provide an online survey for the public to provide feedback which will be used to inform the final design.

Staff plan to proceed with detailed design once a preferred location is confirmed. Option 2 is located to the north within the forested area fronting 85 Avenue, while Option 4 is located to the south between Alex Hope Elementary School and Alex Hope Park baseball fields as shown in Attachment A.

Information about the public engagement will be mailed to property owners directly fronting the project area. Broader public awareness will be supported through the Township website, social media channels, in the local newspaper and on the Township eNewsletter.

ATTACHMENT A Strawberry Hill Reservoir Options



1 OPTION 1



ARCHITECTURE 49

ARCHITECTURE49
150 ISABELLA STREET, SUITE 1001 | OTTAWA, ON, CANADA K1S 1V7
Phone: 613-238-0440 | ottawa@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

COPYWRIGHT NOTICE
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED.
DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN
PERMISSION BY ARCHITECTURE49 INC.

SEAL

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW: TRUE NORTH

DIGITAL REFERENCE: EDIT FAMILY AND ADD QR CODE FOR BIM 360 SITE. REMOVE HIDDEN LINE.

PROJECT NO.: Project Number CONTRACT NO.:
DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

EDIT FAMILY AND ADD BUILDING FOOTPRINT KEYPLAN HERE. REMOVE TEXT AND HIDDEN LINE. ADD SHADED AREAS WITH YES/NO PARAMATERS TO CONTROL VISIBILITY OF BUILDING PARTS.

NO. DATE ISSUED
PROJECT

STRAWBERRY HILL RESERVOIR OPTIONS

DRAWING TITLE

OPTION 1 - SITE

DRAWING NO. A.1

PLOT DATE: 2025-07-07 11:08:30 AM

ATTACHMENT A N.4

ARCH D (24" x 36" | 610mm x 914mm)

	NEW PLANTINGS	10-15 YEAR PLANTING GROWTH	CURRENT PLANTING
A			
B			
C			

N.4 - Page 3

ARCH E1 (30" x 36") (610mm x 914mm)

ARCHITECTURE 49

ARCHITECTURE49
150 ISABELLA STREET, SUITE 1001 OTTAWA, ON, CANADA K1S 1V7
Phone: 613-238-0440 | ottawa@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

COPYWRIGHT NOTICE
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED.
DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN PERMISSION BY ARCHITECTURE49 INC.

SEAL

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW: TRUE NORTH

DIGITAL REFERENCE: EDIT FAMILY AND ADD QR CODE FOR BIM 360 SITE. REMOVE HIDDEN LINE.

PROJECT NO.: Project Number CONTRACT NO.:
DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

EDIT FAMILY AND ADD BUILDING FOOTPRINT KEYPLAN HERE. REMOVE TEXT AND HIDDEN LINE. ADD SHADED AREAS WITH YES/NO PARAMATERS TO CONTROL VISIBILITY OF BUILDING PARTS.

NO.	DATE	ISSUED

PROJECT

STRAWBERRY HILL RESERVOIR OPTIONS

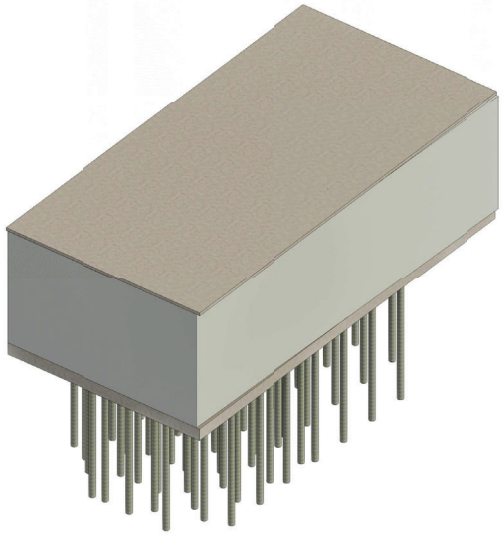
DRAWING TITLE

OPTION 1 - STREET VIEWS

N.4

DRAWING NO. **A.2**

PRINT DATE: : 2025-07-07 11:08:39 AM



1 OPTION 2



ARCHITECTURE 49

ARCHITECTURE49
150 ISABELLA STREET, SUITE 1001| OTTAWA, ON, CANADA K1S 1V7
Phone: 613-238-0441| ottawa@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

COPYWRIGHT NOTICE
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED.
DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN
PERMISSION BY ARCHITECTURE49 INC.

SEAL

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW: TRUE NORTH

DIGITAL REFERENCE: EDIT FAMILY AND ADD QR CODE FOR BIM 360 SITE. REMOVE HIDDEN LINE.

PROJECT NO.: Project Number CONTRACT NO.:
DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

EDIT FAMILY AND ADD BUILDING FOOTPRINT KEYPLAN HERE. REMOVE TEXT AND HIDDEN LINE. ADD SHADED AREAS WITH YES/NO PARAMATERS TO CONTROL VISIBILITY OF BUILDING PARTS.

NO. DATE ISSUED
PROJECT

STRAWBERRY HILL RESERVOIR OPTIONS

DRAWING TITLE

OPTION 2 - SITE

N.4

DRAWING NO. **A.3**

PRINT DATE: : 2025-07-07 11:08:41 AM

ARCH1 (24" x 36" | 610mm x 914mm)

	NEW PLANTINGS	10-15 YEAR PLANTING GROWTH	CURRENT PLANTING
A			
B			
C			

N.4 - Page 5

ARCH D (24" x 36" | 610mm x 914mm)

ARCHITECTURE 49

ARCHITECTURE49
150 ISABELLA STREET, SUITE 1000 | OTTAWA, ON, CANADA K1S 1V7
Phone: 613-238-0440 | ottawa@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

COPYWRIGHT NOTICE
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED. DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN PERMISSION BY ARCHITECTURE49 INC.

SEAL

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW: TRUE NORTH

DIGITAL REFERENCE: EDIT FAMILY AND ADD QR CODE FOR BIM 360 SITE. REMOVE HIDDEN LINE.

PROJECT NO.: Project Number CONTRACT NO.:

DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

EDIT FAMILY AND ADD BUILDING FOOTPRINT KEYPLAN HERE. REMOVE TEXT AND HIDDEN LINE. ADD SHADED AREAS WITH YES/NO PARAMATERS TO CONTROL VISIBILITY OF BUILDING PARTS.

NO.	DATE	ISSUED

PROJECT

STRAWBERRY HILL RESERVOIR OPTIONS

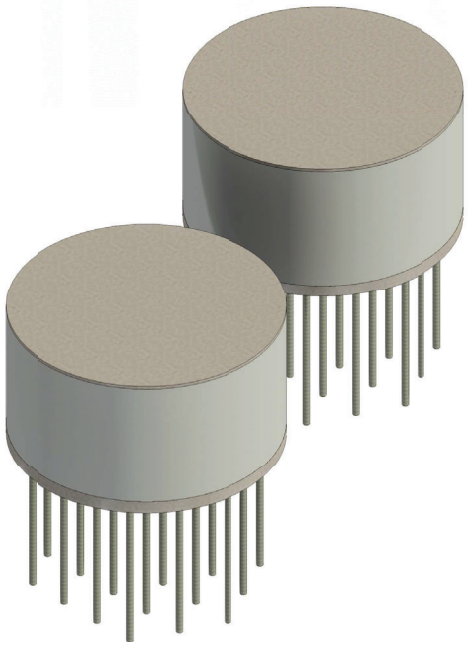
DRAWING TITLE

OPTION 2 - STREET VIEWS

N.4

DRAWING NO. **A.4**

PRINT DATE: : 2025-07-07 11:08:42 AM



1 OPTION 3



ARCHITECTURE 49

ARCHITECTURE49
150 ISABELLA STREET, SUITE 1001| OTTAWA, ON, CANADA K1S 1V7
Phone: 613-238-0441| ottawa@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

COPYWRIGHT NOTICE
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED.
DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN
PERMISSION BY ARCHITECTURE49 INC.

SEAL

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW: TRUE NORTH

DIGITAL REFERENCE: EDIT FAMILY AND ADD QR CODE FOR BIM 360 SITE. REMOVE HIDDEN LINE.

PROJECT NO.: Project Number CONTRACT NO.:
DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

EDIT FAMILY AND ADD BUILDING FOOTPRINT KEYPLAN HERE. REMOVE TEXT AND HIDDEN LINE. ADD SHADED AREAS WITH YES/NO PARAMATERS TO CONTROL VISIBILITY OF BUILDING PARTS.

NO. DATE ISSUED
PROJECT

STRAWBERRY HILL RESERVOIR OPTIONS

DRAWING TITLE

OPTION 3 - SITE

N.4

DRAWING NO. A.5

PRINT DATE: : 2025-07-07 11:08:43 AM

ARCH1 (24" x 36") (610mm x 914mm)













A

B

C

N.4 - Page 7

ARCH E (24" x 36") (610mm x 914mm)

ARCHITECTURE 49

ARCHITECTURE49
150 ISABELLA STREET, SUITE 1000 | OTTAWA, ON, CANADA K1S 1V7
Phone: 613-238-0440 | ottawa@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

COPYWRIGHT NOTICE
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED.
DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN
PERMISSION BY ARCHITECTURE49 INC.

SEAL

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW:

TRUE NORTH

DIGITAL REFERENCE:

EDIT FAMILY AND ADD QR CODE FOR BIM 360 SITE. REMOVE HIDDEN LINE.

PROJECT NO.: Project Number CONTRACT NO.:

DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

EDIT FAMILY AND ADD BUILDING FOOTPRINT KEYPLAN HERE. REMOVE TEXT AND HIDDEN LINE. ADD SHADED AREAS WITH YES/NO PARAMATERS TO CONTROL VISIBILITY OF BUILDING PARTS.

NO. DATE ISSUED

PROJECT

STRAWBERRY HILL RESERVOIR OPTIONS

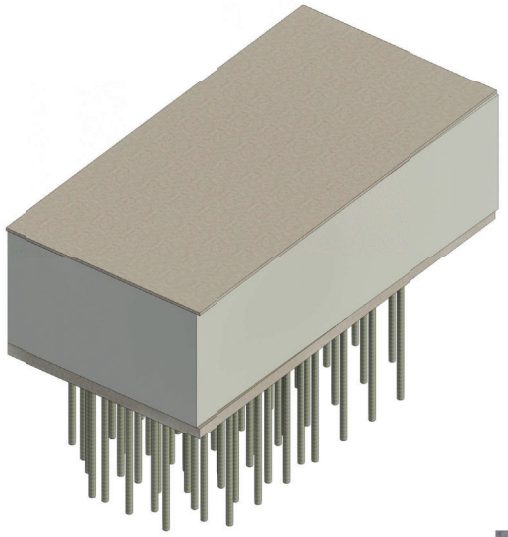
DRAWING TITLE

OPTION 3 - STREET VIEWS

N.4

DRAWING NO. A.6

PRINT DATE: : 2025-07-07 11:08:44 AM



1 OPTION 4



ARCHITECTURE 49

ARCHITECTURE49
150 ISABELLA STREET, SUITE 1001| OTTAWA, ON, CANADA K1S 1V7
Phone: 613-238-0441| ottawa@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

COPYWRIGHT NOTICE
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED.
DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN PERMISSION BY ARCHITECTURE49 INC.

SEAL

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW: TRUE NORTH

DIGITAL REFERENCE: EDIT FAMILY AND ADD QR CODE FOR BIM 360 SITE. REMOVE HIDDEN LINE.

PROJECT NO.: Project Number CONTRACT NO.:
DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

EDIT FAMILY AND ADD BUILDING FOOTPRINT KEYPLAN HERE. REMOVE TEXT AND HIDDEN LINE. ADD SHADED AREAS WITH YES/NO PARAMATERS TO CONTROL VISIBILITY OF BUILDING PARTS.

NO. DATE ISSUED
PROJECT

STRAWBERRY HILL RESERVOIR OPTIONS

DRAWING TITLE

OPTION 4 - SITE

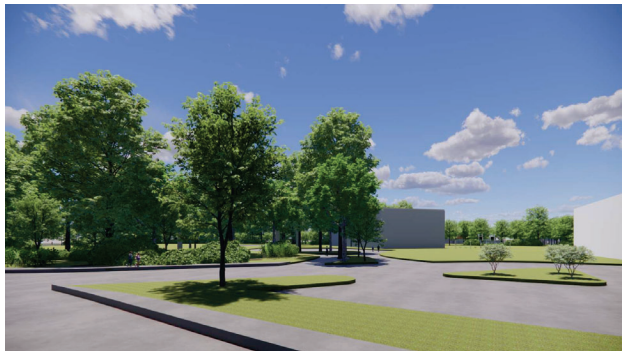
N.4

DRAWING NO. **A.7**

PRINT DATE: : 2025-07-07 11:08:46 AM

ARCH1 (24" x 36" | 610mm x 914mm)

A





B





C





ARCHITECTURE 49

ARCHITECTURE 49
150 ISABELLA STREET, SUITE 1000 | OTTAWA, ON, CANADA K1S 1V7
Phone: 613-238-0440 | ottawa@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

COPYWRIGHT NOTICE
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED.
DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN
PERMISSION BY ARCHITECTURE49 INC.

SEAL

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW: TRUE NORTH

DIGITAL REFERENCE: EDIT FAMILY AND ADD QR CODE FOR BIM 360 SITE. REMOVE HIDDEN LINE.

PROJECT NO.: Project Number CONTRACT NO.:
DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

EDIT FAMILY AND ADD BUILDING FOOTPRINT KEYPLAN HERE. REMOVE TEXT AND HIDDEN LINE. ADD SHADED AREAS WITH YES/NO PARAMATERS TO CONTROL VISIBILITY OF BUILDING PARTS.

NO. DATE ISSUED
PROJECT

STRAWBERRY HILL RESERVOIR OPTIONS

DRAWING TITLE

OPTION 4 - STREET VIEWS

N.4

DRAWING NO. A.8

PRINT DATE: : 2025-07-07 11:08:47 AM

ARCH D (24" x 36" | 610mm x 914mm)

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JULY 21, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	5480-01
SUBJECT:	COMMERCIAL TRUCK ON-STREET PARKING PILOT PHASE 1 UPDATE		

The purpose of this memorandum is to provide Mayor and Council with an update on the progress of Phase 1 of the Commercial Truck On-Street Parking Pilot Program from April 7, 2025.

At the December 16, 2024 Regular Meeting, Council endorsed Phase 1 of a one-year pilot program that permits commercial truck parking for up to 72 hours on select roads within the Gloucester industrial area. These designated roads include Gloucester Way (268 Street to 275 Street) and 272 Street (48 Avenue to 56 Avenue). These roads were selected based on specific criteria such as accessibility from arterial routes, adequate roadway width, driveway accessibility, safe sightlines and sufficient space for vehicle turnaround.

To understand the parking utilization of the commercial vehicles on the selected roads, the Commercial Vehicle Enforcement team within the Bylaw Enforcement Division conducted patrols on different days and times of the week. The vehicles were manually counted by the Bylaw Officer and license plates scanned with the Automatic License Plate Reader (ALPR) to determine if a vehicle had parked longer than the maximum 72 hours. The ALPR vehicle is in high demand and used throughout the Township to monitor all parking.

Between April 3, 2025 (when patrols began) and July 8, 2025, Bylaw Officers completed 44 patrols and observed 279 parked commercial vehicles on Gloucester Way (268 Street to 275 Street) and 453 parked commercial vehicles on 272 Street (48 Avenue to 56 Avenue). During this period, three warning tickets and five violation tickets were issued, primarily for parking infractions involving unattached trailers and parking in restricted zones.

Upon review of the initial data and with the high demand of the ALPR vehicle during the summer months, staff recommend extending Phase 1 of the pilot program to collect additional data at varying times throughout the day, prior to determining the outcomes of Phase 1.

Staff will continue to work with the Commercial Vehicle Enforcement team within the Bylaw Enforcement Division and engage other relevant departments as needed to inform future recommendations to Council, including potential program expansion, permit parking and design adjustments.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JULY 21, 2025
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE NO:**	LSP00022
SUBJECT:	EMERGENCY WEATHER SHELTER UPDATE		

The purpose of this memorandum is to inform Mayor and Council of progress on Emergency Weather Shelter efforts for the 2025/26 winter season.

On January 29, 2024 Council directed staff to investigate potential options to partner with or support various community organizations in operating an emergency shelter in the Township, with Aldergrove as a potential first priority.

The Langley Emergency Weather Response (EWR) planning group, led by the Gateway of Hope, is searching for suitable space to host an emergency shelter for the 2025/26 winter season. The EWR planning group is an intermunicipal working group made up of Councillors (Township and City), community service providers, Fraser Health, BC Housing, Fire, Police and social planners. Faith based organizations have considered hosting an Emergency Weather Shelter and have inquired how operating a shelter would align with existing bylaws.

A review of municipal best practices was conducted to identify an implementation pathway. An information report is being prepared to outline a process for Council to consider approval of an Emergency Weather Shelter.

The process will focus on potential Zoning Bylaw amendments and introduction of a definition of “Emergency Weather Shelter” and discretionary controls through the use of a “Temporary Use Permit” which would require Council approval on a case-by-case basis.

The intent of these amendments and proposed process is to put the Township in a position of readiness should an Emergency Weather Shelter proposal come forward.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JULY 21, 2025
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE NO:**	LRP00023
SUBJECT:	FRASER HIGHWAY EMPLOYMENT LANDS (FHEL) REFERENCE PLAN PUBLIC ENGAGEMENT AND NEXT STEPS		

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

Engagement Phase 4

From June – July 2025, the Township of Langley conducted further engagement for the FHEL. Engagement included a third Open House held on June 16, 2025, which saw over 230 attendees, as well as opportunities for public feedback on the project website and via email. Key themes heard throughout engagement (not in any order) were:

- appreciation for Mayor and Council's presence at engagement events
- concerns regarding the interface between industrial and residential and/or agricultural land uses
- frustration with the planning process, transparency, decision-making and incorporation of public feedback
- concerns about traffic congestion, road safety and increased truck activity on key corridors and near residential areas
- environmental concerns related to pollution, stormwater runoff and impacts to natural areas and Streamside Protection and Enhancement Areas
- recognition that the plan supports economic development including job creation, small business opportunities and increased tax revenue

A full summary of the engagement activities and feedback can be found in the Phase 4 What We Heard Report on the project website **tol.ca/fhel**.

Next Steps

Feedback from Phase 4 public engagement will be incorporated into a final draft concept and a draft reference plan will be developed. It is anticipated that the draft plan will be presented to Council in fall 2025.

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, June 25, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
A. Smith, Alternate Community Co-Chair
Councillor M. Pratt, Council Co-Chair

J. Green, A. Hamer, R. Ross, O. Smid, B. Venechuk, and J. Walker

In Attendance:
J. Liu, BC Ministry of Agriculture and Food

Staff:
R. Cesaretti, Director, Permits, Licences and Inspections
M. Gunn, Community and Policy Planner
C. Longhi, Recording Secretary

Alternate Co-Chair Appointment

Moved by A. Hamer,
Seconded by B. Venechuk,
That A. Smith be the Alternate Community Co-chair for the June 25, 2025 Agricultural Advisory Committee Meeting.
CARRIED

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Councillor M. Pratt acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – June 25, 2025

Moved by R. Ross,
Seconded by B. Venechuk,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the June 25, 2025 meeting.

AMENDMENT
Moved by R. Ross,
Seconded by B. Venechuk,
That item F.3 be moved to the beginning of the June 25, 2025 Agenda.
CARRIED

MAIN MOTION AS AMENDED
The question was called on the main motion, as amended.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – May 28, 2025

Moved by R. Ross,
Seconded by B. Venechuk,
That the Agricultural Advisory Committee adopt the minutes of the May 28, 2025 meeting.
CARRIED

The agenda order was varied.

F. WORK PROGRAM

3. Promotion of Agriculture and Agri-Tourism

At the April 28, 2025 Council Meeting, Councillor M. Pratt introduced a motion regarding potential reforms to the Rural Sign Bylaw:

Whereas the Township of Langley Sign Bylaw 2012 No. 4927 includes Part 4 - Signs Permitted in Rural Areas,

Whereas the fair application of Part 4 depends on the interpretation of staff and Rural Community which can, on occasion, differ, and

Whereas this difference in interpretation causes added complexity and causes unnecessary work for both staff and those in the Rural Community who are attempting to advertise their farm-based businesses,

Therefore be it resolved that Council request staff to consult with the Agriculture Advisory Committee on potential changes to Part 4 of Township of Langley Sign Bylaw 2012 No. 4927 with the goal of simplifying the language and reducing opportunities for confusion, and

Be it further resolved that staff report back to Council with the potential changes alongside possible opportunities for public engagement and further refinements.

R. Cesaretti, Director of Permits, Licences, and Inspections, was in attendance to discuss the Sign Bylaw, and signage regulations related to agricultural, and agri-tourism uses. He noted that the relevant section of the Sign Bylaw has not been updated and that signage bylaws are not being actively enforced on farms.

Discussion ensued and the following comments were provided:

- Concerns were raised regarding inconsistencies in interpretation, including regarding signage limits for properties with multiple frontages.
- Committee members expressed support for removing the 90-day duration restriction, advocating instead for permanent signage that is appropriately sized, located safely on the property, and does not obstruct sightlines or intersections.
- It was suggested that farms with a Township business licence should not be required to obtain a separate sign permit. However, it was noted that not all farms require a business licence.
- Suggestions included permitting illuminated signs for visibility after dark, particularly for agri-tourism businesses like breweries, which remain open after sunset.
- The Committee expressed a desire for a simplified, agriculture-specific sign bylaw that better reflects the needs of modern farming operations.

R. Cesaretti will review the current bylaw in more detail and return to the Committee with recommendations at the October meeting before any potential referral to Council.

The agenda order then resumed.

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

E. CORRESPONDENCE

F. WORK PROGRAM

1. Farm Tour

M. Gunn will compile the feedback received and bring it forward at the September meeting. Attendance included four Councillors, two MLAs, and one MP. Committee members are encouraged to consider who was missing from this year's attendee list to ensure broader representation next year. The Committee is encouraged to begin considering potential themes or farm locations for the next tour, in 2026.

A. Smith noted that the amount of walking involved should be clearly communicated in advance to all participants.

J. Green commented that the variety of farm types, from large-scale production to small family-run operations, was well received and appreciated.

Councillor M. Pratt stated it was a fantastic tour, with very positive feedback overall. He thanked staff and volunteer farm hosts who made the event possible.

2. Agricultural Profile

M. Gunn facilitated discussion regarding what information should be included in the updated Agricultural Profile. The goal is to feature a concise two-page summary with key data points.

Discussion ensued and the following suggestions were provided:

- Adding key data such as:
  - Number of farms and farm types
  - Commodities being produced (with trends showing increases or decreases)
  - Acreage in production contrasted with out of production
  - Farm gate sales (noted as difficult to quantify, but agri-tourism numbers could be used as a proxy)
  - Water use and well statistics
  - Available land with potential for agricultural production
- Making the document more visually accessible using graphics and infographics in place of dense text.
- Including a clear map highlighting the 74% of Township land within the Agricultural Land Reserve and identifying areas that are currently being farmed.
- Including a section on challenges, such as the generational gap between new and retiring farmers and the impact of land costs.
- Incorporating a “health check” section to assess the overall state of agriculture in the Township of Langley.
- Using links from the main feature page that allow the reader to navigate to the section with more detailed information.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers’ Institute Update

On June 23, 2025, A. Smith, on behalf of the Farmers’ Institute (LFI), appeared before Council to provide a presentation on the current state of farming in the Township.

She discussed issues raised by rural residents, which included:

- inequitable water use leading to well depletion
- conflicts between organic flame weeding practices and municipal bylaws
- a lack of enforcement on truck parking violations on Agricultural Land Reserve (ALR) lands
- difficulty accessing bylaw information on the Township website
- estate homes on valuable aquifer areas

- non-farming uses of ALR land
- dangerous dogs harming livestock
- BC Assessment and obtaining Farm Status
- unauthorized ditching and landfill
- illegal dumping along rural roads

She discussed that the LFI maintains communication with the BC Ministry of Agriculture and Food, which supports its efforts, but is noted as the most underfunded agriculture ministry in Canada.

She presented suggestions to Council including updating the Township's Rural Plan, including a representative from either the LFI or the Agricultural Advisory Committee on the Township's Board of Variance, and she encouraged Council to advocate for increased provincial funding to the Ministry of Agriculture.

2. BC Ministry of Agriculture

J. Liu, Regional Agrologist at BC Ministry of Agriculture and Food stated that she is new to the area and may be reaching out to members of the Committee to acquaint herself with the area.

3. Additional Resources

M. Gunn shared information on the website "Groundwater, Wells and Aquifers in BC" as well as the Province of British Columbia's BC Drought Information Portal. Website links will be forwarded to members of the Committee.

I. NEXT MEETING

Date: Wednesday, September 24, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by O. Smid,
Seconded by B. Venechuk,
That the meeting terminate at 8:46pm.
CARRIED

Table ES-4. Short-Term Improvements (Zero to Five years)

Issue	Recommended Improvements
Safety at 240 Street intersection.	Brush clearing to improve sight lines and visibility. Erect additional signs and lighting.
High speeds and limited speed enforcement.	Construct RCMP pullouts along the corridor (exact locations to be determined in later design stages) to enable speed enforcement. Erect more speed limit signs. Erect radar speed warning signs.
Unsafe passing of slow moving farm vehicles along the corridor.	Construct slow moving vehicle pullouts for farm vehicles (exact locations to be determined in later design stages) to reduce the risk of head-on collisions and improve travel time reliability along the corridor.
High number of intersections and driveways increases turning movements and reduces safety.	Establish a practice to limit and/or reduce (where possible) the number of driveways along the corridor over time, in consultation with property owners. Erect more intersection warning signs and improve pavement markings and lighting.
Safety through Campbell Valley Park (between 200 and 208 Street).	Consolidate and re-align adjacent driveways to reduce conflicting turn movements.
Animal related collisions.	Erect wildlife fencing in conjunction with other improvements, where feasible.

Table ES-5. Medium-Term Improvements (6 to 15 years)

Issue	Recommended Improvements
Slow moving vehicles increase travel times and increase the risk of unsafe passing. High number of driveways increases turning movements and reduces safety.	Introduce Two-Way-Left-Turn-Lanes (TWLTL) in sections with the most driveways: • 184 Street to 192 Street • 192 Street to 200 Street • 240 Street to 248 Street Continue with a practice to limit and/or reduce (where possible) the number of driveways along the corridor over time, in consultation with property owners.
Side road intersection delays due to increase in side road traffic.	To reduce delays, upgrade (with left-turn lanes on 16 Avenue) and signalize intersections at: • 208 Street • 232 Street • 272 Street • Lefeuvre Road • Bradner Road
Animal related collisions.	Erect additional wildlife fencing in conjunction with other improvements, where feasible.

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

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

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

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

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

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

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Time Restricted Parking

Policy No: 05-117
Approved by Council: 2018-06-25
Revised by Council:

1. Purpose

1.1 To define the criteria, approach and methodology for the implementation of Time Restricted Parking in the Township.

2. Background

2.1 The Township regularly receives requests for changes to parking regulations on local and collector streets in neighbourhoods. Measures such as time restricted parking have been requested to address issues such as:

2.1.1 Concerns from residents in residential areas adjacent to facilities where pay parking is in effect, such as the Carvolth Transit Exchange in Willoughby and the Langley Memorial Hospital in Murrayville.

2.1.2 Concerns from residents in residential areas adjacent to schools where onsite parking is not sufficient to accommodate pick-up and drop-off parking demand.

2.1.3 Concerns from residents in areas where there are a mix of residential and commercial uses where parking associated with employees or customers of commercial areas overflow onto nearby residential streets.

2.1.4 Concerns from local businesses where the available on-street parking is used for extended periods thereby reducing the potential turnover and supply of on-street parking such as in the core of Aldergrove, Fort Langley and the Willoughby Town Centre.

2.2 A review of the practices of other municipalities and their implementation of Time Restricted Parking indicated that they utilize general guidelines for the implementation of Time Restricted Parking. The Time Restricted Parking Policy is based upon guidelines commonly used by other municipalities.

3. Related Policy

3.1 Township of Langley Highway and Traffic Bylaw 2010 No, 4758 and amendments thereto.

3.2 Township of Langley Subdivision and Development Servicing Bylaw 2011 No. 4861 and amendments thereto in conjunction with the Master Transportation Plan Road Classifications Map.

3.3 Motor Vehicle Act (1996 c. 318) of the B.C. Motor Vehicle Traffic Legislation Manual and amendments thereto.

4. Policy

4.1 **Suitable Locations**:

4.1.1 Time Restricted Parking will only be considered in locations where on-street parking is legally permitted as per the Township Highway and Traffic Bylaw and the B.C. Motor Vehicle Act.

4.1.2 Time Restricted Parking will only be considered in locations where there is a demonstrated need based upon records of historical complaints or where there is sufficient level of local community support.

4.2 **Initiation Process**

4.2.1 When a request for Time Restricted Parking is received, the Township will provide the requestor with a copy of this Policy.

4.2.2 In order to initiate the formal process for the implementation of Time Restricted Parking, a local resident, property owner, or representative of a business with a valid Township of Langley business licence must submit to the Township a petition, in a form approved by the General Manager of Engineering or their designate, of the proposed area and demonstrating that there is community support for implementing Time Restricted Parking.

4.2.3 Time Restricted Parking will only be considered on a block by block basis.

4.2.4 The petition must be specific in the location, duration of restriction, and time of day being proposed for Time Restricted Parking.

4.2.5 The petitioner must be directly fronting the proposed area.

4.2.6 Upon receipt of the petition, the Township will determine if there is sufficient level of support from the community to proceed to a formal review process. The Township will only consider one signature from each residential owner/occupant or business owner/tenant in the petition in the determination of the level of support. A sufficient level of support would be defined as having at least one-third (1/3) of the properties and/or businesses directly fronting the affected area in support of the implementation of Time Restricted Parking.

4.2.7 A local business association or community group can also initiate the process through a petition.

4.3 **Review Process**

4.3.1 Upon receipt of the completed petition, a request for the review of Time Restricted Parking will be formalized and documented through a Service Request.

4.3.2 The request will be reviewed to determine if the proposed parking restrictions are feasible for the location given the following factors:

- safety
- traffic flow
- emergency vehicle access

4.4 **Ballot Process**

4.4.1 In Residential Areas:

4.4.1.1 The Township will send out ballots to all owners/occupants fronting any roads with proposed parking regulation changes. To be counted, the ballot must be received by the Township by the indicated date and time.

4.4.1.2 The level of support will determined based on the number of ballots sent out. Any ballots abstained or not submitted will be considered to be not in favour of the changes.

4.4.1.3 Only one ballot per property shall be considered.

a. If a response is received from both an owner and an occupant, only the response received from the owner will be considered.

b. For multi-unit residential strata properties, only the strata council's response will be considered. Subject to support of the Strata Council, all of the units in the strata will be counted in either support of opposition as part of the ballot process.

4.4.1.4 If at least two-thirds (2/3) of the ballots are in favour, staff will move forward with implementation.

4.4.1.5 If less than thirds (2/3) are in favour, staff will not move forward with implementation.

4.4.1.6 The original petitioner will be advised of the results of the ballot.

4.4.2 In areas with a mix of residential and commercial uses:

4.4.2.1 The Township will send out ballots to all residential owners /occupants and to all business owners/tenants fronting any roads with proposed parking regulation changes.

4.4.2.2 The level of support will be determined based on the number of ballots sent out. Any ballots abstained or not submitted will be considered to be not in favour of the changes.

4.4.2.3 Only one ballot per address shall be considered as stipulated in Section 4.4.1.3.

4.4.2.4 If at least two-thirds (2/3) of the ballots are in favour, staff will move forward with implementation.

4.4.2.5 If less than two-thirds (2/3) are in favour, staff will not move forward with implementation.

4.4.2.6 The original petitioner will be advised of the results of the ballot.

4.4.3 In Commercial Areas:

4.4.3.1 The associated Business Improvement Association (BIA), Merchants Associations, or other similar type of group will be contacted for feedback to determine their support for parking changes.

4.4.3.2 If the business group is supportive of the changes, no ballot process is required, and staff will move forward with implementation.

4.4.3.3 If the business group is not supportive of the changes, staff will not move forward with implementation.

4.4.3.4 If there is no existing business group for the area, then feedback from businesses directly fronting the parking changes will be taken into account. The Township may require a petition process as outlined in section 4.4.2.

4.4.3.5 If the implementation of time restricted parking in a commercial area has the potential to impact adjacent residential areas, the Township may require a petition process as noted in section 4.4.2.

4.5 **Implementation**

4.5.1 Upon the completion of a successful ballot, the Township will proceed with the implementation of Time Restricted Parking with the installation of signage on the requested roads. Time limits are dependent on location of the requested change and surrounding land uses. Time Restricted Parking will be implemented using the following criteria.

4.5.1.1 Time Restricted Parking shall be either two (2) or three (3) hour parking limits, or other durations appropriate for the location.

4.5.1.2 Time Restricted Parking may be either 9 am to 5 pm or for 24 hours per day, or other times appropriate for the location.

4.5.1.3 Time Restricted Parking may be implemented Monday to Friday or 7 days a week.

4.5.2 The General Manager of Engineering, and their designate, has the authority to implement Time Restricted Parking, without a ballot process as outlined in Section 4.4, where there is a demonstrated need based on historical complaints as well as in areas where parking demand is heightened due to tourism, commerce, or institutional activities and/or presence.

4.6 **Review, Revision or Removal Process**

4.6.1 Once Time Restricted Parking has been implemented following the process outlined in the Policy, a period of two (2) years is required before any review of the Time Restricted Parking restrictions will be considered by the Township.

4.6.2 Not until at least two (2) years following the implementation date, a residential owner/occupant, business owner/tenant, or business group may submit a request for removal of the Time Restricted Parking. The request for review by the Township would have to follow the same petition process in Section 4.2, review process in Section 4.3 and ballot process in Section 4.4.