REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, November 3, 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 – November 3, 2025

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held November 3, 2025.

Mayor Woodward has directed reconsideration of the following item from the October 20, 2025 Regular Meeting of Council in accordance with Section 131 of the *Community Charter*:

2. Item for Reconsideration

DEFERRAL
That item E.5 be deferred to the November 17, 2025 Regular Council Meeting.

Clerk's Note: Item E.5 from the October 20, 2025 Regular Meeting is "Rural and Urban Local Road Reconstruction Program". Should Council wish to add this item to the November 3, 2025 agenda, a motion to add item E.12 is required.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – October 20, 2025

That Council adopt the Minutes of the Regular Council meeting held October 20, 2025.

2. Public Hearing Meeting – October 20, 2025

That Council adopt the Minutes of the Public Hearing meeting held October 20, 2025.

C. DELEGATIONS

D. PRESENTATIONS

E. REPORTS TO COUNCIL

Item E.1 was deferred at the July 21, 2025 and September 15, 2025 Regular Council Meetings:

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.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That consideration of Infrastructure Renewal Program and Policy be deferred until the November 3, 2025 Regular Council Meeting.
CARRIED

Items E.2 and E.3 were deferred at the September 15, 2025 Regular Council Meeting:

2. Proposed 2026 Council Calendar
Report 25-136
File LS 0550-06

That Council approve the proposed 2026 Council Calendar, presented as Attachment A to this report.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That consideration of Proposed 2026 Council Calendar be deferred until the November 3, 2025 Regular Council Meeting.
CARRIED

E. REPORTS TO COUNCIL

3. Pre-zoning Options Along 200 Street Corridor
Report 25-133
File CPP LRP00028

That Council direct staff to advance community engagement consistent with the Official Community Plan and Willoughby Community Plan updates, including the pre-zoning options along the 200 Street corridor, as described in this report.

That Council direct staff to prepare necessary amendments to the Subdivision and Development Servicing Bylaw No. 5382 to assist in the implementation of Council-initiated rezoning (pre-zoning) by regulating and requiring the provision of works and services in respect to the development of land.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That consideration of Pre-zoning Options Along 200 Street Corridor be deferred until the November 3, 2025 Regular Council Meeting.
CARRIED

4. 2025 Emergency Support Services Equipment and Training Grant
Report 25-172
File ENG 1855-35

That Council authorize an application to the 2025 Union of British Columbia Municipalities Emergency Support Services Equipment and Training Grant for $30,000 in funding towards the ESS Plan and Functional Exercise Project.

5. 2025 Safe and Active School Routes Grant
Report 25-171
File ENG 1855-40

That Council authorize an application to the 2025 Federation of Canadian Municipalities Safe and Active School Routes Grant for $125,000 in funding toward the Road Widening: 80 Avenue from 204 Street to 212 Street Project.

6. Capital Request: Facility Equipment Upgrades
Report 25-178
File RAC 1010-01

That Council authorize the use of up to $135,000 from the Capital Projects Reserve for the purchase of replacement fitness equipment.

E. REPORTS TO COUNCIL

7. Capital Request – McLeod Athletic Park
Report 25-177
File MA 6125-20

That Council pre-approve $350,000 from the 2026 Capital Projects Reserve for a contribution to the Langley Blaze ("Blaze"), or an affiliated society, for general site improvements to the area northeast of the existing Blaze ball diamond at McLeod Athletic Park.

That Council approve the payment of the contribution amount to the Blaze, or an affiliated society, upon completion and successful opening of the improvements.

That Council approve $45,000 from the Capital Projects Reserve towards general McLeod Athletic Park northwest sector improvements including fencing and pathway improvements.

8. Capital Pre-Approval – Willoughby Booster Pump Station Retrofit
Report 25-175
File ENG 5330-27-074

That Council pre-approve $5,477,625 in the 2026 Capital Budget for upgrades to the Willoughby Booster Pump Station, funded $3,500,000 from Water Development Cost Charges and $1,977,625 from the Water Capital Works Reserve, of which $1,922,849 is to be repaid from Water DCC as the funds become available.

9. Development Permit Application No. 101472
(McElhanney Ltd. / 20320, 20340, 20360, 20388 – 80 Avenue; 7785, 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue)
Report 25-170
File CD 08-23-0230

That Council authorize issuance of Development Permit No. 101472 to the owners for property at 20320, 20340, 20360, 20388 – 80 Avenue; 7785, 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue subject to the following conditions:

a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
b. Registration of a restrictive covenant protecting the Streamside Protection and Enhancement Development Permit Areas (SPEAs) shown on Schedule C to the acceptance of the Township.
c. Security for and completion of streamside enhancement and restoration works as shown on Schedule B, C and D and as described in Streamside Protection and Enhancement Development Permit Application prepared by Envirowest

E. REPORTS TO COUNCIL

Consultants May 30, 2025 and addendum September 18, 2025.

d. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs.
e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
f. Five year maintenance and monitoring program including replacement plantings and removal of invasive species as described in Streamside Protection and Enhancement Development Permit Application prepared by Envirowest Consultants May 30, 2025 and addendum September 18, 2025.
g. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance as described in Streamside Protection and Enhancement Development Permit Application prepared by Envirowest Consultants May 30, 2025 and addendum September 18, 2025.

10. Telecommunication Tower Application No. 000020 (Telus / Cypress Land Services / 26088 Telegraph Trail) Report 25-173
File CD 11-13-0031

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 26088 Telegraph Trail 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 26088 Telegraph Trail.

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 26088 Telegraph Trail.

E. REPORTS TO COUNCIL

11. Heritage Alteration Permit Application No. 101503
(Fort Langley Community Improvement Society / 9167 Glover Road)
Report 25-174
File CD 11-33-0145

That Council authorize issuance of Heritage Alteration Permit No. 101503 to the Fort Langley Community Improvement Society for property located at 9167 Glover Road subject to the following conditions being satisfied to the acceptance of the Township of Langley:

a. Building and demolition plans being in substantial compliance with Schedule "A".
b. Section 107.3 of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the number of required parking spaces from 31 parking spaces to 27 parking spaces as indicated in Schedule "A".

Although not part of the heritage alteration 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. Payment of supplemental heritage alteration permit application fees, Development Cost Charges and building permit administration fees.

12. *Rural and Urban Local Road Reconstruction Program*
Report 25-164
File 5400-10-01

That Council endorse the phased plan to rehabilitate 175 kilometres of Local roads in Poor to Very Poor condition over ten years and refer the proposed capital funding schedule to the draft 2026 – 2030 Financial Plan for consideration.

Clerk's Note: For consideration should Council approve adding this item to the November 3, 2025 Regular Meeting agenda.

F. BYLAWS FOR FIRST AND SECOND READING

1. 2025 Official Community Plan Update
Bylaw No. 6200
Report 25-179
File CPP LRP00026

That Council give first reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (2025 OCP Update) Bylaw No. 6200.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (2025 OCP Update) Bylaw No. 6200 is consistent with the Township of Langley Financial Plan.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (2025 OCP Update) Bylaw No. 6200 is consistent with the Metro Vancouver Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan.

That Council consider that the consultation process during preparation of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (2025 OCP Update) Bylaw No. 6200 is consistent with sections 475 and 476 of the *Local Government Act* and the Council Consultation – Official Community Plan Policy 07-160.

That Council refer Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (2025 OCP Update) Bylaw No. 6200 to other organizations and agencies including the Provincial Agricultural Land Commission, for comment.

That Council give second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (2025 OCP Update) Bylaw No. 6200.

That Council authorize staff to schedule the required Public Hearing for "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (2025 OCP Update) Bylaw No. 6200".

(To comply with Official Community Plan adoption procedures prescribed in Section 477 of the Local Government Act, it is recommended that Council consider the recommendations in the order or sequence presented above.)

Explanation – Bylaw No. 6200

Bylaw No. 6200 amends the Official Community Plan (OCP) and component Community Plans and Neighbourhoods Plans to update policy text and mapping to align with recent "Housing Statue" changes to the *Local Government Act;* update policies related to housing, heritage and climate action; and address housekeeping amendments.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Fees and Charge Bylaw Amendment
Bylaw No. 6161
Report 25-125
File FIN 1810-01

That Council give first, second and third reading to the "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 6161".

Explanation – Bylaw No. 6161

Bylaw No. 6161 amends the Fees and Charges Bylaw 2007 No. 4616 as amended, to replace "Schedule 3. Animal Control" with a new "Schedule 3. Animal Control".

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Highway Closure, Dedication Removal and Disposal (1114241 BC Ltd.)
Report C25-34
Bylaw No. 6165
File CA PM003346

That Council give final reading to "Highway Closing and Dedication Removal (1114241 B.C. Ltd.) Bylaw No.6165".

Explanation – Bylaw No. 6165

Bylaw No. 6165 authorizes the closure and highway dedication removal from a 658.8 square metre portion of 78 Avenue at 204 Street.

2. Housing Actions: Family-Friendly Units
Bylaw No. 5994
Report 24-40
File BLSI LSP00009

That Council give final reading to "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994".

Explanation – Bylaw No. 5994

Bylaw No. 5994 updates the housing policy in the Official Community Plan to include minimum requirements for the provision of two- and three-bedroom units in new apartment development.

I. BYLAWS FOR FINAL ADOPTION

Clerk's Note: Should Council approve final reading, the following motion is required to amend the 2025 Official Community Plan Update to include the revisions made to Bylaw No. 5994:

That Schedule 1 to proposed Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (2025 Official Community Plan) Bylaw No. 6200 be amended by adding a new subsection (e) to Section 3.1.9 to read as follows:

"Any application submitted prior to January 1, 2025, shall be granted a 36-month grace period, in order to receive fourth and final reading by Council of the Zoning Amendment Bylaw. If the process is not completed by January 1, 2028, the policy requirements shall apply".

J. ITEMS FROM PRIOR MEETINGS

Mayor Woodward has requested the following items be brought back for reconsideration from the September 9, 2024 and December 2, 2024 Council Meetings:

1. Motion to Reconsider

That Council reconsider the following motions:

2023 Development Cost Charges Bylaw
Bylaw No. 5897
Report 23-164
File CD BA000045

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council give final reading to the Langley Development Cost Charges Bylaw No. 5897.
CARRIED

Councillor Richter opposed

2024 Development Cost Charges
Bylaw Amendment
Bylaw No. 6024
Report 24-158
File CD BA000048

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give final reading to "Langley Development Cost Charges Bylaw No. 5897 Amendment Bylaw No. 6024".
CARRIED

Councillor Richter opposed

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information has been brought forward from the October 20, 2025 Closed Council Meeting for public information:

1. Concert and Performance Hall at Langley Events Centre

That Council direct staff to finalize and issue (in partnership with the Federal Government) a press release announcing the $25M Federal Contribution Agreement under the Green and Inclusive Community Building (GICB) Program for the new Concert and Performance Hall at Langley Events Centre.

That Council authorize staff to utilize up to $1M from the previously approved and funded Willoughby Community Centre Design (WCCF1000) to begin a progressive design build process for the new Concert and Performance Hall, for the purposes of finalizing the facility's size, scope, project components, timeline milestones and required budget envelopes for Council's future consideration and approval.
CARRIED

Section 90(2) (b) Intergovernmental

N. FOR INFORMATION

1. Short Term Rentals
Memorandum – Community and Policy Planning Division
File LRP00014

2. Aldergrove Kinsmen Community Centre Renaming
Memorandum – Recreation, Arts and Culture Division
File 0550-08

3. FCM Sustainable Municipal Buildings Grant Application Update
Memorandum – Engineering Division
File 1855-40

4. Old Yale Dog Park
Memorandum – Public Works Division
File 6130-01

N. FOR INFORMATION

5. Reducing Barriers to Urban Trail Users – Baffle Gates
Memorandum – Engineering Division
File 8330-20-002

6. Fraser Highway Water and Sanitary Mains Update
Memorandum – Engineering Division
File 5330-27-113

7. Agricultural Advisory Committee
Minutes – September 24, 2025
File 0540-20

8. Agriculture Advisory Committee
Minutes – October 22, 2025
File 0540-20

9. Heritage Advisory Committee
Minutes – October 1, 2025
File 0540-20

10. School Naming
File 0400-80

Email from School District No. 35 regarding naming the future Smith middle and secondary schools.

O. MOTIONS ARISING FROM INFORMATION

1. Agricultural Advisory Committee Recommended Motion
File 0540-20

That Council update the Rural Plan.

P. OTHER BUSINESS

Mayor Woodward provided the following Notices of Motion within the deadlines according to Council's Policy:

1. Borrowing Reductions for the 2026-2030 Five Year Financial Plan

Whereas:

1. Bylaw 6053 for 208A Street and Bylaw 6054 for 212 Connector Phase I were originally approved by Council for budget envelopes that did not end up being ultimately required to complete the respective capital projects;

P. OTHER BUSINESS

2. The 40 Avenue emergency culvert replacement within Bylaw 6110 for Culvert Replacements has approved Provincial grant funding but of a still unconfirmed amount; and

3. Other opportunities exist to finalize Bylaws 6085 for the Aldergrove Parkade and 6011 for Strategic Land Acquisition at reduced, finalized amounts as Council planned for and made possible with its previous direction;

Therefore be it resolved that:

1. Bylaw 6053 be made permanent at the ultimate cost of the completed 208A Street capital project;
2. Bylaw 6054 be finalized at the ultimate cost of the completed 212 Street Phase I capital project;
3. Bylaw 6110 be finalized with a reduction of $1.25M funded within the 2026 Budget process from prior year surplus, an alternative source or a finalized external grant;
4. Bylaw 6085 be made permanent with a reduction of $3.0M funded with $2.5M from the Aldergrove Amenity Fund and $500,000 from Land Capital Reserve hereby pre-approved within the 2026 Budget; and
5. Bylaw 6011 be made permanent with a reduction of $19,316,946 funded with $15M from applicable parkland funding sources, $2,816,946 from the Affordable Housing Fund and $1.5M from Land Capital Reserve.

And further that Council directs staff to finalize a proposed internal borrowing schedule with automatic reductions for the finalization of Smith Athletic Park and Ice Sheets and Dry Floors Arenas at the Langley Events Centre for Council's future consideration.

2. Public Safety Revisions for the 2026 Budget

That Council directs staff to include for Council's consideration within the 2026 Budget:

1. An additional eight (8) suppression firefighters with an effective start date within Q3; and
2. One (1) additional Bylaw Enforcement Officer with an effective start date within Q3.

3. Peter Ewart School Zone Extension

That Council directs staff to extend the existing 30 km/h school zone in place for Peter Ewart Middle School on 202A Street to include RE Mountain; and

That Council directs staff to report to or inform Council on the history and current rationale for the Peter Ewart Middle School School Zone, and other options for it to consider for the future as 202A Street is completed.

P. OTHER BUSINESS

Councillor Baillie provided the following Notice of Motion within the deadlines according to Council's Policy:

4. Remembrance Day 2025

Whereas Remembrance Day is an important occasion in the Township of Langley; and

Whereas new safety and security requirements resulting from the Lapu Lapu incident have significantly increased the costs associated with meeting these standards; and
Whereas this year marks the first implementation of these changes, creating financial hardship for the Fort Langley Remembrance Day Society, the organizers of the ceremony in Fort Langley;

Therefore be it resolved that the Township of Langley will provide funding of approximately $7,500, upon request, to cover the costs of traffic control and enhanced safety and security measures for the 2025 Fort Langley Remembrance Day ceremonies; and

Be it further resolved that these costs be funded from the Council Contingency; and

Be it finally resolved that following this year's ceremonies, staff will engage with all organizers of Remembrance Day events to discuss future funding considerations.

Councillor Pratt provided the following Notice of Motion within the deadlines according to Council's Policy:

5. Friendship City Agreement – City of Gwangyang, Republic of Korea

Be it resolved that Council hereby authorizes the Mayor or staff to execute, on behalf of the Township of Langley, the *Friendship City Agreement* between the Township of Langley, British Columbia, Canada, and the City of Gwangyang, Republic of Korea; and

Be it further resolved that Township staff be authorized to take any and all necessary actions to give effect to the intent of this resolution and to facilitate the implementation of the *Friendship City Agreement*.

Q. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1	-	Section 90(1) (n) Consideration
Item E.1	-	Section 90(1) (e) Property
Item F.1	-	Section 90(1) (a) Personnel
Item G.1	-	Section 90(1) (e) Property
Item G.2	-	Section 90(1) (a) Personnel
Item I.1	-	Section 90(1) (m) Another Enactment
Item I.2	-	Section 90(1) (e) Property
Item I.3	-	Section 90(1) (g) Legal Section 90(1) (k) Negotiations
Item I.4	-	Section 90(1) (g) Legal

R. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, October 20, 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, 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 – October 20, 2025

Moved by Councillor Woodward,
Seconded by Councillor Pratt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held October 20, 2025.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That item C.2 be removed and item C.3 be added to the agenda.
CARRIED

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That item E.5 be deferred to the November 17, 2025 Regular Council Meeting.
CARRIED

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

B. ADOPTION OF MINUTES

1. Regular Council Meeting – October 6, 2025

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held October 6, 2025.
CARRIED

C. DELEGATIONS

1. Amanda Smith
Langley Farmers' Institute
File 0550-07

Amanda Smith, Langley Farmer's Institute, appeared before Council to discuss the Township of Langley's Rural Community Plan. She shared that it was originally adopted in 1993, and that much of the plan's data and references are outdated, including land use studies from 1980, census data from 1991, and old program and business names. She further stated that rural development, subdivision patterns, and agricultural conditions have changed significantly since the plan's adoption.

She asked that Council make a motion to update the Rural Community Plan to reflect current conditions and community priorities.

2. Zach Graham
International Motor Sports
File 0550-07

Delegation withdrawn.

3. Levin Njogu
Vancity
File 0550-07

Levin Njogu, representing Vancity, appeared before Council to review building energy requirements. He stated that building codes are among the most effective tools local governments have to improve energy efficiency and support long-term affordability for residents and homeowners.

He noted that Vancity aims to use its assets to help build stronger, more resilient communities by supporting members through loans for home energy upgrades, such as window replacements and heat pump installations. He stated that maintaining current requirements for new homes being built will help avoid costly retrofits in the future and allow Vancity to finance more low-carbon homes in Langley.

C. DELEGATIONS

He asked that Council maintain the Township of Langley's current requirements for Part 9 residential construction that meet the Zero Carbon Step Code EL-3 and Energy Step Code 4.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. TransLink 2026 Funding Requests
Report 25-160
File ENG 1855-60

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council authorize applications for $7,253,000 in TransLink cost sharing and include Township of Langley cost sharing of $3,786,333, with $3,595,020 funded from Transportation Development Cost Charges and $191,313 from the Capital Project Reserve in the 2026 Capital Budget for Council consideration.
CARRIED

2. Equipment and Fleet Operations and Replacement Strategy
Report 25-148
File PW 1280-07

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council direct staff to include Capital Request in the 2026–2030 Financial Plan for a phased program to transition 29 long-term rental units into the Township's fleet with the objective of reducing operating rental costs as vehicles are integrated into the fleet.

That Council preapprove $3,075,000 from the Public Works Equipment Replacement Reserve in 2026 to fund the equipment and vehicles identified in the 2025 Fleet Replacement Program.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the first paragraph be amended as follows:

That Council direct staff to include Capital Request in the 2026–2030 Financial Plan for a phased program **over two years** to transition 29 long-term rental units into the Township's fleet with the objective of reducing operating rental costs as vehicles are integrated into the fleet.
CARRIED

E. REPORTS TO COUNCIL

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

3. Willoughby and Willowbrook Major Road and Active Transportation Projects
Report 25-157
File ENG 5330-23

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council direct staff to submit capital requests to complete the engineering design for the projects at the following locations, for Council's consideration within the 2026–2030 Financial Plan, at a total design cost of $6,280,000, with $5,613,300 funded from Road Development Cost Charges and $666,700 from Capital Project Reserve:

Major Roadworks:

1. 200 Street (east side) from 80 Avenue to 82 Avenue (Design Cost - $605,000)
2. 82 Avenue (south side) from 200 Street to 200A Street (Design Cost - $85,000)
3. 80 Avenue from 197 Street to 200 Street (Design Cost - $1,100,000)
4. 76 Avenue from 200 Street to 202A Street (Design Cost - $525,000)
5. 202A Street (west side) from 74 Avenue to 76 Avenue (Design Cost - $400,000)
6. 203 Street from 62 Avenue to 64 Avenue (Design Cost - $250,000)
7. 72 Avenue (north side) from 202A Street to 208 Street (Design Cost - $960,000)
8. 72 Avenue (north side) from 208 Street to 210 Street (Design Cost - $425,000)

Active Transportation Improvements:

9. 204 Street from 62 Avenue to 64 Avenue (Design Cost - $215,000)
10. 80 Avenue (south side) from 200 Street to 202A Street (Design Cost - $115,000)
11. 202A Street (west side) from 76 Avenue to 80 Avenue (Design Cost - $350,000)

Alternative Active Transportation Improvements:

12. 197 Street from 64 Avenue to Willoughby Way and Willoughby Way/66 Avenue from 197 Street to the 20300 Block (Design Cost - $350,000)

E. REPORTS TO COUNCIL

13. Willowbrook Drive/62 Avenue from 196 Street to 204 Street and 196 Street from 64 Avenue to Willowbrook Drive (Design Cost - $900,000)

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That 72 Avenue for the north and south sides be added to Major Roadworks at a Design Cost of $1,500,000.
CARRIED

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That 203 Street from 65 Avenue to 67 Avenue be added to Major Roadworks at a Design Cost of $600,000.
CARRIED

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

4. Review of Building Energy Requirements (Energy Step Code 4 and EL-3)
Report 25-167
File PLI 3800-01

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council direct staff to revise the Township's current building energy requirements for Part 9 residential construction from Energy Step Code 4 and EL-3 to align with the BC Building Code (Step Code 3 and EL-1).

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Item E.4 be referred to staff to prepare amendments to the Township of Langley Building Bylaw and related processes for Council's consideration at a future meeting of Council within the calendar year of 2025, to address the following:

1. Modernization references to paper-based submission processes to reflect the Township's ongoing transition to electronic permitting process for all Building Permit types;
2. Transitional provisions for in-stream applications greater than or equal to residential densities of 15 UPA submitted prior to April 1, 2025, to have the option to proceed under the Step Code and Energy Labeling (EL) requirements in effect at the

E. REPORTS TO COUNCIL

time of the rezoning application, subject to current Provincial implementation timelines; and

3. Streamlining of post-Development Permit Building Permit reviews and current referral process such that, once a Development Permit has been issued including for the approval of Building Permit submissions for all drawing types, the Permit License and Inspections Division processes all necessary approvals and releases, subject to substantial changes.

CARRIED

5. Rural and Urban Local Road Reconstruction Program
Report 25-164
File PW 5400-10-01

Item deferred to the November 17 Regular Council Meeting.

6. 2025 Volunteer and Composite Fire Departments Equipment and Training Grant
Report 25-163
File ENG 1855-35

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council authorize an application to the 2025 Union of British Columbia Municipalities Volunteer and Composite Fire Departments Equipment Training Grant for $30,000 of funding.
CARRIED

7. Capital Request – Museum Reserve Funding for Exhibits at salishan Place by the River
Report 25-168
File RAC 7950-01

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council authorize the expenditure of $81,480.56 from the Museum Reserve to provide funding towards the design, construction, and installation of new exhibits at salishan Place by the River.
CARRIED

8. Ice and Dry Arenas Facility – Counter Tariffs
Report 25-169
File MA 0810-30

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council approve funding in the amount of $547,840 from the Growing Communities Fund and $166,274 from 2024 Prior Year Surplus

E. REPORTS TO COUNCIL

for payment of Canadian Government counter tariffs imposed on purchases for the new Ice and Dry Arenas Facility.
CARRIED

9. Capital Pre-Approval - 212 Street Connector Roadworks
Report 25-162
File ENG 5330-23-168

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council pre-approve $19,150,000 in the 2026 Capital Budget for the construction of the 212 Street Connector from the 21000 Block to 77A Avenue, funded $2,277,223 from Water Development Cost Charges (DCC), $14,913,140 from Road Development Cost Charges, $1,085,148 from the Greenway Amenity Fund, $705,921 from Non-Refundable Deposits, $145,566 from the Capital Projects Reserve, and $23,002 from the Water Capital Works Reserve.
CARRIED

10. Agricultural Land Commission Application No. 100471 (Graham / 22439 – 96 Avenue)
Report 25-166
File CD 12-05-0026

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That Council refer the non-farm use application submitted by Zachary Graham to the Agricultural Land Commission to permit the placement of fill of an area for a private BMX training track at 22439 – 96 Avenue for consideration based on agricultural merits.
CARRIED

Councillors Kunst and Martens opposed.

11. Telecommunication Tower Application No. 000021 (Telus / Cypress Land Services / 23718 – 72 Avenue)
Report 25-165
File CD 11-16-0037

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council advise Innovation, Science and Economic Development Canada that it does not object to Cypress Land Services' application to construct a 47.0 m (154.2 ft) high telecommunication tower and accessory compound at 23718 – 72 Avenue.
CARRIED

E. REPORTS TO COUNCIL

12. Development Permit Application No. 101510
(Hamstra / 7620 – 197 Street)
Report 25-152
File CD 08-22-0115

Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council authorize issuance of Development Permit No. 101510 to Hendrick Hamstra for property at 7620 – 197 Street subject to the following conditions:

a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township.
c. Completion of streamside enhancement and restoration works as shown on Schedule C and as described in Streamside Protection and Enhancement Development Permit Report prepared by Envirowest Consultants Inc. dated April 27, 2023.
d. Written designation of an Environmental Monitor for a three year period following installation for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact SPEAs.
e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
f. Commencement of accepted streamside enhancement and restoration works as indicated in the Streamside Protection and Enhancement Development Permit Report prepared by Envirowest Consultants Inc. dated April 27, 2023 within 30 days of SPEA disturbance.

CARRIED

MAYOR DECLARES CONFLICT OF INTEREST

Mayor Woodward declared a Conflict of Interest under Section 100 of the Community Charter due to a pecuniary interest and left the meeting at 2:13pm.

Councillor Pratt assumed the position of Chair.

E. REPORTS TO COUNCIL

13. Heritage Alteration Permit Application No. 101498 (Fort Langley Properties Ltd. / 9100 Block Of Glover Road) Report 25-161

File CD 11-33-0144

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council authorize issuance of Heritage Alteration Permit No. 101498 to Fort Langley Properties Ltd. for property located in the 9100 Block of Glover Road subject to the following conditions:

a. Building and demolition plans being in substantial compliance with Schedule “A”.
b. On-site landscape plans and tree management plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy.
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. All signage being in substantial compliance with Schedule “A”, the Township’s Sign Bylaw and Section 4: Signage of the Fort Langley Building Façade Design Guidelines.
e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
f. All refuse areas to be located within buildings and/or enclosures and screened by compatible architectural treatments in substantial compliance with Schedule “A”.

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

a. A Servicing Agreement being entered into with the Township to secure required road utility upgrades and extensions in accordance with the Township’s Subdivision and Development Servicing Bylaw.
b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
c. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
d. On-site landscaping to be secured by letter of credit at building permit stage.
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.

E. REPORTS TO COUNCIL

f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
g. Payment of supplemental heritage alteration permit application fees, Development Cost Charges and building permit administration fees.

CARRIED

Mayor Woodward re-entered the meeting at 2:22pm and resumed the position of Chair.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Highway Closure, Dedication Removal and Disposal (1114241 BC Ltd.)
Report C25-34
File CA PM003346

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give first, second and third reading to "Highway Closing and Dedication Removal (1114241 B.C. Ltd.) Bylaw No.6165".
CARRIED

2. Rezoning Application No. 100654
(Garcha Properties (Latimer) Holdings / 7700 Block Of 202A Street)
Bylaw No. 6166
Report 25-150
File CD 08-23-0205

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Garcha Properties (Latimer) Holdings) Bylaw No. 6166 rezoning a 2.7 ha (6.7 ac) property located in the 7700 Block of 202A Street to Comprehensive Development Zone CD-131 to facilitate the development of a townhouse site with approximately 124 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road, greenway and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

2. Provision of road dedications, widenings and necessary traffic improvements for 202A Street (including greenway), 78 Avenue and 203 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Dedication and construction of a 4.5 m wide street greenway on the east side of 202A Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
4. Dedication and construction of a 15.0 m wide ecological greenway along the southern edge of the site including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
6. Finalization of landscape and architectural plans.
7. Compliance with Age-Friendly Amenity Area requirements to the acceptance of the Township.
8. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
9. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until a Development Permit is issued for the site
    b. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) is accepted by the Township
    c. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    d. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces).
10. Compliance with the Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
11. As per the applicant's proposal in support of the proposed rezoning application, provision of $1,785,600 as a voluntary amenity contribution.
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. 2026 Permissive Tax Exemptions
Bylaw No. 6170
Report 25-151
File FIN 1970-04-001

Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council give final reading to "Permissive Tax Exemption Bylaw No. 6170".
CARRIED

2. Official Community Plan Amendment and Rezoning Application No. 100215 and Development Permit No. 100999 (QRD / 7007, 7021 and 7033 – 204 Street)
Bylaw No. 5917
Bylaw No. 5918
Report 23-163
File CD 08-14-0204

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (QRD) Bylaw No. 5917"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (QRD) Bylaw No. 5918".
CARRIED

Development Permit No. 100999

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council authorize issuance of Development Permit No. 100999 (QRD / 7007, 7021 and 7033 – 204 Street) 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 in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements.

I. BYLAWS FOR FINAL ADOPTION

c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located in an enclosure and screened.

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

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

CARRIED

J. ITEMS FROM PRIOR MEETINGS

1. Reconsideration

MOTION TO RECONSIDER
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council reconsider the following motion:

Housing Actions: Family-Friendly Units
Bylaw No. 5994
Report 24-40
File BLSI LSP00009

That Council give third and final reading of "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994".
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give third and final reading of "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994".

J. ITEMS FROM PRIOR MEETINGS

AMENDMENT 1
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Bylaw 5994 be given third reading only.
CARRIED

Councillor Martens opposed

AMENDMENT 2
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the overall average project size be changed to 67.35 square meters, 725 square feet.
CARRIED

Councillor Martens opposed.

AMENDMENT 3
Moved by Mayor Woodward,
Seconded by Councilor Pratt,
That Bylaw 5994 Section 2, Item (d), be amended to state: “Any application submitted prior to January 1, 2025, shall be granted a 36-month grace period”.
CARRIED

MOTION, AS AMENDED
The question was called on the motion to give third reading only, as amended, and it was
CARRIED

K. MAYOR AND COUNCIL REPORT

Councillor Ferguson thanked staff and Council for their support after the fire at his residence.

Councillor Pratt expressed appreciation to the organizers of the 31st Annual Langley Leadership Prayer Breakfast.

Councillor Baillie reported that the Canadian Museum of Flight held a forum featuring women in aviation.

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson reported that Metro Vancouver is currently preparing its 2026 budget. He further noted that the Township of Langley has dedicated 74 acres to Metro Vancouver for the designation of a new municipal natural park in South Langley, while Metro Vancouver has added an additional 34 acres bringing the park size to 108 acres.

Councillor Baillie reported that he once again advised the Metro Vancouver Water Committee of the absence of major water transmission lines from Metro Vancouver into the Township of Langley.

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

N. FOR INFORMATION

1. **Development Cost Charges Review and Fee Applicability**
   Memorandum – Community Development Division
   File BA000050

2. **Agricultural Land Commission Decision Third Quarter 2025 (July – September)**
   Memorandum – Community Development Division
   File 6635-01

3. **Accessibility Upgrades at McLeod Athletic Park – Stadium**
   Memorandum – Facilities Division
   File 0810-30

4. **Willoughby Community Centre Open House Update**
   Memorandum – Corporate Projects Division
   File 0810-30

5. **Voluntary Water Metering Program**
   Memorandum – Public Works Division
   File 5600-03-21

6. **Recreation, Culture, and Parks Advisory Committee**
   Minutes – September 10, 2025
   File 0540-20

7. **Recreation, Culture, and Parks Advisory Committee**
   Minutes – October 8, 2025
   File 0540-20

N. FOR INFORMATION

8. Senior's Advisory Committee
Minutes – September 17, 2025
File 0540-20

9. Agricultural Advisory Committee
Minutes – September 24, 2025
File 0540-20

O. MOTIONS ARISING FROM INFORMATION

1. Voluntary Water Metering Program

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council pre-approve $2,000,000 from the Water Capital Works Reserve within the 2026 Budget for the Voluntary Water Metering Program to continue uninterrupted into and throughout 2026.
CARRIED

P. OTHER BUSINESS

1. 40 Avenue Active Transportation Upgrades

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council directs staff to Report to Council with recommendations on potential detailed design and capital project(s) for multi-use path and active transportation replacement, upgrades and widening for 40 Avenue from 208 Street to 216 Street, and additional upgrades that it may appropriate for Council to consider.
CARRIED

2. Bedford Channel Dredging Reserve

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council directs staff to establish a new non-statutory Bedford Channel Dredging Reserve within the upcoming 2026 Budget and Five-Year Financial Plan with an initial annual transfer of $250,000 per year included within the 2026 Draft Budget for Council's consideration.

And further that Council pre-approve $250,000 from Prior Year Surplus available for the 2026 Budget to be additionally transferred into the new Bedford Channel Dredging Reserve.
CARRIED

P. OTHER BUSINESS

3. Joint Housing Project

Moved by Councillor Ballie,
Seconded by Councillor Pratt,
Whereas the fastest-growing segment of the population in the coming years is seniors; and

Whereas this demographic is increasingly vulnerable to homelessness and living in vehicles due to the rapidly rising cost of living; and

Whereas there is currently an inadequate supply of designated housing for seniors and other vulnerable populations within the Township of Langley; and

Whereas there is a shortage of other types of supportive and affordable housing across the Township;

Therefore be it resolved that Council direct staff to engage in discussions with both the federal government and the Province of British Columbia to explore opportunities for funding, partnership, and support for the development of a purpose-built facility to house these vulnerable populations; and

Be it further resolved that this proposed project be situated on the designated Township-owned property at Horne Pit, immediately north of Fire Hall No. 5, which is nearing completion at that location; and

Be it finally resolved that staff be directed to report back to Council with potential options and strategies for advancing this project, including possible collaborations with senior levels of government.
CARRIED

4. Senior's Advisory Committee Meeting Start Time

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council directs staff to update the Senior's Advisory Committee start time to be in the early afternoon, rather than the typical 7:00pm.
CARRIED

5. Veterans Village Project

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
Whereas veterans have bravely served in the Canadian Armed Forces, often at great personal cost to their lives and long-term health; and

Whereas many of these veterans experience Post-Traumatic Stress Disorder (PTSD) and other service-related challenges, resulting in difficult living conditions; and

P. OTHER BUSINESS

Whereas a significant number of veterans are unhoused, living in inadequate or unsafe conditions, and lacking access to necessary support services; and Whereas this vulnerable population continues to grow, along with the need for stable housing and appropriate care;

Therefore be it resolved that Council direct staff Report to Council with potential options and potential costs to begin the process for developing a Veterans Village within the Township of Langley, and consult with Homes For Heroes, the Royal Canadian Legion, and any other veterans organization; and

Be it further resolved that staff be directed to contact and advocate to both the provincial and federal governments to explore opportunities for partnership, funding, and support to advance this potential project.
CARRIED

6. Extension of Multi-Use Path on 40 Avenue Connector

MOTION WAS NOT MOVED
Whereas the new 40 Avenue Connector is a major east–west transportation corridor linking Brookswood–Fernridge with Murrayville and beyond; and

Whereas the corridor serves not only motorists, but also provides an important route for students, commuters, and residents who choose active modes of transportation; and

Whereas a safe, 3-metre-wide Multi-Use Path (MUP) has been constructed on the culvert section of 40 Avenue through the Murray Creek Ravine, but currently does not extend to the wide paved shoulders at 216 Street and 213A Street; and

Whereas the remaining section consists of narrow, rough, and debris-strewn sidewalks that create a gap in the active transportation network, forcing cyclists to use the roadway on a heavily trafficked 60 km/h corridor, discouraging all but the most confident riders;

Therefore be it resolved that staff report back with options, cost estimates, and potential timelines for extending the 3-metre Multi-Use Path through the Murray Creek Ravine on 40 Avenue, in order to provide a continuous, safe, and accessible active transportation connection between 216 Street and 213A Street.

7. Murrayville Neighbourhood Safety

Moved by Councillor Kunst,
Seconded by Councillor Pratt,
Whereas Item O.1. from the October 6, 2025 Regular Council Meeting addressed traffic safety concerns along 224 Street from Fraser Highway to 56 Avenue, and there continues to be significant concern from the community regarding pedestrian safety and vehicle speed along 223 Street; and

P. OTHER BUSINESS

Whereas residents of the Hillcrest community and surrounding neighbourhoods have collected a petition with over 280 signatures requesting the installation of painted crosswalks and a traffic safety assessment for 223 Street and 224 Street; and

Whereas the petition is supported by Sunridge Gardens Independent Living, representing approximately 150 seniors, whose residents regularly cross 223 Street to access local amenities such as Shoppers Drug Mart; and

Whereas there have been recent traffic incidents in the vicinity of 223 and 224 Streets, underscoring the need for a comprehensive approach to pedestrian and traffic safety in the Murrayville area;

Therefore be it resolved that, in addition to the scope outlined in Item O.1., Council direct staff to include the section of 223 Street from 50 Avenue to 52 Avenue in the traffic safety study and subsequent report. The intersection at 50 Avenue and 223 Street shall be included in the scope of the study, but not be limited to that location; and further

Be it resolved that the intersection at 50 Avenue and 224 Street be removed from the study, as this section is adjacent to the Agricultural Land Reserve (ALR) boundary and lacks pedestrian facilities on the east side of 224 Street.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council refer Murrayville Neighbourhood Safety back to staff for the 2026 Budget Process and that the petitions be provided to all members of Council.
CARRIED

8. Langley Arts Council

Moved by Councillor Pratt,
Seconded by Mayor Woodward,
That item seven on the October 20, 2025 Distribution List be referred to staff to follow up with the Langley Arts Council and provide recommendations to Council regarding the naming of the Aldergrove Kinsmen Centre.
CARRIED

Q. MOTION TO RESOLVE INTO CLOSED MEETING

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

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

R. TERMINATE

Moved by Councillor Pratt,
Seconded by Mayor Woodward,
That the meeting terminate at 3:04pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, October 20, 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 R. Rindt

S. Richardson 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 Meeting for Public Hearing – October 20, 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 October 20, 2025.
CARRIED

Clerks Note: Item D.1 added to Other Business.

B. CERTIFICATE RECOGNITION

1. Fraser Valley Fusion 2010

Mayor and Council presented the Fraser Valley Fusion 2010 Team with achievement certificates for their recent win at the U15 National Fastpitch Championships.

B. CERTIFICATE RECOGNITION

2. North Langley 11UA Trappers

Mayor and Council presented the North Langley 11UA Trappers with achievement certificates for their recent win at the BC Minor Baseball Championships.

C. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100302 (1219893 BC Ltd./ Cre8 Architecture Ltd. / 7100 and 7126 – 206 Street and 7119 and 7143 – 207 Street) Bylaw No. 6154 Bylaw No. 6155 Report 25-146

File CD 08-14-0232

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1219893 BC Ltd.) Bylaw No. 6154", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1219893 BC Ltd.) Bylaw No. 6155".

Explanation – Bylaw No. 6154

S. Richardson explained that Bylaw No. 6154 amends the Willoughby Community Plan by redesignating the properties located at 7100 and 7126 – 206 Street and 7119 and 7143 – 207 Street from Residential to Multi Family and removing the lands from the Residential Density Bonus 2 area. Bylaw No. 6154 also amends the Northeast Gordon Estate Neighbourhood Plan on a site specific basis to allow a density of 22 UPA. The amendments will facilitate development of an 83-unit townhouse development. 80 public notices were delivered.

Explanation – Bylaw No. 6155

S. Richardson explained that Bylaw No. 6155 rezones a portion of 1.5 ha (3.8 ac) of land located at 7100 and 7126 – 206 Street and 7119 and 7143 – 207 Street to Comprehensive Development Zone CD-215 to facilitate development of approximately 83 townhouses.

Submission from the Public:

There were no submissions received from the public.

C. PUBLIC HEARING

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1219893 BC Ltd.) Bylaw No. 6154", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1219893 BC Ltd.) Bylaw No. 6155".
CARRIED

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council grant third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1219893 BC Ltd.) Bylaw No. 6154", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1219893 BC Ltd.) Bylaw No. 6155".
CARRIED

2. Official Community Plan Amendment and
Rezoning Application No. 100291
(BMG Projects (Heath South) Inc. / 6982 – 206 Street)
Bylaw No. 6090
Bylaw No. 6091
Report 25-128
File CD 08-14-0187

"Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (BMG Projects (Heath South) Inc.) Bylaw No. 6090", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (BMG Project (Heath South) Inc.) Bylaw No. 6091".

Explanation – Bylaw No. 6090

S. Richardson explained that Bylaw No. 6090 amends the Willoughby Community Plan by redesignating the property located at 6982 – 206 Street from Residential to Multi Family.
Bylaw No. 6090 also amends the Northeast Gordon Estate Neighbourhood Plan by redesignating the property located at 6982 – 206 Street from Single Family (6 UPA) to Townhouse (22 UPA). 105 public notices were delivered.

C. PUBLIC HEARING

Explanation – Bylaw No. 6091

S. Richardson explained that Bylaw No. 6091 rezones property located at 6982 – 206 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-215 to accommodate 83 townhouse units.

Submissions from the public:

The following written submissions were received from the public:

1. G and S Wall, Langley residents, expressed opposition to the proposed rezoning from single-family dwellings to townhouses. They expressed concerns that increased density would lead to more traffic, parking shortages, noise, and strain on local schools, negatively affecting property values and neighborhood quality of life. They also noted the proposal conflicts with the community plan in place when they purchased their home.
2. A. McLardy, a Langley resident, expressed opposition to the proposed amendment and rezoning, citing concerns about overdevelopment of townhomes, declining housing demand, and potential impacts on property values. She requested that the proposal be paused until the full consultation and update of the Gordon Neighbourhood Plans, scheduled for early 2026, is completed.

MOTION
Moved by Councilor Rindt,
Seconded by Councillor Baillie,
The Council consider third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (BMG Projects (Heath South) Inc.) Bylaw No. 6090”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (BMG Project (Heath South) Inc.) Bylaw No. 6091”.
CARRIED

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Rindt,
The Council grant third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (BMG Projects (Heath South) Inc.) Bylaw No. 6090”, and

C. PUBLIC HEARING

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (BMG Project (Heath South) Inc.) Bylaw No. 6091".
CARRIED

D. OTHER BUSINESS

1. Concert and Performance Hall

Mayor Woodward reported that the Township of Langley has secured a $25,000,000 Federal Grant for a landmark Performance Centre, which is set to enhance the Arts, Sports and Entertainment District in the community. This funding will support the construction of a carbon-neutral, net-zero venue that will serve as a regional destination for culture and creative excellence.

E. TERMINATE

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That the meeting terminate at 7:33pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

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:	SEPTEMBER 15, 2025 - REGULAR MEETING	**REPORT:**	25-136
FROM:	LEGISLATIVE SERVICES DIVISION	**FILE:**	0550-06
SUBJECT:	PROPOSED 2026 COUNCIL CALENDAR		

RECOMMENDATION:

That Council approve the proposed 2026 Council Calendar, presented as Attachment A to this report.

EXECUTIVE SUMMARY:

Council is required to adopt a schedule of Regular Council Meetings in accordance with the requirements of the *Community Charter*.

PURPOSE:

Approval of the Council Calendar for 2026 is being requested to meet the requirements of the *Community Charter* and provide staff with the information necessary to prepare related statutory notices and complete room bookings. Additional meetings, not included in the calendar, can be accommodated using Special meetings as permitted by the *Community Charter*.

Council annually approves a Council Calendar with scheduled Council meetings. Attached is the proposed 2026 Council Calendar providing the proposed dates of regular meetings of Council.

Respectfully submitted,

Kim Stepto
DEPUTY TOWNSHIP CLERK
for
LEGISLATIVE SERVICES

ATTACHMENT A 2026 Council Calendar

January 2026

Acting Mayor: Cllr. Martens

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
				New Year's Day		
4	5	6	7	8	9	10
11	12	13	14	15	16	17
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
18	19	20	21	22	23	24
25	26	27	28	29	30	31
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					

DRAFT

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRCR = Salmon River Committee Room

February 2026

Acting Mayor: Cllr. Martens

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
15	16	17	18	19	20	21
	Family Day					
22	23	24	25	26	27	28
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					

DRAFT

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRCR = Salmon River Committee Room

March 2026

Acting Mayor: Cllr. Martens

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
15	Spring Break 16	Spring Break 17	Spring Break 18	Spring Break 19	Spring Break 20	21
22	Spring Break 23	Spring Break 24	Spring Break 25	Spring Break 26	Spring Break 27	28
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
29	30	31				

DRAFT

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRCR = Salmon River Committee Room

April 2026

Acting Mayor: Cllr. Martens

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
					Good Friday	
5	6	7	8	9	10	11
	Easter Monday					
12	13	14	15	16	17	18
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
19	20	21	22	23	24	25
26	27	28	29	30		
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*		**LMLGA Conference & AGM** *Whistler, BC*	**LMLGA Conference & AGM** *Whistler, BC*		

DRAFT

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRCR = Salmon River Committee Room

May 2026

Acting Mayor: Cllr. Ferguson

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
					LMLGA Conference & AGM *Whistler, BC*	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
17	18	19	20	21	22	23
	Victoria Day					
24	25	26	27	28	29	30
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
31						

DRAFT

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRCR = Salmon River Committee Room

June 2026

Acting Mayor: Cllr. Ferguson

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	**2**	**3**	**4**	**5**	**6**
				FCM Conference *Edmonton, AB*	**FCM Conference** *Edmonton, AB*	**FCM Conference** *Edmonton, AB*
7	**8**	**9**	**10**	**11**	**12**	**13**
FCM Conference *Edmonton, AB*						
14	**15**	**16**	**17**	**18**	**19**	**20**
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
21	**22**	**23**	**24**	**25**	**26**	**27**
28	**29**	**30**				
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					

DRAFT

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRCR = Salmon River Committee Room

July 2026

Acting Mayor: Cllr. Ferguson

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
			Canada Day			
5	6	7	8	9	10	11
12	13	14	15	16	17	18
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
19	20	21	22	23	24	25
26	27	28	29	30	31	
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					

DRAFT

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRCR = Salmon River Committee Room

August 2026

Acting Mayor: Cllr. Ferguson

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
	BC Day					
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

DRAFT

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRCR = Salmon River Committee Room

September 2026

Acting Mayor: Cllr. Ferguson

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
	Labour Day					
13	14	15	16	17	18	19
	UBCM Convention *Vancouver, BC*	**UBCM Convention** *Vancouver, BC*	**UBCM Convention** *Vancouver, BC*	**UBCM Convention** *Vancouver, BC*	**UBCM Convention** *Vancouver, BC*	
20	21	22	23	24	25	26
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
27	28	29	30			
			National Truth and Reconciliation Day			

DRAFT

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRCR = Salmon River Committee Room

October 2026

Acting Mayor: Cllr. Ferguson

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
11	12	13	14	15	16	17
	Thanksgiving Day					**Municipal Election**
18	19	20	21	22	23	24
25	26	27	28	29	30	31

DRAFT

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRCR = Salmon River Committee Room

November 2026

Acting Mayor: TBD

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
	7:00pm **Inaugural Council Meeting** *FRPT*					
8	9	10	11	12	13	14
			Remembrance Day			
15	16	17	18	19	20	21
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
22	23	24	25	26	27	28
29	30					
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					

DRAFT

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRCR = Salmon River Committee Room

December 2026

Acting Mayor: TBD

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
	1:30pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
20	21	22	23	24	25	26
					Christmas Day	**Boxing Day**
27	28	29	30	31		
	Municipal Offices Closed (Stat holiday for Boxing Day)	**Municipal Offices Closed**	**Municipal Offices Closed**	**Municipal Offices Closed**	**New Year's Day**	

DRAFT

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRCR = Salmon River Committee Room

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 15, 2025 - REGULAR MEETING	**REPORT:**	25-133
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE:**	LRP00028
SUBJECT:	PRE-ZONING OPTIONS ALONG 200 STREET CORRIDOR		

RECOMMENDATIONS:

That Council direct staff to advance community engagement consistent with the Official Community Plan and Willoughby Community Plan updates, including the pre-zoning options along the 200 Street corridor, as described in this report.

That Council direct staff to prepare necessary amendments to the Subdivision and Development Servicing Bylaw No. 5382 to assist in the implementation of Council-initiated rezoning (pre-zoning) by regulating and requiring the provision of works and services in respect to the development of land.

EXECUTIVE SUMMARY:

At the November 18, 2024 Regular Meeting, Council directed staff to report on options to pre-zone lands on or near 200 Street between 85 Avenue and 72 Avenue (200 Street Corridor) to help meet targets in the 2024 Interim Housing Needs Report (HNR). The HNR identified a need for over 43,000 new housing units in the Township over the next 20 years.

Introduced by provincial Bill 44-2023, pre-zoning is a new planning requirement to align zoning bylaws with Official Community Plans (OCPs) and HNRs. Pre-zoning means zoning of land to permit land uses and densities before a development is proposed or a development application is made. The *Local Government Act* (LGA) mandates municipalities to pre-zone sufficient land before December 31, 2025 to meet the 20-year housing targets in the HNR.

Previous examples of pre-zoning in the Township include Bylaw No. 6020 to accommodate small-scale multi-unit housing (SSMUH) (adopted November 18, 2024) and Bylaw No. 4815 (CD-79) (adopted July 19, 2010) for lands at 20313 - 86 Avenue to permit 200 affordable apartment units in a mixed-use development considered in tandem with the construction of the Transit Exchange and adoption of the Carvolth Neighbourhood Plan.

Based on Council direction pursuant to several planning and policy initiatives, four geographic options along the 200 Street Corridor have been identified: the Gateway at 84 Avenue, the Hub (Langley Events Centre or LEC) at 80 Avenue, Latimer South at 76 Avenue and the Commons at 72 Avenue. Informed by the provincial Minimum Allowable Density Framework (MADF) for frequent bus services in the Metro Vancouver area, these four areas have the potential to provide approximately 15,500 housing units in the four Transit-Oriented Areas (TOAs) for Bus Rapid Transit (BRT) currently planned by TransLink.

The pre-zoning analysis has been undertaken with a focus on greenfield development areas. Based on the existing development pattern and in-stream applications in these geographic areas, the currently identified pre-zoning options account for less than a quarter (25%) of land area within potential TOAs that would be designated based on provincial guidance mandated elsewhere near bus rapid transit routes. Existing developments in the rest of these areas already provide a wide range of housing options (such as rowhouse/townhouse and wood-frame apartments) and lower minimum densities than those specified by provincial guidance.

Adding the projected SSMUH units (28,800) to the estimated TOA units (15,500) would be sufficient for the Township to meet the HNR target of 43,000 units in 20 years. Lands in all the currently identified geographic options would be required to meet the Township's HNR 20-year target. It is recommended that staff be authorized to consult with property owners in the areas identified in this report for feedback on potentially pre-zoning the currently identified lands.

In addition, the LGA was amended via Provincial Bill 16-2024 to provide municipalities with additional authorities for regulating and requiring site-level infrastructure and transportation demand management. It is recommended that the Subdivision and Development Servicing Bylaw No. 5382 be amended, pursuant to section 506 of the LGA, to assist in the implementation of pre-zones by regulating and requiring the provision of works and services in respect of the development of land. The bylaw will be based on provincial policy guidance and legal review. Administrative and organization workflow changes internal to the Township may be required as part of bylaw development. The proposed pre-zones and amendments to the Subdivision and Development Servicing Bylaw No. 5382 will be presented as a comprehensive package before December 31, 2025, subject to Council direction.

PURPOSE:

The purpose of this report is to provide options and associated recommendations for Council consideration regarding pre-zoning along the 200 Street corridor, as requested by Council on November 18, 2024.

BACKGROUND:

At the November 18, 2024 Regular Meeting, Council received Report 24-225 on the 2024 Interim Housing Needs Report (HNR). The HNR identified a need for over 43,000 new housing units in the Township over the next 20 years and over 14,000 units in the next 5 years.

At the same meeting, Council passed the following resolution directing staff to report on options to pre-zone applicable lands to help meet the housing targets in the HNR:

> *"That staff report to Council with options to pre-zone applicable infill lands on or within close proximity to 200 Street between 85 Avenue and 72 Avenue to meet the housing target of an additional 7,800 housing units, as now required due to the arbitrary, mandated methodology from the Province of BC."*

At the July 21, 2025 Regular Meeting, Council received Report 25-124 on the status of the Official Community Plan update and directed staff to consider 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, with support for a wider range of potential housing options and lower minimum densities.

DISCUSSION/ANALYSIS:

What is Pre-Zoning?

Introduced by provincial Bill 44-2023, pre-zoning is a "proactive planning" approach to align zoning bylaws with OCPs and HNRs to zone land to permit land use(s) and density of use before a development is proposed or a development application is made. Pre-zoning is permitted as long as the proposed development is consistent with the land use designations and policies in an OCP and long-term housing needs in a community. Public Hearings are not required for rezoning applications that are consistent with the OCP, but they will continue to be required for OCP amendments for developments that are not consistent with the OCP.

Section 481.7 of the *Local Government Act* (LGA) mandates municipalities to review and if necessary, pre-zone sufficient land to accommodate at least the 20-year total number of housing units required to meet anticipated housing needs. The Township must complete the review and pre-zone to meet the LGA deadline of December 31, 2025.

Bylaw No. 6020, adopted by Council on November 18, 2024, is an example of pre-zoning that included amendments to existing residential zones in the Zoning Bylaw to accommodate SSMUH on single-family lots within the Urban Containment Boundary, subject to the availability of water and sewer capacity for health and safety reasons. The bylaw provides SSMUH entitlements for approximately 20,000 single-family lots that would yield an estimated 48,000 SSMUH units at full buildout. Assuming a 3% per year uptake in SSMUH construction, this would result in approximately 28,800 new housing units in 20 years.

Another example of pre-zoning is Comprehensive Development Zone CD-79 adopted by Bylaw No. 4815 on July 19, 2010. The CD-79 Zone applies to 20313 - 86 Avenue and permits 200 affordable apartment units in a mixed-use development at the Carvolth Transit Exchange. The zone was put in place in tandem with the construction of the Transit Exchange and adoption of the Carvolth Neighbourhood Plan.

Planning Framework for Pre-Zoning

Several planning and policy initiatives provide a framework for considering pre-zoning along the 200 Street Corridor as follows:

- LEC 2040: The Langley Events Centre (LEC) was the focus of a planning and engagement program in 2024 that resulted in broad community support for a Council-endorsed vision for future development. On November 18, 2024, Council endorsed the

vision for LEC 2040 as an entertainment-focused district, supported by additional zones with active mixed-use living, retail, restaurant, office and educational uses. Also, Council directed staff to prepare a development strategy for LEC 2040 based upon the Township's continued ownership of the lands.

- 200 Street 2040: On November 18, 2024, Council endorsed the general vision for 200 Street as a people-oriented community connector anchored by three nodes at 72 Avenue (The Commons), 80 Avenue (The Hub) and 86 Avenue (The Gateway). Council directed staff to use 200 Street 2040 to inform an update of the Willoughby Community Plan in 2025.

- Transportation and Mobility Strategy (TMS): The Township is developing a complete strategy for renewing and enhancing transportation infrastructure that will keep pace with the dynamic, growing community. The 200 Street Corridor will be served by multiple modes of transportation such as walking, cycling, transit and driving. The TMS will ensure that these transportation modes will be implemented at the right scale, complementing each other along the 200 Street Corridor.

- TransLink Bus Rapid Transit (BRT) Program: The 200 Street Corridor is part of Langley-Haney Place BRT, one of three priority corridors identified by the Mayors' Council on Regional Transportation. Key destinations on this route will include Willowbrook Shopping Centre and adjacent planned SkyTrain station, Langley Events Centre, Carvolth Exchange and Park and Ride, Ridge Meadows Hospital and Haney Place Mall. Ongoing planning and design work suggests four BRT stations will be located at 72 Avenue, 76 Avenue, 80 Avenue and 84 Avenue with additional stations beyond the study area of this report.

- Metro 2050: Metro 2050, the Regional Growth Strategy for Metro Vancouver, designates the 200 Street Corridor as a Major Transit Growth Corridor between the Carvolth Frequent Transit Development Area and the Willowbrook Urban Centre. Major Transit Growth Corridors are identified as high potential locations for regionally significant levels of transit-oriented residential growth and accessible to jobs and services.

- Transit-Oriented Areas (TOAs): The Province has established a Minimum Allowable Density Framework (MADF) for TOAs by Bill 47-2023 and related Orders-in-Council. For Metro Vancouver, a minimum density of 4.0 FSR and a minimum height of 12-storeys are mandated within 200 m of a BRT station (Station Node) and a minimum 3.0 FSR and 8-storeys between 201 and 400 m (Outer Ring). It is anticipated TOA framework will be applied to planned BRT stations along the 200 Street Corridor.

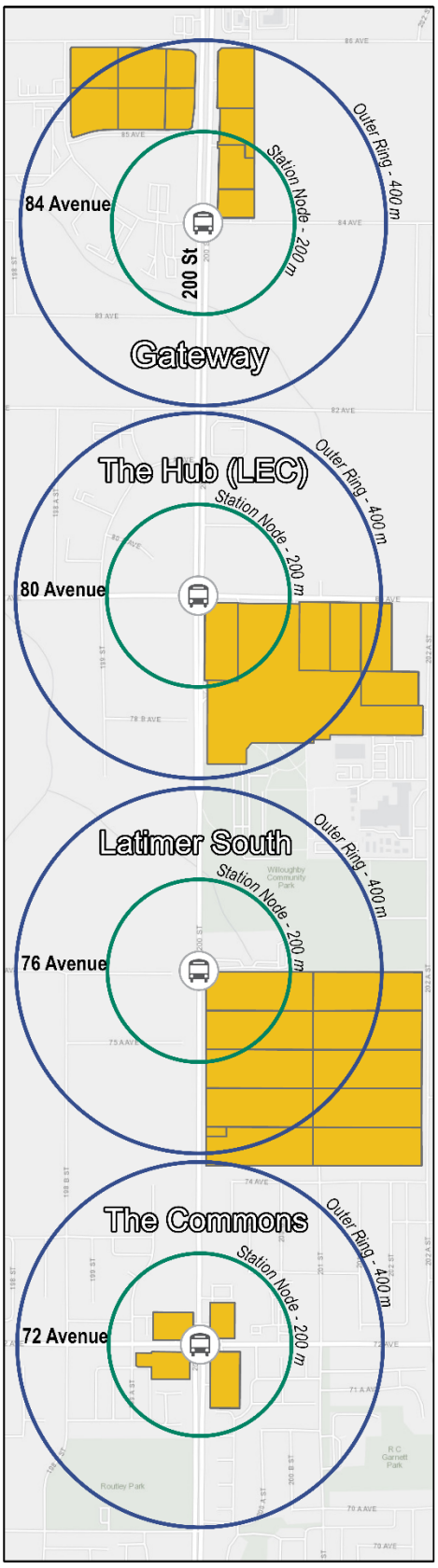
<u>Geographic Options for Pre-Zoning</u>

An analysis of pre-zoning has been undertaken to explore geographic options with a focus on greenfield development areas along the 200 Street corridor. The analysis focused on properties without in-stream development applications (except for the Latimer South option). Several considerations have been used to identify potential sites for pre-zoning such as:

- site area and potential for land assembly
- current use of land (undeveloped versus developed)
- opportunities and constraints related to adjacent land use compatibility
- proximity to planned BRT stations
- environmental conditions such as watercourses and topography

Based on these considerations as well as previous planning and community engagement work for 200 Street 2040, the following geographic options for pre-zoning along the 200 Street Corridor between 85 Avenue and 72 Avenue have been currently identified: (1) the Gateway, (2) the Hub (LEC), (3) Latimer South and (4) the Commons.

The Gateway, the Hub (LEC) and the Commons are terms used in the 200 Street 2040 vision project. This report uses the same terms as 200 Street 2040 for ease of reference, while the options identified herein do not represent the entire geographic extent of those in 200 Street 2040. The adjacent Map 1 shows the locations of the geographic options discussed below.



Map 1 – Geographic Options

<u>The Gateway</u>
The Gateway area is in proximity of the planned 84 Avenue BRT station with two sub-areas: Gateway East and Gateway West.

Gateway East is bounded by 200 Street (west), 86 Avenue (north), 201 Street alignment (east) and 84 Avenue. Approximately 3 ha (7.3 ac), the area is currently occupied by a restaurant, an office building and a commercial strip mall under two ownerships. The site has no known topographical or environmental constraints. It is subject to Section 52 of the Transportation Act (requiring Ministry approval of a zoning bylaw) as it is within 800 m of a controlled access highway. Based on the minimum densities outlined by MADF (see last bullet under Planning Framework for Pre-Zoning above), Gateway East has an estimated capacity for approximately 900 apartment units in the Station Node (based on a minimum density of 4.0 FSR) and an additional 420 units in the Outer Ring, for a total of 1,320 units (based on a minimum density of 3.0).

Gateway West is bounded by 198A Street (west), 86 Avenue (north), 200 Street (east) and 85 Avenue (south). Currently vacant, the site includes six lots on approximately 5.2 ha (12 ac) under one ownership. The site has no known topographical or environmental constraints. It is designated as Employment in Metro 2050 and would require an amendment to the Regional Growth Strategy to permit residential uses. It is also subject to section 52 of the Transportation Act. This site is located within the Outer Ring, as it is more than 200 m from the 84 Avenue BRT station. Gateway West has an estimated capacity for approximately 1,510 apartment units at a minimum density of 3.0 FSR.

The Hub (LEC)
The LEC option is part of the Hub in the 200 Street Corridor. Approximately 8.5 ha (21 ac), the site serves as an overflow parking area for the LEC. It has no topological and environmental constraints. Adjacent to the planned BRT station at 80 Avenue, the Hub has an estimated capacity for approximately 670 apartment units in the Station Node (based on a minimum density of 4.0 FSR) and 1,920 units in the Outer Ring (based on a minimum density of 3.0), for a total of approximately 2,590 units for the entire site. According to LEC 2040, over 4,100 units would be built on the site, using higher FSRs and building height beyond the provincial MADF.

Latimer South
Bounded by 200 Street (west), 76 Avenue (north), 202A Street (east) and 74A Avenue alignment (south), the Latimer South option would be served by the planned 76 Avenue BRT station. A greenfield development area, the area is approximately 20 ha (50 ac) in size with significant potential. The site typography is generally flat with a slight grade decrease to the north and is proximal to a middle school, high school, a community centre and recreational facilities of the LEC. The site is comprised of 11 existing lots with multiple owners, thus land assembly for a comprehensive development may present some challenges. There are watercourses present which will be subject to streamside protection and enhancement requirements. Based on the MADF, the Latimer South area has an estimated capacity to provide pre-zoning for approximately 3,180 apartment units in the Station Node (based on a minimum density of 4.0 FSR) and an additional 5,640 units in the Outer Ring (based on a minimum density of 3.0 FSR), for a total of approximately 8,820 units for the Latimer South area. (Note: The property at 7415 – 202A Street is beyond the Outer Ring but has been included in the analysis due to proximity to the overall land assembly).

The Commons
Located at 72 Avenue and 200 Street, the Commons option is occupied by commercial strip malls (northeast, southeast and northwest corners), gas stations (northeast and northwest corners) and a 3-storey retail and office building (southwest corner). The sites have no known topographical or environmental constraints. These commercial developments were developed 20 years ago and present potential for pre-zoning with a minimum density of 4.0 FSR and a minimum of 12-storeys in this Station Node. Using the MADF, the four corners have an estimated capacity to create approximately 1,260 apartment units. However, due to the area's proximity to single-family subdivisions and townhouse complexes, land use compatibility issues need to be analysed in greater detail as the nearby residential areas may not present financial viability for redevelopment in the short term (10 to 15 years).

Based on the above discussions, combining the projected SSMUH units (28,800) with the estimated TOA units (15,500) would be sufficient for the Township to meet and exceed the HNR target of 43,000 units in 20 years. The table below summarizes the projections.

SMMUH and Pre-Zone Options	**20-year Projected Housing Units**
1. SSMUH (Bylaw No. 6020)	28,800
2. Total TOA* (A to E below)	15,500
A. TOA (84 Ave, Gateway West)	1,510
B. TOA (84 Ave, Gateway East)	1,320
C. TOA (80 Ave, LEC)	2,590
D. TOA (76 Ave, Latimer South)	8,820
E. TOA (72 Ave, The Commons)	1,260
Total: SSMUH + Total TOA (1 + 2 above)	**44,300**
2024 Interim Housing Needs Report 20-year Target	43,000

*Note: *To calculate and achieve the minimum number of housing units required to meet the HNR targets, provincial regulation stipulates the use of MADF without conditional density rules.*

It is recommended that Council direct staff to advance community engagement on pre-zoning options along the 200 Street corridor, including consultation with subject property owners to determine interest in pre-zoning lands, concurrent with the OCP and Willoughby Community Plan (WCP) updates.

Existing Development Pattern, Housing Options and Lower Minimum Densities

The preceding pre-zoning analysis has been undertaken with a focus on greenfield development areas along the 200 Street corridor. Based on the existing development pattern and in-stream applications in these geographic areas, the pre-zoning options presented account for less than a quarter (25%) of the Station Nodes (200 m from a BRT station) and Outer Ring (up to 400 m from a BRT station). Existing developments in the rest of these areas already provide a wide range of housing options (such as rowhouse/townhouse and wood-frame apartments) and lower minimum densities than those specified by provincial TOA guidance. The options presented are consistent with Council's direction on July 21, 2025 to consider wider housing options and lower minimum densities, when existing developments and in-stream applications are taken into consideration.

New Planning Tools for Works and Services

The LGA has been amended by Provincial Bill 16-2024 to expand authority under works and services for development within existing neighbourhoods that do not involve a subdivision process. This allows local government to use the authority at the building permit stage with an expanded list of items that local governments can require including street furniture, parklets and streetlamps. Expanded road dedication authority exists to require new developments to provide land for wider sidewalks, street trees and traffic calming that cannot be accommodated within current limits (LGA section 506).

The current development approvals process involves the submission of an application by an owner to rezone a parcel of land to permit use, density of use and other regulatory matters affecting building siting and massing in consideration of OCP and NP regulations. Pre-zoning permits the Township the ability to pre-zone the same parcel of land establishing the same development regulations per the OCP and NP. The 'prior-to' development prerequisite conditions associated with Council consideration of final adoption of a zoning bylaw will be specified within Density Benefits and Inclusionary zoning bylaws to suit the 200 Street Transit Corridor. These zones are proposed to be added to Township's Zoning Bylaw at a later time. The 'prior to' development prerequisite conditions will be subject to the consideration of Building Permit approval as noted above, per LGA section 506.03(2).

Subdivision and Development Servicing Bylaw No. 5382

As discussed above, Section 506 of the LGA provides local governments with expanded authorities to require a broader range of works and services in a wider range of circumstances, particularly at the building permit stage. It is recommended that the Subdivision and Development Servicing Bylaw be amended accordingly and prepared for Council consideration to assist in the implementation of pre-zoning. Preparation of the bylaw will be based on provincial policy guidance and legal review. Administrative and organization workflow changes internal to the Township may be required as part of bylaw development.

Next Steps

Subject to Council approval of the recommendations, the following next steps would be required:

1. Complete the consultation process involving the Official Community and Willoughby Community Plan updates in tandem with consideration of zoning bylaws as necessary to accommodate future Council-initiated rezonings (pre-zoning).
2. Consider input from the consultation process with respect to policies within the Official Community Plan and Willoughby Community Plan updates.

3. Refine and finalize drafts of the Official Community Plan and Willoughby Community Plan with consideration of options allowing a Council-initiated rezoning (pre-zoning) and the necessary policies and zones to support this process.
4. Refine and finalize zoning bylaws respecting Inclusionary and Density Benefits zoning bylaws in consideration of Council-initiated rezoning (pre-zoning) of geographic locations identified within this report within the 200 Street corridor.
5. Prepare the necessary amendments to the Subdivision and Development Servicing Bylaw No. 5382 reflecting the expanded authorities regarding works and services, highways dedications and the ability to require all works and servicing for development as a condition of subdivision approval or building permit approval.
6. Refine and finalize new Inclusionary and Density Benefits zoning bylaw amendments for inclusion into Zoning Bylaw No. 2500. Further amendments to Zoning Bylaw No. 2500 include the addition of new definitions and a list of amenities that may be permitted as optional conditions in a Density Benefits zone to enable additional density.
7. Present the final updated Official Community Plan and Willoughby Community Plan to Council for consideration.
8. Present Inclusionary and Density Benefits zones to Council for consideration as a Council-initiated rezoning (pre-zoning) process for lands identified in this report within the 200 Street corridor.

Respectfully submitted,

James Pernu
SENIOR PLANNER
for
COMMUNITY AND POLICY PLANNING DIVISION

Jason Chu
DIRECTOR, COMMUNITY AND POLICY PLANNING
for
COMMUNITY AND POLICY PLANNING DIVISION

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 3, 2025 - REGULAR MEETING	**REPORT:**	25-172
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	2025 EMERGENCY SUPPORT SERVICES EQUIPMENT AND TRAINING GRANT		

RECOMMENDATION:

That Council authorize an application to the 2025 Union of British Columbia Municipalities Emergency Support Services Equipment and Training Grant for $30,000 in funding towards the ESS Plan and Functional Exercise Project.

ANALYSIS:

The Union of British Columbia Municipalities (UBCM), through the Community Emergency Preparedness Fund, offers funding for equipment and training for Emergency Support Services (ESS), which are intended to support communities in building capacity to respond to emergencies. The ESS Equipment and Training program allows for one application per municipality and covers 100 percent of eligible costs, up to a maximum of $30,000 in grant funding. Grant submissions for the Fall intake of this program are due by November 14, 2025.

Staff are proposing an ESS Plan and Functional Exercise project for submission. This project involves obtaining a consultant to organize all existing procedures into an ESS Plan and facilitate a Reception Centre Functional Exercise, to allow the Township to validate plans and processes related to ESS service delivery. The funding will also be used to help develop two deployable Mobile Reception Centre Kits, with the focus of building capacity and readiness of the Township. The total cost is anticipated to be $30,000 and will be fully covered by the grant.

Financial Implications:

Should the Township be successful in its application, it will receive $30,000 in funding, covering 100 percent of the project costs.

Respectfully submitted,

Karl Neufeld-Peters
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
PROTECTIVE SERVICES – FIRE	J. de Roy

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 3, 2025 - REGULAR MEETING	**REPORT:**	25-171
FROM:	ENGINEERING DIVISION	**FILE:**	1855-40
SUBJECT:	2025 SAFE AND ACTIVE SCHOOL ROUTES GRANT		

RECOMMENDATION:

That Council authorize an application to the 2025 Federation of Canadian Municipalities Safe and Active School Routes Grant for $125,000 in funding toward the Road Widening: 80 Avenue from 204 Street to 212 Street Project.

ANALYSIS:

The Federation of Canadian Municipalities (FCM), through the Green Municipal Fund, offers funding for Safe and Active School Routes (SAASR), a program designed to support communities in building active transportation infrastructure along school routes. The goal is to enable students to travel actively to and from school, such as by walking or biking. Each municipality may submit one application, with the program covering 50 percent of eligible costs, up to a maximum of $125,000. Grant submissions are due by December 10, 2025.

Staff are proposing the Road Widening: 80 Avenue from 204 Street to 212 Street Project for submission. This project involves, among other activities, the installation of separated bike lanes and sidewalks/multi-use pathways along 80 Avenue. This arterial roadway meets the school route eligibility by being located within two kilometres of five elementary schools, two middle schools, and one secondary school.

Financial Implications:

Should the Township be successful in its application, it will receive $125,000 in funding, covering 50 percent of eligible costs. This may reduce the Township's financial contribution, subject to final project costs.

Respectfully submitted,

Karl Neufeld-Peters
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 3, 2025 - REGULAR MEETING	**REPORT:**	25-178
FROM:	RECREATION, ARTS AND CULTURE DIVISION	**FILE:**	1010-01
SUBJECT:	CAPITAL REQUEST - FACILITY EQUIPMENT UPGRADES		

RECOMMENDATION:

That Council authorize the use of up to $135,000 from the Capital Projects Reserve for the purchase of replacement fitness equipment.

EXECUTIVE SUMMARY:

Prior to the COVID-19 pandemic, the Recreation Division received annual capital funding dedicated to the replacement of aging fitness equipment. This regular reinvestment ensured that equipment remained in safe, functional condition and that operating, and repair costs were minimized through a proactive replacement cycle.

Since 2022, the annual Fitness Equipment Replacement capital budget requests have not been funded. Despite staff's best efforts to stretch the rolled-over fitness equipment replacement capital and extend the lifespan of existing assets, including repurposing equipment from two previously closed fitness facilities, portions of our current inventory have now reached or are well beyond end-of-life. Resulting issues include increasing number of equipment breakdowns as well as increasing operational costs to service the equipment. Limited availability of replacement parts for outdated models also complicates the repairs meaning downtimes are often extended. These challenges impact both the user experience and our ability to maintain safe, reliable, and attractive fitness facilities for the community.

Staff have identified several high-priority items that require replacement, as soon as funding is available, at Walnut Grove Community Centre, W.C. Blair Recreation Centre, and Aldergrove Community Centre. Items significantly beyond their replacement cycle include six treadmills, turf replacement, two leg curls, two leg extensions, two leg presses, assisted pull-up machine, dual cross cable, chest fly, kinesis high-pull machine.

Township of Langley Capital Project Description						
Project Title:	Recreation Facilities - Fitness Equipment Replacement					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$135,000				
Budget Remaining						
Total Projected Cost		$135,000				

Project Description *(Phased Project)	Fitness equipment replacement of six treadmills, turf replacement, two leg curls, two leg extensions, two leg presses, assisted pull-up machine, dual cross cable, chest fly, kinesis high-pull machine.
Project Justification and Consequences of Not Proceeding *(Phased Project)	As per Council Report November 3, 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):		Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title:	Recreation Facilities- Fitness Equipment Replacement					
Proposed Funding Sources	Capital Projects Reserve					
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 Project Reserve		$135,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded						

Total Currently Unfunded		**$135,000**				

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Respectfully submitted,

Rob Stare
DIRECTOR
for
RECREATION, ARTS AND CULTURE 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:	NOVEMBER 3, 2025 - REGULAR MEETING	**REPORT:**	25-177
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE:**	6125-20
SUBJECT:	CAPITAL REQUEST - MCLEOD ATHLETIC PARK		

RECOMMENDATIONS:

That Council pre-approve $350,000 from the 2026 Capital Projects Reserve for a contribution to the Langley Blaze ("Blaze"), or an affiliated society, for general site improvements to the area northeast of the existing Blaze ball diamond at McLeod Athletic Park.

That Council approve the payment of the contribution amount to the Blaze, or an affiliated society, upon completion and successful opening of the improvements.

That Council approve $45,000 from the Capital Projects Reserve towards general McLeod Athletic Park northwest sector improvements including fencing and pathway improvements.

EXECUTIVE SUMMARY

The Blaze program together with the Langley Blaze Training Centre Society are in a situation to make additional park improvements on the area they license northeast of the baseball diamond at MAP, which will include a training facility ("Training Facility"). The Training Facility group that will utilize the facilities includes representation from the Langley Blaze and from the Langley Fastball Association. The enhanced facilities are seen as a great shared opportunity for girls and boys (softball and baseball) programs.

The Training Facility group have requested that the Township provide a contribution in the amount of $350,000 towards these park and facility improvements, for which the Township's funding will be utilized to include additional drainage, site restoration, landscaping, and accessibility improvements to the area around the existing public MAP Fieldhouse building and washrooms. There are certain timelines that the groups are working within and towards, and thus they are requesting this commitment from the Township by November 7, 2025.

Staff recommend that the financial contribution be pre-approved from the 2026 Capital Projects Reserve to provide the Society with the certainty of Council's support. However, staff also recommend that the contribution be provided to the Society as a reimbursement when the project is complete.

Staff also believe it will be prudent to make an additional $45,000 in general park improvements in the area in 2025, including fencing and pathway improvements, to complement the work anticipated by the Society.

Township of Langley Capital Project Description						
Project Title:	McLeod Athletic Park					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$45,000	$350,000			
Budget Remaining						
Total Projected Cost		$45,000	$350,000			

Project Description *(Phased Project)	Langley Blaze Training Centre contribution
Project Justification and Consequences of Not Proceeding *(Phased Project)	As per Council Report November 3, 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):		Initial Year of Approval:	

Township of Langley Capital Project Description						
Project Title:	McLeod Athletic Park – Langley Blaze Training Centre contribution					
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 Project Reserve		$45,000	$350,000			
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$0**	**$0**			
Total Currently Unfunded			**$350,000**			

Respectfully submitted,

Jason Winslade
GENERAL MANAGER
for
MUNICIPAL ADMINISTRATION 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
CORPORATE PROJECTS DIVISION	S. Groves
ADMINISTRATOR	C. Kooner

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 3, 2025 - REGULAR MEETING	**REPORT:**	25-175
FROM:	ENGINEERING DIVISION	**FILE:**	5330-27-074
SUBJECT:	CAPITAL PRE-APPROVAL – WILLOUGHBY BOOSTER PUMP STATION RETROFIT		

RECOMMENDATION:

That Council pre-approve $5,477,625 in the 2026 Capital Budget for upgrades to the Willoughby Booster Pump Station, funded $3,500,000 from Water Development Cost Charges and $1,977,625 from the Water Capital Works Reserve, of which $1,922,849 is to be repaid from Water DCC as the funds become available.

ANALYSIS:

The Willoughby Booster Pump Station (BPS), located at 20400 - 73A Avenue, currently supplies water from Metro Vancouver to the south Willoughby neighbourhoods. Due to increasing demands, this station is being replaced by the new Jericho BPS, currently under construction and scheduled for completion in early 2026. The new Jericho BPS will have increased capacity to meet development demands with water supplied directly from Metro Vancouver's Jericho Reservoir.

Once the Jericho BPS is operational, the Willoughby BPS will require retrofitting to provide water supply to the north Willoughby neighbourhoods from the Jericho Reservoir. This will help ease demand on the Walnut Grove water system, which currently supports the north Willoughby area during peak usage for a few months each year and relies on a single pressure-reducing valve. The Willoughby BPS will provide the necessary water supply and redundancy for Willoughby and Walnut Grove, ensuring sufficient flows are maintained for domestic and fire flows, including high-demand periods. Upgrades to the Willoughby BPS will include the replacement of existing piping, mechanical, and electrical equipment.

The design of the Willoughby BPS is at 95 percent, and the next step in the project is to procure material supply and construction services. Due to equipment lead times of up to one year, pre-approval is requested to enable the tendering process to proceed now and mitigate potential supply delays.

Financial Implications:

The construction cost for the Willoughby BPS is currently estimated at $5,477,625. The project is fully Development Cost Charge eligible, and staff propose pre-approval of the work in the 2026 Capital Budget, funded $3,500,000 from Water Development Cost Charges and $1,977,625 from the Water Capital Works Reserve, of which $1,922,849 is to be repaid from Water Development Cost Charges as the funds become available.

Township of Langley Capital Project Description						
Project Title:	Willoughby Booster Pump Station Retrofit					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$5,477,625				
Budget Remaining						
Total Projected Cost		$5,477,625				

Project Description *(Phased Project)	Replacement of pumps and piping in Willoughby Booster Pump Station to service the 110m pressure zone in north Willoughby.
Project Justification and Consequences of Not Proceeding *(Phased Project)	This existing Willoughby Booster Pump Station is being replaced by the new Jericho Booster Pump Station. This next phase of the work involves retrofitting the existing station to service the 110m pressure zone in north Willoughby, providing water supply to meet increased demands due to development. DCC Project 23W007

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):	3	Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title:	**Willoughby Booster Pump Station Retrofit**					
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		$3,500,000				
Reserve: Borrowing from Water Capital Works		$1,922,849*				
Reserve: Water Capital Works		$54,776				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$5,477,625**				
Total Currently Unfunded						

*Note: $1,922,849 to be repaid from Water DCC.

Respectfully submitted,

Dave McCormick, P.Eng.
SENIOR UTILITIES ENGINEER
for
ENGINEERING DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 3, 2025 - REGULAR MEETING	**REPORT:**	25-170
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0230
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101472 (MCELHANNEY LTD. / 20320, 20340, 20360, 20388 – 80 AVENUE; 7785, 7849, 7843, 7831 – 204 STREET; AND 20323, 20315 – 78 AVENUE)		

PROPOSAL:

Development Permit application to modify the Streamside Protection and Enhancement (SPEA) Development Permit Area to support the widening of 204 Avenue, construction of 78 and 78B Avenues, apartment and townhouse developments. Proposed works include infilling and enclosing the Class B and C watercourses within the road and onsite and reconstructing a new channel within a new SPEA area.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101472 (Streamside Protection) subject to seven (7) conditions.

RATIONALE:

The proposal aligns with the objectives and provisions of Section 4.20 of Schedule 3 – Streamside Protection and Enhancement of the Langley Official Community Plan Bylaw No. 1842 as well as the Willoughby Community Plan and Yorkson Neighbourhood Plan.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101472 to the owners for property at 20320, 20340, 20360, 20388 – 80 Avenue; 7785, 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue subject to the following conditions:

a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
b. Registration of a restrictive covenant protecting the Streamside Protection and Enhancement Development Permit Areas (SPEAs) shown on Schedule C to the acceptance of the Township.
c. Security for and completion of streamside enhancement and restoration works as shown on Schedule B, C and D and as described in Streamside Protection and Enhancement Development Permit Application prepared by Envirowest Consultants May 30, 2025 and addendum September 18, 2025.
d. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs.

e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
f. Five year maintenance and monitoring program including replacement plantings and removal of invasive species as described in Streamside Protection and Enhancement Development Permit Application prepared by Envirowest Consultants May 30, 2025 and addendum September 18, 2025.
g. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance as described in Streamside Protection and Enhancement Development Permit Application prepared by Envirowest Consultants May 30, 2025 and addendum September 18, 2025.

EXECUTIVE SUMMARY:

McElhanney Ltd. has applied on behalf of the owners for a Streamside Development Permit to consolidate the existing watercourses on the subject site into a new streamside protection and enhancement area (SPEA) on the west side of 204 Street. The SPEA modification will support the widening of 204 Street as well as construction of 78 and 78B Avenues, townhouse and apartment developments. Proposed works include infilling and enclosing the roadside and onsite watercourses and reconstructing a new channel within a new SPEA. The resultant SPEA will include retention of 58 existing trees and a new channel. The SPEA will be planted with native vegetation and protected by a restrictive covenant.

As the proposed streamside works are consistent with the objectives of Langley Official Community Plan Schedule 3, Yorkson Neighbourhood Plan and the Willoughby Community Plan, issuance of Development Permit No. 101472 is recommended subject to seven (7) conditions.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Development Permit No. 101472.

REFERENCE:

Owners:	Qualico Developments (Vancouver) Inc. 201, 6525 – 177B Street Surrey, BC V3S 5N4 Streetside Developments (BC) Ltd. 201, 6525 – 177B Street Surrey, BC V3S 5N4 1114241 BC Ltd. 201, 6525 – 177B Street Surrey, BC V3S 5N4 7950 202A Street Holdings Ltd. 215, 2630 Croydon Drive Surrey, BC V3Z 6T3 Gramercy Yorkson Developments Ltd. 201, 3088 Croydon Drive Surrey, BC V3Z 0T1
Agent:	McElhanney Ltd. 2300 Central City Tower 13450 – 102 Avenue Surrey, BC V3T 5X3
Legal Description:	Lots 30 and 31 Section 23 Township 8 New Westminster District Plan 35022 East Half Lot 21 Except: Firstly: Parcel "A" (Explanatory Plan 15149) Secondly: Part Subdivided By Plan 23468 Thirdly: Part Subdivided By Plan 35022 Fourthly: Part Subdivided By Plan 57860; Section 23 Township 8 New Westminster District Plan 2759 Lots 40, 41, 42, and 43 Section 23 Township 8 New West District Plan 61605 Lot 39 Section 23 Township 8 New West District Plan 57860 Lot 29 Section 23 Township 8 New West District Plan 23468 Lot 1 Section 23 Township 8 New West District Plan 70175 Unconstructed portion of road (78 Avenue)
Location:	20320, 20340, 20360, 20388 – 80 Avenue 7785, 7849, 7843, 7831 – 204 Street

	20323, 20315 – 78 Avenue
Area:	8.1 ha (20 ac) portion of 9.82 ha (24.27 ac) overall development site
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-194 and CD-195 (third reading granted September 25, 2023)
Willoughby Community Plan:	Existing: Multi Family and Mixed Residential Proposed: Multi Family
Yorkson Neighbourhood Plan:	Existing: Townhouse (22 upa), Single Family Mixed Residential (10 upa) and greenway Proposed: Medium Density Apartment (1.5 – 2.5 FSR) and Townhouse (22upa)

BACKGROUND/HISTORY:

- On September 25, 2023, Council gave third reading to Official Community Plan Amendment Bylaw No. 5930 and Rezoning Bylaw No. 5931 to facilitate development of approximately 171 townhouse units and 1,452 apartment units.
- Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses.
- The width of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e., Class A, Class B, Class C) which is based on channel type, water flow and fish presence.
- Where a proposed SPEA width is less than the minimum width designated by OCP Schedule 3 or a neighbourhood plan, the modification must be considered through a Streamside Development Permit in accordance with Section 4.20 of OCP Schedule 3.
- The Yorkson Neighbourhood Plan identifies SPEA setbacks for watercourses to be retained and includes direction for the watercourses on the west side of 204 Street.

DISCUSSION/ANALYSIS:

- Two watercourses are located on or adjacent to the site: a Class B (yellow-coded) watercourse in the 204 Street road allowance and a Class B (yellow-coded) watercourse on site. Additional Class C (green-coded) watercourses are located onsite and in the 78 and 80 Avenue road allowances.
- As part of the proposed development, works include infilling and enclosing the Class B watercourses in 204 Street and onsite and reconstructing a new channel within a new SPEA connecting 78 Avenue to 79 Avenue on the west side of 204 Street.
- The location of the new SPEA area was selected to provide for retention of 58 trees on the development site and, although on a different alignment, is consistent with the intent of the Yorkson Neighbourhood Plan.
- Riparian habitat compensation associated with infilling and enclosing the Class B watercourses in 204 Street and onsite runs parallel to 204 Street from 78 Avenue in the south to 79 Avenue in the north at a total width of approximately 39 metres including the new channel. The new channel connects to a wetland south of 78 Avenue protected as part of ToL Project No. 08-23-0227.

- The retained trees in the SPEA are proposed to be augmented with native vegetation with invasive species removed. The new SPEA is proposed to be maintained and monitored for five years with long term protection secured by restrictive covenant.
- Proposed streamside works are consistent with the objectives of OCP Schedule 3 and the Township's Sustainability Charter.
- Proposed Streamside Development Permit No. 101472 is attached to this report (Attachment A) for Council's consideration.

Adjacent Uses:

	Existing Use:	NP Designation:	Existing Zoning:
North:	80 Avenue beyond which is a neighbourhood commercial development and townhouse developments.	Yorkson NP: Neighbourhood Commercial and Townhouse	C-2, CD-77 and SR-2
South:	78 Avenue, beyond which are a townhouse development and single family lots	Yorkson NP: Single Family Mixed Residential; Latimer NP: Rowhouse/Townhouse (22 UPA)	R-CL(A), CD-170 and SR-2
East:	204 Street beyond which are residential lots and a townhouse site	Yorkson NP: Single Family Mixed Residential and Townhouse	R-CL(A), R-CL(SD), CD-77 and SR-2
West:	The remainder of the subject development site, a residential property and lands under application for townhouses beyond which is 202A Street.	Latimer NP: Rowhouse/Townhouse (22upa)	SR-2

Policy Considerations:

The proposal is consistent with streamside protection and enhancement policies, objectives and guidelines of the OCP and Yorkson Neighbourhood Plan. Council's consideration of the Development Permit must be based on streamside protection objectives and staff recommend that Development Permit No. 101472 be issued as attached.

Respectfully submitted,

Teresa Hanson
MANAGER, DEVELOPMENT PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101472
ATTACHMENT B Maps and Graphics

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT A

Development Permit No. 101472

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

1. NAME AND ADDRESS:

Streetside Developments (BC) Ltd.
201, 6525 – 177B Street
Surrey, BC V3S 5N4

7950 202A Street Holdings Ltd.
216, 2630 Croydon Drive
Surrey, BC V3Z 6T3

Qualico Developments (Vancouver) Inc.
201, 6525 – 177B Street
Surrey, BC V3S 5N4

Gramercy Yorkson Developments Ltd.
201, 3088 Croydon Drive
Surrey, BC V3Z 0T1

1114241 BC Ltd.
201, 6525 – 177B Street
Surrey, BC V3S 5N4

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION:	Lots 30 and 31 Section 23 Township 8 New Westminster District Plan 35022
	East Half Lot 21 Except: Firstly: Parcel "A" (Explanatory Plan 15149) Secondly: Part Subdivided By Plan 23468 Thirdly: Part Subdivided By Plan 35022 Fourthly: Part Subdivided By Plan 57860; Section 23 Township 8 New Westminster District Plan 2759
	Lots 40, 41, 42, and 43 Section 23 Township 8 New West District Plan 61605
	Lot 39 Section 23 Township 8 New West District Plan 57860
	Lot 29 Section 23 Township 8 New West District Plan 23468
	Lot 1 Section 23 Township 8 New West District Plan 70175
	Unconstructed portion of road (78 Avenue)
CIVIC ADDRESS:	20320, 20340, 20360, 20388 – 80 Avenue
	7785, 7849, 7843, 7831 – 204 Street
	20323, 20315 – 78 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. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
b. Registration of a restrictive covenant protecting the Streamside Protection and Enhancement Development Permit Areas (SPEAs) shown on Schedule C to the acceptance of the Township.
c. Security for and completion of streamside enhancement and restoration works as shown on Schedule B, C and D and as described in Streamside Protection and Enhancement Development Permit Application prepared by Envirowest Consultants May 30, 2025 and addendum September 18, 2025.
d. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs.
e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
f. Five year maintenance and monitoring program including replacement plantings and removal of invasive species as described in Streamside Protection and Enhancement Development Permit Application prepared by Envirowest Consultants May 30, 2025 and addendum September 18, 2025.
g. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance as described in Streamside Protection and Enhancement Development Permit Application prepared by Envirowest Consultants May 30, 2025 and addendum September 18, 2025.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

This permit is not a building permit.

All developments forming part of this development permit shall be substantially commenced within two years after the date the development permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

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

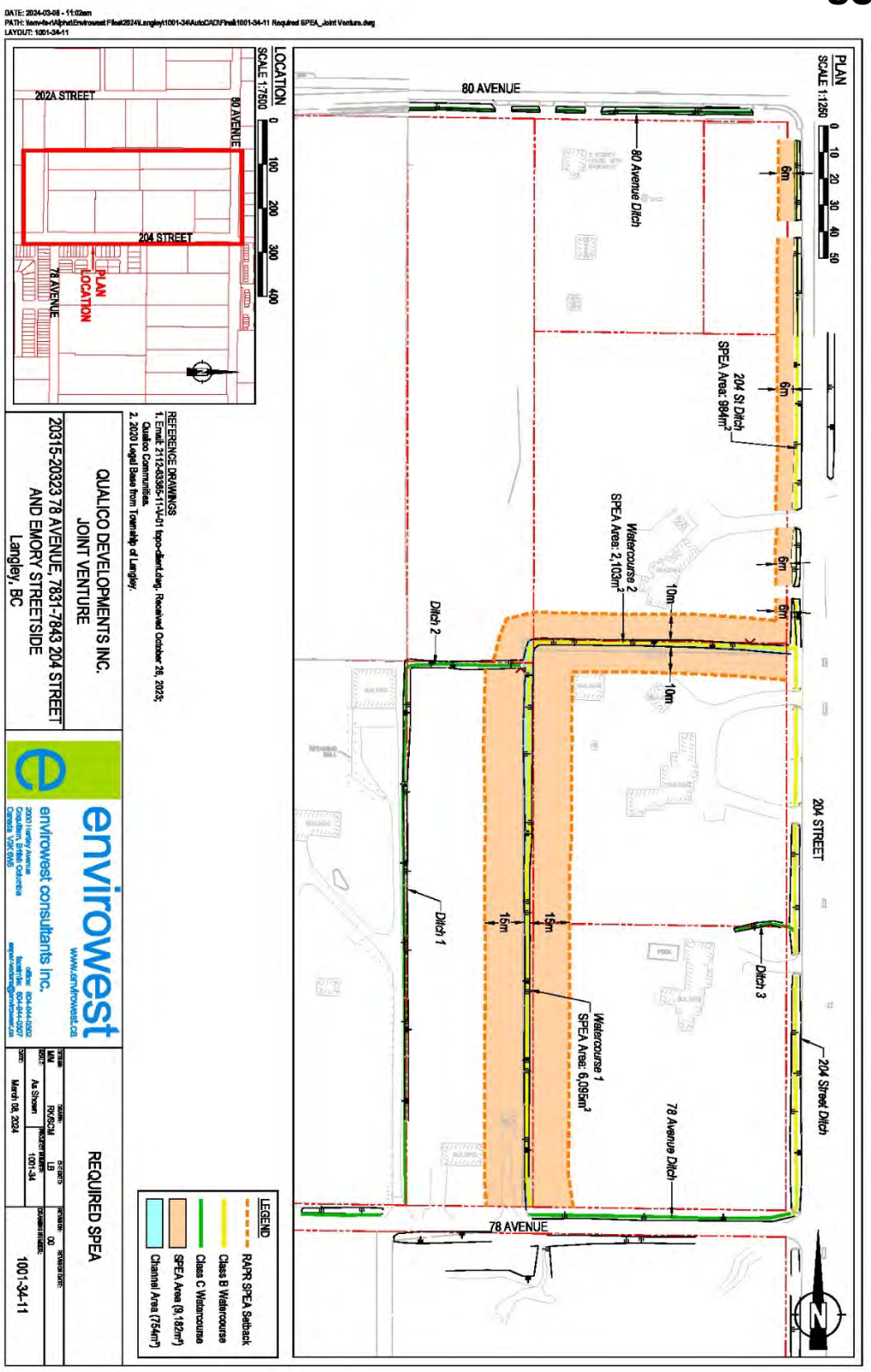
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS____DAY OF_____, 2025.

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Channel
SCHEDULE C	Proposed Streamside Protection Area
SCHEDULE D	Proposed Enhancement and Restoration Landscape Plan

SCHEDULE A

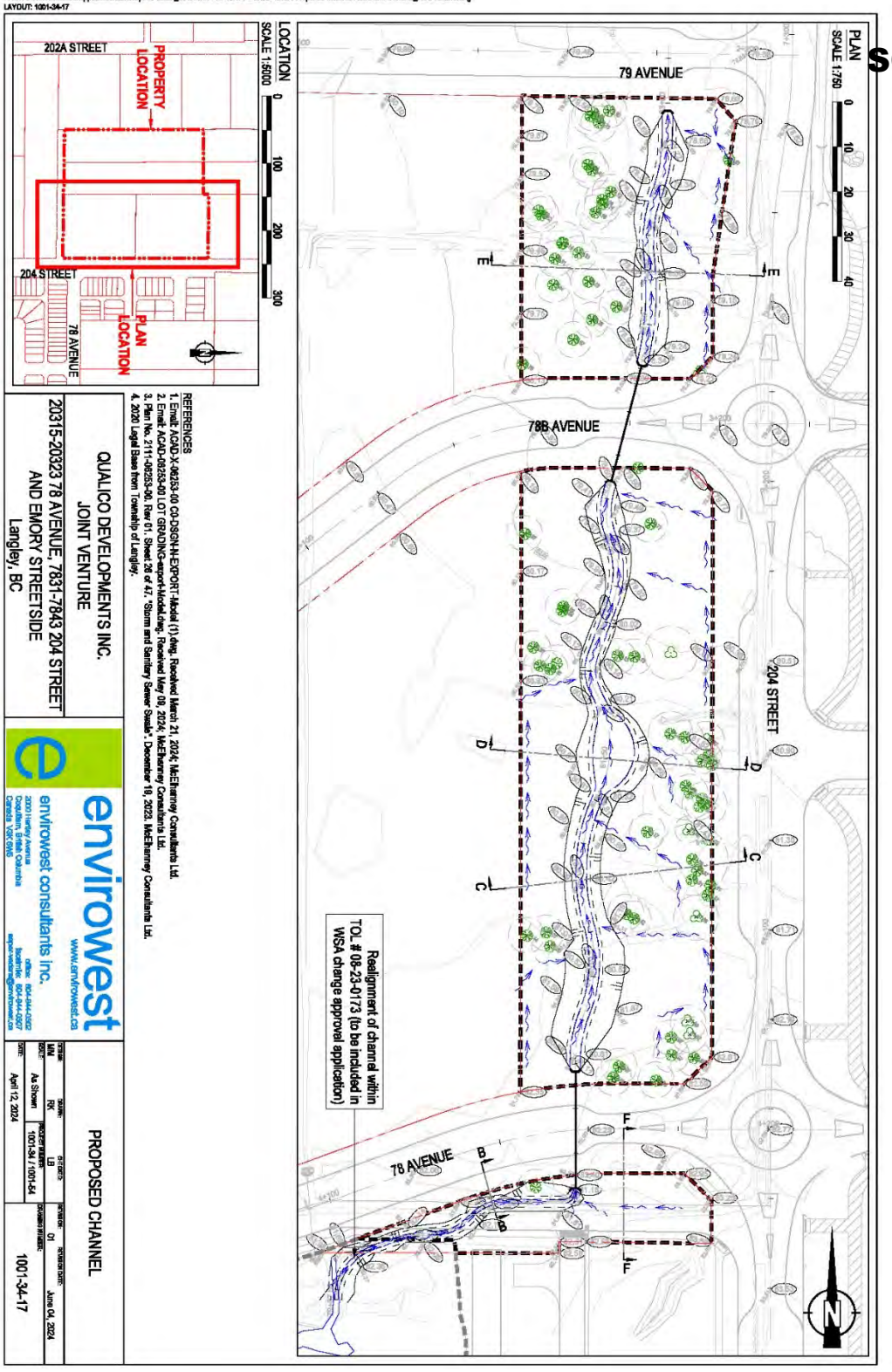


Township of Langley

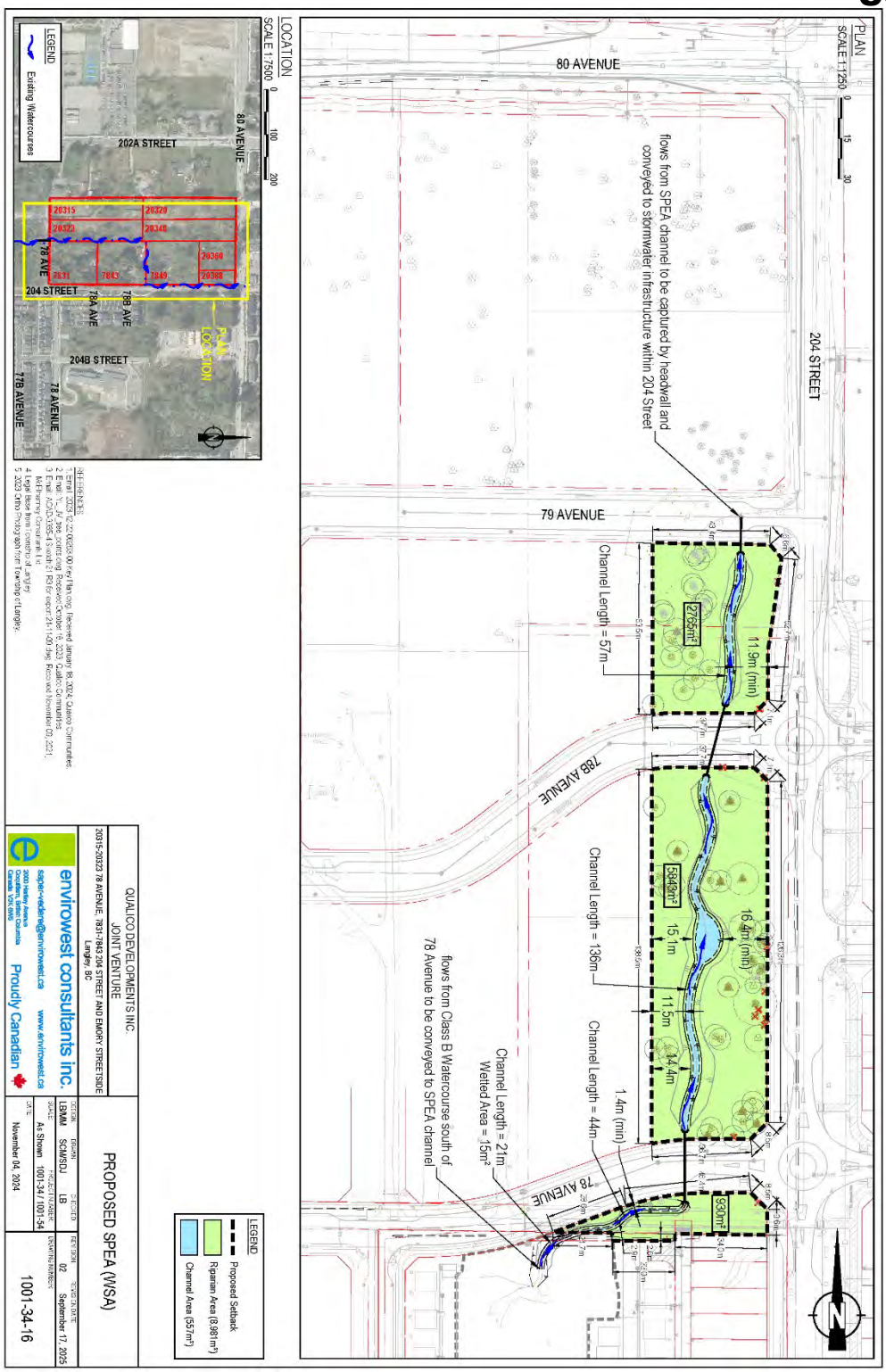
Est. 1873

REQUIRED STREAMSIDE PROTECTION AREA

SCHEDULE B



PROPOSED CHANNEL

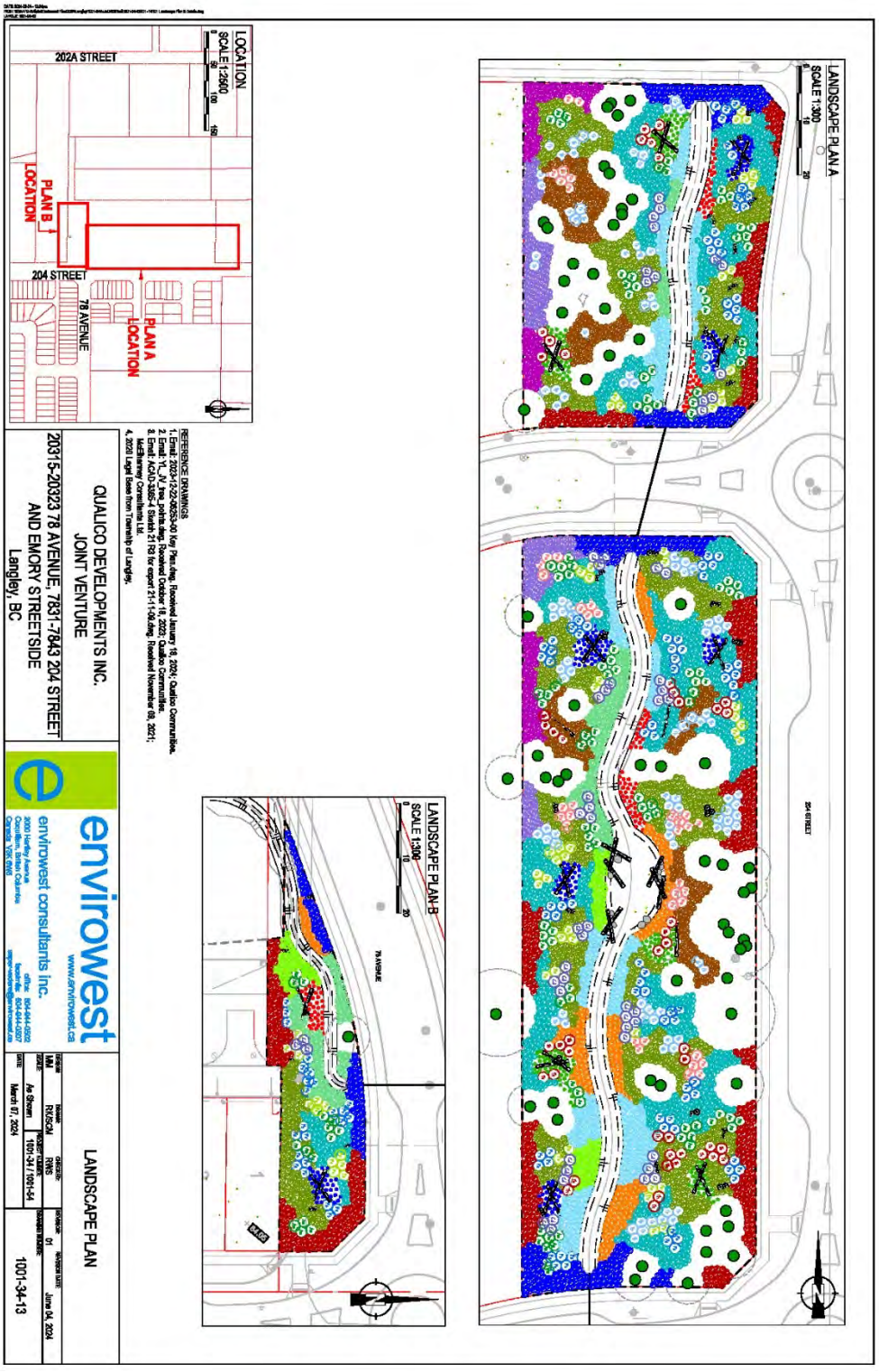


Township of Langley

Est. 1873

PROPOSED STREAMSIDE PROTECTION AREA

SCHEDULE D

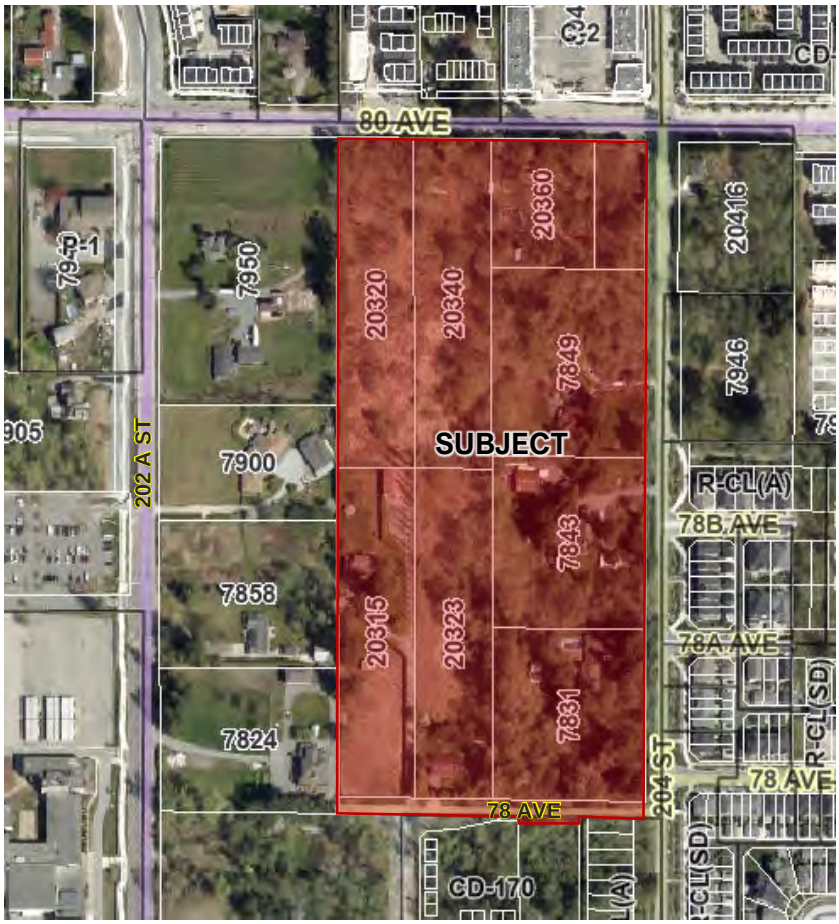


Township of Langley

Est. 1873

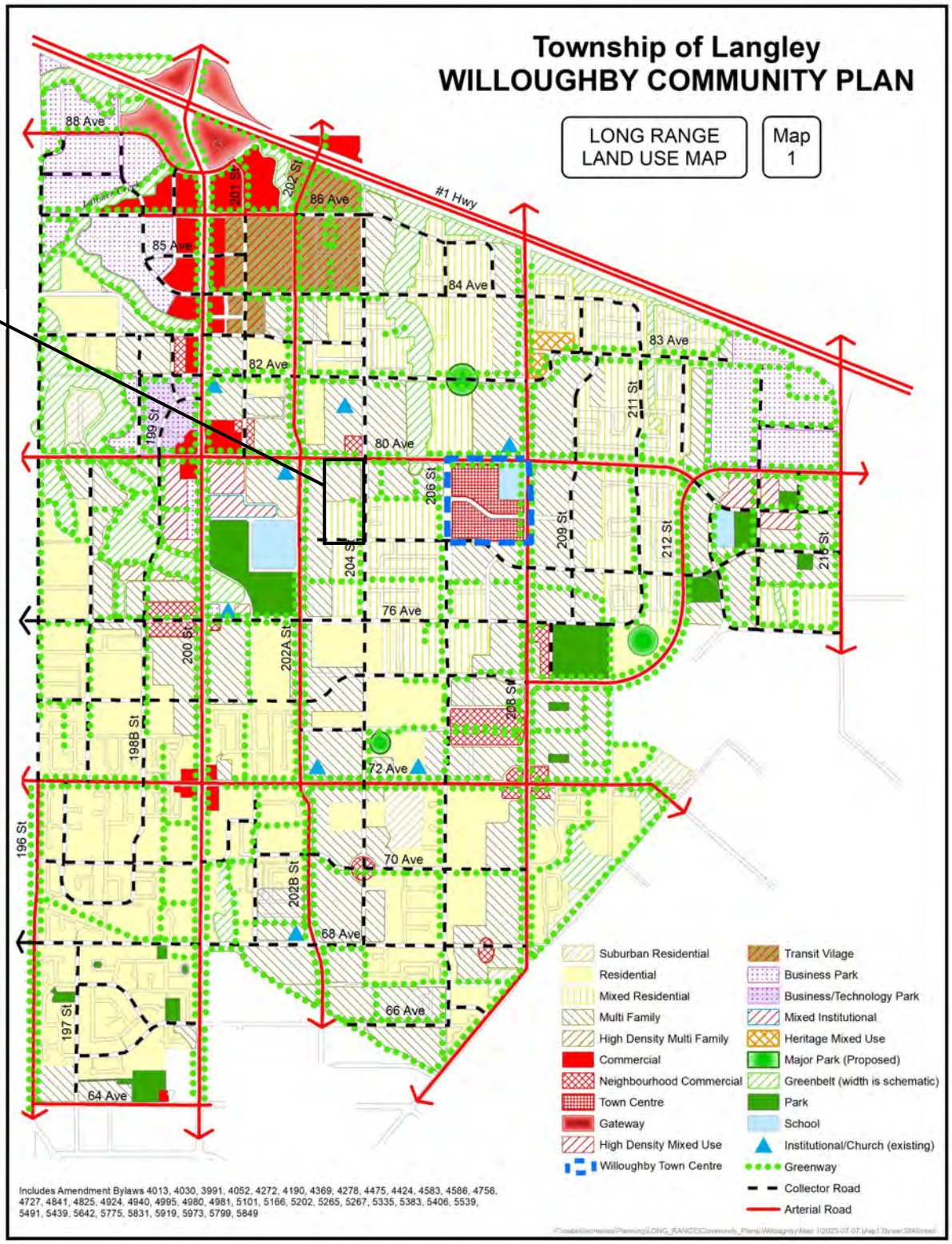
PROPOSED ENHANCEMENT AND RESTORATION LANDSCAPE PLAN

ATTACHMENT B

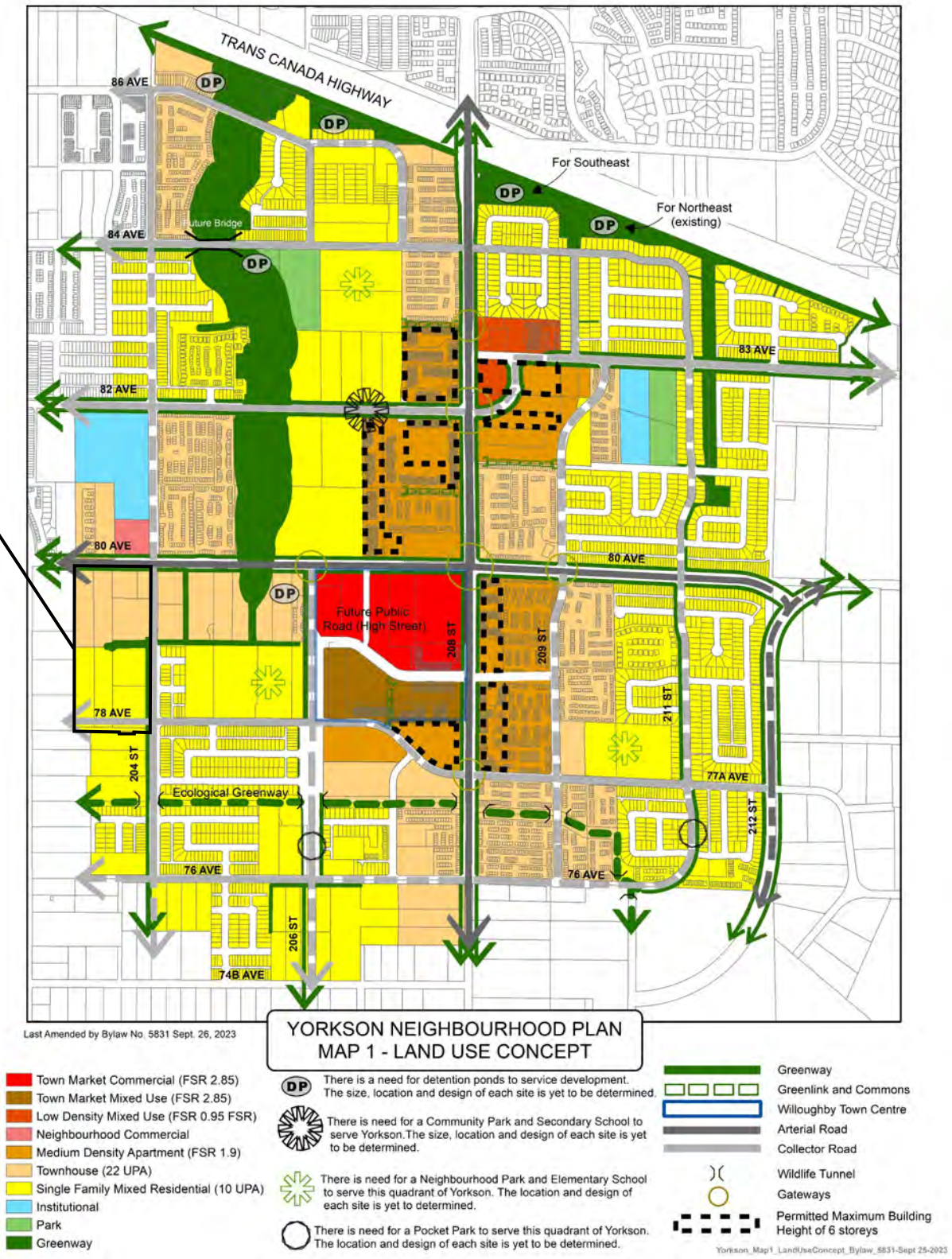


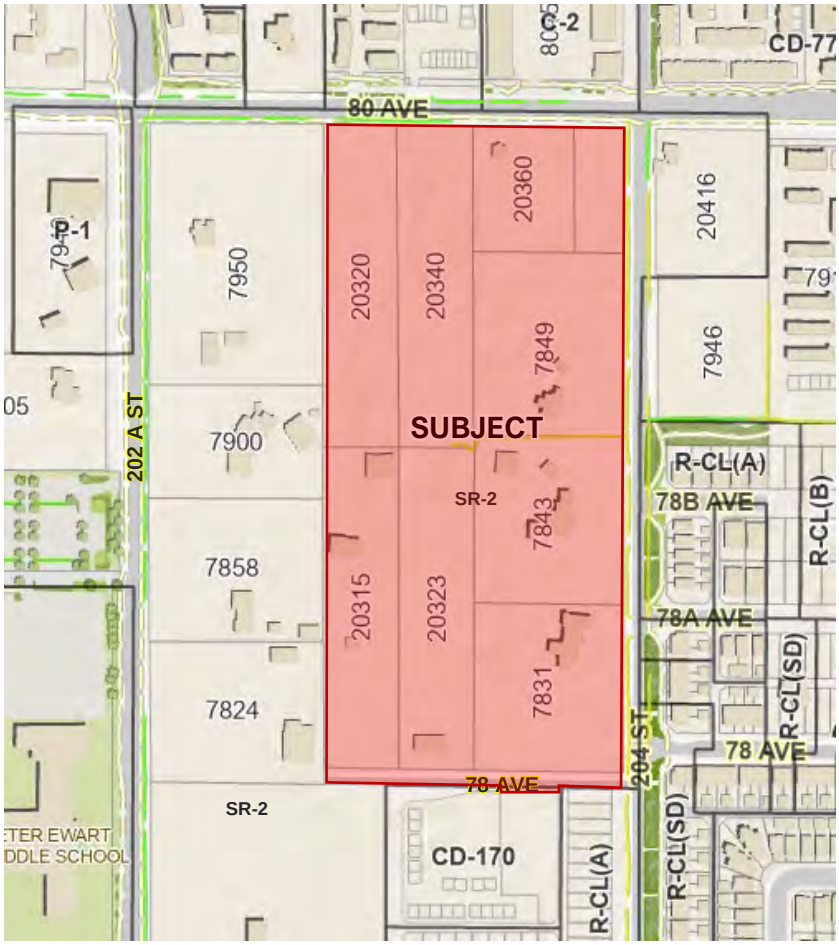
AERIAL CONTEXT MAP

SUBJECT


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B 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, 5849

SUBJECT

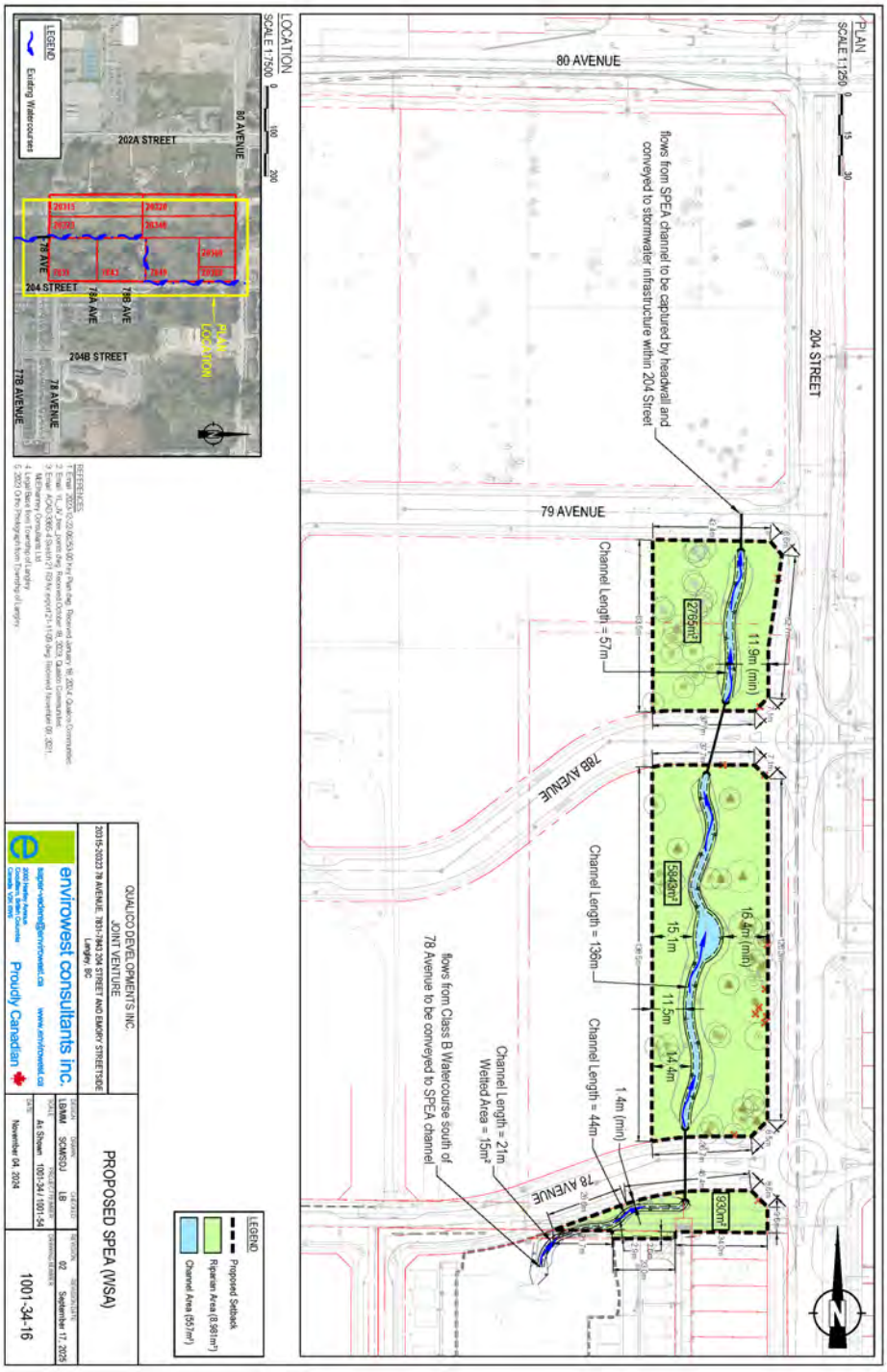

TRANS CANADA HIGHWAY
For Southeast
For Northeast (existing)
86 AVE
84 AVE
82 AVE
80 AVE
78 AVE
76 AVE
74B AVE
83 AVE
77A AVE
Future Bridge
Future Public Road (High Street)
208 ST
209 ST
211 ST
212 ST
204 ST
206 ST
Ecological Greenway
DP
Last Amended by Bylaw No. 5831 Sept. 26, 2023
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Town Market Commercial (FSR 2.85)
Town Market Mixed Use (FSR 2.85)
Low Density Mixed Use (FSR 0.95 FSR)
Neighbourhood Commercial
Medium Density Apartment (FSR 1.9)
Townhouse (22 UPA)
Single Family Mixed Residential (10 UPA)
Institutional
Park
Greenway
There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
There is need for a Community Park and Secondary School to serve Yorkson.The size, location and design of each site is yet to be determined.
There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to determined.
There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
Greenway
Greenlink and Commons
Willoughby Town Centre
Arterial Road
Collector Road
Wildlife Tunnel
Gateways
Permitted Maximum Building Height of 6 storeys
Yorkson_Map1_LandUseConcept_Bylaw_5831-Sept 25-2023



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



PROPOSED SPEA – SUBMITTED BY APPLICANT

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 3, 2025 - REGULAR MEETING	**REPORT:**	25-173
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-13-0031
SUBJECT:	TELECOMMUNICATION TOWER APPLICATION NO. 000020 (TELUS / CYPRESS LAND SERVICES / 26088 TELEGRAPH TRAIL)		

PROPOSAL:

Application by Cypress Land Services to construct a 47.0 m (154.2 ft) high telecommunication tower and accessory compound for Telus at 26088 Telegraph Trail.

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 26088 Telegraph Trail.

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 26088 Telegraph Trail 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 26088 Telegraph Trail.

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 26088 Telegraph Trail.

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 26088 Telegraph Trail. 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 the opportunity to provide comments to ISED Canada with a recommendation (for towers not excluded under ISED's regulations and requirements) to either support or reject the application based on information available to Council in considering a recommendation. Telecommunication towers and accessory compounds are permitted in all zones and the applicant has followed the procedural components of the Township's Telecommunication Tower Policy No. 07-331.

PURPOSE:

The purpose of this report is to provide information regarding a proposed telecommunication tower at 26088 Telegraph Trail.

REFERENCE:

Owners:	Tracey and Grant Belansky 26088 Telegraph Trail Langley, BC V4W 1Z4
Applicant / Agent:	Cypress Land Services 1051, 409 Granville Street Vancouver, BC V6C 1T2
Legal Description:	Lot 16 Section 13 Township 11 New Westminster District Plan 1279
Location:	26088 Telegraph Trail
Area:	2.04 ha (5.05 ac)
Existing Zoning:	Rural Zone RU-1
Rural Plan:	Small Farms/Country Estates

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 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 26088 Telegraph Trail.
- The property is located within the Agricultural Land Reserve and consists of a house, a mobile home and agricultural buildings.
- The proposed monopole tower and associated compound are proposed to be located on the southwestern portion of the property.
- The proponent indicates*:*

  "TELUS reviewed the area within 500m as per the Township's Telecommunication Tower Policy No. 07-331 (Policy) and has determined that there are no towers within 500m of the proposed location to review for colocation. Please see Schedule B [of Attachment C]*: Other Installations Nearby. TELUS has cell sites to the north, south and west that do not service this area. The area currently has poor service and a*

new tower is the only way to improve services. The property is relatively large and well treed to screen the tower from view in all directions."

- As noted by the applicant:

  "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 April 24th, 2025, an Information Package was submitted to the Township of Langley formalizing the initiation of the consultation process for the proposed tower location.*
  - *In July 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 July 30th, 2025.*
  - *On August 30th, 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:	Telegraph Trail, beyond which are properties with dwellings and farms	Small Farms/Country Estates	Rural Zone RU-1
South:	Southern Railway of BC rail line, beyond which are properties with dwellings and farms	Small Farms/Country Estates	Rural Zone RU-1
East:	A property with dwelling and farm	Small Farms/Country Estates	Rural Zone RU-1
West:	A property with dwelling and farm	Small Farms/Country Estates	Rural Zone RU-1

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 not excluded under ISED's regulations and requirements. Information available to Council in considering a recommendation includes the Township's Telecommunication Tower Policy. Noting that the applicant has adhered to the procedural

components 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 discouraged:

- 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

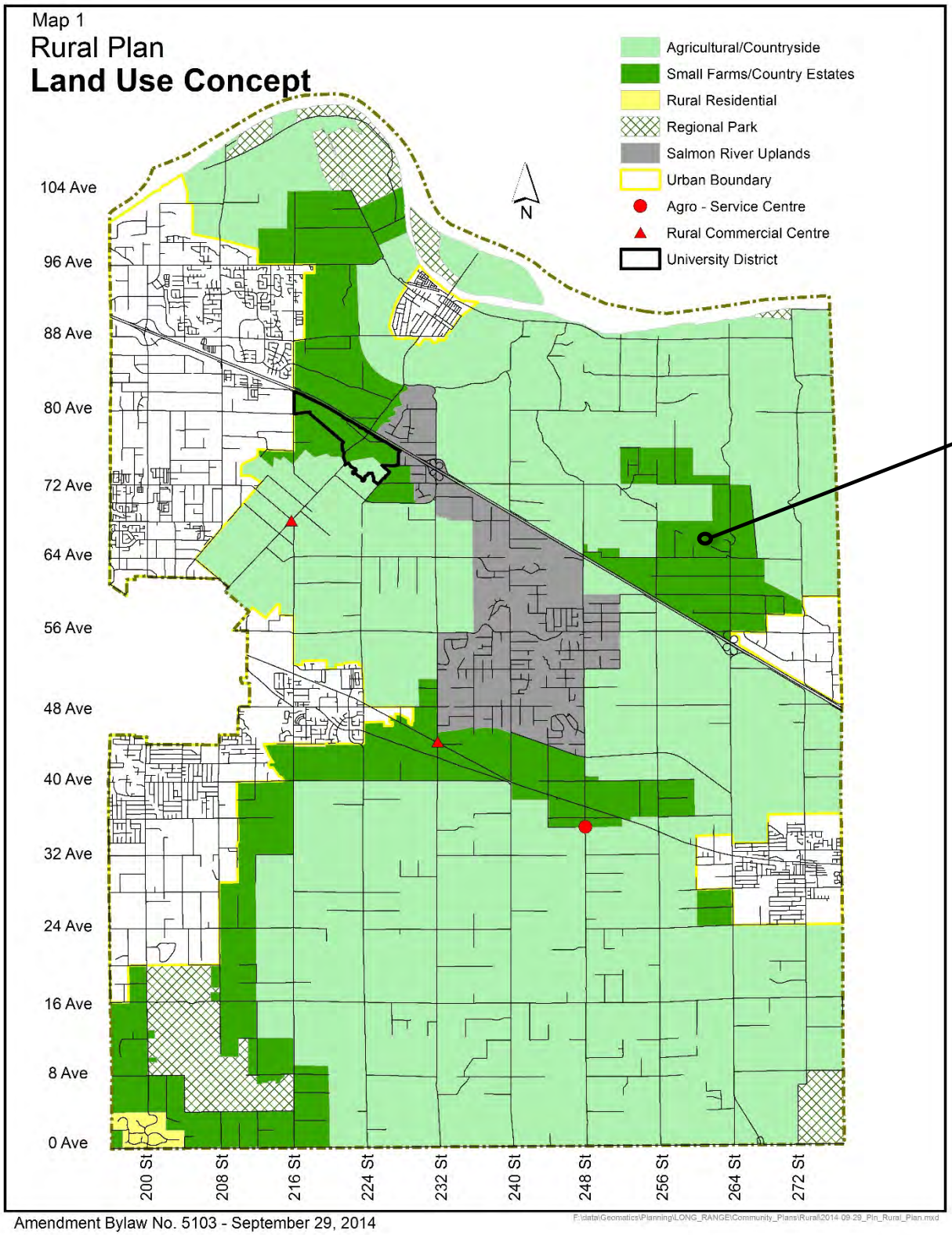
Approved	1991-01-07
Revised	1999-04-26
	2007-02-19
	2013-09-09
	2014-12-08
	2016-05-30
	2023-12-18

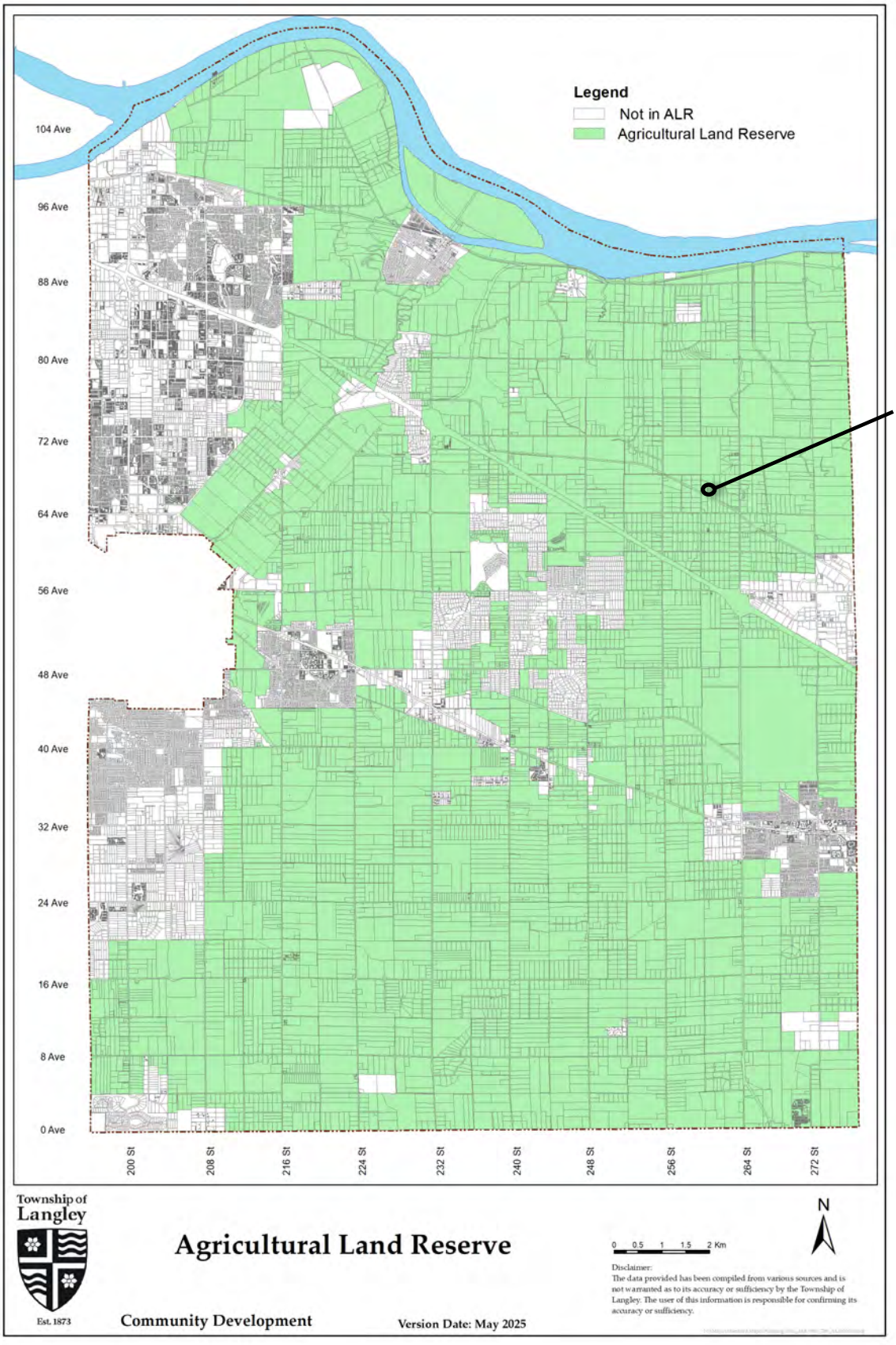
ATTACHMENT B



Proposed Tower Location

AERIAL CONTEXT MAP

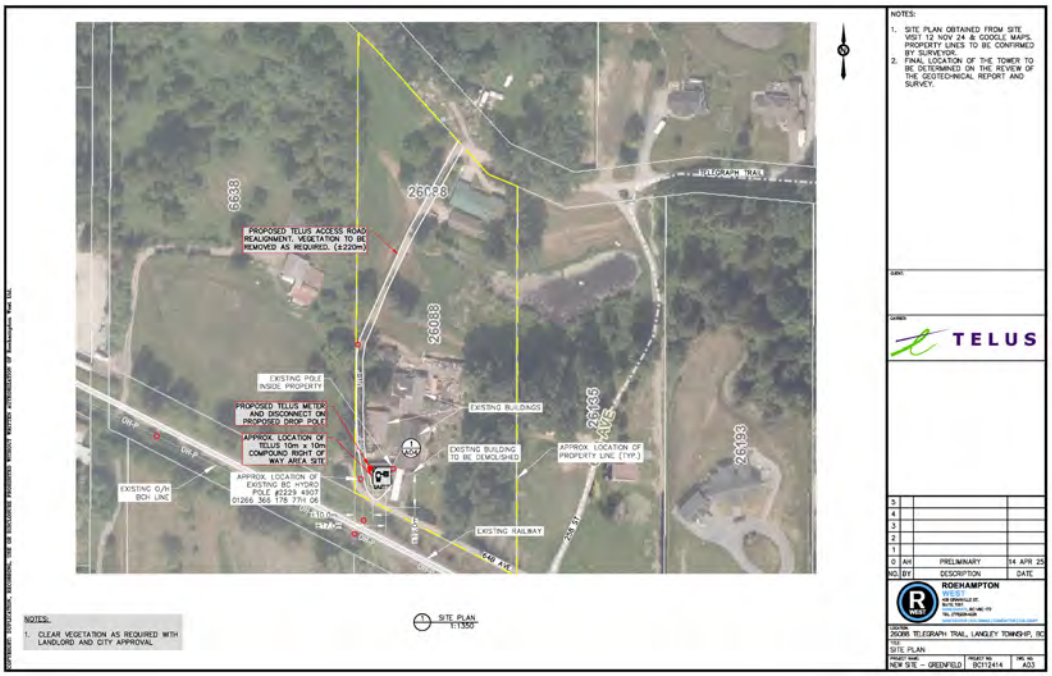

Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
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
Amendment Bylaw No. 5103 - September 29, 2014


Legend
Not in ALR
Agricultural Land Reserve
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
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: May 2025
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



Proposed Tower Location

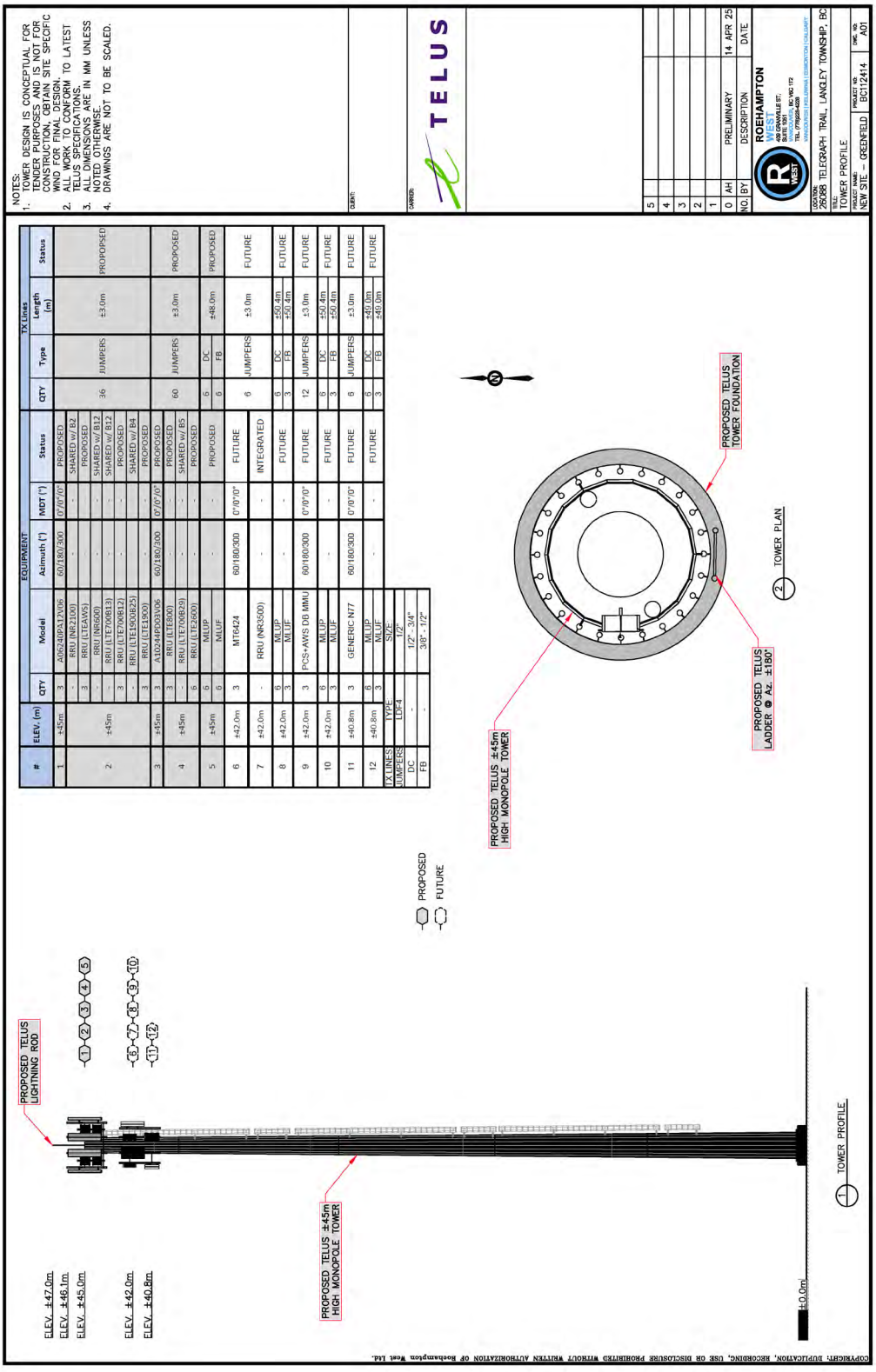
ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



SITE PLAN (DETAIL) – SUBMITTED BY APPLICANT

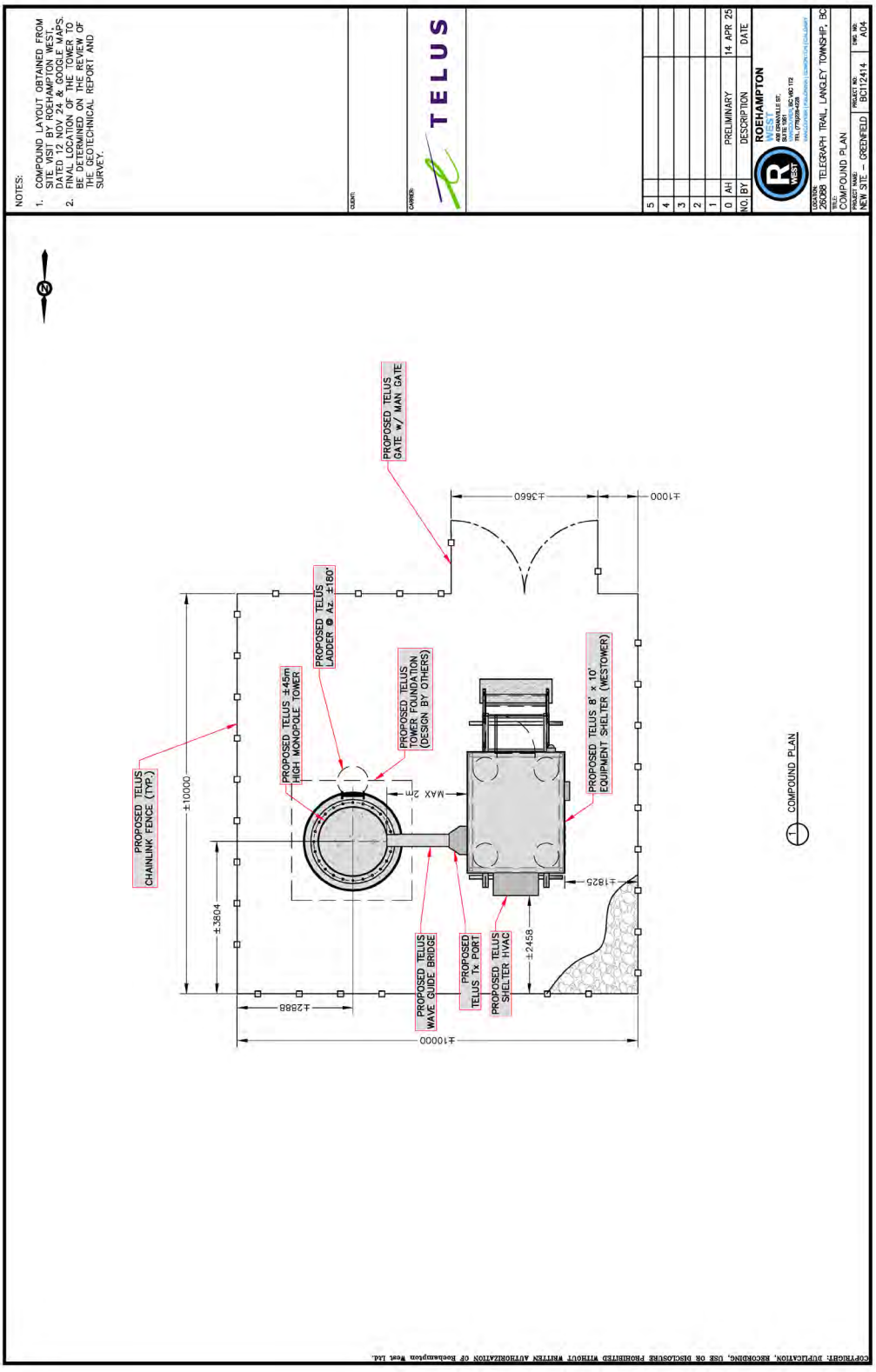


#	ELEV. (m)	QTY	Model	EQUIPMENT Azimuth (°)	MDT (°)	Status	QTY	TX Lines Type	Length (m)	Status
1	±45m	3	A062408A12V06	60/180/300	0°/0°/0°	PROPOSED				
		-	RRU (NR2100)	-	-	SHARED w/ B2				
		3	RRU (LTEAWS)	-	-	PROPOSED				
		-	RRU (NR600)	-	-	SHARED w/ B12				
2	±45m	-	RRU (LTE700B13)	-	-	SHARED w/ B12	36	JUMPERS	±3.0m	PROPOSED
		3	RRU (LTE700B12)	-	-	PROPOSED				
		-	RRU (LTE1900B25)	-	-	SHARED w/ B4				
		3	RRU (LTE1900)	-	-	PROPOSED				
3	±45m	3	A10244P003V06	60/180/300	0°/0°/0°	PROPOSED				
4	±45m	3	RRU (LTE800)	-	-	PROPOSED	60	JUMPERS	±3.0m	PROPOSED
		-	RRU (LTE700B29)	-	-	SHARED w/ B5				
		6	RRU (LTE2600)	-	-	PROPOSED				
5	±45m	6	MLUP	-	-	PROPOSED	6	DC	±48.0m	PROPOSED
		6	MLUF				6	FB		
6	±42.0m	3	MT6424	60/180/300	0°/0°/0°	FUTURE	6	JUMPERS	±3.0m	FUTURE
7	±42.0m	-	RRU (NR3500)	-	-	INTEGRATED				
8	±42.0m	6	MLUP	-	-	FUTURE	6	DC	±50.4m	FUTURE
		3	MLUF				3	FB	±50.4m	
9	±42.0m	3	POS+AWS DB MMU	60/180/300	0°/0°/0°	FUTURE	12	JUMPERS	±3.0m	FUTURE
10	±42.0m	6	MLUP	-	-	FUTURE	6	DC	±50.4m	FUTURE
		3	MLUF				3	FB	±50.4m	
11	±40.8m	3	GENERIC N77	60/180/300	0°/0°/0°	FUTURE	6	JUMPERS	±3.0m	FUTURE
12	±40.8m	6	MLUP	-	-	FUTURE	6	DC	±49.0m	FUTURE
		3	MLUF				3	FB	±49.0m	

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

NO.	BY	DESCRIPTION	DATE
0	AH	PRELIMINARY	14 APR 25
1			
2			
3			
4			
5			

ELEVATIONS – SUBMITTED BY APPLICANT



COMPOUND LAYOUT – SUBMITTED BY APPLICANT

Cypress Land Services Inc.
Suite 1055 – 409 Granville Street
Vancouver, BC V6C 1T2
Telephone: 604.620.0877
Facsimile: 604.620.0876
Website : www.cypresslandservices.com

ATTACHMENT C

September 4th, 2025

VIA: cdinfo@tol.ca

Planning & Development
Township of Langley

Subject:	**Request for Concurrence for a TELUS Telecommunications Tower**
Address:	**26088 Telegraph Trail, Langley, BC.**
PID:	**012-051-594**
Coordinates:	**49.121936, -122.501728**
TELUS Site:	**BC112414**

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 April 24th, 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 July 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 July 30th, 2025. Please see **Appendix 3: Public Notice.**

- On August 30th, 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 Inc.
Suite 1055 – 409 Granville Street
Vancouver, BC V6C 1T2
Telephone: 604.620.0877
Facsimile: 604.620.0876
Website: www.cypresslandservices.com

April 24th, 2025

Township of Langley
Planning and Development

Subject:	**TELUS Facility Proposal - Development Application**
Location:	**26088 Telegraph Trail, Langley, BC**
PID:	**012-051-594**
Coordinates:	**49.121936, -122.501728**
TELUS Site:	**BC112414**

Overview

Cypress Land Services Inc., in our capacity as agents to TELUS Communications Inc. (TELUS), is submitting this Letter of Intent to initiate the consultation process related to the installation and operation of a telecommunications facility in the Township of Langley. The new facility will improve wireless services in the area. This Letter of Intent forms part of the Telecommunications Tower Development Application. This proposal is the result of a thorough investigation of wireless solutions for the area.

Proposed Site

The proposed site location is identified as **49.121936, -122.501728**, located on a rural lot (**Schedule A: Tower Site Location**). The property is privately owned and TELUS has entered into an agreement with the landowner.

Rationale for Site Selection

TELUS seeks to maintain and improve high quality, dependable network services to Canadians. The radiofrequency engineers at TELUS have determined that improved services are needed in this area. In order to improve network performance, TELUS is seeking to add the proposed communications tower.

The proposed site is a result of many considerations. Existing structures, including towers and rooftops, are typically initially reviewed during the site selection process. In this instance, TELUS reviewed the area within 500m as per the Township's Telecommunication Tower Policy No. 07-331 (Policy) and has determined that there are no towers within 500m of the proposed location to review for colocation. Please see **Schedule B: Other Installations Nearby.** TELUS has cell sites to the north, south and west that do not service this area. The area currently has poor service and a new tower is the only way to improve services.

Tower Proposal Details

TELUS is proposing to install a 47m flush-mounted monopole with an initial 9 antennas and associated equipment cabinet at the base, all occupying an area of 2.4m x 3m. The property is relatively large and well treed to screen the tower from view in all directions. The tower height and design is largely driven by the height of the trees in the area. Given that the trees are 36m plus the tower height needs to be increased to 45m (with a 3m lighting rod) so the antennas at the top have clear line of site. TELUS has completed preliminary design plans that have been submitted with this application. See **Schedule C: Photo Simulation,** for a rendering of the proposed tower.

Colocation

The tower may have adequate space for third party equipment, should another carrier apply to colocate once the tower is built. Colocation letters were sent to Freedom Mobile and Rogers Communications. Neither carrier has responded at this time. Please see **Appendix 1: Colocate Letters.**

Consultation Process

Innovation, Science, and Economic Development Canada (ISED), formerly Industry Canada, requires all proponents to consult with the local land use authority and public, notwithstanding that ISED has exclusive jurisdiction in the licensing of telecommunication sites, such as the proposed tower. The Township of Langley has adopted Council Policy 07-331, which closely resembles ISED's default process. TELUS utilizes ISED's Default Public Consultation Process (as described in the CPC-2-0-0-03 – Radiocommunication and Broadcasting Antenna Systems, commonly referred to as the "CPC") when a land use authority has not adopted their own policy.

Information on the "CPC" consultation process developed by ISED may be found online at:

CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems - Spectrum management and telecommunications

In order to obtain comments, concerns or questions in regard to the proposed tower site, the Township of Langley requires TELUS to send out notification packages to all properties located within three (3) times the height of the proposed tower. A notice in the local paper is also required in order to allow for public comment on the proposed site. This comment period is a minimum of 30 days.

At the conclusion of the consultation process, TELUS will prepare a summary of comments received from the community as well as the replies provided by TELUS. TELUS is requesting that, subsequent to the completed consultation process and report to Council, a letter or resolution of concurrence is issued by the Township.

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

TELUS is committed to working with the Township and the community throughout this consultation process.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604.620.0877 or by email at hannah@cypresslandservices.com.

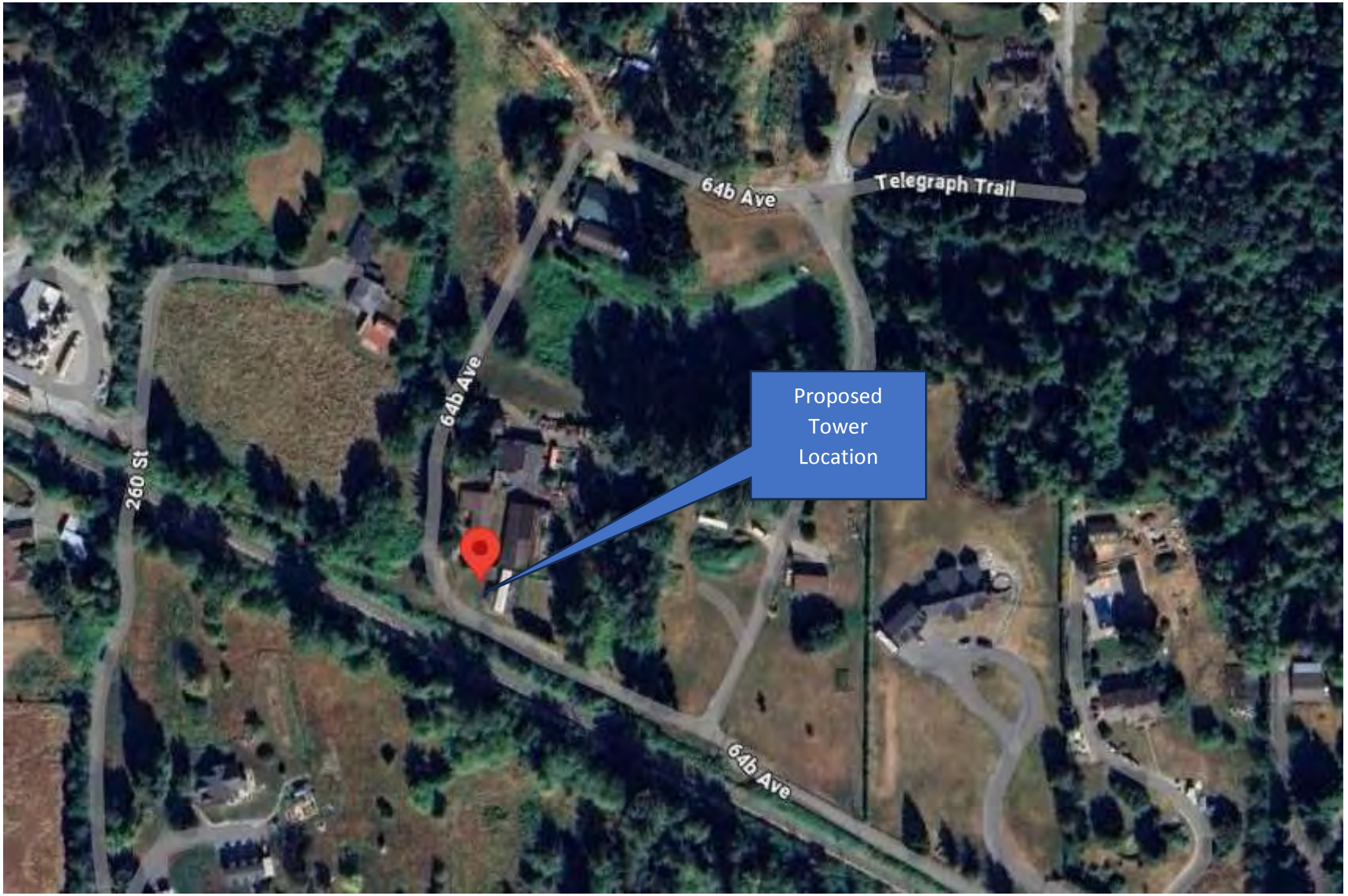
Thank you in advance for your assistance and consideration.

Sincerely,

CYPRESS LAND SERVICES
Agents for TELUS Communications Inc.

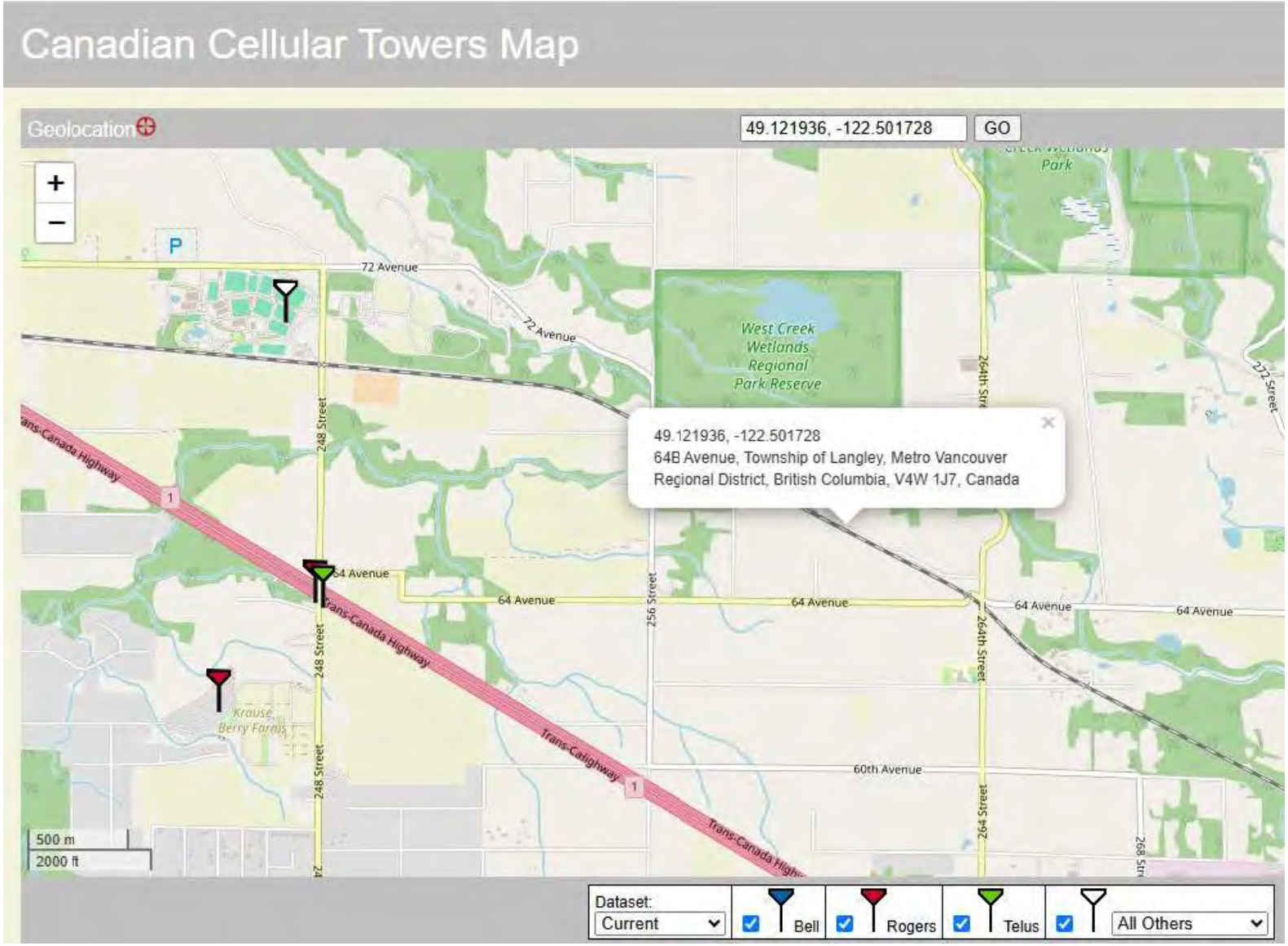
Hannah Taylor
Land Use Planner

SCHEDULE A
TOWER SITE LOCATION



SCHEDULE B

OTHER INSTALLATIONS NEARBY



SCHEDULE C
PHOTO SIMULATIONS

BEFORE



AFTER



Photo Simulation is a close representation and is for conceptual purposes only – not to scale.
Proposed design is subject to change based on final engineer plans

APPENDIX 1
COLOCATE LETTERS

Cypress Land Services
Suite 1051 – 409 Granville Street
Vancouver, British Columbia V6C 1T2

Telephone: 604.620.0877
Facsimile: 604.620.0876

April 30th, 2025

VIA EMAIL: JSanderson@FreedomMobile.ca

Jasmin Sanderson
Freedom Mobile | Videotron

Dear Jasmin Sanderson,

RE: PROPOSAL TO COLOCATE WITH TELUS COMMUNICATIONS INC.
Site Location: Langley
Site ID: BC112414

Cypress Land Services Inc. is representing TELUS Communications Inc. in acquiring land for a telecommunications facility in order to enhance wireless coverage in the Township of Langley. A site location has been identified and land will soon be acquired for the purpose of building a new telecommunications tower.

Local land use authorities require telecommunication carriers' site-share whenever technically feasible. TELUS Communications Inc. therefore wishes to confirm if other carriers hold an interest in collocating. Please find a brief description of the proposed opportunity below:

Address:	26088 Telegraph Trail, Langley, BC
PID#:	012-051-594
Approximate Coordinates:	49.121936, -122.501728
Proposed Tower Height:	47m
Proposed Tower Configuration:	Flush mounted antennas
Estimated Start Construction:	2026

If Freedom is interested in colocation but requires further information, please reach out to TELUS directly. Cypress Land Services is only facilitating the signing of documentation for the purpose of making land use applications. Cypress Land Services will not partake in other discussions or negotiations between carriers regarding this matter.

In order to continue to progress with the project in a timely manner, please forward your confirmation and completed copy of the form on the following page no later than May 14th, 2025, to hannah@cypresslandservices.com.

Yours truly,

Cypress Land Services Inc.
Agents to TELUS Communications Inc.

BC112414

By signing below, I **acknowledge** a collocate is of interest. *Please contact TELUS to discuss.*

_____

Name: Jasmin Sanderson
Company Name: Freedom Mobile | Videotron

Date: _____

Site Reference #: _____

I **decline**. A collocate is not of interest at this time.

Annie Gagnon

_____

Name: Jasmin Sanderson
Company Name: Freedom Mobile | Videotron

Date: _____

Please forward the signed letter (and completed application form if applicable) to Cypress Land Services Inc., ***hannah@cypresslandservices.com***

Cypress Land Services
Suite 1051 – 409 Granville Street
Vancouver, British Columbia V6C 1T2

Telephone: 604.620.0877
Facsimile: 604.620.0876

April 30th, 2025

VIA EMAIL: garth.jones@rci.rogers.com

Garth Jones
Rogers Communications Inc.

Dear Garth Jones,

RE: PROPOSAL TO COLOCATE WITH TELUS COMMUNICATIONS INC.
Site Location: Langley
Site ID: BC112414

Cypress Land Services Inc. is representing TELUS Communications Inc. in acquiring land for a telecommunications facility in order to enhance wireless coverage in the Township of Langley. A site location has been identified and land will soon be acquired for the purpose of building a new telecommunications tower.

Local land use authorities require telecommunication carriers' site-share whenever technically feasible. TELUS Communications Inc. therefore wishes to confirm if other carriers hold an interest in collocating. Please find a brief description of the proposed opportunity below:

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PID#:	012-051-594
Approximate Coordinates:	49.121936, -122.501728
Proposed Tower Height:	47m
Proposed Tower Configuration:	Flush mounted antennas
Estimated Start Construction:	2026

If Rogers is interested in colocation but requires further information, please reach out to TELUS directly. Cypress Land Services is only facilitating the signing of documentation for the purpose of making land use applications. Cypress Land Services will not partake in other discussions or negotiations between carriers regarding this matter.

In order to continue to progress with the project in a timely manner, please forward your confirmation and completed copy of the form on the following page no later than May 14th, 2025, to hannah@cypresslandservices.com

Yours truly,

Cypress Land Services Inc.
Agents to TELUS Communications Inc.

BC112414

By signing below, I **acknowledge** a collocate is of interest.
Please contact TELUS to discuss.

_____

Name: Garth Jones
Company Name: Rogers Communications Inc.

Date: _____

Site Reference #: _____

I **decline** to collocate.

_____

Name: Garth Jones
Company Name: Rogers Communications Inc.

Date: _____

Please forward the signed letter to Cypress Land Services Inc., ***hannah@cypresslandservices.com***

Appendix 2: Notification Package

TELUS Communications Inc.

July 23rd 2025
Subject: Public Notification: 47m flush mounted monopole

TELUS
let's make the future friendly™

To: Property Owner / Current Resident

Re: Proposed 47m flush mounted monopole
Location: 26088 Telegraph Trail, Langley, BC.

TELUS File: BC112414 – 64B Ave
Coordinates: 49.121936, -122.501728

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 26088 Telegraph Trail 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 in a 141m radius 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 Council.

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 at 26088 Telegraph Trail.

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's proposal

TELUS is proposing to construct a 47m flush mounted monopole tower on a privately owned rural lot at 26088 Telegraph Trail, Langley, BC.

- 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 lot.
- The tower, if constructed, will provide improved wireless high-speed internet access and cell phone service 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 July 30th 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.

Site details

PURPOSE

The purpose of the proposed tower is to expand TELUS' wireless coverage and to provide access to dependable wireless high-speed internet services in the Township of 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 26088 Telegraph Trail, Langley, BC. Coordinates 49.121936, -122.501728.

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 from Telegraph Trail to the north of the site with a proposed access road realignment. 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. No lighting or painting is anticipated.

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.

CONTACTS

Cypress Land Services
1055, 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 August 30th, 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 **August 30th, 2025.**

Map of proposed tower

(for discussion purposes only.)



Site plan



Physical tower profile (for discussion purposes only.)

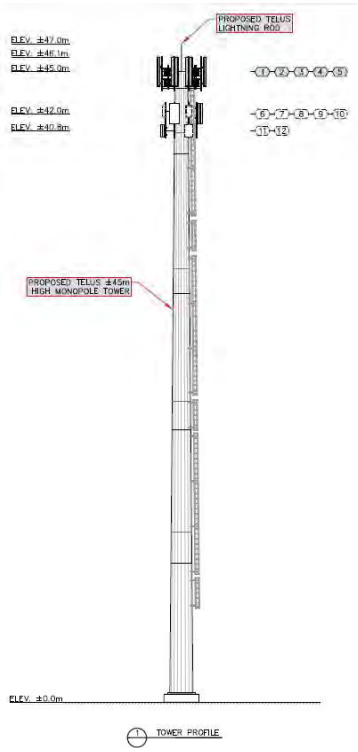


Photo simulations (for discussion purposes only.)



View of proposed tower, looking northwest.



View of proposed tower, looking south.

Comment sheet – BC112414

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: 1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

PROPOSED TELUS TELECOMMUNICATIONS FACILITY: 26088 Telegraph Trail, Langley, 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

Legal Notices | Legal Notices | Legal Notices | Legal Notices | Legal Notices

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 26088 Telegraph Trail, Langley, BC.

Structure Proposée :

Dans le cadre du processus de consultation publique exigé par Innovation, Sciences et Développement 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 26088 Telegraph Trail, Langley, C.-B.

Tower Location/Emplacement de la Tour :

26088 Telegraph Trail, Langley, BC.

Coordinates/Coordonnées :

Lat: 49.121936°
Long: -122.501728°

Any person may comment by close of business day on August 30th, 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 30 août 2025. Veuillez soumettre vos commentaires aux coordonnées ci-dessous :

TELUS Contact / Coordonnées du Représentant de TELUS :

Cypress Land Services

Hannah Taylor
1055-409 Granville Street
Vancouver, BC V6C 1T2
604-620-0877
PublicConsultation@CypressLandServices.com



TELUS®

LOOKING TO INCREASE REVENUE?
Your opportunity starts HERE
Give us a call at: 1-866-865-4460



Canadian Cancer Society
BRITISH COLUMBIA AND YUKON

Volunteer
Join our team and be part of the solution. To learn more, visit our website www.cancer.ca or call the Canadian Cancer Society office at 1.800.403.8222.

Let's Make Cancer History
1 888 939-3333 | www.cancer.ca


WE CAN HELP YOU
STAND OUT!
REGISTER TODAY TO MEET YOUR NEW EMPLOYER
LOCALWORK.CA
LocalWork.ca
YOUR BEST SOURCE FOR LOCAL JOBS

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 3, 2025 - REGULAR MEETING	**REPORT:**	25-174
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-33-0145
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION NO. 101503 (FORT LANGLEY COMMUNITY IMPROVEMENT SOCIETY / 9167 GLOVER ROAD)		

PROPOSAL:

Heritage Alteration Permit application to facilitate an 85 m^2 (914 ft^2) addition to the rear of the building and replacement of an existing ramp at the Fort Langley Community Hall at 9167 Glover Road.

RECOMMENDATION SUMMARY:

That Council consider issuance of Heritage Alteration Permit No. 101503 subject to two (2) conditions, noting three (3) conditions to be completed prior to issuance of a Building Permit.

RATIONALE:

The proposed development is located in the Fort Langley Heritage Conservation Area subject to the applicable guidelines and complies with the Civic Institutional P-1 Zone, with the exception of the proposed parking variance.

RECOMMENDATION:

That Council authorize issuance of Heritage Alteration Permit No. 101503 to the Fort Langley Community Improvement Society for property located at 9167 Glover Road subject to the following conditions being satisfied to the acceptance of the Township of Langley:

a. Building and demolition plans being in substantial compliance with Schedule “A”.
b. Section 107.3 of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the number of required parking spaces from 31 parking spaces to 27 parking spaces as indicated in Schedule “A”.

Although not part of the heritage alteration 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. Payment of supplemental heritage alteration permit application fees, Development Cost Charges and building permit administration fees.

EXECUTIVE SUMMARY:

Ratio Architecture, Interior Design + Planning Inc. has applied on behalf of the owner for a Heritage Alteration Permit to facilitate an 85 m^2 (914 ft^2) 2-storey addition to the rear of the building and replacement of an existing ramp at the Fort Langley Community Hall at 9167 Glover Road. Staff recommend Council authorize issuance of Heritage Alteration Permit No. 101503 subject to two (2) conditions, noting three (3) conditions to be completed prior to issuance of a Building Permit.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Heritage Alteration Permit No. 101503.

REFERENCE:

Owner:	Fort Langley Community Improvement Society PO Box 627 Fort Langley, BC V1M 2R9
Agent:	Ratio Architecture, Interior Design + Planning Inc. 1008 Main Street Vancouver, BC V6A 2W1
Legal Description:	Parcel "M" (Explanatory Plan 12854) District Lot 79 Group 2 New Westminster District
Civic Address:	9167 Glover Road
Area:	4,097 m² (1.0 ac)
Fort Langley Community Plan:	Institutional Fort Langley Heritage Conservation Area
Existing Zoning:	Civic Institutional Zone P-1

BACKGROUND/HISTORY:

- The subject site is zoned Civic Institutional P-1 Zone and designated Institutional in the Fort Langley Community Plan (Attachment B).
- The subject site is located in the Fort Langley Heritage Conservation Area. The Fort Langley Community Plan states that "the purpose of the heritage conservation area designation is to protect the heritage character of downtown Fort Langley. This will be accomplished by encouraging new development and alterations that complement and enhance buildings with heritage value and the heritage character of the area."
- The Fort Langley Community Hall has been located on the site since 1931.

DISCUSSION/ANALYSIS:

- Ratio Architecture, Interior Design + Planning Inc. has applied on behalf of the owner for a Heritage Alteration Permit to facilitate an 85 m^2 (914 ft^2) 2-storey addition to the rear of the building and replacement of an existing ramp at the Fort Langley Community Hall at 9167 Glover Road in the Fort Langley Heritage Conservation Area.
- According to the applicant:

  "The proposed scope of work involves adding a small addition at the rear of the building to create an interior connection between the community hall stage on the second floor and the green room used by performers on the main floor, to link the two spaces. The addition will further enhance functionality and multi-use of the facility by including additional space for an accessible washroom, storage areas, and a kitchenette. The project scope includes the removal of the existing accessible ramp and the construction of a new ramp that meets current code requirements."

Adjacent Uses:

	Existing Use:	Fort Langley Community Plan Designation:	Existing Zoning:
North:	Lane, beyond which are properties with existing commercial and townhouse uses and an approved Heritage Alteration Permit for two new 1-storey buildings totalling 1,676 m^2 (18,040 ft^2)	Commercial and Multi Family	Community Commercial Zone C-2 and Multiple Family Residential Zone RM-1
South:	Existing commercial uses and a parking lot	Commercial and Institutional	Community Commercial Zone C-2 and Civic Institutional Zone P-1
East:	Glover Road, beyond which are properties with an approved Heritage Alteration Permit for two 3-storey mixed use buildings accommodating 1,842 m^2 (19,827 ft^2) of commercial space and 76 apartment units	Commercial	Community Commercial Zone C-2
West:	A property with an existing mobile home park	Multi Family	Residential Mobile Home Park Zone MH-1

Heritage Alteration Permit:

- The site is located in the Fort Langley Heritage Conservation Area. The following general guideline from the Fort Langley Community Plan is applicable to the proposed development:
    - *5.1(a) historic buildings should be renovated and restored in a manner appropriate to their individual period and style and, whenever possible, original forms, materials and details should be uncovered or left in place and preserved*
- The subject proposal was reviewed by the Heritage Review Panel (HRP) on August 29, 2025 with the comments subsequently endorsed by the Heritage Advisory Committee (HAC) on September 3, 2025.
- The proponent has addressed the HAC's recommendations by ensuring that the design of the proposed windows aligns with the existing windows of the building.
- Heritage Alteration Permit No. 101503 (Attachment A) includes renderings, site plans and building elevations.

Proposed Variance:

- Section 107.3 of the Zoning Bylaw states that for assembly uses, one parking space is required per 10 seats, in addition to one parking space for every 19 m^2 of gross floor area used for assembly purposes.
- The applicant is proposing to vary the overall required parking from 31 parking spaces to 27 parking spaces (reduction of four parking spaces or 13%).
- Staff have no objections to the proposed parking variance, as the existing parking supply will be maintained and the site's heritage status is being preserved.

Policy Considerations:

The proposed Heritage Alteration Permit facilitates an addition to the rear of the building and replacement of an existing ramp at the Fort Langley Community Hall at 9167 Glover Road. As the site is located in the Fort Langley Heritage Conservation Area, it addresses the relevant guidelines included in the Fort Langley Community Plan. Staff recommend Heritage Alteration Permit No. 101503 be issued as attached.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Heritage Alteration Permit No. 101503

ATTACHMENT B Maps and Graphics

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Heritage Alteration Permit No. 101503

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

1. Name: Fort Langley Community Improvement Society

   Address: PO Box 627
   Fort Langley, BC V1M 2R9

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 “M” (Explanatory Plan 12854) District Lot 79 Group 2 New Westminster District

   CIVIC ADDRESS: 9167 Glover Road

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township of Langley:

   a. Building and demolition plans being in substantial compliance with Schedule “A”.
   b. Section 107.3 of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the number of required parking spaces from 31 parking spaces to 27 parking spaces as indicated in Schedule “A”.

   Although not part of the heritage alteration 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. Payment of supplemental heritage alteration permit application fees, Development Cost Charges and building permit administration fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Heritage Alteration Permit shall be substantially commenced within two years after the date the Heritage Alteration Permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

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

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

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

Attachments:
SCHEDULE A Architectural Drawings

COMMUNITY HALL - ADDITION & RAMP UPGRADE





DRAWING LIST

A-0 COVER SHEET
A-1 SITE PLAN
A-2 SITE PLAN ENLARGED
A-3 ELEVATIONS

CIVIC ADDRESS:
FORT LANGLEY COMMUNITY HALL 9167 GLOVER ROAD, LANGLEY BC V1M 2R9



Issued for HAP (Revised)

DRAWING ISSUES

1	Issued for HAP	2025-05-14
2	Issued for HAP	2025-07-04
3	Issued for HAP (Revised)	2025-10-03

CLIENT

PROJECT

COMMUNITY HALL - ADDITION & RAMP UPGRADE

Fort Langley Community Hall 9167 Glover Road, Langley BC V1M 2R9

DISCLAIMER

THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF RATIO ARCHITECTURE, INTERIOR DESIGN + PLANNING INC. (IN TO) AND MAY NOT BE REPRODUCED WITHOUT SAID FIRM'S PERMISSION. ALL INFORMATION SHOWN ON DRAWINGS IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM RATIO. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS RELATED TO THE PROJECT AND SHALL INFORM RATIO OF ANY DISCREPANCIES AND VARIATIONS. DO NOT SCALE DRAWINGS.

SEAL

NOT FOR CONSTRUCTION

RATIO
ARCHITECTURE
INTERIOR DESIGN
PLANNING

SHEET TITLE

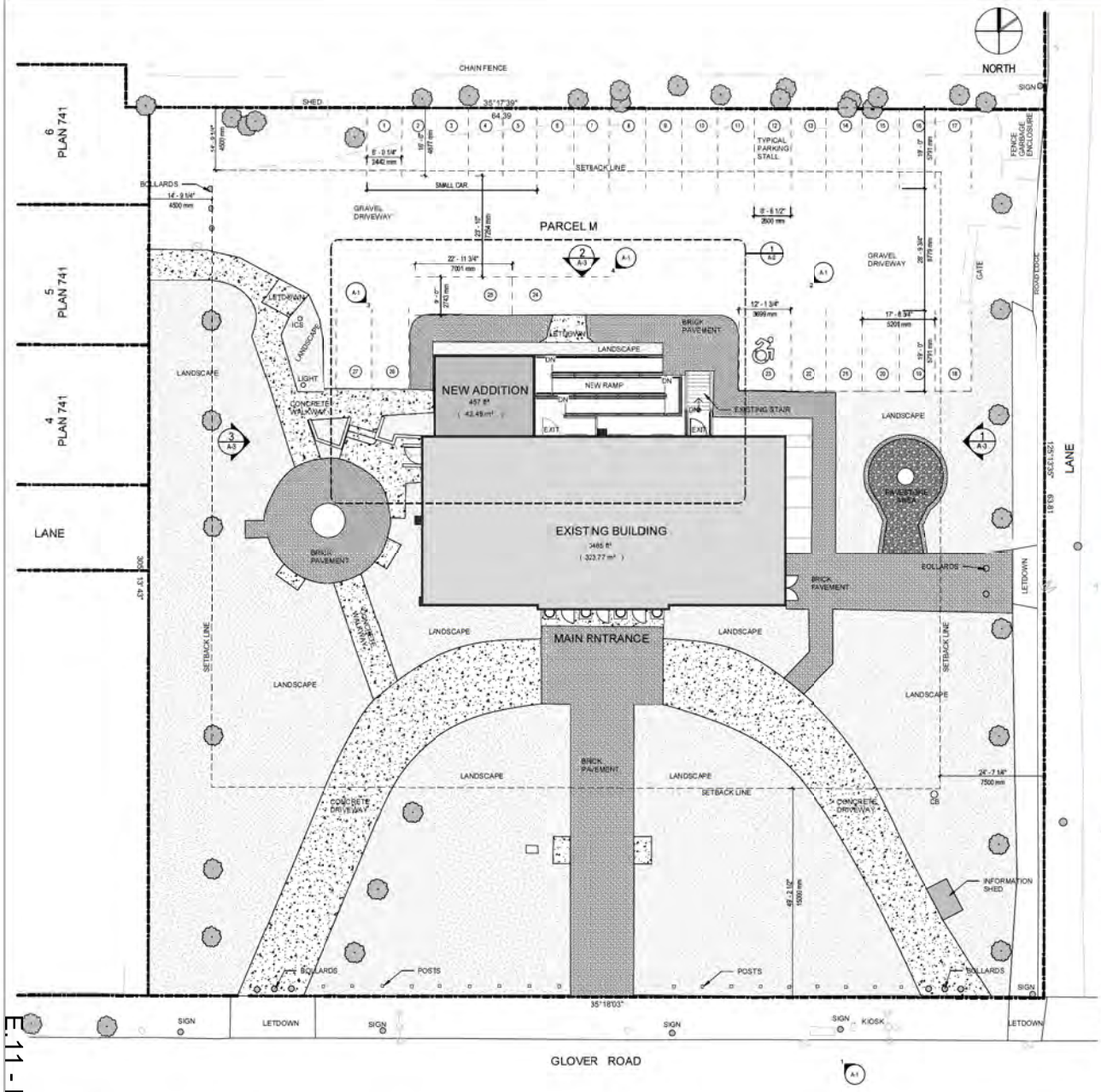
COVER SHEET

JOB NO.	2040
SCALE	1/8" = 1'-0"
DRAWN BY	SH
CHECKED BY	SC

SCHEDULE A

E.11

A-0 3





1 FRONT VIEW



2 PHOTO - REAR VIEW



4 PHOTO - EXISTING TREE

SITE COVERAGE

SITE AREA= 4108.06m²

EXISTING BUILDING AREA= 323.77 m²
NEW ADDITION AREA= 42.48 m²

TOTAL BUILDING AREA= 366.25 m²

BUILDING COVERAGE ALLOWED = 50%
BUILDING COVERAGE PROPOSED = 8.92%

PARKING REQUIREMENT

ASSEMBLY USES
SPACE PER 10 SEATS PLUS 1 FOR EACH 10 M² OF GROSS FLOOR AREA USED FOR ASSEMBLY

BUILDING MAXIMUM CAPACITY = 200
REQUIRED PARKING STALLS = 20

BALLROOM FLOOR (ASSEMBLY) = 211.82 M²
REQUIRED PARKING STALLS = 11

TOTAL PARKING REQUIRED = 31
TOTAL PARKING PROVIDED = 27 (INCLUDING 5 SMALL CAR STALLS)

(NOTE: PARKING LOT SURFACE IS GRAVEL)



3 PHOTO - ADDITION LOCATION

Issued for HAP (Revised)

DRAWING ISSUES

1	Issued for HAP	2025-05-14
2	Issued for HAP	2025-07-04
3	Issued for HAP (Revised)	2025-10-03
4	Issued for HAP (Revised)	2025-10-06

CLIENT

PROJECT

COMMUNITY HALL - ADDITION & RAMP UPGRADE

First Langley Community Hall, 9167 Glover Road Langley BC V1M 2R6

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SEAL

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RATIO
ARCHITECTURE. INTERIOR DESIGN. PLANNING.

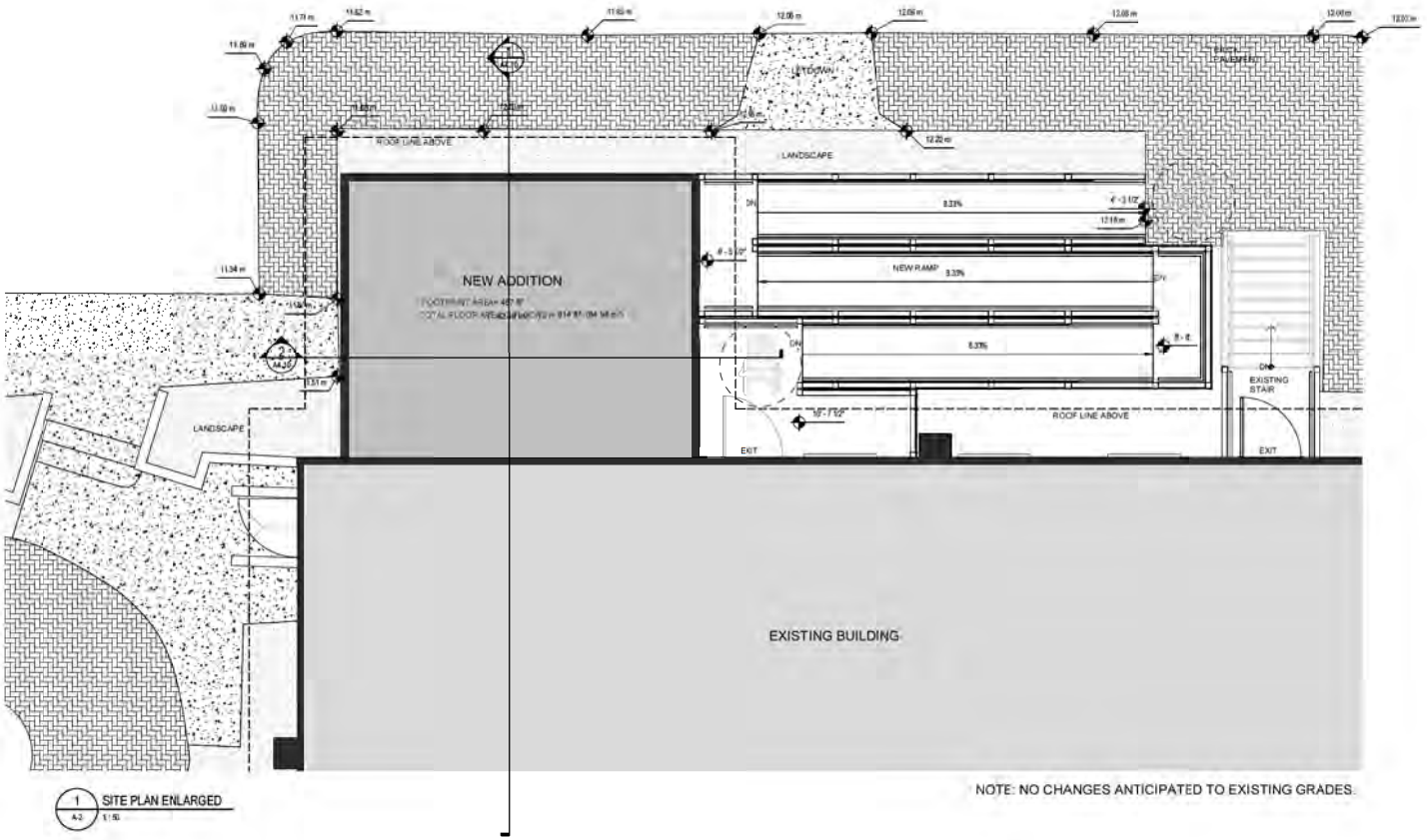
SHEET TITLE

SITE PLAN

JOB NO.	2340
SCALE	As indicated
DRAWN BY	SH
CHECKED BY	SH

E.11

A-1



1 A-2 SITE PLAN ENLARGED 1 : 50

NOTE: NO CHANGES ANTICIPATED TO EXISTING GRADES.

Issued for HAP (Revised)

DRAWING ISSUES

1	Issued for HAP	2025-05-14
2	Issued for HAP	2025-07-04
3	Issued for HAP (Revised)	2025-10-03

CLIENT

PROJECT

COMMUNITY HALL - ADDITION & RAMP UPGRADE

Fort Langley Community Hall 9167 Glover Road Langley BC V1M 2R9

DISCLAIMER

SEAL

NOT FOR CONSTRUCTION

RATIO ARCHITECTURE. INTERIOR DESIGN. PLANNING.

SHEET TITLE

SITE PLAN ENLARGED

JOB NO.	2340
SCALE	1 : 50
DRAWN BY	SH
CHECKED BY	SH

E.11

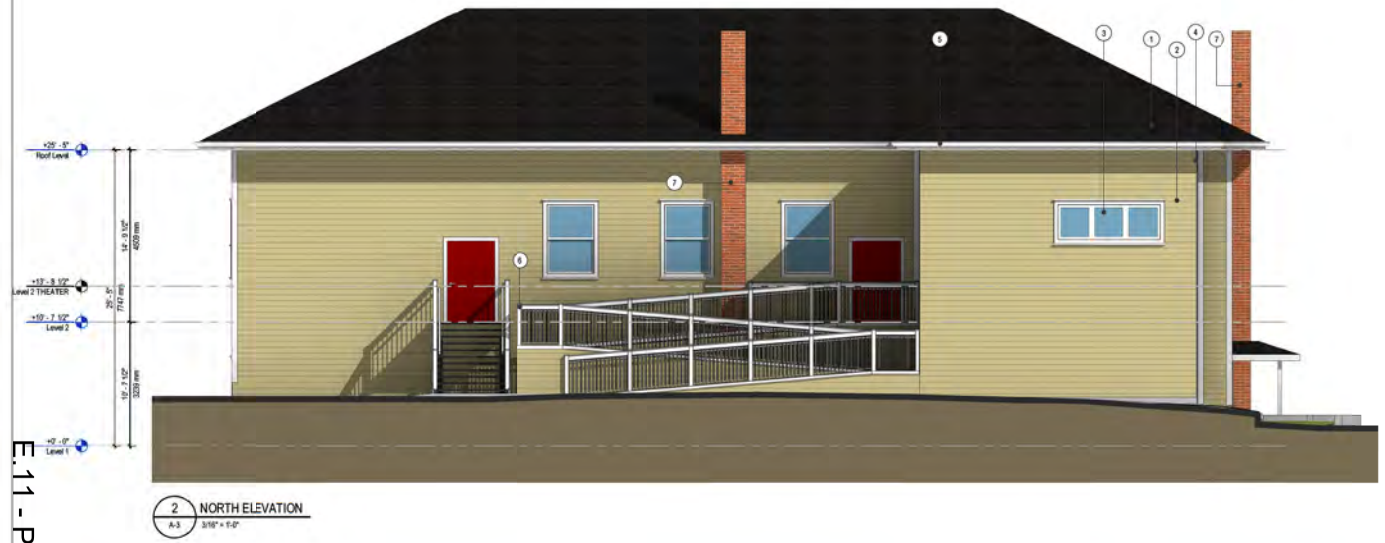
A-2 3



1 EAST ELEVATION
A-3 3/16" = 1'-0"



3 WEST ELEVATION
A-3 3/16" = 1'-0"



2 NORTH ELEVATION
A-3 3/16" = 1'-0"

MATERIALS

1 ROOF WOOD SHAKE TO MATCH EXISTING
2 CEMENTITIOUS SIDING, COLOUR AND SIZE TO MATCH EXISTING
3 NEW WOOD WINDOW
4 NEW TRIM, COLOUR AND SIZE TO MATCH EXISTING
5 NEW GUTTER TO MATCH EXISTING
6 NEW RAILING TO MATCH EXISTING (MATCH EXISTING STAIR RAILING DETAIL)
7 EXISTING CHIMNEY

Issued for HAP (Revised)

DRAWING ISSUES

1	Issued for HAP	2025-05-14
2	Issued for HAP	2025-07-04
3	Issued for HAP (Revised)	2025-10-03

CLIENT

PROJECT

COMMUNITY HALL - ADDITION & RAMP UPGRADE

Fort Langley Community Hall 9167 Glover Road Langley BC V1M 2R6

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SEAL

NOT FOR CONSTRUCTION

RATIO
ARCHITECTURE. INTERIOR DESIGN. PLANNING.

SHEET TITLE

ELEVATIONS

JOB NO.	2340
SCALE	3/16" = 1'-0"
DRAWN BY	SH
CHECKED BY	SH

E.11

A-3

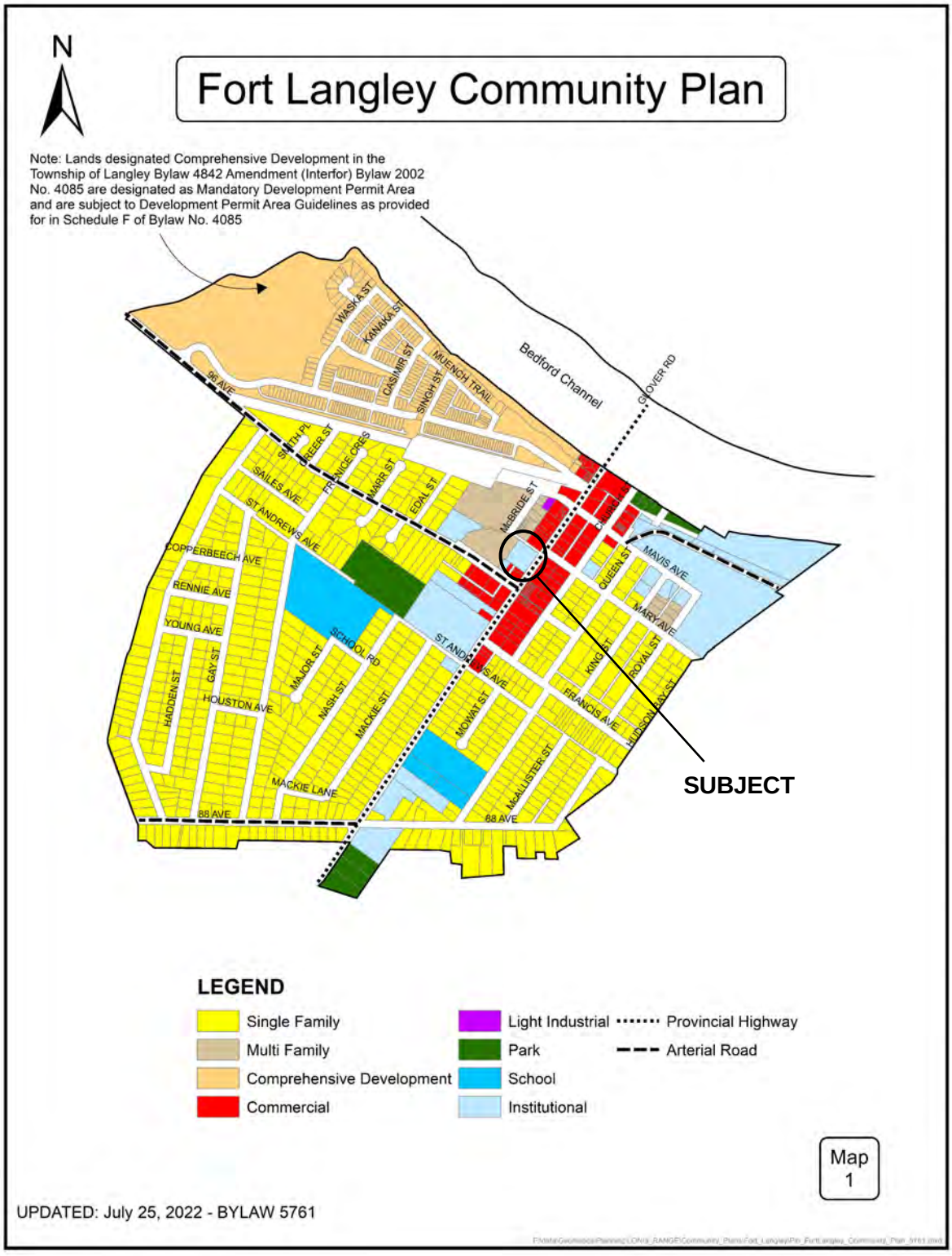
ATTACHMENT B

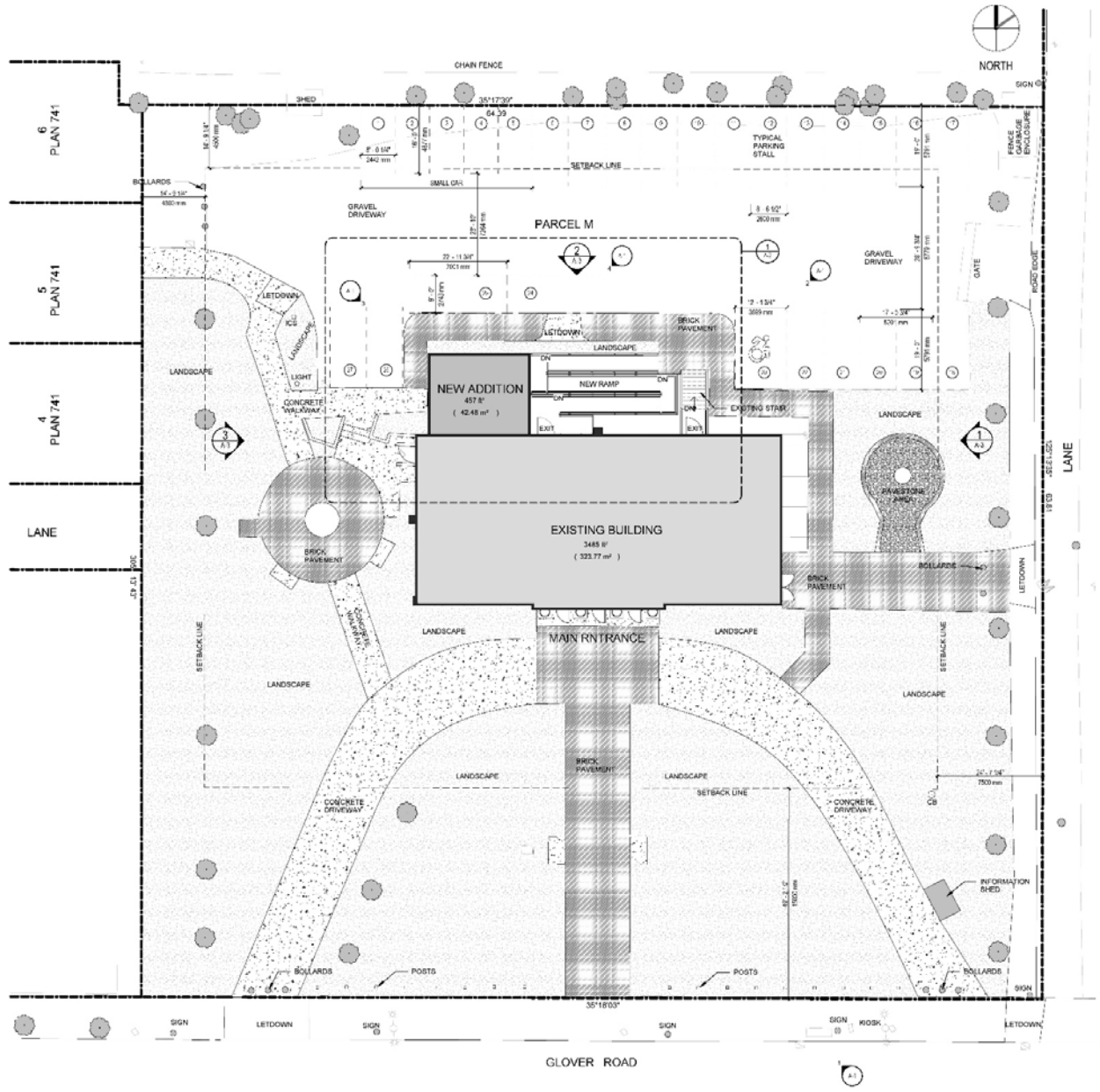


AERIAL CONTEXT MAP



ZONING BYLAW NO. 2500


N
Fort Langley Community Plan
Note: Lands designated Comprehensive Development in the Township of Langley Bylaw 4842 Amendment (Interfor) Bylaw 2002 No. 4085 are designated as Mandatory Development Permit Area and are subject to Development Permit Area Guidelines as provided for in Schedule F of Bylaw No. 4085
Bedford Channel
GLOVER RD
WASKA ST
KANAKA ST
CASIMIR ST
SINGH ST
MUENCH TRAIL
96 AVE
SMITH PL
GREER ST
FRANCE CRES
MARR ST
EDAL ST
McBRIDE ST
SAILES AVE
ST ANDREWS AVE
COPPERBEECH AVE
RENNIE AVE
YOUNG AVE
SCHOOL RD
MAJOR ST
GAY ST
HADDEN ST
HOUSTON AVE
NASH ST
MACKIE ST
MACKIE LANE
88 AVE
MOWAT ST
McALLISTER ST
QUEEN ST
MAVIS AVE
MARY AVE
KING ST
ROYAL ST
FRANCIS AVE
HUDSON BAY ST
SUBJECT
LEGEND
Single Family
Multi Family
Comprehensive Development
Commercial
Light Industrial
Park
School
Institutional
Provincial Highway
Arterial Road
Map 1
UPDATED: July 25, 2022 - BYLAW 5761



SITE PLAN – SUBMITTED BY APPLICANT



RENDERING – SUBMITTED BY APPLICANT

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	OCTOBER 20, 2025 - REGULAR MEETING	**REPORT:**	25-164
FROM:	PUBLIC WORKS DIVISION	**FILE:**	5400-10-01
SUBJECT:	RURAL AND URBAN LOCAL ROAD RECONSTRUCTION PROGRAM		

RECOMMENDATION:

That Council endorse the phased plan to rehabilitate 175 kilometres of Local roads in Poor to Very Poor condition over ten years and refer the proposed capital funding schedule to the draft 2026 – 2030 Financial Plan for consideration.

EXECUTIVE SUMMARY:

At the June 9, 2025, Regular Meeting, Council directed staff to bring forward a report proposing a rehabilitation program for Urban and Rural Local roads. This initiative aims to address long-standing infrastructure needs, improve road safety, and ensure the long-term sustainability of the local transportation network

The Township maintains approximately 450 centreline kilometres of Local roads, divided between Urban and Rural classifications. Condition assessments have identified 175 centreline kilometres of these roads as being in Poor or Very Poor condition. Of this total, 43.5 centreline kilometres are classified as Very Poor, and 131.5 centreline kilometres are classified as Poor. Roads in Very Poor condition are prioritized for reconstruction between 2026 and 2030.

The program will be delivered through a combination of external contractors and the Township's in-house paving crew. This hybrid approach balances cost efficiency with resource availability and flexibility.

The first three years of the program (2026–2028) will focus on rehabilitating the roads in the worst condition. The total estimated cost to rehabilitate all Poor and Very Poor Local roads is $97.1 million, based on 2026 values. The program is proposed to begin with $8 million in 2026, increasing to $10 million annually thereafter, with an eight percent annual inflationary adjustment applied to reflect market conditions and contractor pricing. The estimated cost for the first three years is $29 million, and the total cost over ten years is projected at $133 million.

PURPOSE:

This report is in response to Council's direction to provide a Road Rehabilitation Program for the Rural and Local roads in "Poor" and "Very Poor" condition for the years 2026 to 2035.

BACKGROUND/HISTORY:

At the June 9, 2025, Regular Meeting, the following motion was passed:

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

The industry standard for pavement condition ratings is based on the Average Cracked Area (ACA). The Pavement Management System (PMS) uses ACA to rank road conditions, where more than 10 percent cracking is considered Poor and more than 30 percent is considered Very Poor. The PMS prioritizes road sections in the worst condition and determines the appropriate treatment to restore them to Good condition and extend their life cycle. Treatments range from pothole patching to full road reconstruction, the latter being significantly more expensive.

Road condition assessments are typically completed on a five-year cycle, as model predictions closely align with actual deterioration rates over that period. The last detailed condition assessment was completed in 2020 and is currently being updated. An updated condition report will be available in Q2 2026.

Each year, prior to paving, staff review the predicted list of roads and verify their current condition and required treatment. While some roads deteriorate faster and others more slowly, it is more cost-effective to repair a road in Poor condition than to allow it to deteriorate to Very Poor, as the cost per metre of repair increases significantly. The PMS model is a valuable tool for financial planning and prioritizing road rehabilitation work.

DISCUSSION/ANALYSIS:

The average life expectancy of local roads in Canada is approximately 25 to 30 years, depending on climate, traffic volume, construction quality, and maintenance practices. In harsher conditions or with limited maintenance, this lifespan may be closer to 20 years.

A significant number of local roads have now reached a state of deterioration. Maintenance treatments such as pothole repair, crack sealing, and minor patching are no longer effective for these roads, and rehabilitation is required.

The rehabilitation program will be delivered through a combination of external contractors and the Township’s in-house paving crew. This approach balances cost efficiency and resource availability. If Council wishes to accelerate the program, an option to add a second in-house paving crew with expanded resources could be explored.

The total estimated cost to rehabilitate 175 kilometres of local roads in Poor and Very Poor condition is $97.1 million (based on 2026 values). Attachment A provides a map of the local roads currently classified as Poor or Very Poor.

As previously noted, the condition data serves as a planning tool. If the rehabilitation program is approved, staff will conduct further desktop and field assessments to define the annual scope of work. The first three years of the program (2026–2028) would focus on rehabilitating roads in the worst condition.

Regional Constraints:

There is limited contractor and asphalt capacity in the Lower Mainland, with fewer than a dozen qualified contractors and competing demand from 26 municipalities and major provincial projects such as the Highway 1 widening and bridge construction. These constraints could limit annual output or increase costs.

Financial Implications:

The estimated funding required is $8,000,000 in 2026 to initiate the program, followed by $10,000,000 annually thereafter, plus a cost escalation factor of eight percent per year.

Currently, $1,000,000 is allocated annually for local road repaving from the Transportation operating budget. This base funding would be transferred to the proposed program to offset annual costs, reducing the net new funding required.

Year	Allocated from Transportation Operating	Required Additional Annual Funding	Total Annual Program Funding
2026	$1,000,000	$7,000,000	$8,000,000
2027	$1,000,000	$9,000,000	$10,000,000
2028	$1,000,000	$9,800,000	$10,800,000
2029	$1,000,000	$10,664,000	$11,664,000
2030	$1,000,000	$11,597,120	$12,597,120

The total cost of the program for the first three years is estimated at $29 million, and the total for the full ten years is $133 million. These figures will be reviewed and reported on annually.

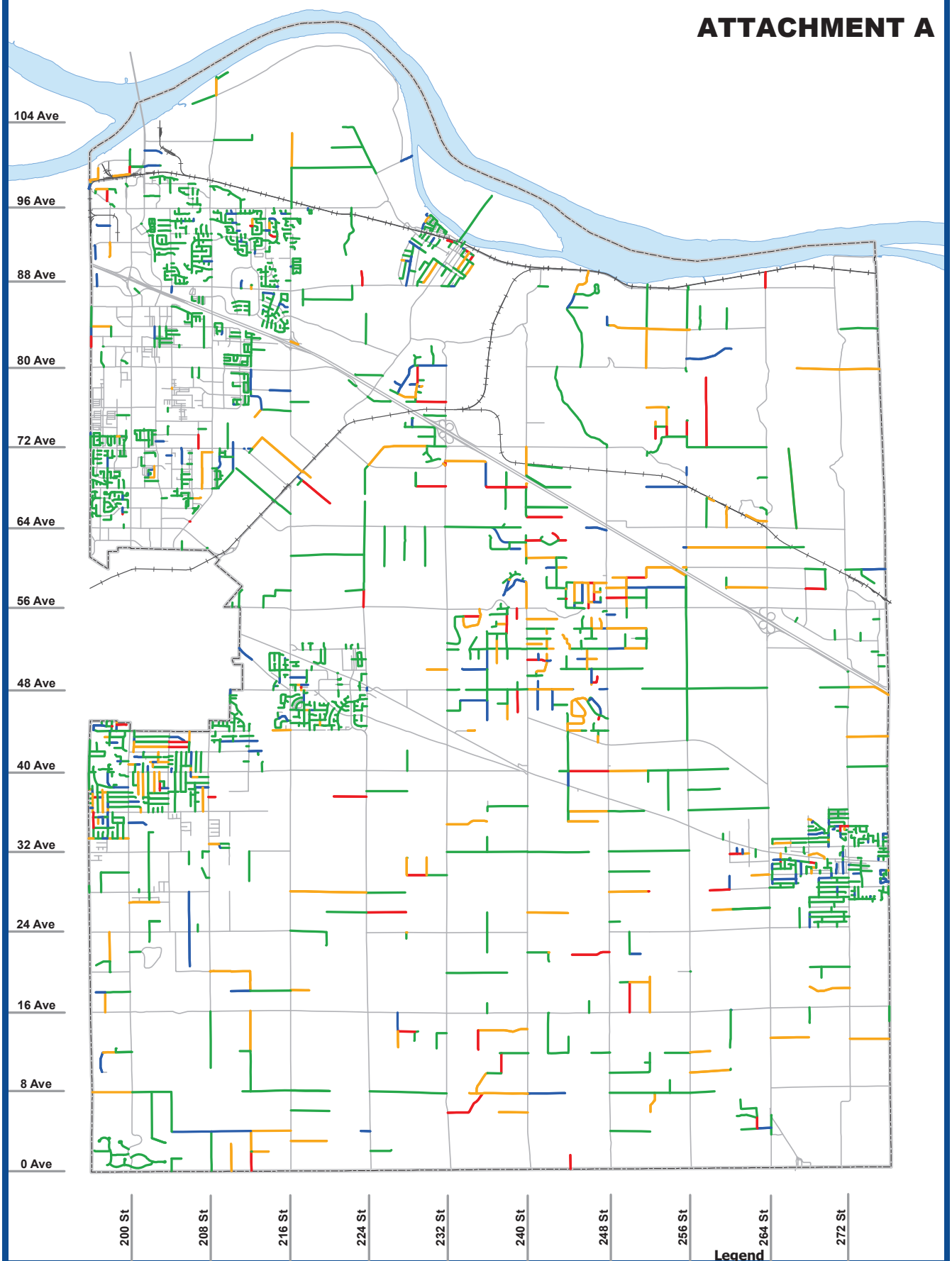
The amounts presented above are proposed to be referred to the 2026–2030 Draft Capital Financial Plan for Council's consideration. Years 2031–2035 will be included in subsequent five-year financial plans and adjusted as needed to complete the rehabilitation of the 175 kilometres of Poor and Very Poor local roads.

Respectfully submitted,

Brian Edey
ROADS OPERATIONS MANAGER
for
PUBLIC WORKS DIVISION

ATTACHMENT A Local Roads Map

ATTACHMENT A



ACA 2025 LOCAL

Section:

Printed Date: Sunday, October 05, 2025

Township of Langley BC

Est. 1873

The data provided had been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.

Path: X:\Engineering\Avi Lail\dTIMS\Updated USe this\2025 IN USE\Local - Copy\Map\MAP_PRINT_DROP_LAYERS_INTO_HERE.mxd

After_2024

- 0 - 5% (Good)
- 5 - 10% (Fair)
- 10 - 30% (Poor)
- 30 - 100% (V Poor)

N

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 3, 2025 - REGULAR MEETING	**REPORT:**	25-125
FROM:	FINANCE DIVISION	**FILE:**	1810-01
SUBJECT:	FEES AND CHARGES BYLAW AMENDMENT		

RECOMMENDATION:

That Council give first, second and third reading to the Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 6161.

EXECUTIVE SUMMARY:

At the June 9, 2025, Regular Meeting, Council adopted the Animal Control Bylaw No 6140. As outlined in Report 25-82, this new bylaw introduced revised classifications and responsibilities regarding Dangerous and Aggressive Dogs, identified the need to update related licensing fees, and introduce impound fees for Dogs and other animals in the Township.

Accordingly, Township Staff propose amendments to “Schedule 3: Animal Control” of the Fees and Charges Bylaw 2007 No. 4616 to ensure consistency with Bylaw No. 6140, support enforcement cost recovery, and maintain alignment with regional municipal practices. Increased licensing fees for Dangerous Dogs will also enhance public safety, promote responsible pet ownership, and ensure that high-risk infractions bear proportionate costs. These changes are proposed pursuant to Section 194 of the *Community Charter*, which authorizes municipalities to impose fees for services.

PURPOSE:

The purpose of this report is to bring forward Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 6161 “Schedule 3 Animal Control”.

DISCUSSION/ANALYSIS:

Based on the below comparison chart, it's recommended to increase the annual dangerous dog fee from $350 to $450 and the annual aggressive dog fee from $170 to $180.

Township of Langley Current		**City of Delta**	
Licensing Fee - Dangerous Dog	$350.00 /year	Licensing Fee - Dangerous or Aggressive Dog (not spayed or neutered)	$510.00 /year
Licensing Fee - Aggressive Dog	$170.00 /year	Licensing Fee – Dangerous or Aggressive Dog (spayed/neutered)	$210.00 /year
		Impound (Pick-Up Fee) – Dangerous Dog	$500.00 (first impound)
			$1,000.00 (second impound)
			$2,000.00 (third and each subsequent impound)
		Impound (Maintenance Fee) – Dangerous Dog	$30.00 /day
		Impound (Pick-Up Fee) – Aggressive Dog	$300.00 (first impound)
			$500.00 (second impound)
			$1,100.00 (third and each subsequent impound)
		Impound (Maintenance Fee) – Aggressive Dog	$30.00 /day
City of Surrey		**City of Richmond**	
Licensing Fee - Dangerous Dog	$636.00 /year	Licensing Fee - Dangerous Dog	$256.00 /year (spayed/neutered)
			$194.00 /year (spayed/neutered, paid before March 1)
			$96.50 /year (spayed/neutered, paid before March 1 and owner is over 65 years of age)
			$318.00 /year (not spayed or neutered)
			$269.00 /year (not spayed or neutered, paid before March 1)
Licensing Fee - Aggressive Dog	$169.00 /year	Impound (Pick-Up Fee) – Dangerous Dog	$646.00 (first impound in a calendar year)
			$1,283.00 (second impound and each subsequent impound in a calendar year)
Impound (Pick-Up Fee) – Licensed Dog – Dangerous Dog where it has caused injury while running at large	$6,344.00	Impound (Maintenance Fee) – All Dogs	$17.00 /day
Impound (Pick-Up Fee) – Dangerous Dog	$1,270.00		
Impound (Pick-Up Fee) – Aggressive Dog	$382.00		
Impound (Maintenance Fee) – All Dogs	$24.00 /day		

Township Staff also recommend implementing a impound (pick-up) fee system, and maintenance fees, as follows:

Impound Fees	Prior to pick up: All outstanding licence fees and impound fees are to be paid to the Township of Langley.		
Licensed Dog (Pick-Up Fee)		New	$55.00
Unlicensed Dog (Pick-Up Fee)		New	$140.00
Aggressive Dog (Pick-Up Fee)		New	$382.00
Dangerous Dog (Pick-Up Fee)		New	$1,270.00
Dangerous Dog (Pick-Up Fee)	Where it has caused injury while running at large	New	$6,344.00
Animal (Pick-Up Fee)		New	$115.00
Large Animal (Pick-Up Fee)		New	$230.00
Maintenance Fee - All Dogs		New	$24.00
Maintenance Fee - Animals		New	$10.00
Maintenance Fee - Large Animals		New	$40.00

In addition to the above, Schedule 3 is to be further updated to ensure alignment and consistency with the new Animal Control Bylaw No. 6140, as follows:

Service Dogs

The Fee Type is to be changed from “Working Dog(s) for the Disabled” to “Service Dog”.

The accompanying description is changed to be replaced with the following: “Notwithstanding the fees outlined above, an annual licence fee is applicable for each Service Dog as that term is defined in section 2.1 (Bylaw 6140). Supporting documentation is required to qualify for this fee”.

Hobby Kennel
The undefined term “dog licence tags” is to be replaced with the defined term “Licence Tags”.

Licenced Kennel
The Fee Type is to be changed from the undefined term “Commercial Kennel” to the defined term “Licenced Kennel”. The accompanying description is to be updated accordingly.

The undefined term “dog tags” is to be replaced with the defined term “Licence Tags”.

Transfer Licence
The description accompanying the “Transfer Licence” Fee Type is to be updated to reflect the new Bylaw and its section numbering scheme, as follows: “A fee is applicable for the transferring of a licence under section 3.15 or 3.16; or for issuing a licence under section 3.7 (Bylaw 6140)”.
Respectfully submitted,

Kim Kenward
MUNICIPAL COLLECTOR
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Bylaw Enforcement Division	M. Natt

ATTACHMENT A – Schedule 3 – Animal Control

SCHEDULE 3. ANIMAL CONTROL
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6161

ANIMAL CONTROL Fee Type	Description	Existing Fees & Charges without tax	Proposed Fees & Charges without tax
Female/Male	Regular	$70.00	$70.00
	Regular Discounted on or before Feb 1st	$60.00	$60.00
	Seniors (over 65 years of age)	$45.00	$45.00
	Seniors Discounted on or before Feb 1st	$35.00	$35.00
Female/Male Spayed/Neutered	Regular	$40.00	$40.00
	Regular Discounted on or before Feb 1st	$30.00	$30.00
	Seniors (over 65 years of age)	$30.00	$30.00
	Seniors Discounted on or before Feb 1st	$20.00	$20.00
Aggressive Dog	Regular	$170.00	$180.00
	Regular Discounted on or before Feb 1st	$170.00	$180.00
	Seniors (over 65 years of age)	$170.00	$180.00
	Seniors Discounted on or before Feb 1st	$170.00	$180.00
Dangerous Dog	Regular	$350.00	$450.00
	Regular Discounted on or before Feb 1st	$350.00	$450.00
	Seniors (over 65 years of age)	$350.00	$450.00
	Seniors Discounted on or before Feb 1st	$350.00	$450.00
Replacement Licence	A fee is applicable for replacement of a lost or destroyed licence tag	$10.00	$10.00
Transfer Licence	A fee is applicable for the transferring of a licence under section 3.15 or 3.16; or for issuing a licence under section 3.7 (Bylaw 6140)	$15.00	$15.00
Service Dog	has the meaning ascribed to it in the Guide Dog and Service Dog Act (S.B.C 2015, c.17), as amended or replaced from time to time (Bylaw 6140) Supporting documentation is required.	$10.00	$10.00
Hobby Kennel	In conjunction with payment of their business licence, a Hobby Kennel is entitled to receive a maximum 6 licence tags at no additional cost. For Hobby Kennels, no further licences may be issued or purchased.	N/A	N/A
Licenced Kennel	In conjunction with payment of their business licence, a Commercial Kennel is entitled to receive a maximum 6 licence tags at no additional cost. For Licenced Kennels, further licences may be purchased.	$15.00	$15.00
Impound Fees	Prior to pick up: All outstanding licence fees, and impound fees are to be paid to the Township of Langley		
Aggressive Dog (Pick-Up Fee)		New	$382.00
Dangerous Dog (Pick-UP Fee)		New	$1,270.00
Dangerous Dog (Pick-Up Fee)	Where it has caused injury while running at large	New	$6,344.00
Maintenance Fee - All Dogs		New	$24.00
Registration for Audible Bird Scare Device (Propane Cannon)	Annual registration fee per site, as defined in the Township of Langley Audible Bird Scare Devices Farm Byalw 2013 No. 5005, as amended.	$125.00 per annum, plus applicable tax(es)	$125.00 per annum, plus applicable tax(es)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6161

EXPLANATORY NOTE

Bylaw No. 6161 amends the Fees and Charges Bylaw 2007 No. 4616 as amended, to replace “Schedule 3. Animal Control” with a new “Schedule 3. Animal Control.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6161

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

1, This Bylaw may be cited for all purposes as “Fees and Charges Bylaw 2004 No. 4616 Amendment Bylaw No. 6161”.

2. Schedule 3, Animal Control is replaced with a new Schedule 3 attached to and forming part of this bylaw.

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

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(1114241 B.C. LTD) BYLAW NO. 6165

EXPLANATORY NOTE

Bylaw No. 6165 authorizes the closure and highway dedication removal from a 658.8 square metre portion of 78 Avenue at 204 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(1114241 B.C. LTD.) BYLAW NO. 6165

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

1. This Bylaw may be cited for all purposes as “Highway Closing and Dedication Removal (1114241 B.C. Ltd.) Bylaw No.6165.

2. That portion of 78 Avenue lying in Section 23 Township 8 NWD shown outlined in heavy black line on Reference Plan EPP134039 prepared by Jason G. Hamel, BCLS, a copy of which is attached hereto as Schedule “A”, and more particularly described as:

    a. all that portion of road containing 658.8m² and originally dedicated road on Plan 35022, shown as Parcel A on Plan EPP134039

    shall be closed to traffic.

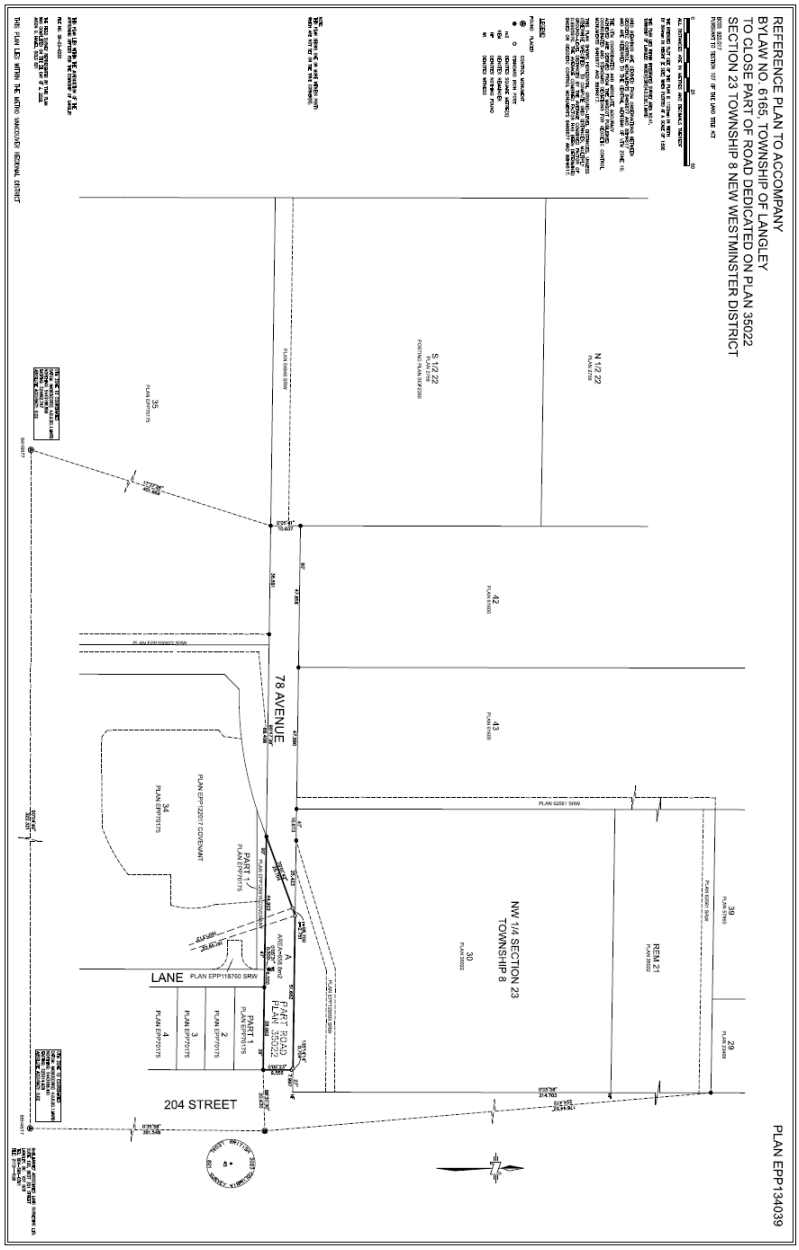
3. The dedication as highway shall be removed from that 658.8 square metre portion of 78 Avenue shown on Schedule “A”.

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

READ A FIRST TIME the	20	day of	October	, 2025
READ A SECOND TIME the	20	day of	October	, 2025
READ A THIRD TIME the	20	day of	October	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

Schedule A


REFERENCE PLAN TO ACCOMPANY
BYLAW NO. 6165, TOWNSHIP OF LANGLEY
TO CLOSE PART OF ROAD DEDICATED ON PLAN 35022
SECTION 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICT
PLAN EPP134039
78 AVENUE
204 STREET
LANE PLAN EPP116760 SRW
PLAN EPP72007 COVENANT
NW 1/4 SECTION 23
TOWNSHIP 8
PART 1 PLAN EPP91575
PART 2 PLAN EPP91575
PART 3 PLAN EPP91575
PART 4 PLAN EPP91575
PLAN 62561 SRW
N 1/2 22
PLAN 27259
S 1/2 22
EXISTING PLAN EPP2080
42
PLAN 63995
43
PLAN 63995
34
PLAN EPP91575
35
PLAN EPP91575
30
PLAN 29502
REM 21
PLAN 29502
39
PLAN 27995
29
PLAN 29495

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (FAMILY-FRIENDLY UNITS) BYLAW NO. 5994

EXPLANATORY NOTE

Bylaw No. 5994 updates the housing policy in the Official Community Plan to include minimum requirements for the provision of two- and three-bedroom units in new apartment development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT (FAMILY-FRIENDLY UNITS) BYLAW NO. 5994

A Bylaw to amend Township of Langley Official Community Plan Bylaw 1979 No. 1842

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 Official Community Plan Bylaw 1979 No. 1842 Amendment (Family-Friendly Units) Bylaw No. 5994”.

2. The “Township of Langley Official Community Plan Bylaw 1979 No. 1842” as amended is further amended:

    a. Replace Section 3.1.6 with the following:

    “Encourage a wide range of multi-family housing unit sizes throughout the community, including larger units suitable for families with children (three or more bedrooms) as well as smaller units.

    New development applications with ten or more residential units are required to provide family-friendly units with two, three or more bedrooms as follows:

    a) That a minimum of 15% of the total project units be at least two-bedroom, unless otherwise stated.
    b) That a minimum of 10% of the total project units be at least three-bedroom, unless otherwise stated.
    c) That the overall average project unit size be no less than 725 square feet (67.35 square metres).
    d) Any application submitted prior to January 1, 2025, shall be granted a thirty-six (36) month grace period.”

READ A FIRST TIME the	26	day of	February	, 2024
READ A SECOND TIME the	26	day of	February	, 2024
PUBLIC HEARING HELD the	29	day of	April	, 2024
READ A THIRD TIME the	20	day of	October	, 2025
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

EXPLANATORY NOTE

Bylaw No. 5897 repeals the Langley Development Cost Charges Bylaw No. 5555 and amendments thereto and establishes a new Development Cost Charges Bylaw.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

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

1. This Bylaw may be cited for all purposes as "Langley Development Cost Charges Bylaw No. 5897". As a short title, it may be known as "DCC Bylaw No. 5897".

Definitions

2. For the purposes of this Bylaw:

Area of Development	means that portion of the parcel of land encompassing or covered by buildings and structures, including, but not limited to, zoning setbacks, storage yards and parking areas, driveways, easements, and areas encumbered by rights-of-way, landscaping areas, detention and siltation ponds, ancillary structures and other areas used for a facility or structure to support the development or use of the property. Environmental reserve areas are not included in the Area of Development, provided such areas are protected by a restrictive covenant registered in favor of the Township of Langley, to the satisfaction of the Director of Engineering for the Township of Langley, or their designate.
Commercial 1	means 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	means 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.

Commercial 3	means 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.
Development Cost Charges	means the charges payable pursuant to the provisions of this Bylaw and in the amounts as calculated in the schedules hereto. The term Development Cost Charges may also be referred to as "DCCs" or "DCC" in this Bylaw.
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.
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.
Residential 1	means residential developments having a density of 15 or less dwelling units (du) per hectare.
Residential 2	means residential developments having a density greater than 15 up to 44 dwelling units per hectare.
Residential 3	means residential developments having a density greater than 44 up to 74 dwelling units per hectare.

Residential 4	means residential developments having a density greater than 74 dwelling units per hectare.
Utility	means a use providing for public utility structures and facilities for road, water, sewer, drainage, electrical, telephone, cablevision, gas, and similar services, where such use is approved in writing by the Township of Langley, by another government body with jurisdiction, or by a company regulated by a government commission, including broadcast transmission facilities.
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.

4. The notes found at the bottom of Schedules "A", "B" and "C" form a part of this Bylaw.

Development Cost Charges

5. In accordance with Section 559(1) of 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, other than a permit authorizing the construction, alteration or extension of a building or structure or part of a building or structure where:

        the value of the work authorized by the permit does not exceed $50,000;

    must pay to the Township of Langley the applicable Development Cost Charges set out in Schedules "A", "B", and "C" of this Bylaw.

    c. For certainty, this bylaw imposes charges in respect of a building permit or structure that will, after the construction, contain fewer than four dwelling units and for which the dwelling unit in the building or structure will be put to no other than residential use.

6. For a type of development not identified under Schedules "A", "B", or "C" of this Bylaw, the imposition of a Development Cost Charge will be at the sole discretion of the General Manager of Engineering for the Township of Langley, or their designate, with the amount payable based on the most comparable type of development, as determined by the General Manager of Engineering for the Township of Langley, or his or her designate, acting reasonably.

7. Subject to the *Development Cost Charge (Instalments) Regulation*, B.C. Reg. 166/84, as amended or replaced from time to time, Development Cost Charges imposed pursuant to

this Bylaw must be paid at the time of the approval of the subdivision or the issue of the building permit.

8. A development cost charge is not payable if the development does not impose new capital cost burdens on the Township of Langley. A new capital cost burden will be imposed where there is a new demand created for designated services. A determination of whether a development imposes a new capital cost burden on the Township of Langley will be in the sole discretion of the Director of Engineering for the Township of Langley. A determination of whether a new demand for services is created on a subdivision will be based on, among other things, the number of pre-existing fee simple lots (but excluding pre-existing stratified lots) prior to the subdivision. For greater certainty, and without limiting in any way what else may constitute a new capital cost burden, the creation of new fee simple lots will be deemed to have imposed a new capital cost burden on the Township of Langley for which development cost charges may be imposed.

9. For Development Cost Charges imposed pursuant to this Bylaw on single 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 multiple family 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, Development Cost Charges are assessed based on the additional Gross Floor Area or additional Area of Development, as applicable.

10. Where a developer is required to provide, or pay to provide, a specific service or part of a service, pursuant to a Development Works Agreement under section 570 of the *Local Government Act*, and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the particular service, as set out in the schedules hereto, the amount of which shall be calculated as the cost of the work less the amount to be paid by the Township of Langley to the developer under the Development Works Agreement, other than any amount paid as interest.

11. Where a developer is required to provide, or pay to provide, a specific service or part of a service, outside the boundaries of land being subdivided or developed, not pursuant to a Development Works Agreement under section 570 of the *Local Government Act*, and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the service, as set out in the schedules hereto, the amount of which shall not exceed the lower of the following amounts:

    a) the amount of Development Cost Charges identified as "DCC Recoverable" in the DCC review report prepared as part of the Township of Langley's DCC program, as amended, or replaced;

    b) the amount of Development Cost Charges calculated for the subdivision or building project pursuant to the provisions of this Bylaw for the class of service; or

c) the estimated amount for providing the service, as determined by the developer's qualified professional, acting reasonably.

Expenditures from DCC Reserves to Developers

12. Where the Township of Langley has entered into an agreement with a developer to complete works, including a Development Works Agreement under section 570 of the *Local Government Act*, and those works are included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, the Township of Langley may expend monies from the applicable Development Cost Charge reserve to repay the developer some or all of the capital costs the developer incurred in completing a project.

General Provisions

13. In this Bylaw, words importing the singular number include the plural number, and vice versa.

14. Langley Development Cost Charge Bylaw No. 5555 and amendments thereto are hereby repealed.

READ A FIRST TIME the	24	day of	July	, 2023
READ A SECOND TIME the	24	day of	July	, 2023
READ A THIRD TIME the	24	day of	July	, 2023
RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES the	19	day of	January	, 2024
ADOPTED the	02	day of	December	, 2024

Mayor

Township Clerk

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

Schedule "A"

RESIDENTIAL
DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Drainage	Sewage	Water	Parkland Acquisition and Development	Total
Residential 1	du	$30,825	$11,067	$1,870	$3,152	$40,701	$87,615
Residential 2	du	$21,858	$4,459	$1,320	$2,225	$28,730	$58,592
Residential 3	du	$19,055	$3,059	$1,265	$2,132	$27,533	$53,044
Residential 4	du	$16,814	$1,948	$825	$1,391	$17,956	$38,934

NOTE:

- Residential DCCs 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 DCCs applicable to other uses in the development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

Schedule "B"

COMMERCIAL AND INSTITUTIONAL DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Sewage	Water	TOTALS	
					Road, Sewage and Water (based on Gross Floor Area)	Drainage (based on Area of Development)
Commercial 1	m^2	$112.09	$6.27	$10.57	$128.93	$27.12
Commercial 2	m^2	$87.43	$6.27	$10.57	$104.27	$27.12
Commercial 3	m^2	$40.35	$4.68	$7.88	$52,91	$0.00
Institutional	m^2	$53.81	$6.27	$10.57	$70,65	$24.13

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 DCCs applicable to other uses in the development.
- Commercial and institutional DCCs, with the exception of the drainage component, are imposed based on Gross Floor Area (gfa).
- The drainage component is imposed based on Area of Development.
- Commercial developments having a building or buildings with total Gross Floor Area greater than 3,700 m^2, shall have the road component of the Commercial 1 rate applied to the first 3,700 m^2 and the road component of the Commercial 2 rates applied to all areas of the buildings exceeding 3,700 m^2.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

Schedule "C"

INDUSTRIAL DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Drainage	Sewage	Water	TOTALS
Industrial	m^2	$17.38	$25.66	$2.48	$4.17	$49.69

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 DCCs applicable to other uses in the development.
- Industrial DCCs are imposed based on Area of Development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897
AMENDMENT BYLAW NO. 6024

EXPLANATORY NOTE

Bylaw No. 6024 amends Langley Development Cost Charges Bylaw No. 5897 by removing the Highway 1 at 232 Street Interchange Project from the Roads Development Cost Charges (DCC) and amending the Roads DCC rates accordingly.

READ A FIRST TIME the	24	day of	June	, 2024
READ A SECOND TIME the	24	day of	June	, 2024
READ A THIRD TIME the	15	day of	July	, 2024
RECEIVED THE APPROVAL OF THE MINISTRY OF MUNICIPAL AFFAIRS the	17	day of	July	, 2024
ADOPTED the	02	day of	December	, 2024

Mayor

Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

AMENDMENT BYLAW NO. 6024

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

1. This Bylaw may be cited for all purposes as "Langley Development Cost Charges Bylaw No. 5897 Amendment Bylaw No. 6024".

2. The "Langley Development Cost Charges Bylaw No. 5897" is amended by:

i. Replacing the table in Schedule "A" Residential Development Cost Charges with the following:

Type of Development	Unit	Road	Drainage	Sewage	Water	Parkland Acquisition and Development	Total
Residential 1	du	$29,997	$11,067	$1,870	$3,152	$40,701	$86,787
Residential 2	du	$21,270	$4,459	$1,320	$2,225	$28,730	$58,004
Residential 3	du	$18,543	$3,059	$1,265	$2,132	$27,533	$52,532
Residential 4	du	$16,362	$1,948	$825	$1,391	$17,956	$38,482

ii. Replacing the table in Schedule "B" Commercial and Institutional Development Cost Charges with the following:

Type of Development	Unit	Road	Sewage	Water	TOTALS	
					Road, Sewage and Water (based on Gross Floor Area)	Drainage (based on Area of Development)
Commercial 1	m^2	$109.08	$6.27	$10.57	$125.92	$27.12
Commercial 2	m^2	$85.08	$6.27	$10.57	$101.92	$27.12
Commercial 3	m^2	$39.27	$4.68	$7.88	$51.83	$0.00
Institutional	m^2	$52.36	$6.27	$10.57	$69.20	$24.13

iii. Replacing the table in Schedule "C" Industrial Development Cost Charges with the following:

Type of Development	Unit	Road	Drainage	Sewage	Water	Totals
Industrial	m^2	$16.92	$25.66	$2.48	$4.17	$49.23

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	NOVEMBER 3, 2025
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE NO:**	LRP00014
SUBJECT:	SHORT TERM RENTALS		

The purpose of this memorandum is to provide an update to Mayor and Council regarding short term rentals (STRs) in the Township of Langley.

On March 25, 2024, Council received Report 24-67 outlining information on STRs in the Township. The report described the new provincial *Short-Term Rental Housing Accommodations Act* which requires short-term rentals to be offered only in a host's principal residence plus one secondary suite or accessory dwelling unit. The report also provided information on the provincial STR registry and enforcement program and outlined policy options should the Township wish to further regulate STRs beyond the provincial program. Staff recommended maintaining the status quo while monitoring trends and reporting back to Council fall 2025.

In the 19 months following this report, both the Bylaws and Permits, Licences and Inspections (PLI) Divisions have been tracking complaints related to STRs.

Department	# of Complaints (Apr 2024 - Oct 2025)	Nature of Complaints
Bylaws	14	Reporting a STR, noise etc.
PLI	6	Reporting a STR, parking etc.
Total	20	

According to the Short Terms Rentals Branch at the Ministry of Housing, as of early October there were 410 active short term rental registrations within the Township of Langley. To date there have been no properties in the Township that have received a compliance order or administrative penalty by the Compliance and Enforcement Unit for non-compliance.

Unless otherwise directed by Council, staff will maintain the status quo and utilize the existing provincial reporting and enforcement program to regulate STRs in the Township. Staff will continue to monitor complaints and will report to Council should complaints increase, or if new information arises signifying that the Township should consider devoting the considerable staff and budget resources required to further regulate STRs.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	NOVEMBER 3, 2025
FROM:	RECREATION, ARTS AND CULTURE DIVISION	**FILE NO:**	0550-08
SUBJECT:	ALDERGROVE KINSMEN COMMUNITY CENTRE RENAMING		

The purpose of this memorandum is to provide information for Council's consideration to rename the Aldergrove Kinsmen Community Centre to the Aldergrove Kinsmen Arts Centre, reflecting its current use while continuing to honor the Kinsmen Club of Aldergrove's foundational role.

BACKGROUND

The Aldergrove Kinsmen Community Centre ("AKCC") was constructed in the 1980s through the efforts of the Kinsmen Club of Aldergrove. Originally, it served as a multi-purpose community facility, housing a library, preschool, fitness area, and meeting spaces.

In 2018, the Aldergrove Community Centre (formerly the Aldergrove Credit Union Community Centre, "ACC") opened, assuming the role of Aldergrove's primary community centre. Following this transition, the AKCC became underutilized. An Expression of Interest (EOI) was issued on February 1, 2018, inviting proposals from not-for-profit organizations to enhance or operate recreational and cultural facilities.

The Langley Arts Council (LAC) was the sole respondent, and since then has occupied the AKCC, operating classes, workshops, and major exhibitions from the facility. The library and a commercial daycare tenant continue to operate from the building.

CURRENT USE

The AKCC no longer functions as a traditional community centre. The LAC has transformed the facility into an arts-focused hub, hosting a variety of cultural programming and exhibitions. While the library and daycare remain, the primary function of the building has shifted to arts and culture.

On October 23, 2023, LAC requested the facility be renamed to Aldergrove Arts Centre. This request was denied under Council Policy No. 06-103, Section 4.5, which restricts renaming facilities originally named to honor an organization.

On October 15, 2025, LAC submitted a revised proposal to rename the facility Aldergrove Kinsmen Arts Centre, aiming to reduce confusion between the AKCC and ACC, and to better reflect the building's current use. Staff at ACC have confirmed that occasional misdirection of patrons does occur.

POLICY CONSIDERATIONS

Council Policy No. 06-103, Naming of Parks, Trails, Buildings, Facilities and Infrastructure, outlines criteria for naming and renaming municipal assets.

Section 4.5 states:

> An initiative to rename a park, trail, building, or facility will be considered only when the existing name indicates the location, function, or history of the area. Requests to rename facilities originally named to honour an outstanding citizen, organization, or corporate donor will generally not be considered. All renaming initiatives require approval by Council resolution.

The proposed name Aldergrove Kinsmen Arts Centre continues to honor the Kinsmen Club of Aldergrove's contribution to the centre while clarifying the building's current function as an arts-based facility. The request therefore aligns with the intent of Section 4.5, although a Council resolution is required.

Further, Section 4.9 states:

4.9.1 Naming a building or facility after persons or organizations does not imply the name will be used in perpetuity. When occupancy changes and the former name is no longer appropriate, a new name may be considered.

4.9.2 It may be appropriate to place a plaque in, or on, a new building to indicate that it occupies the site of a building formerly known by another name.

Since the building's function has shifted from a community centre to an arts-based facility, the rationale under Section 4.9.1 is met. The proposal reflects the building's current use and acknowledges its history.

NEXT STEP

Staff recommend that Council consider the renaming of the Aldergrove Kinsmen Community Centre to the Aldergrove Kinsmen Arts Centre.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	NOVEMBER 3, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	1855-40
SUBJECT:	FCM SUSTAINABLE MUNICIPAL BUILDINGS GRANT APPLICATION UPDATE		

The purpose of this memorandum is to provide Mayor and Council with an update on the Federation of Canadian Municipalities (FCM) Sustainable Municipal Buildings grant application for the new Fire Hall 5 Project in Brookswood.

A brief outline of the history of the application, up to October 2025 is provided below:

- June 2024 – Council approved submission of a grant for $10 million of funding comprised of up to a $1.5 million grant and an $8.5 million loan.
- November 2024 – The formal full application package was submitted to FCM following completion of the required energy modelling and the validation report of the final financial information by the Integrated Project Delivery team.
- January to September 2025 – FCM staff completed their review of the project, with Township staff providing responses to questions posed during the process.

On October 16, 2025, the FCM informed Township staff that the project application would not be recommended for funding at the upcoming Green Municipal Fund (GMF) Council meeting in November. This decision was based on a range of considerations, including the overall geographic and demographic balance of applicants, such as representation from rural, Indigenous, or first-time applicants. The assessment also took into account the anticipated environmental and socio-economic impact of the project, as well as its alignment with the program's objectives and the broader goal of supporting municipal transitions to net zero.

FCM provided two options for consideration:

1. Request our project be advanced to the November GMF Council meeting, where it would presumably be formally denied.

   Or

2. Defer our project to a future meeting date within FCM's fiscal year, allowing an opportunity to receive funding if any funds remain unallocated after other projects have been funded.

There is no guarantee that funding will be available under the program at a future date, but staff are proceeding with the deferral option and will continue to monitor the application. By deferring, the project remains active and therefore, costs would continue to be eligible from our original application date should the project be eventually funded.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	NOVEMBER 3, 2025
FROM:	PUBLIC WORKS DIVISION	**FILE NO:**	6130-01
SUBJECT:	OLD YALE DOG PARK		

The purpose of this memorandum is to provide Mayor and Council with a detailed update on the rehabilitation and recent improvements to the Old Yale Dog Park, including measures taken to address longstanding drainage issues and enhance overall park usability for the community.

The 4,770-square-metre dog park at Old Yale Park, located at 22495 Old Yale Road, was constructed in 2015 within a natural wetland area. The surface was originally covered with cypress wood chips, and the park was designed as a single large enclosure with two separate entrances. At the time of installation, no internal drainage system was incorporated—only exterior drainage around the perimeter of the park was installed.

From 2014 to 2023, the Township received numerous service requests from the public regarding ongoing drainage issues within the dog park area. To temporarily address the issue, staff added cypress wood chips on a biannual basis. However, because the park is located within a natural wetland, the wood chips decomposed at a much faster rate than expected, resulting in only short-term improvement.

In 2022, staff began reviewing options to address persistent drainage issues at the dog park. The proposed solution involved raising the park's elevation by at least one meter, installing a permeable substrate to improve water flow, and topping it with a turf blend soil to support effective water management. Bioswales were also planned to be re-established around the perimeter to enhance overall drainage.

Due to the dog park's large size and to keep it partially open, the project was divided into two phases. During construction, the park was split into north and south sections, with the north side remaining open to the public and the south side fenced off for safety. Signage and public notifications were shared through Township social media channels to keep residents informed.

Phase 1, completed in 2023, focused on the south side of the park. Staff removed all organic material to improve drainage and secured 2,600 cubic metres of permeable substrate free of cost from the Trans Mountain Expansion Project, along with turf blend soil provided at no cost by Metro Vancouver. Grass was established across the area, and a two-meter granular pathway was added around the perimeter, including a small horseshoe connector to the future Phase 2 area. Additional improvements included the installation of four benches, 18 trees (ten inside the park and eight outside), and a decorative fire hydrant.

Phase 2, completed in 2025 after a delay due to other priority projects, involved removing the remaining organic material and sourcing 1,550 cubic metres of permeable substrate from a local site, also free of cost. Turf blend soil was again provided by Metro Vancouver at no charge. Grass was established throughout the remaining area, three new trees and benches were added, and the perimeter pathway was completed.

The newly rehabilitated section, Phase 2, will remain closed through the winter for proper turf establishment and is planned to reopen in spring 2026.

Staff have received several requests from residents to maintain the separation between the north and south areas of the dog park, allowing for two distinct spaces. In at least one instance, a resident has contacted Mayor and Council directly to express support for keeping the split configuration. While the current dividing fence was installed temporarily for construction purposes, maintaining this arrangement would require the installation of a permanent structure.

Currently, staff plan to reopen the dog park as a single, unified space, consistent with its pre-2023 configuration. However, given the public interest, Council may wish to direct staff to conduct a community survey over the winter months to determine the preferred long-term configuration of the dog park. This would provide an opportunity for residents to share their input and help guide future decisions.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	NOVEMBER 3, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	8330-20-002
SUBJECT:	REDUCING BARRIERS TO URBAN TRAIL USERS – BAFFLE GATES		

The purpose of this memorandum is to provide Mayor and Council with an update on the use of baffle gates on trails, walkways, and Multi-Use Paths (MUP), which can be a potential barrier to some users. The local cycling community have raised concerns with the difficulty in navigating around baffle gates (or maze gates) installed in the Township. Some residents have also reported difficulty maneuvering their mobility scooters or wheelchairs through baffle gates. At the April 28, 2025, Regular Afternoon Meeting, Council passed the following resolutions:

> *That Council be updated by staff on work being undertaken to identify potential changes to the Subdivision and Development Servicing Bylaw that may eliminate the use of bicycle stop baffles on the Township of Langley's Urban Trail network in favour of other, more accessible trail barriers, and*
>
> *That staff include in the update to Council a list of locations of current bicycle stop baffles in areas of key importance to the Township's urban cycling network, and that this list include potential costs associated with the replacement of the bicycle stop baffles with more accessible trail barriers.*

The Township's Subdivision and Development Servicing Bylaw 2019 No. 5382 (Subdivision Bylaw), includes two types of baffle gates. A Bicycle Stop Baffle is a minimum three-meter-wide single baffle placed at the end of a trail to prevent cyclists from inadvertently entering the roadway. The Bylaw includes a supplementary detail drawing TLP 29 for this installation. As illustrated in Attachment A, the Bicycle Stop Baffle does not impede cyclists from accessing the cycling network and only prevents them from inadvertently entering the roadway.

The Subdivision Bylaw also includes supplementary detail drawing TLR 21 for a Fixed Baffle Barrier, also known as baffle gates or maze gates. As illustrated in Attachment A, it typically consists of two baffles with 1.5-meter spacing in between. The purpose of this type of baffle gate is to slow cyclists/pedestrians at key locations, thereby reducing the risk of motor-vehicle/cyclist, cyclist/cyclist or cyclist/pedestrian collisions. The baffle gates also reduce cycling traffic to one direction at a time. The Township has numerous locations where baffle gates are present and are often located at the entrances to urban MUP where underground utilities (storm, sanitary, water) are present and where there is a need to maintain access for Township crews and equipment, while also restricting public vehicular access.

Practices in the Lower Mainland

Staff completed a review of the engineering design standards from other Lower Mainland municipalities, as summarized below:

- 11 municipalities indicate their use of baffle gates
- 6 municipalities do not include baffle gates in their design standards, although baffle gates may still exist in those municipalities despite not being part of the most updated engineering design standards.

Staff reached out to local municipalities regarding their current practice with baffle gates. Nine municipalities confirmed they are either in the process of removing baffle gates upon residents' requests or have completed the removal of most baffle gates. One municipality indicated that they have no baffle gates, and one municipality indicated they only have one baffle gate. Two municipalities note in their engineering design standards that baffle gates are used only where the MUP grade exceeds eight percent.

The typical engineering treatment employed by other municipalities to address similar concerns includes the following:

- removing one baffle with the other baffle remaining as is
- removing both baffles and installing one bollard in the middle of the MUP
- increasing the spacing between the two baffles.

BC Ministry of Transportation and Transit Guidelines

The 2019 British Columbia Active Transportation Design Guide (BCATDG), published by the Ministry of Transportation and Transit (MOTT), recommends that the use of rigid bollards or baffle gates at MUP points of entry should be avoided unless there is a demonstrated history of motor vehicle encroachment, and/or a collision history.

The use of baffle gates for cycling speed control is not recommended as it poses a potential safety risk to the cyclists and other active transportation users. Instead, speed control of cyclists and other users is recommended to be achieved through geometric design. Where physical barriers are required, flexible bollards are preferred instead of baffle gates. Flexible bollards noted in the BCATDG are wider than typical flexible delineator posts.

Purpose of Baffle Gates

While baffle gates are a concern for the cycling community and some residents, they were originally installed to address important safety considerations, including:

- clearly identifying where MUP intersect with roads or other MUP
- to reduce the travel speed of users before entering areas with potential conflicts with other trail users
- to reduce operating speeds on steep grades
- to improve safety approaching rail crossings or where MUP exit onto roads
- to provide an additional safety measure where there is a history of motor vehicle encroachment
- to address concerns with operating speeds of persons using electric assist devices, such as e-kick scooters and e-bikes.

Baffle gates are recommended to remain where there is a steep hill, sightlines are limited, pedestrian activity is high, MUP's exit onto roads, railway crossings are present, or there is a history of consistent motor vehicle encroachment.

Upcoming Subdivision Bylaw Update

Based on typical practices within the Lower Mainland, it is desirable to limit new baffle gate installations, and an update of the Subdivision Bylaw has been initiated and is anticipated to be completed in 2026. The supplementary detail drawing for baffle gates (TLR 21) is being replaced with the detail for a single bollard (TLR 22) except for locations on steep hills or at railway crossings, or where recommended due to other concerns. The TLR 22 standard detail drawing is presented in Attachment B.

Existing Baffle Gate Use

Staff undertook an extensive review of existing baffle gates in the entire Township through desktop reviews supplemented by site inspections. The review is based on the best available geographic information systems (GIS) data. Staff also undertook a cross-check of the baffle gates list provided by HUB Cycling. However, some baffle gates may not have been captured due to data limitations.

The review identified 447 baffle gate locations as illustrated in Attachment C. Of these locations, approximately 85 are at the top or bottom of steep hills, and 8 are at railway crossings and should remain in place based on a preliminary review. Due to the scale of the maps, some baffle gates may overlap with others.

Options and Costs to Retrofit Existing Baffle Gates

There are several options the Township could consider for retrofitting the existing baffle gate locations identified, including:

Option 1 – Remove One of the Two Baffles

- removal of the baffle and the anchor points embedded in the pavement, and restoration of the concrete/asphalt to remove any potential tripping hazards within the MUP
- provides a straight 1.5-metre-wide route that is sufficient for bicycles with trailers, scooters, wheelchairs and other mobility devices
- the MUP remains as one-way travel past the remaining baffle gate
- estimated cost per location is $2,000.

Option 2 – Remove Both Baffles and Replace with a Single Bollard

- removal of both baffles and the anchor points embedded in the concrete/asphalt
- restoration of the concrete/asphalt and the installation of a bollard
- provide a straight 1.4-metre-wide route on both sides of the bollard
- allows for two-way travel around the bollards for trail users
- estimated cost per location is $5,500.

Option 3 – Retain Baffle Gates with Increased Spacing

- increased spacing between baffles by relocating one baffle and the anchor points further away from the other baffle
- provides an improved one-way path through the baffles
- continues to provide the safety benefit on steep hills and at rail crossings
- estimated cost per location is $5,500.

The following table estimates the potential costs of retrofitting existing baffle gate locations for each of the three options.

Option	Optional Gates (362)	Required Gates (85)	Total Estimated Cost
1	$724,000	$467,500	$1,191,500
2	$1,991,000	$467,500	$2,458,500
3	$1,991,000	$467,500	$2,458,500

Given the safety considerations outlined earlier, only Option 3 is suitable for the 85 required gates, as it maintains the gates while providing increased spacing.

The cost estimates presented are high-level costs and would be refined once several retrofits have occurred and actual costs have been tracked. As the site conditions for these locations vary, with some located on asphalt and others on concrete, the amount of restoration work will vary by location, and the costs presented are an estimated average cost per location. Costs will also vary depending on how close each location is to one another and how many locations can be completed in a single day.

If Council wishes to explore retrofitting existing gates, staff recommends a $100,000 pilot project to retrofit up to 20 baffle locations, prioritized based on proximity to schools, parks, and recreation facilities, with input from cycling advocates. The pilot would confirm actual retrofitting costs, after which staff would refine estimates and report back to Council with recommendations.

ATTACHMENT A Bike Baffle Examples

ATTACHMENT B TLR 22 Standard Detail

ATTACHMENT C Baffle Gate Maps

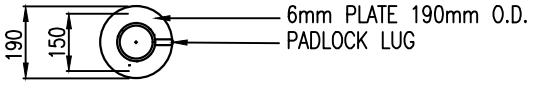


A Bicycle Stop Baffle (TLP 29) at the end of a trail

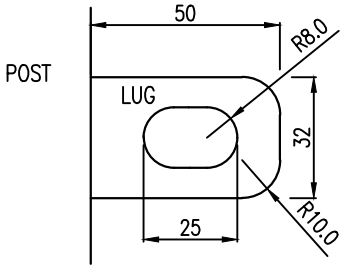


A Fixed Baffle Barrier/Maze Gate (TLR 21) at the entry point of a trail

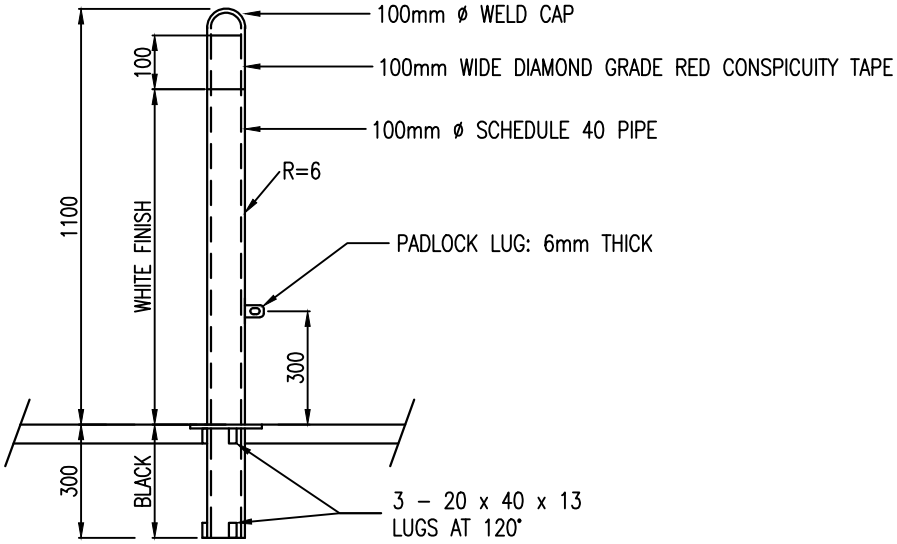
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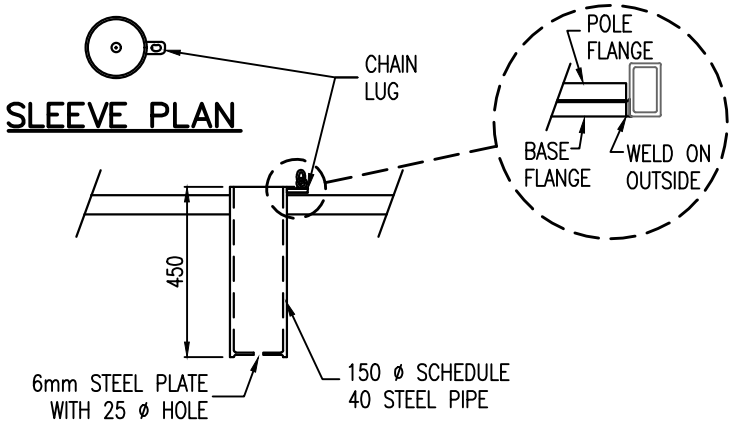
POST PLAN



PADLOCK LUG

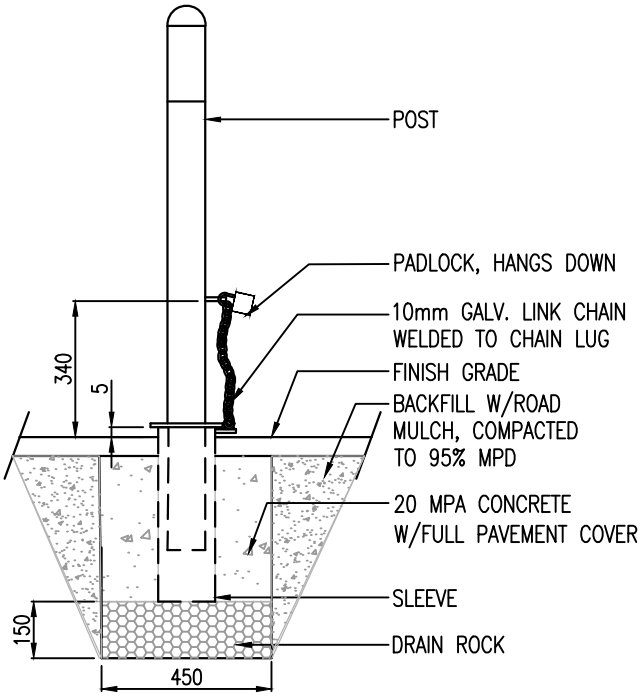


POST ELEVATION



SLEEVE PLAN

SLEEVE ELEVATION



ASSEMBLY

NOTES:

1) ALL PIPE TO BE ASTM A53 SEAMLESS PIPE
2) EXPOSED PARTS TO BE PRIMED
3) EXPOSED PARTS TO PAINTED WITH TWO COATS OF HIGH GLOSS ENAMEL PAINT
4) ALL UNPAINTED COMPONENTS TO BE HOT DIPPED GALV. AFTER FABRICATION
5) CONTRACTOR SUPPLIED PADLOCK: SM52 #1 MASTER KEYED
6) ON GREENWAY (M.U.P.) A MINIMUM OF ONE BOLLARD WITH A CLEARANCE OF 1.4m FROM EDGE OF WALKWAY SURFACE
7) IF SITUATION WARRANTS ADDITIONAL BOLLARDS MAY BE ACCEPTABLE WITH A 1.4m CLEAR OPENING BETWEEN BOLLARDS

ALL DIMENSIONS IN MILLIMETERS
UNLESS NOTED OTHERWISE

TITLE

BOLLARD – REMOVABLE RESTRICTION POST

Township of Langley

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

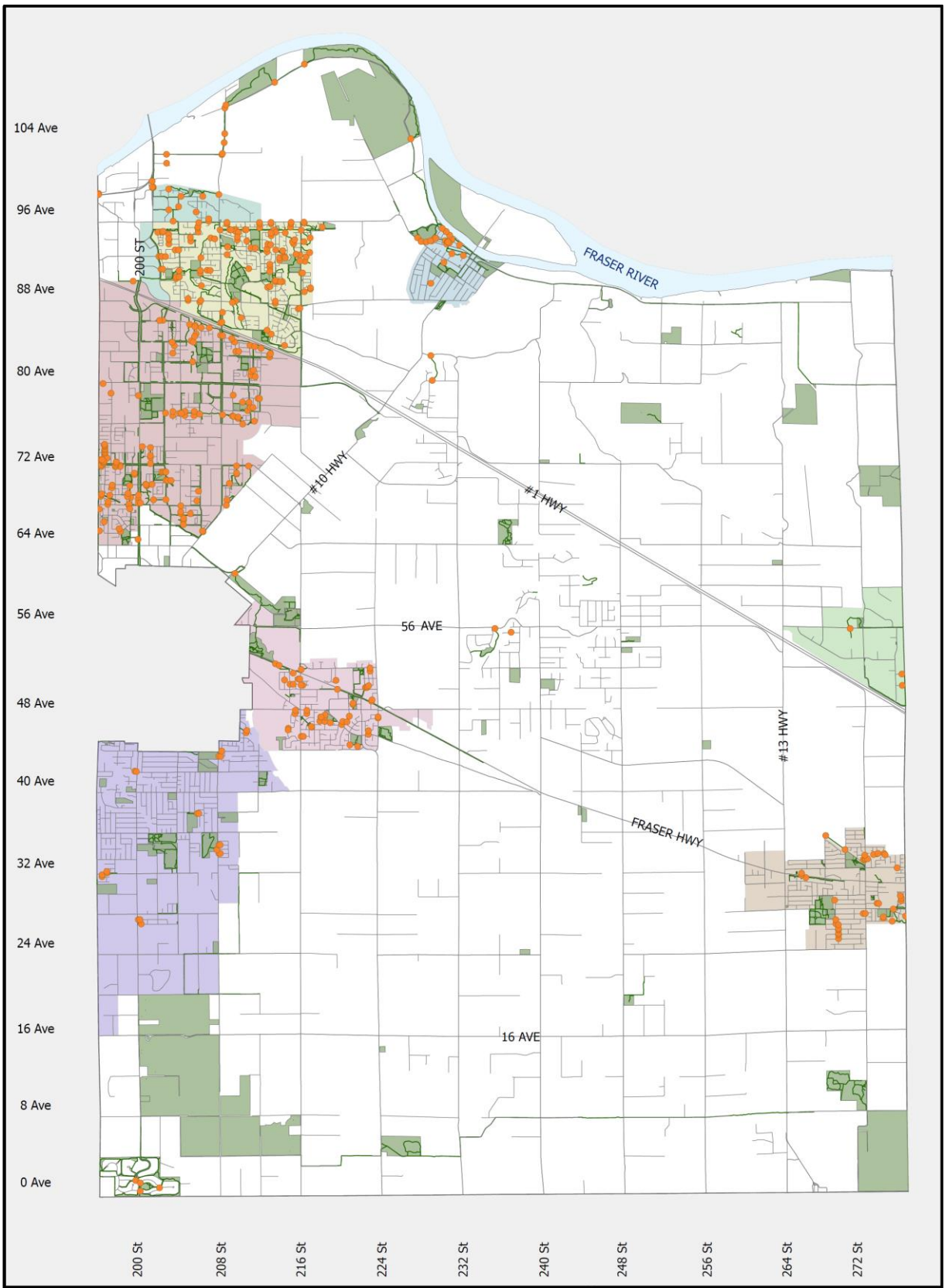
DATE APR 2019

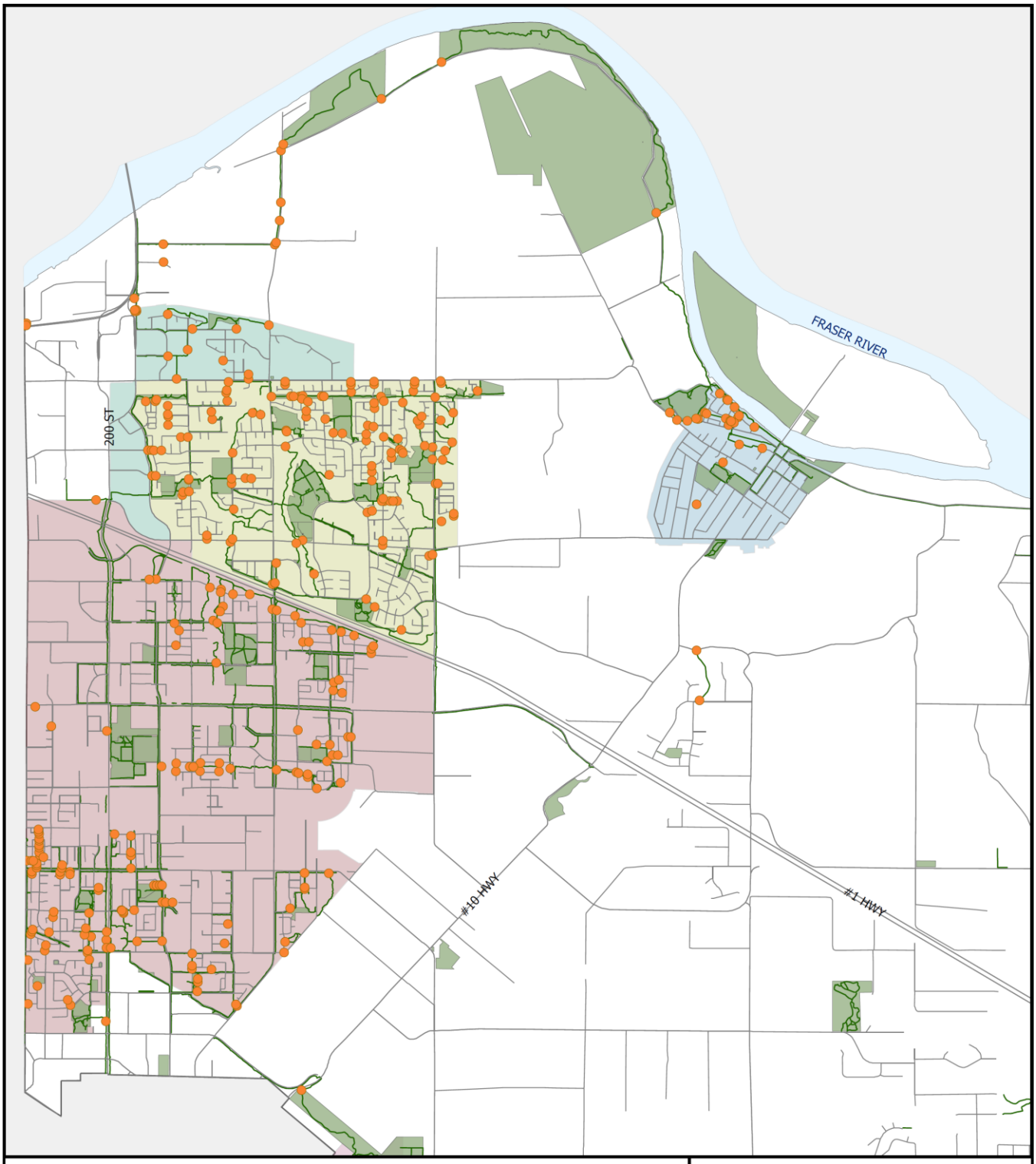
APPROVED

S.D.S.B. No.:

TLR 22

D:\Standard Drawings\schedule n 2019 supplementary std detail dwgs\TLR 22.dwg


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
FRASER RIVER
#10 HWY
#1 HWY
56 AVE
#13 HWY
FRASER HWY
16 AVE
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
N
0 1 2 km
Baffle Gates in the Township of Langley
Printed Date: October 27, 2025
Township of Langley
The data provided had been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.
tol.ca
Baffle Gates
Roads
Trails
Parks
Waterbody
Aldergrove
Brookswood / Fernridge
Fort Langley
Gloucester
Murrayville
Northwest Langley
Walnut Grove
Willoughby



N

0 0.6 1.2 km

Baffle Gates in the North Section of the Township

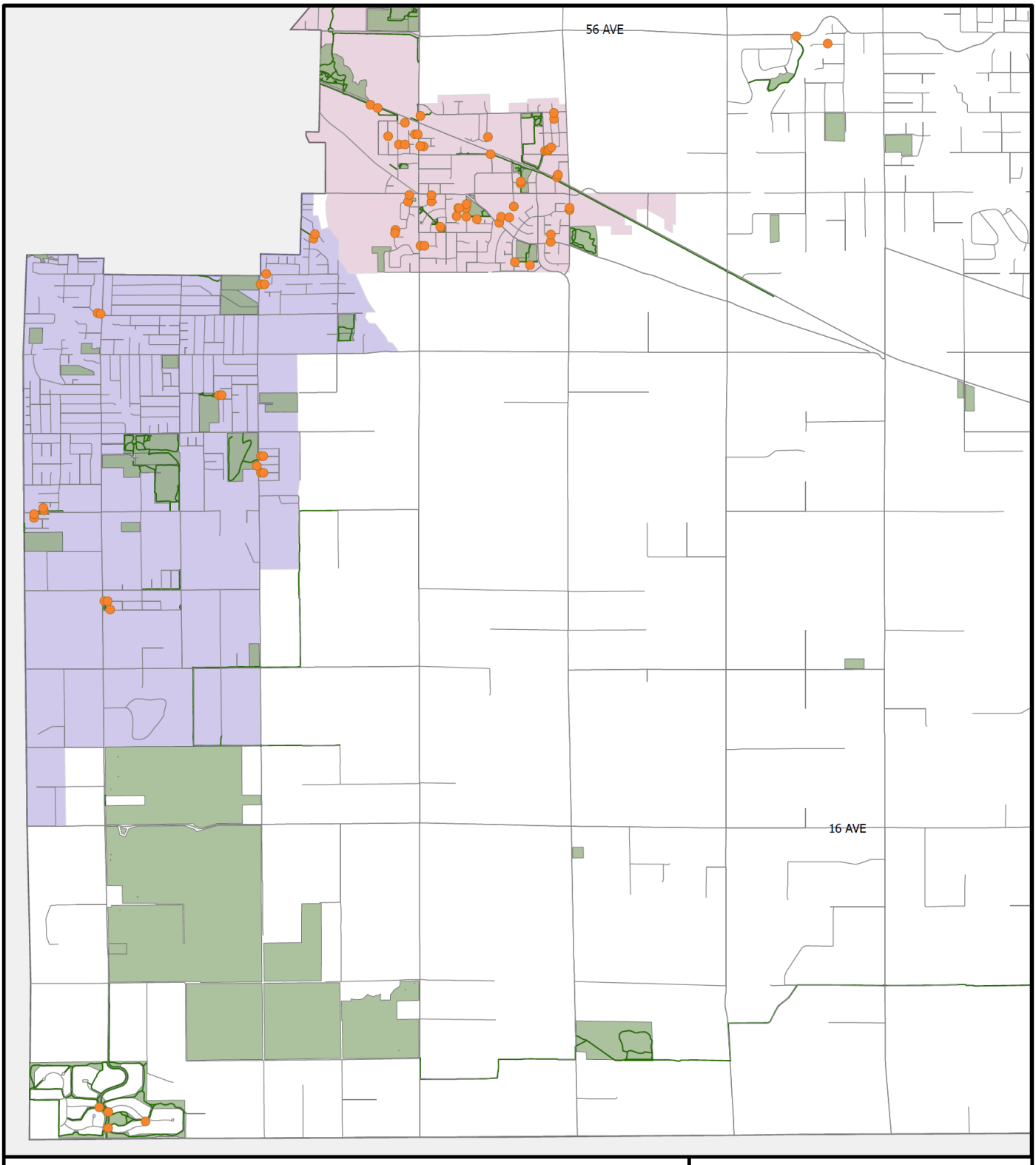
Township of Langley
Est. 1873

Printed Date: October 27, 2025

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tol.ca

- Baffle Gates
- Roads
- Trails
- Parks
- Municipal Boundary
- Fort Langley
- Murrayville
- Northwest Langley
- Walnut Grove
- Willoughby



N

0 0.7 1.3 km

Baffle Gates in the South Section of the Township

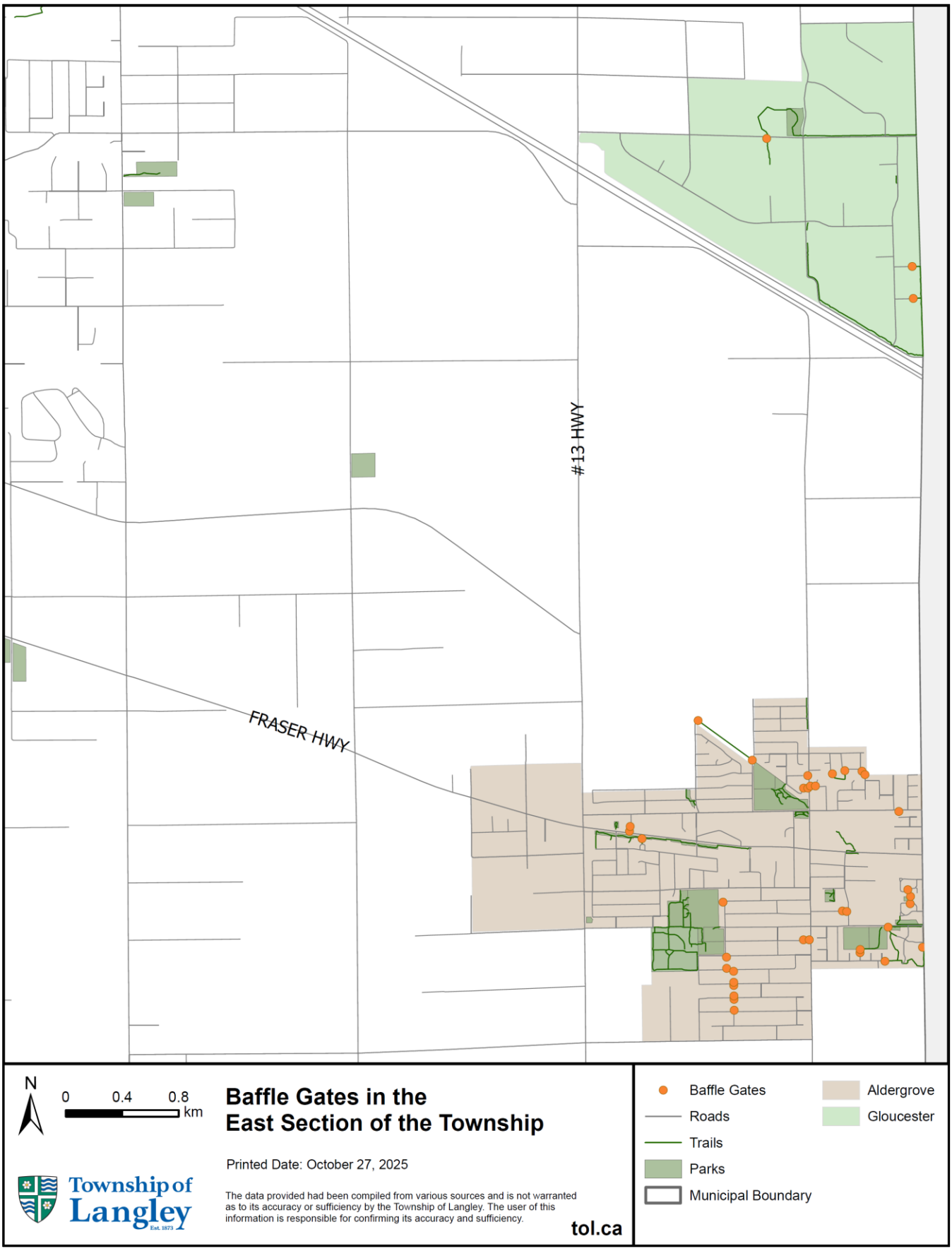
Printed Date: October 27, 2025

Township of Langley
Est. 1873

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tol.ca

- Baffle Gates
- Roads
- Trails
- Parks
- Municipal Boundary
- Brookswood / Fernridge
- Murrayville


#13 HWY
FRASER HWY
N
0
0.4
0.8
km
Baffle Gates in the
East Section of the Township
Printed Date: October 27, 2025
Township of Langley
Est. 1873
The data provided had been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.
tol.ca
Baffle Gates
Roads
Trails
Parks
Municipal Boundary
Aldergrove
Gloucester

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	NOVEMBER 3, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	5330-27-113/5330-23-170
SUBJECT:	FRASER HIGHWAY WATER AND SANITARY MAINS UPDATE		

The purpose of this memorandum is to provide Mayor and Council an update on the water and sanitary main designs along Fraser Highway between 232 Street and 265A Street, as shown in Attachments A and B.

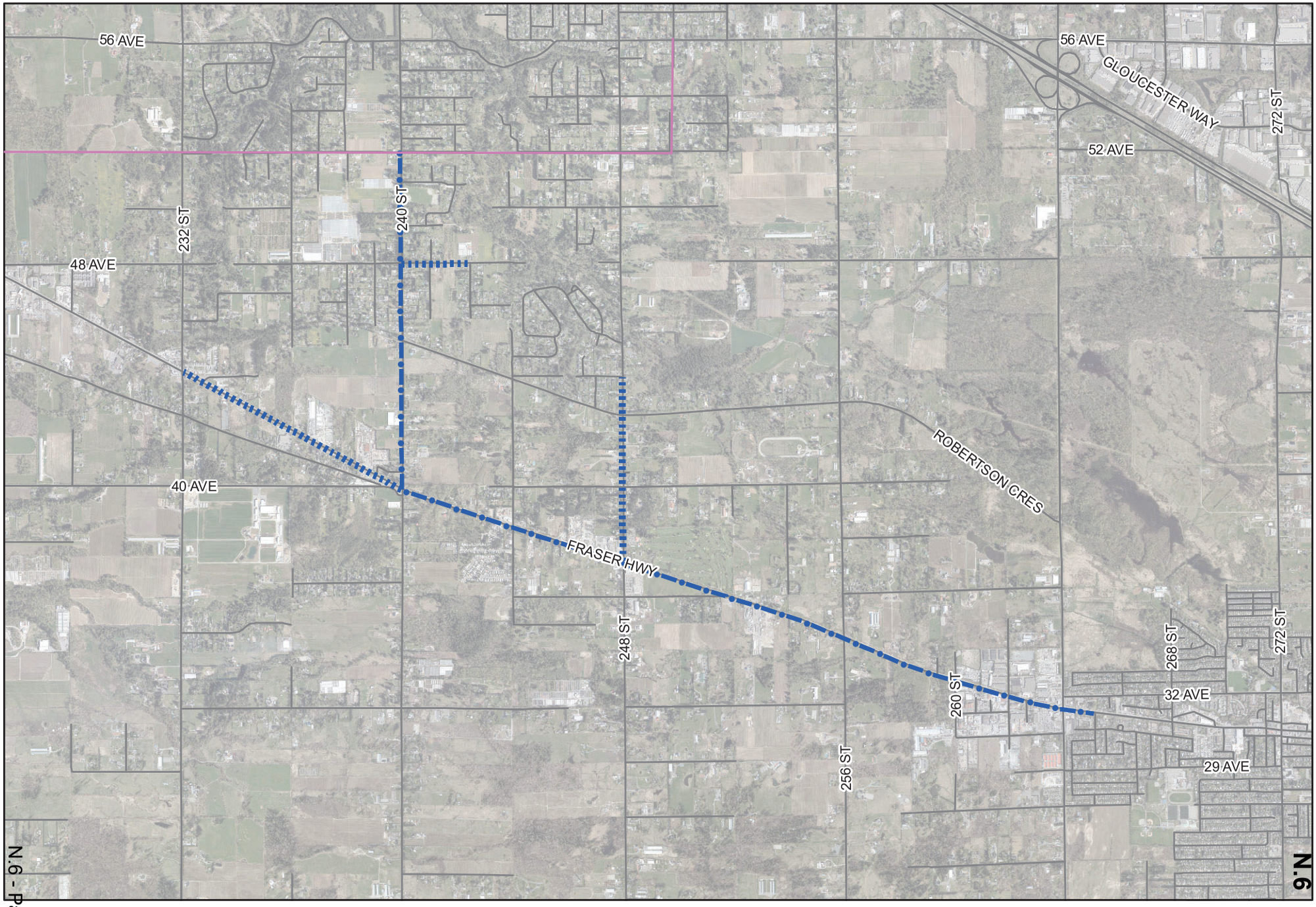
Water designs for proposed transmission and distribution mains are at preliminary stages and are being designed through two projects. The transmission main design package is expected to be complete in Q3 2026 and will connect to the East Langley Transmission main at 52 Avenue and 240 Street and extend into Aldergrove near Fraser Hwy and 265A Street. This design package includes two new sections of distribution mains along 48 Avenue between 240 Street and 242A Street and a section on 248 Street, extending from Fraser Highway to 44 Avenue.

The design for the proposed distribution main along Fraser Highway between 232 Street and 240 Street is expected to be complete in Q2 2026. The west limit of the proposed main was reduced to 232 Street from 228 Street to provide flexibility for looping the main north or south along 232 Street depending on the needs of the area. The existing water main at 228 Street also services a lower pressure zone so direct connection to the proposed main is not feasible.

Sanitary designs for the proposed trunk sewers are at a preliminary stage and expected to be complete in Q2 2026. The east limit of the proposed sewers along 36 Avenue is currently under review due to depths. Extending the main along 36 Avenue would require lowering it by an additional two to three metres which results in depths of six to seven metres along Fraser Highway. The extension along 36 Avenue would only service two lots. It is proposed that these lots pump to the main near 248 Street and 36 Avenue to reduce depths for the main along Fraser Highway. This will significantly reduce construction and future maintenance costs for the proposed sanitary main.

ATTACHMENT A Proposed Water Mains

ATTACHMENT B Proposed Sanitary Mains



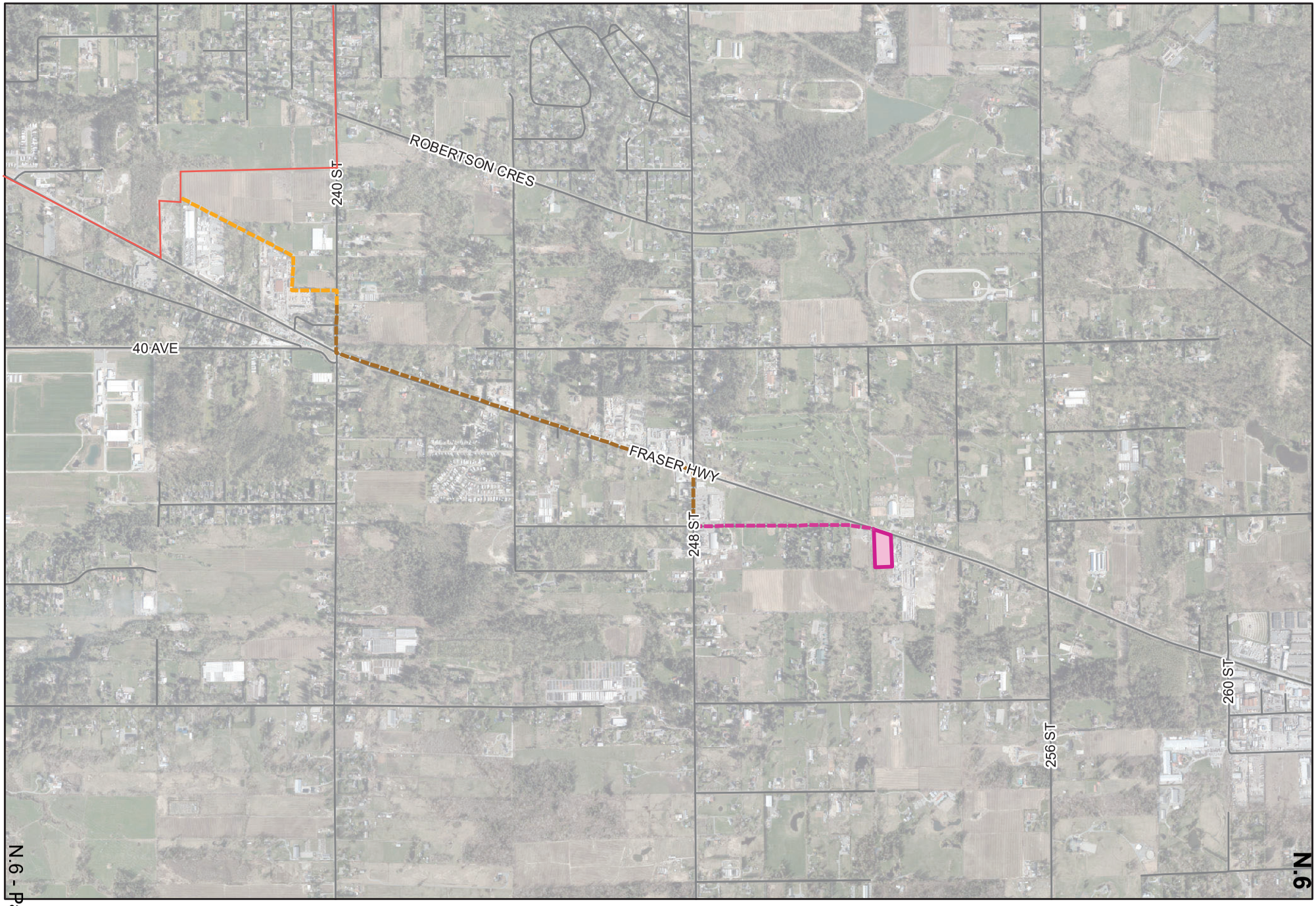
Proposed Distribution and Transmission Water Mains

Proposed Distribution Water Main

Proposed Transmission Water Main

Existing Transmission Water Main

0 0.5 1 Kilometers



Proposed Sanitary Mains

Proposed Trunk Sanitary Main
Future Sanitary Main
Proposed Pumped Sanitary Services
Proposed Trunk Sanitary Main Under Review
Existing Sanitary Mains

0 0.4 0.8 Kilometers

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, September 24, 2025 at 7:20pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair

C. Alison, J. Green, A. Hamer, A. Smith, B. Venechuk, and J. Walker

In Attendance:
J. Liu, Regional Agrologist, BC Ministry of Agriculture and Food
Y. Duong, Metro Vancouver Land Matcher, Young Agrarians

Staff:
M. Gunn, Planner, Community and Policy Planning
C. Longhi, Recording Secretary

The agenda order was varied

C. DELEGATIONS AND PRESENTATIONS

1. Y. Duong, Metro Vancouver Land Matcher Young Agrarians

Y. Duong provided an overview of the Young Agrarians, noting that it is the largest educational resource network for new and young farmers in Canada. Its mission is to support the next generation of farmers through education and mentorship. A key focus is the BC Land Matching Program, which addresses land access, the primary barrier faced by new farmers. Since its launch in 2016, the program has engaged with more than 8,350 farmers and landholders, and has completed 112 land matches in Metro Vancouver. In Langley, there were four land matches in 2024 and one in 2025, with three more currently in progress.

She shared some of the challenges of the program, such as matching opportunities on lands with low agricultural sustainability, mismatches between farmer needs and available land, and hesitation from some landholders in Langley due to previous negative experiences. However, opportunities are emerging and bylaws should evolve to accommodate innovative farming practices such as container farms, vertical farming, and aquaponics. Outreach efforts are also underway to engage landholders with unfarmed properties who may benefit from leasing their land to farmers.

C. DELEGATIONS AND PRESENTATIONS

Discussion ensued and the following points were made:

- Suggested outreach opportunities include partnering with the Langley School District or real estate agents.
- Potential to feature land matching opportunities as a future theme for the Farm Tour.
- Possibility of using Township-compiled statistics to identify unfarmed land.
- Bringing farmers onto properties offers value beyond rent contributions, as they have other skills they can offer.
- Some landholders prefer not to have the public on their property so farm hubs or community farms are valuable alternatives, providing access points for selling products.

The agenda order then resumed

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – September 24, 2025

Moved by J. Green,
Seconded by B. Venechuk,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the September 24, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee - June 25, 2025

Moved by B. Venechuk,
Seconded by C. Alison,
That the Agricultural Advisory Committee adopt the minutes of the June 25, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

2. A. Smith, Chair
Langley Farmers' Institute

A. Smith presented on the Township of Langley's Rural Plan. The plan was adopted in July of 1993 with a goal of enhancing agricultural viability through recognition and protection of the diverse agricultural lands, preservation of larger lot sizes, creation of policies that reinforce designation of much of the land as protected under the Agricultural Land Reserve (ALR), and encouragement of the agricultural industry within Langley. She shared that many parts of the plan such as graphs, data, and community group names, are now outdated due to the age of the plan.

Discussion ensued and the following points were made:

- The Rural Plan, which falls under the Township's Official Community Plan, applies to all rural areas.
- Updated information would be beneficial for farmers.
- While originally intended as a 25-year document, it has now exceeded that timeframe.
- Members acknowledged that while much of the plan remains relevant and should be retained, there are also sections that require updating.

COUNCIL
Moved by A. Smith,
Seconded by A. Hamer,
That the Agricultural Advisory Committee recommends that Council update the Rural Plan.
CARRIED

D. REPORTS

1. Co-Chair Reports

No report

E. CORRESPONDENCE

F. WORK PROGRAM

1. Farm Tour Engagement Results

M. Gunn reported on the results of the farm tour. Questions were asked of attendees, and the answers were shared with the group.

Langley Advanced Times and Country Life in BC published articles showcasing the tour.

2. Promotion of Agriculture and Agri-Tourism

M. Gunn reminded the committee to forward any examples of sign bylaws they find effective. Proposed draft bylaw changes will be provided to the Committee in the coming months.

3. Work Program Review

M. Gunn reported that the Township of Langley Agricultural Profile is still being updated, and the Township website will be updated concurrently. A revised draft is planned to be presented at the November meeting.

She also noted that in alignment with Section 2.1.3 of the Work Program, several presentations have been completed this year. However, Metro Vancouver and Langley 4-H Club presentations remain outstanding. The committee expressed a preference for securing a presentation from Metro Vancouver before the end of the year with burn permits being a significant topic of interest.

Discussion took place regarding funding opportunities for historic farming signage. This could be included in next year's work program, in partnership with the Heritage Advisory Committee, to install signs throughout the Township of Langley highlighting the history of farming.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported that the Farmers' Institute recently hosted their August Mingler at Otter Trail Winery, the second of two annual events. The February Mingler typically draws farmers, while the August event also attracts politicians, creating a valuable opportunity to connect with policy makers.

MOTION TO EXTEND MEETING
Moved by J. Green,
Seconded by B. Venechuk,
That the Agricultural Advisory Committee approve extending the meeting past the scheduled end time of 9pm.
CARRIED

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

2. J. Liu, Regional Agrologist, BC Ministry of Agriculture and Food

J. Lui reported on current funding programs and upcoming opportunities. The Knowledge Transfer Program is designed to support events and activities that build practical knowledge and skill development in eligible topic areas. The Agriculture Water Infrastructure Program is open to municipalities and groups, offering up to 100% of project costs to a maximum of $100,000. Funding opportunities are also available for individual producers to support flood preparedness, extreme heat and cold preparedness, planning, technical assessments and engineering designs, wildfire preparedness, and creative solutions for extreme weather readiness.

She further reported that beginning October 1st, additional business support programs will be available, including the BC Agri-Business Skills and Development program, which covers business planning, emergency preparedness, and disaster recovery. New Entrant Farm Business Support will also launch on October 1st. In addition, the Ministry of Water, Land and Resource Stewardship is inviting public input to help improve permitting processes, with a focus on groundwater applications and enhancements to the Riparian Areas Protection Regulation.

3. M. Gunn advised that the last meeting of the year is scheduled for December 17. She asked members to check their availability and noted that the October meeting will include a discussion on whether to proceed with or cancel the December meeting.

She also reminded members that some committee terms will conclude at the end of 2025. The application process for reappointment will be open from October 1-24. Members were encouraged to share this information with anyone who may be interested in applying.

I. NEXT MEETING

Date: Wednesday, October 22, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by B. Venechuk,
Seconded by A. Hamer,
That the meeting terminate at 9:11 pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, October 22, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

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

C. Alison, A. Hamer, R. Ross, O. Smid, A. Smith, and B. Venechuk.

In Attendance:
E. Bradbury, Woodlands 4-H Club, Vice President
A. De Santos, Woodlands 4-H Club, Past President
J. Ramirez, Permitting and Enforcement Officer, Metro Vancouver
D. Wakelin, Environmental Control Officer, Metro Vancouver

Staff:
M. Gunn, Planner, Community and Policy Planning
C. Longhi, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – October 22, 2025

Moved by C. Alison,
Seconded by B. Venechuk,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the October 22, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – September 24, 2025

Moved by B. Venechuk,
Seconded by C. Alison,
That the Agricultural Advisory Committee adopt the minutes of the September 24, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Metro Vancouver Environmental Regulation and Enforcement, Air Quality Regulation

J. Ramirez, Permitting and Enforcement Officer
D. Wakelin, Environmental Control Officer

J. Ramirez and D. Wakelin provided a presentation on open burning regulations within Metro Vancouver. They explained that there are two ways to obtain authorization for open or outdoor burning: (1) through online registration for smaller, more frequent burns; or (2) by applying for an open burning approval, which requires manual processing and a director's decision. The latter process can take several months and is typically obtained for larger burns such as land clearing.

They further explained that the types of burns eligible for registration include:

- A single burn pile which has a maximum size of two metres high by three metres wide, no stumps and burning must be completed within one day.
- Two burn pileswhich may be larger,include stumps and must be completed within two days.

They noted that Metro Vancouver authorizations do not replace municipal permissions and that burning is limited to a maximum of six days per month and 12 days per year. They also noted that the Metro Vancouver Ventilation Index must be checked on the day of burning, either through the Metro Vancouver website or by calling 604-436-6777.

Discussion ensued and the following points were made:

- Campfires at campsites are exempt from Metro Vancouver's open burning bylaw, as they are considered small fires, maximum 0.5 metres high by 0.5 metres wide, although Township bylaws still apply.
- Penalties for non-compliance with Metro Vancouver burning bylaws currently range from $500 to $1,000, and may increase to as much as $3,000 in the future. The presenters emphasize that Metro Vancouver's goal is to educate rather than penalize the public.
- It was confirmed that the authorization process cannot currently be streamlined to eliminate the need for two separate permits. However, it was suggested that a link to the Metro Vancouver website be added to the Township of Langley's website to help direct residents to the appropriate application process.

C. DELEGATIONS AND PRESENTATIONS

2. Woodlands 4-H Club

E. Bradbury, Vice President
A. De Santos, Past President

E. Bradbury and A. De Santos, presented on the Woodlands 4-H Club, stating that it is a youth organization focused on teaching youth about agriculture and related skills.

They stated that members participate in meetings, elections, and executive roles, and engage in community events at fairs, which include Country Fest in Maple Ridge, Pacific National Exhibition, Chilliwack Fair, and Agassiz Fall Fair. Members compete at fairs and often operate booths to educate the public and showcase their projects. 4-H provides youth with skills in public speaking, leadership, self-confidence, and responsibility, and offers a wide variety of topics such as traditional animal projects as well as dogs, cooking, gardening, and photography.

They further stated that the program relies heavily on volunteers and leaders. In Canada, there are over 900 4-H clubs, and alumni frequently return as volunteers or judges.

Woodlands 4-H has 36 members who range in age from six to 21 years old. Members aged 13 and older have access to provincial, national, and international travel opportunities, with a trip to Ireland planned for next year. The program also offers a variety of scholarships, which are often less competitive than public scholarships. Approximately 44% of 4-H alumni work in agriculture, demonstrating that the organization plays a vital role in producing leaders in Canada's agriculture sector.

D. REPORTS

1. Co-Chair Reports

J. Caldarella reported that A. Smith appeared as a delegation to Council on behalf of the Langley Farmers' Institute at the October 20, 2025 Regular Council Meeting regarding updating the Rural Plan, which was well received.

Councillor Pratt noted that a possible update of the Rural Plan is to be discussed at the November 3, 2025 Regular Council meeting.

E. CORRESPONDENCE

F. WORK PROGRAM

1. 2026 Work Program

M. Gunn provided an update on the 2025 Work Program and requested input for the 2026 Work Program.

Discussion ensued, and the following suggestions were made:

- Reviewing Township of Langley agriculture policies and documents
- Hosting an educational day for real estate agents
- Advocating to the Province regarding non-farm use taxes and penalties
- Exploring drip line and open-air irrigation practices
- Addressing water consumption concerns such as wells running dry due to large-scale farming and considering agricultural zoning closer to the Fraser River
- Requesting a presentation from Metro Vancouver about extending water lines
- Organizing the farm tour
- Installing heritage signage to highlight the Township of Langley's agriculture history

It was stated that the 2026 Work Program should include a mix of both long-term and short-term projects, with the goal of having the plan finalized by January.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported that she made a presentation to Council regarding updating the Rural Plan, and it will be discussed at the upcoming November 3, 2025 Council Meeting.

She further stated that she has invited BC Minister of Agriculture, Lana Popham, to the Township of Langley for a tour.

She further noted that the Farmers' Institute is working with the Provincial government on updating legislation related to dangerous dogs attacking livestock, with an anticipated timeline of one to three years for potential changes.

2. Committee Application Process 2026

Members of the Agriculture Advisory Committee whose term is expiring in December 2025 are welcome to re-apply at www.tol.ca/committee. Application deadline is October 24, 2025.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

3. Staff Update

M. Gunn reported that B.C.'s Agriculture Water Infrastructure Program will begin accepting funding applications on November 18, 2025 through the Investment Agriculture Foundation. Burning permits will open on October 27, 2025.

She further noted that Canada's Agriculture Day will take place on February 10, 2026. Discussion took place regarding how the Township could recognize the event, including potential highlights for social media, placing an announcement in the newspaper, and exploring opportunities for collaboration with Tourism Langley.

I. NEXT MEETING

Date: Wednesday, November 26, 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 8:50pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, October 1, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
T. Quiring, Community Co-Chair
Councillor B. Martens, Council Co-Chair

L. Chalus, J. Foulkes, R. Genberg, B. Mason, F. Pepin, A. Smyth and T. Taylor

In Attendance:
S. Boisvert, Donald Luxton & Associates
M. Faulkner, Donald Luxton & Associates

Staff
K. Christian, Arts and Heritage Curator
C. Longhi, Recording Secretary
A. Reeve, Community and Policy Planner

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

T. Quiring acknowledged the Traditional Territories of the Coast Salish Peoples

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee
October 1, 2025

Moved by R. Genberg,
Seconded by T. Taylor,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the October 1, 2025 meeting, as amended.
CARRIED

Clerk's Note: Item C.2 was removed from the agenda.

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee September 3, 2025

Moved by J. Foulkes,
Seconded by B. Mason,
That the Heritage Advisory Committee adopt the minutes of the September 3, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Old Yale Road Interpretive Boards

S. Boisvert, Donald Luxton & Associates
M. Faulkner, Donald Luxton & Associates

S. Boisvert and M. Faulker presented information on interpretive signage that is being developed to commemorate the historic roadway, as part of the Old Yale Road Improvement Project. Five panels are proposed to be installed at three different locations between Murray's Corner and 21335 Old Yale Road.

The panels will be made of high-pressure laminate and will highlight different aspects of local history. Panel one will focus on the history of the land, agriculture, and early settlement, including Belmont Dairy Farm and the Takaoka family farm. Panel two will address Old Yale Road, with reference to the Murrayville Garage. Panel three will explore community and coming together, featuring the Sharon Presbyterian Church. Panel four will cover other forms of transportation and travel history, including the Lincoln Depot. The theme for panel five is still under discussion, with options such as shared local history, further detail on Murrayville Garage, Sharon Presbyterian Church, or Indigenous history.

The presenters asked for feedback from the group, as well as recommendations for the fifth panel. Discussion ensued and the following points were discussed:

- Members suggested using sidebars with photos or brief text, supported by QR codes, to avoid lengthy narratives that may lose readers' attention.
- For panel five, members suggested consulting First Nations, possibly including photos and artwork, or featuring James Hill, the area's first black pioneer, as a prominent historic figure.
- It was stated that the roadway should be referred to as "Yale Road," as it only became known as "Old Yale Road" after Fraser Highway was paved.
- It was confirmed that higher resolution photos will be used once final images are selected, and that the high-pressure laminate panels have a lifespan of 10–15 years with proper maintenance and will not fade easily.

C. DELEGATIONS AND PRESENTATIONS

2. Heritage Inventory Update

Presentation Withdrawn.

D. REPORTS

1. Co-Chair Reports

Councillor Martens reported that she and Councillor Kunst attended the Union of British Columbia Municipalities (UBCM) convention last week. She commented that it was an excellent conference and valuable to hear what other communities are doing. She noted that information was shared on the Heritage Transformation Act, with the rollout delayed until mid-November to allow for additional engagement with municipalities.

2. Report from Staff Liaison

Official Community Plan Update

A. Reeve presented information on the Heritage Inventory, noting it has not been updated since 2012 and serves only as a list without any legal status or associated protections. Work is underway to refresh the inventory and explore how it can be better utilized alongside the Community Heritage Register. The staff presentation on this work has been postponed to a future meeting.

She also provided an update on the Official Community Plan (OCP) review, which includes revisions to neighbourhood and community plans.

Discussion ensued and members raised the following points:

- The Fort Langley Plan feels streamlined and easier to follow.
- Concerns about heritage resources, the need for stronger design guidelines, and maintaining heritage character in the face of development pressures across the Township.
- The importance of preserving community identity through measures such as commemorative works, signage, and street and place naming.
- Ensuring that Fort Langley's heritage provisions remain part of that plan, beyond the Heritage Conservation Area and including for general tourism purposes.

Update on Heritage Projects

A. Reeve provided an update on heritage-related development applications and other historic places:

Berry General Store at 23210 Fraser Highway

- Heritage Revitalization Agreement was drafted but not finalized before the property was sold.

D. REPORTS

- The building had been placed on the Community Heritage Register but has no further legal protection.
- There are concerns it could still be altered or demolished.
- Development staff have been advised and asked to monitor the property.

Old Yale Barn at 22559 Old Yale Road

- Restoration by the Langley Heritage Society is complete, and interpretive signage, including reference to the adjacent Great Northern Railway, is in development.
- Future uses of the conserved structure are yet to be determined.
- A question was raised whether it should be added to the Community Heritage Register. Two barns on the Berry farm property may also warrant listing.

Old Yale Road between 208 Street and 216 Street

- The historic roadway is being replaced, and the associated commemorative project includes three plazas with interpretive signage.

Hilltop Café at 23904 Fraser Highway

- Café has closed but the building is continuing to be used by another business.

Harmsworth Hall / Springbrook School at 7170—232 Street

- On the Heritage Inventory. Society interested in addition to the Community Heritage Register.
- A Statement of Significance will be prepared by the Township and presented to the Heritage Advisory Committee.

Simpson Brothers Store at 9179 Glover Road

- Included in the Heritage Inventory and part of a proposed redevelopment, as presented to HAC in September.
- The Heritage Alteration Permit application is expected to proceed to Council for consideration in October.

3. Heritage Curator's Report

K. Christian reported that staff have begun working with Panther Creative on temporary exhibitions at salishan Place. The building's HVAC issues have not yet been resolved.

4. Heritage Review Panel

No report

5. Pioneer Recognition Planning Committee Report

R. Genberg reported that she has been working with staff at the Township Operations Centre to send out related notices to Pioneer families.

D. REPORTS

In January, the committee will begin organizing upcoming events. Remembrance Day planning is ongoing.

She enquired about sealing the cenotaphs. A. Reeve reported that the consultant working with Township staff on the Fort Langley Cenotaph has recommended against applying a sealant, as it could cause further damage. Instead, the site will be monitored for crack progression, and if conditions worsen, a replacement will be considered.

6. Museum Advisory Group Report

No report

E. CORRESPONDENCE

F. 2025 WORK PROGRAM

1. A. Reeve provided a report on the recent Farm Tour, which had about 55 participants, plus Township staff. There were five tour stops, four of which featured heritage buildings, with additional heritage sites highlighted along the route. The event provided valuable opportunities to discuss rural heritage issues.

The total cost of the tour was approximately $3,000, which covered the bus rental, light morning refreshments, and lunch. Feedback from participants indicated a previous lack of awareness of agricultural history in Langley, highlighting the need for ongoing heritage education and awareness initiatives.

Due to time constraints, further discussion on what this may mean for next year's work plan will be continued at a future meeting.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

F. Pepin reported that it has been a very busy period for the Society as it completed a number of projects. It is also exploring a few larger upcoming projects, including St. Alban's Church, which the Society has not yet taken possession of, and plans to construct a cover for the two rail cars at the CN Station, similar to other railway museums across the country.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

2. Alder Grove Heritage Society Update

T. Quiring provided an update on the Alder Gove Heritage Society. She stated that it has been a busy summer, with several successful events including the Battle of the Atlantic commemoration in May, Community Heritage Day in July, and the Battle of Britain event in September, which saw strong community engagement.

She also stated that the committee is collaborating with the City of Abbotsford on heritage panels for Engineer Park, located just east of Aldergrove; and that upcoming activities include participation in the “No Stone Left Alone” initiative, with 68 identified veterans.

She further advised that in December, the society will partner with Christmas in Aldergrove to help make the downtown more festive. This community-led initiative has been ongoing since the 1950s.

She also shared that Leslie Bush from Heritage BC visited the Museum. The next meeting will be on rehabilitation plans for the building and park, as well as strategies to engage new residents in the community.

3. Council Advisory Committee Membership Recruitment

A. Reeve reminded committee members whose terms will be expiring, that they will need to re-apply for appointment to the committee before October 24, 2025, and to share this information with anyone else who may be interested in applying.

I. NEXT MEETING

Date: Wednesday, November 5, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by L. Chalus,
Seconded by T. Taylor,
That the meeting terminate at 8:59pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

From: Judy Swanson <JSwanson@sd35.bc.ca>
Sent: Wednesday, October 22, 2025 1:33 PM
To: Chanpreet Kooner <ckooner@tol.ca>
Subject: School Naming

External email. Verify sender and confirm content is safe.

Good afternoon Mr. Kooner,

At the Regular Board Meeting of October 21, 2025, the following motion was passed:

"That the Board of Education requests the Superintendent commence the process for naming the future Smith middle and secondary schools as per Policy 19: Naming of Schools."

The School District is now accepting submissions from the public for the name of these schools.

Additional information, as well as the submission form, can be found on our website.

All submissions must be returned by November 24, 2025.

Thank you,

Judy

Judy Swanson, Executive Assistant

to Brian Iseli, Secretary-Treasurer

School District No. 35 (Langley)

Phone: 604-532-1476

Email: jswanson@sd35.bc.ca

Friendship City Agreement

Between The Corporation of the Township of Langley, British Columbia, Canada, and the City of Gwangyang, Republic of Korea

The Corporation of the Township of Langley, British Columbia, Canada, and the City of Gwangyang, Republic of Korea, in order to promote mutual understanding and friendship between the citizens of both cities and to lay the foundation for exchange, cooperation, and shared prosperity, have agreed through mutual consultation to establish a friendship city relationship as follows:

I. Both cities, in the spirit of mutual benefit and equality, shall actively promote exchange and cooperation in areas that can contribute to the development of both cities, including education, economy, culture and the arts, tourism, and other related areas.

II. Government leaders and relevant organizations of both parties shall maintain close communication and continue to consult and cooperate on joint programs and related matters.

III. This agreement shall take effect immediately upon the date of signature by both parties and shall remain valid unless either party gives notice of its intention to terminate.

IV. This agreement is prepared in two copies each in Korean and English, with each party retaining one copy.

Dated: November 3, 2025

Mayor of The Corporation of the Township of Langley	Mayor of Gwangyang, Republic of Korea
Eric Woodward	Chung In-hwoa