# REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, November 17, 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 17, 2025

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held November 17, 2025.

## B. ADOPTION OF MINUTES

### 1. Regular Council Meeting – November 3, 2025

That Council adopt the Minutes of the Regular Council meeting held November 3, 2025.

### 2. Public Hearing Meeting – November 3, 2025

That Council adopt the Minutes of the Public Hearing meeting held November 3, 2025.

## C. DELEGATIONS

## D. PRESENTATIONS

## E. REPORTS TO COUNCIL

**1. Tennis Court Comparison**
**Report 25-180**
File PW 6130-01

That Council direct staff to undertake a Monitoring Program from April to October 2026 to assess tennis court usage across the Township of Langley and report back in Q4 2026 with findings and recommendations.

**2. Glover Road Pedestrian Plaza Update**
**Report 25-183**
File ENG 5330-23-156

That Council direct staff to remove the temporary pedestrian plaza on Glover Road north of Mary Avenue, in Fort Langley and reinstate the two on-street parking stalls.

That Council direct staff to bring forward a conceptual design for a new permanent plaza on Mavis Avenue near Glover Road and an associated construction estimate for Council's consideration.

**3. Development Permit Application No. 101501**
**(Astria Langley HQ Nominee Ltd. / 8143 – 198A Street)**
**Report 25-182**
File CD 08-27-0082

That Council authorize issuance of Development Permit No. 101501 to Astria Langley HQ Nominee Ltd. for property located at 8143 – 198A Street 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 with the Township's Street Tree and Boulevard Planting Policy.
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. Discharge of CB1796961 and CB1796959.
e. Registration of a non-disturbance restrictive covenant acceptable to the Township over watercourse setback areas.
f. Registration a public access statutory right-of-way (6.0 m wide) for a future north south trail connection.
g. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
h. Rooftop mechanical equipment to be screened from view by compatible architectural treatments.
i. All refuse areas to be located in an enclosure and screened.

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

## E. REPORTS TO COUNCIL

a. Onsite landscaping being secured by a letter of credit at the building permit stage.
b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
c. 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.
d. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design.
e. Payment of supplemental Development Permit application fees.
f. Payment of applicable Development Cost Charges and Building Permit administration fees.

**4. Agricultural Land Commission Application No. 100470**
**(Ministry of Transportation and Transit / 7800 Block of Glover Road)**
**Report 25-176**
File CD 11-20-0064

That Council refer the non-farm use application submitted by Associated Environmental Consultants Inc., on behalf of the Ministry of Transportation and Transit, to permit the construction of a wetland in the 7800 Block of Glover Road to the Agricultural Land Commission for consideration based on agricultural merits.

**5. Telecommunication Tower Application No. 000019**
**(Cypress Land Services / 20098 – 22 Avenue)**
**Report 25-185**
File CD 07-14-0062

That Council consider Cypress Land Services' application to Innovation, Science and Economic Development Canada regarding a proposed 47 m (154 ft) high telecommunication tower and accessory equipment compound at 20098 – 22 Avenue 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 m (154 ft) high telecommunication tower and accessory equipment compound at 20098 – 22 Avenue.

or

b) That Council advise Innovation, Science and Economic Development Canada that it objects to Cypress Land Services' application to construct a 47 m (154 ft) high telecommunication tower and accessory equipment compound at 20098 – 22 Avenue.

## E. REPORTS TO COUNCIL

**6. Telecommunication Tower Application No. 000013**
**(Shared Tower Inc. / 22851 Rawlison Crescent)**
**Report 25-187**
File CD 11-29-0049

That Council consider Shared Tower Inc.'s application to Innovation, Science and Economic Development Canada regarding a proposed 40.0 m (131.23 ft) high telecommunication tower and elevated equipment platform at 22851 Rawlison Crescent and adopt one of the following resolutions:

a) That Council advise Innovation, Science and Economic Development Canada that it does not object to Shared Tower's application to construct a 40.0 m (131.23 ft) high telecommunication tower and elevated equipment platform at 22851 Rawlison Crescent.

or

b) That Council advise Innovation, Science and Economic Development Canada that it objects to Shared Tower's application to construct a 40.0 m (131.23 ft) high telecommunication tower and elevated equipment platform at 22851 Rawlison Crescent.

## F. BYLAWS FOR FIRST AND SECOND READING

Item F.1 was re-scheduled at the November 3, 2025 Regular Council Meeting:

**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.

## F. BYLAWS FOR FIRST AND SECOND READING

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.

**2. Official Community Plan Amendment and Rezoning Application No. 100300 (1115681 BC Ltd. / Elyx Homes Ltd. / 7070, 7080, 7086 – 206 Street and 7045, 7077, 7081 – 207 Street)**
**Bylaw No. 6142**
**Bylaw No. 6143**
**Report 25-186**
File CD 08-14-0201

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1115681 BC Ltd.) Bylaw No. 6142 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1115681 BC Ltd.) Bylaw No. 6143 rezoning 2.66 ha (6.59 ac) of land located at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street to Comprehensive Development Zone CD-215 to facilitate development of approximately 144 townhouses, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

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

## F. BYLAWS FOR FIRST AND SECOND READING

2. Provision of road dedications, widening and necessary traffic improvements for 206 and 207 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan.
3. Provision of a final tree management plan incorporating tree retention, replacement, protection details demonstrating retention of 15 significant trees and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
4. Protection and construction of 0.36 ha (0.9 ac) environmental protection and open space area including detailed design to confirm retention of two significant trees in relation to streamside requirements, open space design details and security in coordination with the project to the north, as preliminarily shown on the tree removal and preservation plan prepared by Mike Fadum & Associates Ltd. dated October 24, 2025.
5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
6. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until a Development Permit is issued for the site and requiring the units fronting 206 Street to be a 2-storey duplex form
    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).
7. Water Sustainability Act (WSA) Change Approval from the BC Ministry of Water, Land and Resource Stewardship.
8. Compliance with Township of Langley Official Community Plan Schedule 3 including acceptance of the streamside enhancement plans, fencing, signage and security.
9. Compliance with the Willoughby Greenway Amenity Policy and the 5% Neighbourhood Park Land Acquisition Policy.
10. As per the applicant's proposal in support of the proposed community plan amendment and rezoning application, provision of $4,173,600.00 as a voluntary amenity contribution.
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

## F. BYLAWS FOR FIRST AND SECOND READING

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1115681 BC Ltd.) Bylaw No. 6142 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1115681 BC Ltd.) Bylaw No. 5562 and Township of Langley Phased Development Agreement (1115681 BC Ltd.) Bylaw 2020 No. 5563.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6142 and 6143.

**Explanation – Bylaw No. 6142**

Bylaw No. 6142 amends the Willoughby Community Plan by redesignating the properties located at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street from Residential to Multi Family and removing the five lots from the Residential Density Bonus 2 area. Bylaw No. 6142 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 144 townhouse units.

**Explanation – Bylaw No. 6143**

Bylaw No. 6143 rezones 2.66 ha (6.59 ac) of land located at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street Street to Comprehensive Development Zone CD-215 to facilitate development of approximately 144 townhouses.

## G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**1. Spirit Stage and Mobile Bleachers**
**Bylaw No. 6179**
**Report 25-188**
File PW 6130-01

That Council give first, second, and third reading to Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6179.

**Explanation – Bylaw No. 6179**

Bylaw No. 6179 updates the Fees and Charges Bylaw No. 4616 Schedule 1 Parks.

## G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**2. Fraser Valley Inter-Municipal Business Licence Bylaw Amendment Bylaw No. 6175**
**Bylaw No. 6176**
**Report 25-189**
File PLI 3900-25

That Council give first, second and third reading to the Inter-Municipal Business Licence Bylaw No. 5960 Amendment Bylaw No. 6175, to include health care professionals and services that provide in-home care only as businesses eligible for the Fraser Valley Inter-Municipal Business Licence (IMBL).

That Council give first, second and third reading to Inter-Municipal Business Licence Agreement Bylaw No. 5961 Amendment Bylaw No. 6176.

**Explanation – Bylaw No. 6175**

Bylaw No. 6175 amends the Township of Langley Inter-Municipal Business Licence Bylaw No. 5960 to include health care professionals and services that provide in-home care only as eligible businesses under the Fraser Valley Inter-Municipal Business Licence (IMBL) program.

**Explanation – Bylaw No. 6176**

Bylaw No. 6176 amends the Township of Langley Inter-Municipal Business Licence Agreement Bylaw No. 5961 to include health care professionals and services that provide in-home care only as eligible businesses under the Fraser Valley Inter-Municipal Business Licence (IMBL) program.

**3. Temporary Borrowing Bylaws**
**(Culvert Infrastructure, Facilities Renewal Loan)**
**Municipal Security Issuing Resolution (Strategic Land, Old Yale Road, Aldergrove Parkade, Culvert Infrastructure and Facilities Renewal Loan)**
**Bylaw No. 6177**
**Bylaw No. 6178**
**Report 25-181**
File FIN 1760-30

That Council give first, second, and third reading to Temporary Borrowing (Culvert Infrastructure Loan) Bylaw No. 6177 towards the estimated cost of constructing Culvert Infrastructure.

That Council give first, second, and third reading to Temporary Borrowing (Facilities Renewal Loan) Bylaw No. 6178 towards the estimated cost of constructing Facilities Renewal.

## G. BYLAWS FOR FIRST, SECOND AND THIRD READING

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2026 long-term debt issue, $45,798,638 as authorized through Strategic Land Loan Authorization Bylaw No. 6011.

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

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2026 long-term debt issue, $5,808,081 as authorized through Aldergrove Parkade Loan Authorization Bylaw No. 6085.

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2026 long-term debt issue, $12,805,556 as authorized through Culvert Infrastructure Loan Authorization Bylaw No. 6110.

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2026 long-term debt issue, $9,858,586 as authorized through Facilities Renewal Loan Authorization Bylaw No. 6127.

That Metro Vancouver Regional District be requested to consent to our borrowing of $45,798,638 as authorized through Strategic Land Loan Authorization Bylaw No. 6011 over a thirty (30) years term and include the borrowing in their security issuing bylaw.

That Metro Vancouver Regional District be requested to consent to our borrowing of $6,959,596 as authorized through Old Yale Road Loan Authorization Bylaw No. 6084 over a ten (10) years term and include the borrowing in their security issuing bylaw.

That Metro Vancouver Regional District be requested to consent to our borrowing of $5,808,081 as authorized through Aldergrove Parkade Loan Authorization Bylaw No. 6085 over a ten (10) years term and include the borrowing in their security issuing bylaw.

That Metro Vancouver Regional District be requested to consent to our borrowing of $12,805,556 as authorized through Culvert Infrastructure Loan Authorization Bylaw No. 6110 over a ten (10) years term and include the borrowing in their security issuing bylaw.

That Metro Vancouver Regional District be requested to consent to our borrowing of $9,858,586 as authorized through Facilities Renewal Loan Authorization Bylaw No. 6127 over a ten (10) years term and include the borrowing in their security issuing bylaw.

## G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**Explanation – Bylaw No. 6177**

Bylaw No. 6177 provides for temporary borrowing pending the issuance of debenture securities to complete the acquisition of Culvert Infrastructure, in the amount of $12,805,556 pursuant to Culvert Infrastructure Loan Authorization Bylaw No. 6110.

**Explanation – Bylaw No. 6178**

Bylaw No. 6178 provides for temporary borrowing pending the issuance of debenture securities to complete the acquisition of Facilities Renewal, in the amount of $9,858,586 pursuant to Facilities Renewal Loan Authorization Bylaw No. 6127.

## H. BYLAWS FOR CONSIDERATION AT THIRD READING

**1. Fees and Charges Bylaw Amendment**
**Bylaw No. 6161**
**Report 25-184**
File FIN 1810-01

That Council rescind third reading of the Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 6161.

That Council amend the Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 6161 by replacing Schedule 3, and

That Council give third reading to 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”.

## I. BYLAWS FOR FINAL ADOPTION

## J. ITEMS FROM PRIOR MEETINGS

Councillor Richter has requested the following item be brought back for reconsideration from the November 3, 2025 Regular Council meeting:

## J. ITEMS FROM PRIOR MEETINGS

### 1. Motion to Reconsider

That Council reconsider the following motion and amendment:

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

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council approve the proposed 2026 Council Calendar, presented as Attachment A to this report.

**AMENDMENT**
Moved by Mayor Woodward,
Moved by Councillor Rindt,
That the Council meetings proposed for September 21 and October 5 be removed from the 2026 Council Calendar.
**CARRIED**

Councillors Kunst and Richter opposed.

**MAIN MOTION, AS AMENDED**
The question was called on the Main Motion, as amended, and it was
**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 item has been brought forward from the November 3, 2025 Closed Council Meeting for public information:

### 1. Required Update to the Acting Mayor Rotation

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the following “Whereas” clauses, resolution and voting record be released and placed on the November 17, 2025 Regular Council agenda for information:

## M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

Whereas Council faces the unique situation that there will have been ten (10) Members of Council within this Council term, for all must receive an Active Mayor rotation; and

Whereas the Council Procedure Bylaw 2016 No 5199 Section 4.02 requires that all Members of Council must be designated as Acting Mayor;

Therefore be it resolved that the Acting Mayor rotation be updated as follows:

1. Councillor Ferguson from November 1, 2025 to February 28, 2026, applied retroactively;
2. Councillor Whitmarsh from March 1, 2026 to June 30, 2026; and
3. Councillor Martens from July 1, 2026 to November 3, 2026, the end of the current Council term.

**CARRIED UNANIMOUSLY**

Section 90(1) (a) Personnel

## N. FOR INFORMATION

1. **2025 Council By-Election Official Results**
   Memorandum – Municipal Administration Division
   File 4200-28

2. **Wi-Fi and Monitor for the Derek Doubleday Arboretum**
   Memorandum – Information Technology Division
   File 0710-01

3. **209A Street Traffic Calming Neighbourhood Ballot Update**
   Memorandum – Engineering Division
   File 5460-04-20-054

4. **Strawberry Hill Reservoir Replacement – Public Engagement Survey Results**
   Memorandum – Engineering Division
   File 5330-27-108

5. **Walnut Grove Drive Traffic Calming Neighbourhood Ballot Update**
   Memorandum – Engineering Division
   File 5460-04-20-049

6. **Winter Maintenance Preparedness – 2025/26 Season**
   Memorandum – Engineering Division
   File 5400-01

## N. FOR INFORMATION

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

## O. MOTIONS ARISING FROM INFORMATION

Item O.1 was deferred at the November 3, 2025 Regular Council Meeting:

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

Moved by Councillor Kunst,
Seconded by Councillor Martens,
That Council direct staff to do a community survey over the winter months to determine the preferred long-term configuration of the dog park.

## P. OTHER BUSINESS

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

**1. Military Housing**

Whereas the Canadian Government is resourcing and reinvigorating the Canadian Armed Forces; and

Whereas the Canadian Government is recruiting more members of the armed forces; and

Whereas the Canadian Government recognizes that housing for the armed forces is inadequate now and will be especially in the future; and

Whereas the base in Aldergrove used to have housing for members of the armed forces on the Department of National Defence lands there;

Therefore be it resolved that the Township of Langley work towards cooperating with organizations that will help lobby the Canadian Government to build housing for current serving members of the armed forces on the base in Aldergrove especially those serving in Chilliwack.

## 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) (a) Personnel
Item E.2 - Section 90(1) (k) Negotiations
Item F.1 - Section 90(1) (g) Legal

## R. TERMINATE

# REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, November 3, 2025 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

**PRESENT:** Mayor E. Woodward

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

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

W. Bauer and C. Longhi

## ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Woodward acknowledged the Traditional Territories of the Coast Salish Peoples.

## A. ADOPTION AND RECEIPT OF AGENDA ITEMS

### 1. Regular Council Meeting – November 3, 2025

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council adopt the agenda as amended and receive all agenda items of the Regular Council meeting held November 3, 2025.

**AMENDMENT**
Moved by Councillor Martens,
Seconded by Councillor Richter,
That Council amend the agenda to include Item F.1 from the Closed Council Agenda.
**DEFEATED**

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

## A. ADOPTION AND RECEIPT OF AGENDA ITEMS

**AMENDMENT**
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That Council amend Item Q to remove Item I.4 from the Closed Council Agenda.
**DEFEATED**

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

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

Councillor Richter opposed.

Clerks Note: The Main Motion was moved with Item E.12 added to the agenda and Item F.1 re-scheduled for the November 17, 2025 Regular Council Meeting.

## B. ADOPTION OF MINUTES

### 1. Regular Council Meeting – October 20, 2025

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council adopt the Minutes of the Regular Council meeting held October 20, 2025.
**CARRIED**

Councillor Richter opposed.

### 2. Public Hearing Meeting – October 20, 2025

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council adopt the Minutes of the Public Hearing meeting held October 20, 2025.
**CARRIED**

Councillor Richter opposed.

## C. DELEGATIONS

## D. PRESENTATIONS

## E. REPORTS TO COUNCIL

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

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
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 November 16, 2026.
**CARRIED**

Councillor Richter opposed.

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

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council approve the proposed 2026 Council Calendar, presented as Attachment A to this report.

**AMENDMENT**
Moved by Mayor Woodward,
Moved by Councillor Rindt,
That the Council meetings proposed for September 21 and October 5 be removed from the 2026 Council Calendar.
**CARRIED**

Councillors Kunst and Richter opposed.

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

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

## E. REPORTS TO COUNCIL

**MOTION 2**
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
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.
**CARRIED**

Councillor Richter opposed.

**MEETING RECESSED**
The meeting recessed at 1:48pm

**MEETING RECONVENED**
The meeting reconvened at 1:56pm

**MOTION 1**
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to advance pre-zoning applications without density benefit provisions:

1. At 2.5 FSR and a maximum height of 6 stories for the identified lands within Gateway that are restaurant or undeveloped on the west side of 200 Street;
2. For remaining Townhouse infill sites within the Latimer and Carvolth Neighbourhood Plans, as it may be appropriate for Council to consider;
3. At 4.5 FSR and a maximum height of 12 stories for service stations and appropriate, applicable infill opportunities north of 80 Avenue within proximity to 200 Street, the Carvolth Transit Exchange and/or the Langley Events Centre.

**CARRIED**

Councillor Richter opposed.

**4. 2025 Emergency Support Services Equipment and Training Grant Report 25-172**
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 Emergency Support Services Equipment and Training Grant for $30,000 in funding towards the ESS Plan and Functional Exercise Project.
**CARRIED**

## E. REPORTS TO COUNCIL

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

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
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.
**CARRIED**

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize the use of up to $135,000 from the Recreation Renewal and Replacement Reserve for the purchase of replacement fitness equipment.
**CARRIED**

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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.

**AMENDMENT**
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That the second paragraph be amended as follows:

## E. REPORTS TO COUNCIL

That Council approve the payment of the contribution amount to the Blaze, or an affiliated society, upon 50% completion of the improvements.
**CARRIED**

Councillor Richter opposed.

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

Councillor Richter opposed.

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

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
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.
**CARRIED**

**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

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
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.

**CARRIED**

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

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
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.
**CARRIED**

Councillor Richter opposed

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

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council authorize issuance of Heritage Alteration Permit No. 101503 to the Fort Langley Community Improvement Society for property located

## E. REPORTS TO COUNCIL

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.

**CARRIED**

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council approves $5M in 2026 from Land Capital Reserve for a Rural and Local Road Reconstruction Program for Local roads in Poor to Very Poor condition to be included within the 2026 Budget, without financial impact to the existing local road paving program.

That Council directs staff to begin preparations for the execution of the reconstruction program's first year in 2026.

That endorsement of a multi-year phased plan to rehabilitate 175 kilometres of Local roads in Poor to Very Poor condition beyond 2026 be referred to the 2027 Budget process for Council's future consideration.
**CARRIED**

Councillor Richter opposed

## F. BYLAWS FOR FIRST AND SECOND READING

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

Item re-scheduled for the November 17, 2025 Regular Council Meeting.

## G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

Moved by Councillor Rindt,
Seconded by Mayor Woodward,
That Council give first, second and third reading to the "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 6161".
**CARRIED**

Councillor Richter opposed.

## 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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to "Highway Closing and Dedication Removal (1114241 B.C. Ltd.) Bylaw No.6165".
**CARRIED**

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

## I. BYLAWS FOR FINAL ADOPTION

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

**MOTION**
**2025 Official Community Plan Update**
**Bylaw No. 6200**

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

## J. ITEMS FROM PRIOR MEETINGS

### 1. Motion to Reconsider
**Regular Council Meeting – December 2, 2024, Item J.1**

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council reconsider the following motions:

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

and

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

Councillor Richter opposed

## J. ITEMS FROM PRIOR MEETINGS

**RECONSIDERATION**
**2023 Development Cost Charges Bylaw and**
**2024 Development Cost Charges Amendment Bylaw**
**Bylaw No. 5897**
**Bylaw No. 6024**
**Report 23-164 / 24-158**
File CD BA000045 / CD BA000048

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

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

Councillor Baillie reported that construction of Firehall 5 is progressing well. The new facility is expected to improve response times and reduce insurance rates for nearby residents. He further commented he has also seen the ongoing renovations of the Langley RCMP Detachment and is happy to see them underway.

Councillor Kunst congratulated newly elected Councillor Blair Whitmarsh and thanked all candidates for their participation in the 2025 Council By-election.

Councillor Ferguson reported that he attended the opening of the new Aldergrove Town Centre, noting that it is a modern and excellent facility for the community.

Councillor Richter congratulated newly elected Councillor Blair Whitmarsh and extended appreciation to all who participated in the by-election.

## L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson reported that he attended the opening for Widgeon Marsh Regional Park on November 1, a Metro Vancouver facility. It was also noted that the Metro Vancouver budget has been approved.

## 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

Moved by Councillor Kunst,
Seconded by Councillor Pratt,
That Council update the Rural Plan.

**REFERRAL**
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the request to update the Rural Plan be referred to staff for a Report to Council on a potential process, objectives, benefits, concerns, update on the current community planning work plan and a project timeline for Council to consider.
**CARRIED**

Councillor Richter opposed.

## O. MOTIONS ARISING FROM INFORMATION

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

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That Council authorize staff to rename the Aldergrove Kinsmen Community Centre to the Aldergrove Kinsmen Arts Centre and authorize up to $10,000 from the Capital Project reserve that may be needed for signage replacements and other related exterior improvements.

**REFERRAL**
Moved by Councillor Richter,
Seconded by Councillor Martens,
That Council refer Aldergrove Kinsmen Community Centre Renaming back to staff to consult the public concerning their support for this initiative.
**DEFEATED**

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

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

Councillor Richter opposed.

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

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
Be it resolved that Council direct staff to use alternate design options for all new barrier locations instead of baffle gate design TLR 21, except for steep grades or exceptional circumstances for pedestrian safety where additional space may be more appropriate, while the Subdivision and Development Servicing Bylaw update is being undertaken.

That Council authorize $135,000, with $100,000 from Capital Projects Reserve and $35,000 from Council Contingency be used to fund the retrofit of all baffle gates along the Perry Evans Trail between 202 Street and 76 Avenue, as well as all other baffle gates within the boundaries of 208 Street, 212 Street, 80 Avenue and 76 Avenue as part of a retrofit pilot project, and;

That staff Report to Council on a potential plan for the ongoing retrofit of current baffle gate locations prioritized based on proximity to schools, parks, and recreation facilities, with input from cycling advocates.
**CARRIED**

## O. MOTIONS ARISING FROM INFORMATION

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

Moved by Councillor Kunst,
Seconded by Councillor Martens,
That Council direct staff to do a community survey over the winter months to determine the preferred long-term configuration of the dog park.

**DEFERRAL**
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the motion be deferred to the November 17 Council Meeting.
**CARRIED**

## P. OTHER BUSINESS

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

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

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

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 with a maximum term for which debentures may be issued of 10 years;

2. Bylaw 6054 be finalized at the ultimate cost of the completed 212 Street Phase I capital project with a maximum term for which debentures may be issued of 15 years;

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;

## P. OTHER BUSINESS

4. Bylaw 6085 be made permanent in Spring 2026 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 in Spring 2026 with a reduction of $28,816,946 funded with $25M from applicable parkland funding sources, $2,816,946 from the Affordable Housing Fund and $1.0M 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.
**CARRIED**

Councillor Richter opposed

**2. Public Safety Revisions for the 2026 Budget**

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
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.

**CARRIED**

Councillor Richter opposed.

**3. Peter Ewart School Zone Extension**

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

## P. OTHER BUSINESS

### 4. Remembrance Day 2025

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
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.
**CARRIED**

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

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
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*.
**CARRIED**

Councillor Richter opposed

## Q. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
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<br>Section 90(1) (k) Negotiations |
| Item I.4 | - | Section 90(1) (g) Legal |
| Item I.5 | - | Section 90(1) (g) Legal |

**CARRIED**

Councillor Richter opposed

## R. TERMINATE

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That the meeting terminate at 3:27pm
**CARRIED**

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

# REGULAR MEETING OF TOWNSHIP COUNCIL

## FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, November 3, 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, K. Richter and R. Rindt

S. Richardson

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 – November 3, 2025

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing held November 3, 2025.
**CARRIED**

## B. PUBLIC HEARING

### 1. Official Community Plan Amendment and Rezoning Application No. 100304 (1317903 BC Ltd. / Architecture Panel Inc. / 20354 – 71A Avenue and 7091 – 204 Street) Bylaw No. 6167 Bylaw No. 6168 Report 25-159

File CD 08-14-0234

## B. PUBLIC HEARING

**"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1317903 BC Ltd. / Architecture Panel Inc.) Bylaw No. 6167", and**

**"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment 1317903 BC Ltd. / Architecture Panel Inc.) Bylaw No. 6168".**

**Explanation – Bylaw No. 6167**

S. Richardson explained that Bylaw No. 6167 amends the Willoughby Community Plan to change the land use designation from Residential to Multi Family; the Central Gordon Estate Neighbourhood Plan to change the land use designation to Townhouse (20 UPA) and to increase the allowable density in the Townhouse (20 UPA) land use designation on a site-specific basis to 21 UPA for 0.78 ha (1.93 ac) of land located at 20354 – 71A Avenue and 7091 – 204 Street. The amendments are required to facilitate the development of 40 townhouse units. 89 public notices were mailed out.

**Explanation – Bylaw No. 6168**

Bylaw No. 6168 rezones properties located at 20354 – 71A Avenue and 7091 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-214 to permit a comprehensive development consisting of 40 townhouse units.

**Submissions from the public:**

There were no submissions received from the public.

**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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1317903 BC Ltd. / Architecture Panel Inc.) Bylaw No. 6167", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment 1317903 BC Ltd. / Architecture Panel Inc.) Bylaw No. 6168".
**CARRIED**

## B. PUBLIC HEARING

**MOTION**
Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council grant third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1317903 BC Ltd. / Architecture Panel Inc.) Bylaw No. 6167", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment 1317903 BC Ltd. / Architecture Panel Inc.) Bylaw No. 6168".
**CARRIED**

## C. TERMINATE

Moved by Councillor Rindt,
Seconded Councillor Baillie,
That the meeting terminate at 7:05pm.
**CARRIED**

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | NOVEMBER 17, 2025 - REGULAR MEETING | **REPORT:** | 25-180 |
| **FROM:** | PUBLIC WORKS DIVISION | **FILE:** | 6130-01 |
| **SUBJECT:** | TENNIS COURT COMPARISON | | |

**RECOMMENDATION:**

**That** Council direct staff to undertake a Monitoring Program from April to October 2026 to assess tennis court usage across the Township of Langley and report back in Q4 2026 with findings and recommendations.

**EXECUTIVE SUMMARY:**

Council directed staff on September 15, 2025, to review tennis court utilization and capacity. The Township currently operates 15 designated tennis courts, with four more under construction, plus 15 dedicated pickleball courts and 15 shared courts. Formal bookings between January and October 2025 totalled only ten, indicating most tennis activity occurs informally and is not captured by the reservation system. This makes it difficult to accurately assess demand or plan future infrastructure.

A comparative review shows the Township ranks in the higher range among neighbouring municipalities, with one court per 4,853 residents. There is no established standard for tennis courts per capita, so these figures provide context only.

To address the data gap, staff propose a Monitoring Program from April to October 2026. The program will use on-site observations and analysis of informal play patterns to better understand actual usage. Findings will inform future decisions on infrastructure, programming, and policy. The program will be delivered using existing staff resources and requires no additional funding.

**PURPOSE:**

The purpose of this report is to seek Council's approval for staff to undertake a comprehensive survey of tennis court usage from April through October 2026, provide Council with an overview of existing tennis court facilities, and conduct a comparative analysis of tennis courts per capita relative to nearby municipalities.

**BACKGROUND/HISTORY:**

At the September 15, 2025, Regular Meeting, Council passed the following motion:

> *That Council directs staff to Report to Council with an assessment of tennis court utilization and capacity within the Township of Langley, with potential recommendations for Council to consider.*

**DISCUSSION/ANALYSIS:**

In response to Council's direction, staff have provided the number of tennis courts and an analysis of tennis courts per capita relative to nearby municipalities. Staff are seeking approval to implement a Monitoring Program to collect and analyze data on tennis court usage and bring back a report to Council.

The Township provides public access to its tennis courts through both a booking system and a first-come, first-served model when courts are not reserved. Between January 1 and October 20, 2025, a total of ten bookings were recorded by organizations and members of the public. However, this figure does not accurately capture total usage, as most activity occurs without formal bookings.

Currently, the Township operates 15 designated tennis courts, with four additional courts under construction. There are also 15 dedicated pickleball courts and 15 shared courts that accommodate both tennis and pickleball. An additional six indoor courts are available for use at The Tennis Centre near Yorkson Community Park. The indoor courts are managed through The Tennis Centre and therefore are not included in the following analysis. A detailed inventory of court locations is provided below, with a map included as Attachment A.

| Park | Tennis | Pickleball | Shared |
|---|---|---|---|
| Aldergrove Athletic Park | | | 2 |
| Brookswood Secondary School | 6 | | |
| Denny Ross Memorial Park | | | 2 |
| Forest Hills Park | | | 2 |
| Fort Langley Community Park/Langley Fine Arts School | | | 2 |
| Langley Meadows | | | 2 |
| McClughan Park | | | 1 |
| McLeod Athletic Park | | | 2 |
| Milner Park | | | 1 |
| Noel Booth Park | 1 | | |
| Philip Jackman Park | 1 | | 1 |
| Routley Park | 1 | | |
| Walnut Grove Community Park | 6 | | |
| West Langley Park | | 4 | |
| Willoughby Community Park | | 11 | |
| **Yorkson Community Park – under construction** | 4 | | |
| **Total** | **19** | **15** | **15** |

The following table compares the number of tennis courts and shared courts per capita in the Township against neighbouring municipalities. Shared courts are configured for tennis and pickleball.

| Location | Tennis Courts | Shared Courts | Total Courts | Estimated Population | Per Capita Pop./Court |
|---|---|---|---|---|---|
| City of Abbotsford | 19 | 2 | 21 | 164,000 | 7,810 |
| City of Coquitlam | 20 | 8 | 28 | 174,000 | 6,214 |
| City of Maple Ridge | 17 | 0 | 17 | 106,000 | 6,235 |
| City of Surrey | 44 | 15 | 59 | 696,000 | 11,797 |
| Township of Langley | 19 | 15 | 34 | 165,000 | 4,853 |

The data presented for comparison was compiled as part of a desktop exercise. The values have not been independently verified with the jurisdictions listed and should be interpreted as analytical only, not as confirmed or official figures.

The comparison of tennis and shared courts among neighbouring municipalities shows that the Township of Langley performs well relative to similar communities. With approximately one court per 4,853 residents, the Township has a stronger per capita court ratio than other municipalities such as Surrey (1:11,797) and Maple Ridge (1:6,235), and remains competitive with Coquitlam (1:6,214) and Abbotsford (1:7,810). This indicates that, on a per capita basis, residents of the Township have comparatively good access to tennis and shared court facilities.

Due to the unknown extent of informal tennis court usage, it is difficult to make informed recommendations regarding future infrastructure or programming at this time.

**Proposed Monitoring Program:**

The proposed Monitoring Program, scheduled from April to October 2026, aims to provide a comprehensive understanding of tennis court usage across the Township by closing the current data gap, identifying peak usage periods, and informing future infrastructure and policy decisions. Data will be gathered through on-site observations at various times to record court occupancy and player counts, along with analysis of informal play patterns to understand usage beyond formal bookings.

Following the conclusion of the program, staff will prepare a report to Council summarizing the findings and proposed recommendations.

**Financial Implications:**

The proposed Monitoring Program can be delivered using existing staff resources and does not require additional funding.

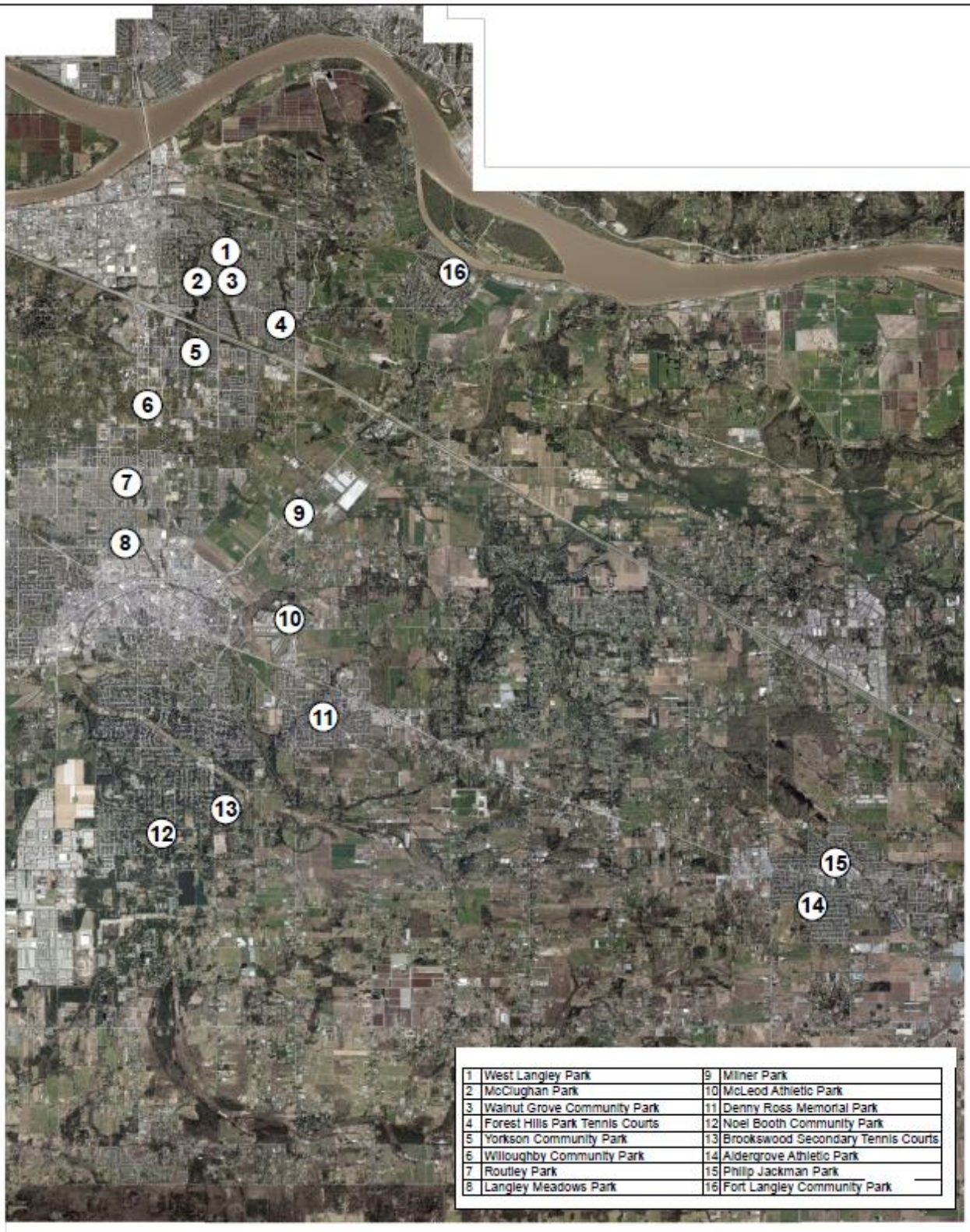
Respectfully submitted,

Kevin Muirhead
MANAGER, PARKS SERVICES AND EVENTS
for
PUBLIC WORKS DIVISION

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

| **CONCURRENCES** | |
|---|---|
| **Division / Department** | **Name** |
| CORPORATE PROJECTS | S. Groves |

ATTACHMENT A Tennis Court Locations




| | | | |
|---|---|---|---|
| 1 | West Langley Park | 9 | Milner Park |
| 2 | McClughan Park | 10 | McLeod Athletic Park |
| 3 | Walnut Grove Community Park | 11 | Denny Ross Memorial Park |
| 4 | Forest Hills Park Tennis Courts | 12 | Noel Booth Community Park |
| 5 | Yorkson Community Park | 13 | Brookswood Secondary Tennis Courts |
| 6 | Willoughby Community Park | 14 | Aldergrove Athletic Park |
| 7 | Routley Park | 15 | Philip Jackman Park |
| 8 | Langley Meadows Park | 16 | Fort Langley Community Park |

N

0 1 2 km

## Racquet Court Locations

Printed Date: November 6, 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

◯ Racquet Court Locations

Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | NOVEMBER 17, 2025 - REGULAR MEETING | **REPORT:** | 25-183 |
| **FROM:** | ENGINEERING DIVISION | **FILE:** | 5330-23-156 |
| **SUBJECT:** | GLOVER ROAD PEDESTRIAN PLAZA UPDATE | | |

**RECOMMENDATIONS:**

**That** Council direct staff to remove the temporary pedestrian plaza on Glover Road north of Mary Avenue, in Fort Langley and reinstate the two on-street parking stalls.

**That** Council direct staff to bring forward a conceptual design for a new permanent plaza on Mavis Avenue near Glover Road and an associated construction estimate for Council's consideration.

**EXECUTIVE SUMMARY:**

In August 2022, as part of the Connected Communities Pilot Project, two on-street parking stalls on the east side of Glover Road between Mary Avenue and Mavis Avenue were repurposed into a temporary, wheelchair and stroller accessible pedestrian plaza (the Glover Road Plaza). The installation aimed to enhance the streetscape and provide a community gathering space.

Public feedback collected through an online survey shortly after installation was largely positive. Respondents highlighted the Glover Road Plaza's contribution to community atmosphere, visual appeal, and support for active transportation. However, business feedback collected was less supportive, with six of seven responses opposed to the Glover Road Plaza's continuation.

As the Glover Road Plaza has exceeded its expected service life, staff recommend its removal in fall/winter 2025 to address safety and maintenance concerns.

Options for a new plaza were identified, and consultation was undertaken with local businesses. While overall feedback was limited and generally negative, some support was expressed for a new plaza on the north side of Mavis Avenue east of Glover Road, subject to an appropriate design.

Alternatively, given the limited support among businesses and property owners, Council may direct staff to discontinue further work on a new pedestrian plaza in Fort Langley.

**PURPOSE:**

The purpose of this report is to update Mayor and Council on the Glover Road Plaza in Fort Langley and the potential implementation of a new plaza as directed at the June 23, 2025, Regular Meeting.

**BACKGROUND/HISTORY:**

The Glover Road Plaza was constructed in August 2022 as part of the Connected Communities Pilot Project. Two on-street parking stalls at the northeast corner of Glover Road and Mary Avenue were repurposed into a new wheelchair and stroller-accessible community gathering space to enhance the streetscape.

An online public survey conducted in September 2022 received over 70 responses. Approximately three-quarters of respondents reported that they stayed longer than originally planned in Fort Langley due to their visit to the Glover Road Plaza. Nine out of ten respondents reported being satisfied or very satisfied with their overall experience.

A business survey was undertaken in December 2023, and seven of the businesses on Glover Road between Mary Avenue and Mavis Avenue provided their feedback. Of those, six indicated that they did not support the Glover Road Plaza remaining in place. Concerns raised included parking constraints, noise, and proximity to vehicle traffic. Staff presented a summary memorandum on the consultation results to Council at its February 26, 2024, Regular Meeting. Council directed staff to extend the pilot project for another year and undertake updated surveys in the summer of 2024, and report back to Council.

On September 7, 2024, staff undertook a site visit to observe the usage of the Glover Road Plaza. Intermittent hourly counts taken throughout the day recorded twelve individuals using the space, including adults, seniors, and children. These observations provide a snapshot of usage and may not reflect typical or peak usage patterns. Staff also noticed ongoing public activities within the Glover Road Plaza during other site visits.

On April 15, 2025, staff sent a letter to sixty-four business owners and property owners on Glover Road between 96 Avenue and Mavis Avenue. The letter noted that the Glover Road Plaza was a temporary pilot project, and owners were asked to provide their input. One response was received, opposed to the Glover Road Plaza and the removal of on-street parking stalls on Glover Road.

Report 25-94 “Glover Road Pedestrian Plaza Future Plan” was submitted to Council at the June 23, 2025, Regular Meeting. The report provided an update on the status of the Glover Road Plaza and the results of surveys. At the meeting, Council passed the following motion:

> *That Council refer the Glover Road Pedestrian Plaza Future Plan back to staff to conduct further consultation with area businesses, especially those serving food, and to explore alternate potential locations for the plaza.*

**DISCUSSION/ANALYSIS:**

In July 2025, a letter was sent out to 81 business owners and property owners along Glover Road between Mary Avenue and the railway crossing north of Mavis Avenue. In the letter, six locations were proposed for the potential permanent plaza. A map of six potential plaza locations is provided in Attachment A, with those locations listed below:

1. existing location fronting 9180 Glover Road, east side of Glover Road
2. fronting 9194 Glover Road, east side of Glover Road
3. fronting 9220 Glover Road, east side of Glover Road
4. fronting 9233 Glover Road, west side of Glover Road
5. fronting CN Station Historic Site at 23245 Mavis Avenue, north side of Mavis Avenue
6. fronting CN Station Historic Site at 23245 Mavis Avenue, west side of Glover Road.

Business and property owners were asked if they support the implementation of a plaza, which option is preferred, and if they have any other comments, including alternate locations. By early September, six responses were received. Out of six, five business owners and property owners opposed the implementation of a plaza in this area, mainly due to parking concerns. Four of them indicated that if a plaza is going to be implemented, they would suggest locations other than their frontages. Staff also met with the owner of a business at their request, during which they expressed concerns about removing two parking stalls permanently in this area, ongoing maintenance issues, and other concerns with the Glover Road Plaza. The owner requested that the Township not build a plaza fronting the business.

In an email response, a suggestion was made to locate a new plaza on the north side of Mavis Avenue, east of Glover Road, outside the six proposed locations. Staff reviewed this site to confirm its feasibility for a plaza. Mature street trees at the location offer summer shade and contribute to the area's character throughout the year, as illustrated in Attachment B. On-street parking is already prohibited by yellow curb on a portion of the north side of Mavis Avenue. A new plaza would require the removal of two on-street parking spaces.

During the site review, staff also spoke with the owners of neighbouring businesses near the proposed location. Both expressed support for a future plaza in the area. Staff also spoke to the owner of the building, who was also supportive of a plaza if it is designed to be aesthetically pleasing and reflects the character of Fort Langley. Subject to the design, the owner noted that a plaza can potentially bring more customers to the area.

If directed, staff could work on a conceptual design for a new plaza on the north side of Mavis Avenue east of Glover Road. The estimated construction cost for a new plaza, designed to reflect the character of Fort Langley, would be determined as part of the design process.

**Glover Road Plaza:**

The pilot project for the existing Glover Road Plaza has been extended beyond its expected serviceable life. There are ongoing maintenance costs and issues with the feasibility of continuing to maintain the existing temporary Glover Road Plaza in a safe manner. As such, it is recommended to remove the existing temporary Plaza on Glover Road and reinstate the two on-street parking spaces in the fall/winter of 2025. If the Glover Road Plaza remains, it is anticipated that it will need to be closed to address public safety concerns.

**Optional Recommendations/Alternatives:**

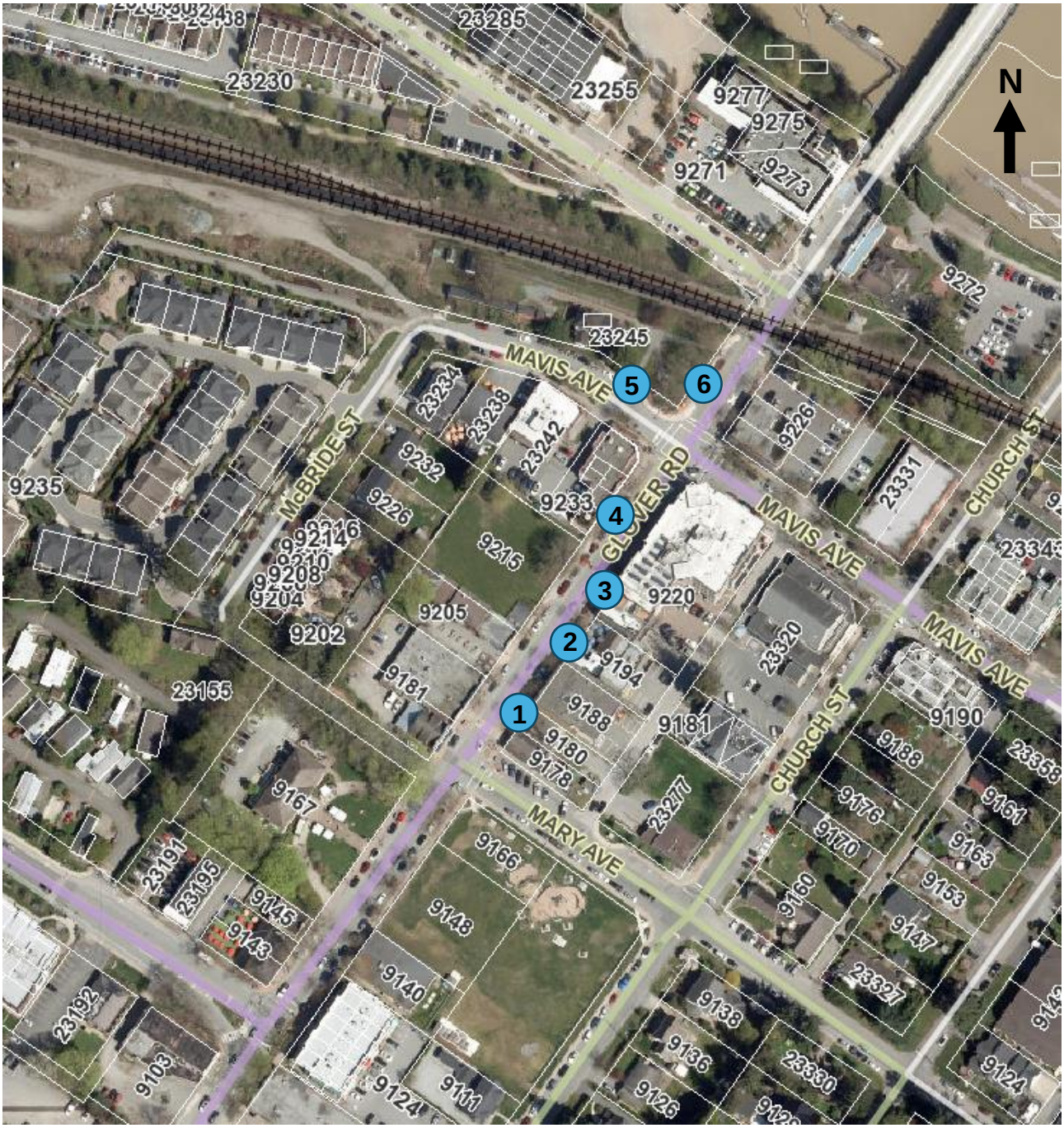
Alternatively, given the relatively low support for a pedestrian plaza amongst the business community and property owners, Council may wish to direct staff not to take further action on the implementation of a new pedestrian plaza within the community of Fort Langley.

Respectfully submitted,

Paul Cordeiro
MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

ATTACHMENT A Potential Pedestrian Plaza Locations Map

ATTACHMENT B Photos of the Proposed Pedestrian Plaza Location


N
MAVIS AVE
MAVIS AVE
MAVIS AVE
MARY AVE
McBRIDE ST
GLOVER RD
CHURCH ST
CHURCH ST
1
2
3
4
5
6
23285
23255
23230
9277
9275
9271
9273
9272
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ROGUE

Township of Langley
Est. 1873

# REPORT TO
# MAYOR AND COUNCIL

**PRESENTED:** NOVEMBER 17, 2025 - REGULAR MEETING
**FROM:** COMMUNITY DEVELOPMENT DIVISION
**SUBJECT:** DEVELOPMENT PERMIT APPLICATION NO. 101501 (ASTRIA LANGLEY HQ NOMINEE LTD. / 8143 – 198A STREET)

**REPORT:** 25-182
**FILE:** 08-27-0082

---

**PROPOSAL:**

Development Permit application to facilitate the development of a 3-storey 836 $m^2$ (9,000 $ft^2$) mixed use (commercial and industrial) building located at 8143 – 198A Street.

**RECOMMENDATION SUMMARY:**

That Council authorize issuance of Development Permit No. 101501 subject to nine (9) conditions.

**RATIONALE:**

The proposal is consistent with the Development Permit Area provisions of the Willoughby Community Plan and complies with the site's Comprehensive Development CD-157 zoning.

**RECOMMENDATIONS:**

**That** Council authorize issuance of Development Permit No. 101501 to Astria Langley HQ Nominee Ltd. for property located at 8143 – 198A Street 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 with the Township's Street Tree and Boulevard Planting Policy.
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. Discharge of CB1796961 and CB1796959.
e. Registration of a non-disturbance restrictive covenant acceptable to the Township over watercourse setback areas.
f. Registration a public access statutory right-of-way (6.0 m wide) for a future north south trail connection.
g. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
h. Rooftop mechanical equipment to be screened from view by compatible architectural treatments.
i. All refuse areas to be located in an enclosure and screened.

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

a. Onsite landscaping being secured by a letter of credit at the building permit stage.

b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
c. 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.
d. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design.
e. Payment of supplemental Development Permit application fees.
f. Payment of applicable Development Cost Charges and Building Permit administration fees.

**EXECUTIVE SUMMARY:**

Astria Properties has applied for a development permit for a 3-storey 836 $m^2$ (9,000 $ft^2$) mixed use (commercial and industrial) building. Staff are supportive of the development proposal as it is consistent with the Development Permit Area 'H' provisions of the Willoughby Community Plan and complies with the site's Comprehensive Development Zone CD-157. Issuance of Development Permit No. 101501 is recommended subject to nine (9) conditions.

**PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Development Permit No. 101501.

**REFERENCE:**

| | |
|---|---|
| **Owner:** | Astria Langley HQ Nominee Ltd.<br>105, 19923 – 80A Avenue<br>Langley, BC V2Y 0E2 |
| **Legal Description:** | Lot 1 Section 27 Township 8 New Westminster District Plan EPP141769 |
| **Location:** | 8143 – 198A Street |
| **Area:** | 0.97 ha (2.4 ac) |
| **Existing Zoning:** | Comprehensive Development Zone CD-157 |
| **Willoughby Community Plan:** | Business / Technology Park / Greenbelt |
| **Latimer Neighbourhood Plan:** | Business Office Park / Streamside Protection and Enhancement Areas |

**BACKGROUND/HISTORY:**

- The Latimer Neighbourhood Plan designates the site as Business Office Park, Greenbelt and Streamside Protection and Enhancement Areas.
- In December 2024, the subject site was rezoned to Comprehensive Development Zone CD-157 and a concurrent Development Permit was issued to facilitate a 4-storey commercial and industrial building.
- The applicant indicates the proposal has been revised by reducing the building size due to market conditions and removing underground parking due to the inability to secure required easements to construct it from the adjacent property.

**DISCUSSION/ANALYSIS:**

- The applicant has applied for a new development permit to facilitate the revised proposal which is a 12.8 m (42 ft) 3-storey 836 $m^2$ (9,000 $ft^2$) mixed use building comprised of industrial and commercial uses.
- The proposed building and uses are consistent with the site's existing Comprehensive Development CD-157 zoning.
- A red coded watercourse (Latimer Creek) exists on the western portion of the property. This portion of the property is designated as Greenbelt in the Willoughby Community Plan and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan. The protection of the watercourse was completed at rezoning stage with a non-disturbance restrictive covenant and a statutory right-of-way secured for a future north south trail along the outer edge of the streamside area.
- To accommodate the proposed development, the applicant is utilizing the Streamside Protection and Enhancement Area (SPEA) "flex" provision of OCP Schedule 3. The applicant's proposal includes a portion of the SPEA being decreased by 125 $m^2$ (1,346 $ft^2$), a portion of the SPEA being increased by 164 $m^2$ (1,765 $ft^2$) and completion of a minimum of 250 $m^2$ (2,691 $ft^2$) of SPEA enhancements (i.e. native riparian plantings). An associated amendment to the existing restrictive covenant and statutory right-of-way is a condition of the Development Permit.
- Staff are supportive of the proposal as it is consistent with the Latimer Neighbourhood Plan.

**Adjacent Uses:**

| | Existing Use | Neighbourhood Plan Designation | Existing Zoning |
|---|---|---|---|

| | | | |
|---|---|---|---|
| **North:** | A 2-storey daycare facility | Business Office Park<br>Streamside Protection and Enhancement Areas | Comprehensive Development Zone CD-135 |
| **South:** | A single family dwelling | Business Office Park<br>Streamside Protection and Enhancement Areas | Suburban Residential SR-2 |
| **East:** | 198A Street, beyond which are two office buildings | Business Office Park<br>Street Greenway | Comprehensive Development Zone CD-57 |
| **West** | Latimer Creek beyond which is a single family dwelling | Single Family (1 UPA)<br>Streamside Protection and Enhancement Areas | Suburban Residential SR-2 |

**Development Permit:**

- The subject site is located in Development Permit Area "H" – Business Technology Park, with guidelines contained in the Willoughby Community Plan. Proposed Development Permit No. 101501 is attached to this report and includes renderings, site plans, building elevations and tree and landscaping plans.
- The proposed development complies with Development Permit Area provisions of the Willoughby Community Plan.
- Vehicular access to the site is proposed from 198A Street.

**Tree Protection / Replacement:**

The applicant has submitted tree management plans indicating the following:

| Significant Trees on Site | Significant Trees Retained | Replacement Trees Required | Replacement Trees Provided | Street Trees Provided | Total Trees Post Development |
|---|---|---|---|---|---|
| 16 | 0 | 20 | 20 | 6 | 26 |

- The landscape plans propose extensive plantings of trees, shrubs and groundcovers within the site and within road boulevards. Finalization of landscape plans, including interim pedestrian route via statutory right-of-way, fencing, signage and landscaping details will be required prior to Building Permit issuance.

**Policy Considerations:**

The proposed development complies with Development Permit Area provisions of the Willoughby Community Plan and complies with the site's Comprehensive Development CD-157 zoning. Council consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that Development Permit No. 101501 be issued as attached.

Respectfully submitted,

Ruby Sandher
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

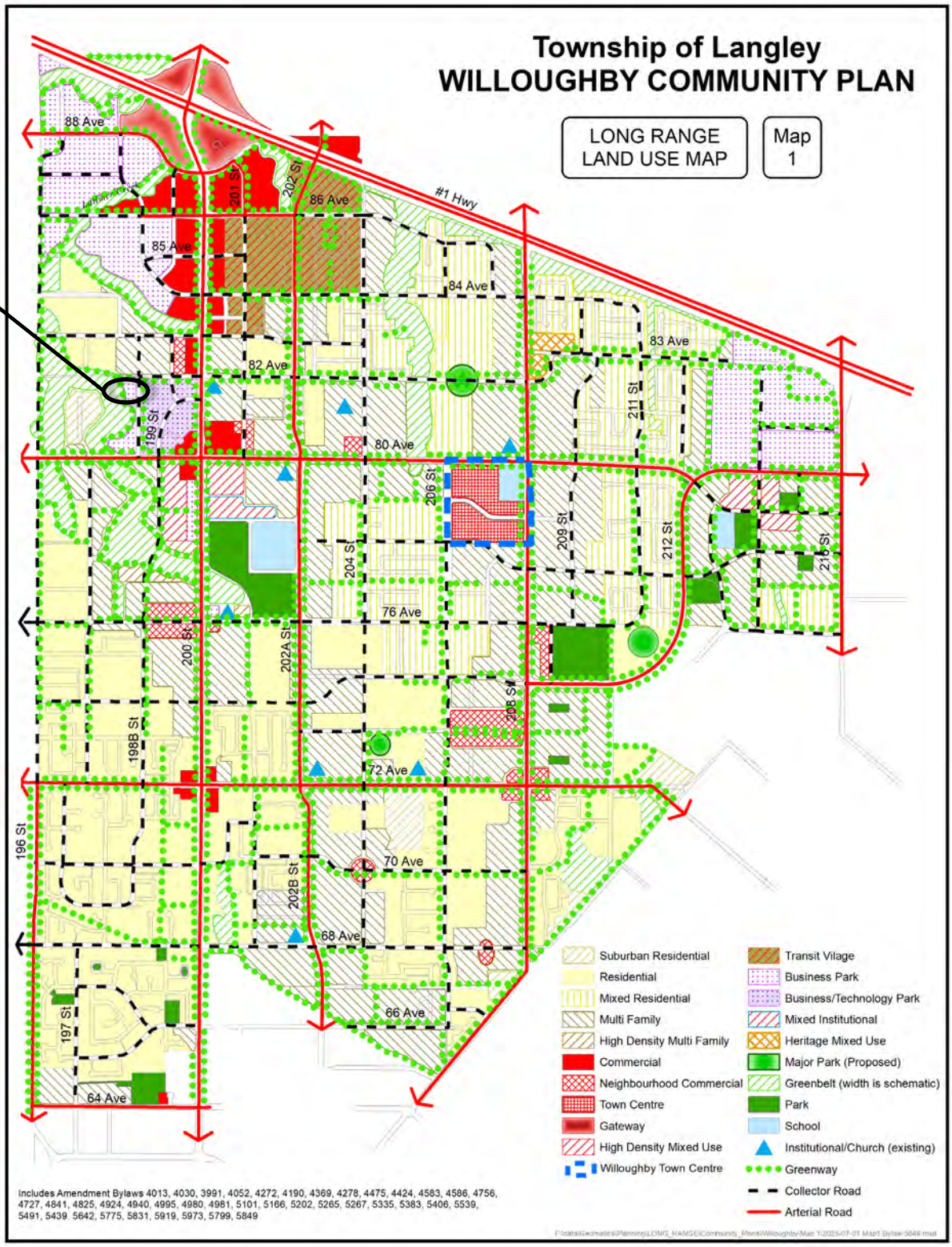
ATTACHMENT A Maps and Graphics
ATTACHMENT B Development Permit No. 101501

ATTACHMENT A



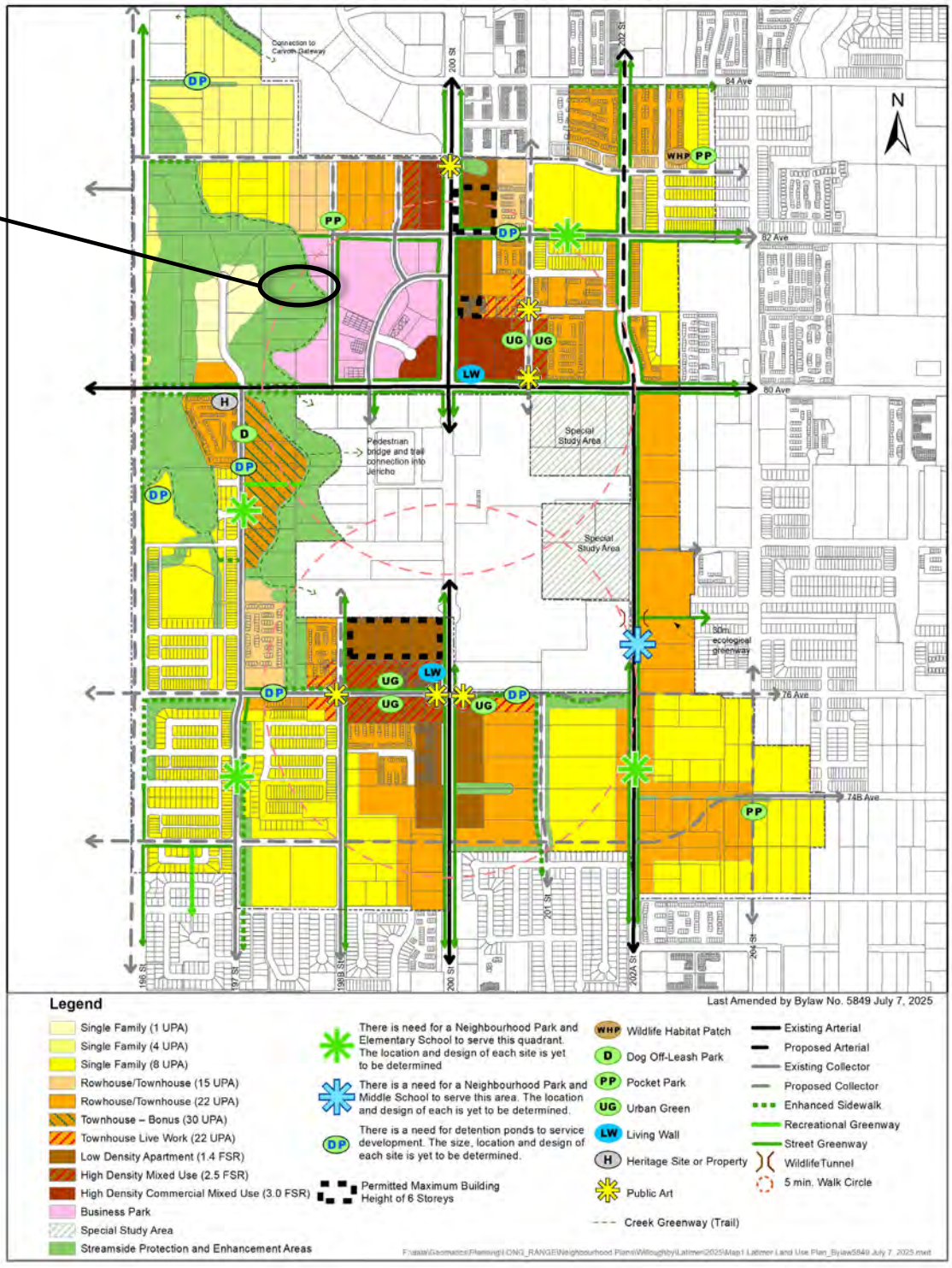

**AERIAL CONTEXT MAP**

SUBJECT


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Institutional/Church (existing)
Greenway
Collector Road
Arterial Road
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5919, 5973, 5799, 5849

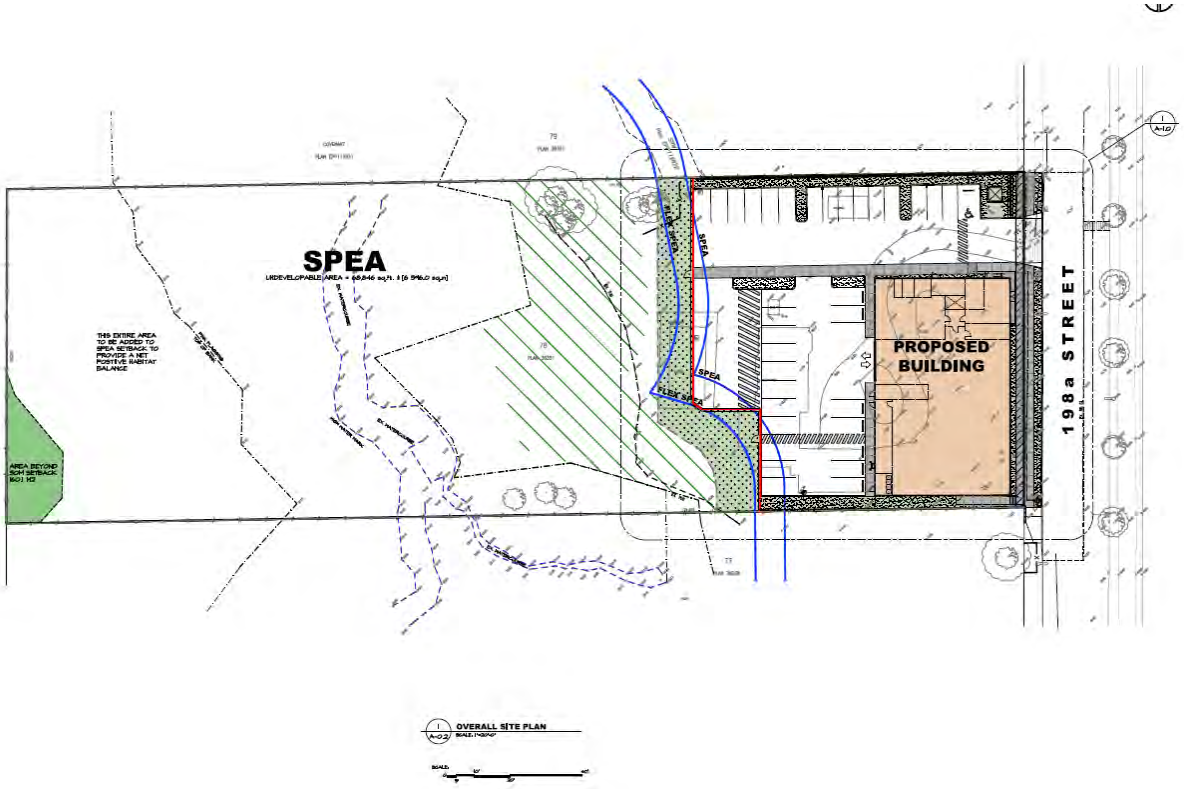
SUBJECT

## Map 1 - Latimer Land Use Plan






**ZONING BYLAW NO. 2500**




**SITE PLAN – SUBMITTED BY APPLICANT**





1 A-01 SOUTH EAST VIEW



2 A-01 CLOSE-UP VIEW OF ENTRANCE

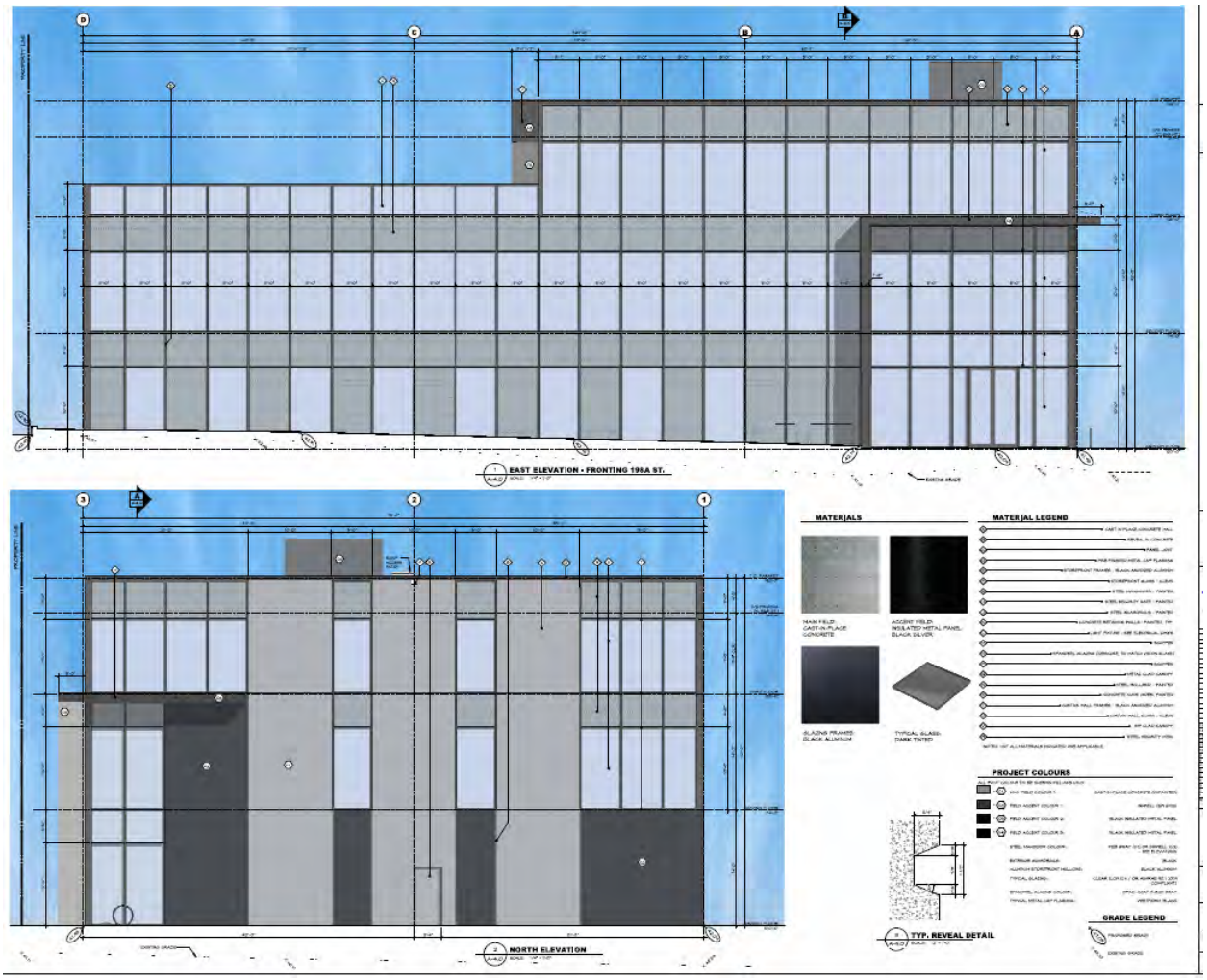


3 A-01 WEST VIEW



4 A-01 VIEW OF PATIO FACING WEST

**RENDERINGS – SUBMITTED BY APPLICANT**




**ELEVATIONS – SUBMITTED BY APPLICANT**

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101501

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

1. Name: Astria Langley HQ Nominee Ltd.

   Address: 105, 19923 – 80A Avenue
   Langley, BC V2Y 02E

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

   LEGAL DESCRIPTION: Lot 1 Section 27 Township 8 New Westminster District Plan EPP141769

   CIVIC ADDRESS: 8143 – 198A Street

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

   a. Building plans being in substantial compliance with Schedule “A”.
   b. Landscape plans being in substantial compliance with Schedule “B” and with the Township’s Street Tree and Boulevard Planting Policy.
   c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
   d. Discharge of CB1796961 and CB1796959.
   e. Registration of a non-disturbance restrictive covenant acceptable to the Township over watercourse setback areas.
   f. Registration a public access statutory right-of-way (6.0 m wide) for a future north south trail connection.
   g. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
   h. Rooftop mechanical equipment to be screened from view by compatible architectural treatments.
   i. All refuse areas to be located in an enclosure and screened.

   Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:
   a. Onsite landscaping being secured by a letter of credit at the building permit stage.
   b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
   c. 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.
   d. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design.
   e. Payment of supplemental Development Permit application fees.

f. Payment of applicable Development Cost Charges and Building Permit administration fees.

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

   This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

| | |
|---|---|
| SCHEDULE A | Architectural Drawings |
| SCHEDULE B | Landscape Drawings |

**PROPOSED BUILDING FOR:**

# O/A

## HEADQUARTERS

**8143 198A STREET, LANGLEY BC**




1 A-0.0 NORTH EAST VIEW




2 A-0.0 CONTEXT PLAN

**ARCHITECTURAL DRAWING LIST:**


| | |
|---|---|
| COVER SHEET | A-0.0 |
| RENDERINGS | A-0.1 |
| OVERALL SITE PLAN | A-0.2 |
| ENLARGED SITE PLAN | A-1.0 |
| SITE DETAILS | A-1.1 |
| GROUND FLOOR PLAN | A-2.0 |
| 2ND FLOOR PLAN | A-2.1 |
| 3RD FLOOR PLAN | A-2.2 |
| ROOF PLAN | A-3.0 |
| NORTH & EAST ELEVATIONS | A-4.0 |
| SOUTH & WEST ELEVATIONS | A-4.1 |
| SECTIONS | A-6.0 |


**SCHEDULE A**


ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 200 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 3C4
604 385 3600 | RUCHIR@ARCHITECTUREPANEL.COM



THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECTS EXPRESS WRITTEN CONSENT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATA ON THE JOB SITE AND REPORT ANY ERRORS OR DISCREPANCIES TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECTS WRITTEN CONSENT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.


DEVELOPER:

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 17 | OCT.10.25 | DEVELOPMENT PERMIT |
| 16 | SEP.24.25 | DEVELOPMENT PERMIT |
| 15 | MAY.29.25 | DEVELOPMENT PERMIT |
| 14 | NOV.01.24 | RE-ISSUED FOR DP |
| 13 | SEP.27.24 | PROGRESS SET |
| 12 | AUG.13.24 | PROGRESS SET |
| 11 | AUG.02.24 | CONSULTANT COORDINATION |
| 10 | JUL.17.24 | ISSUED FOR PROGRESS REVIEW |
| 9 | JUL.07.24 | ISSUED FOR CONSULTANT USE |
| 8 | JUN.20.24 | RE-ISSUED FOR DP |
| 7 | JUN.07.24 | RE-ISSUED FOR DP |
| 6 | MAY.09.24 | RE-ISSUED FOR DP |
| 5 | MAY.06.24 | CLIENT REVISIONS |
| 4 | MAR.15.24 | ISSUED FOR CLIENT REVIEW |
| 3 | MAR.01.24 | RE-ISSUED FOR DP |
| 2 | FEB.09.24 | ISSUED FOR DP |
| 1 | FEB.02.24 | REVIEW |

PROJECT:

O/A HEADQUARTERS
ADDRESS: 8143 198A STREET, LANGLEY BC

DRAWING:

**COVER SHEET**

SEAL:

JOB NO. 23-021 | DRAWN JB/DF/JH
CHECKED R.D.
PLOT DATE OCT.10.25

PROJECT - DRAWING NUMBER: **A-0.0** | REV. 17

**PROPOSED BUILDING FOR:**

# O/A

## HEADQUARTERS

**8143 198A STREET, LANGLEY BC**



1 / A-0.1 **SOUTH EAST VIEW**



3 / A-0.1 **WEST VIEW**



2 / A-0.1 **CLOSE-UP VIEW OF ENTRANCE**



4 / A-0.1 **VIEW OF PATIO FACING WEST**

E.3 - Page 15


ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 200 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 3C4
604 385 3600 | RUDHR@ARCHITECTUREPANEL.COM



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DEVELOPER:

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

| NO. | DATE | DESCRIPTION |
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| 30 | OCT.10,25 | DEVELOPMENT PERMIT |
| 29 | OCT.09,25 | CONSULTANT USE |
| 28 | SEP.24,25 | DEVELOPMENT PERMIT |
| 27 | SEP.05,25 | CLIENT USE |
| 26 | SEP.03,25 | CLIENT REVIEW |
| 25 | MAY.26,25 | DEVELOPMENT PERMIT |
| 24 | MAY.23,25 | CONSULTANT USE |
| 23 | MAY.06,25 | CLIENT REVIEW |
| 22 | MAY.02,25 | FINAL CLIENT REVIEW |
| 21 | APR.25,25 | CLIENT REVIEW |
| 20 | APR.10,25 | CLIENT REVIEW |
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PROJECT:

O/A HEADQUARTERS
ADDRESS: 8143 198A STREET, LANGLEY BC

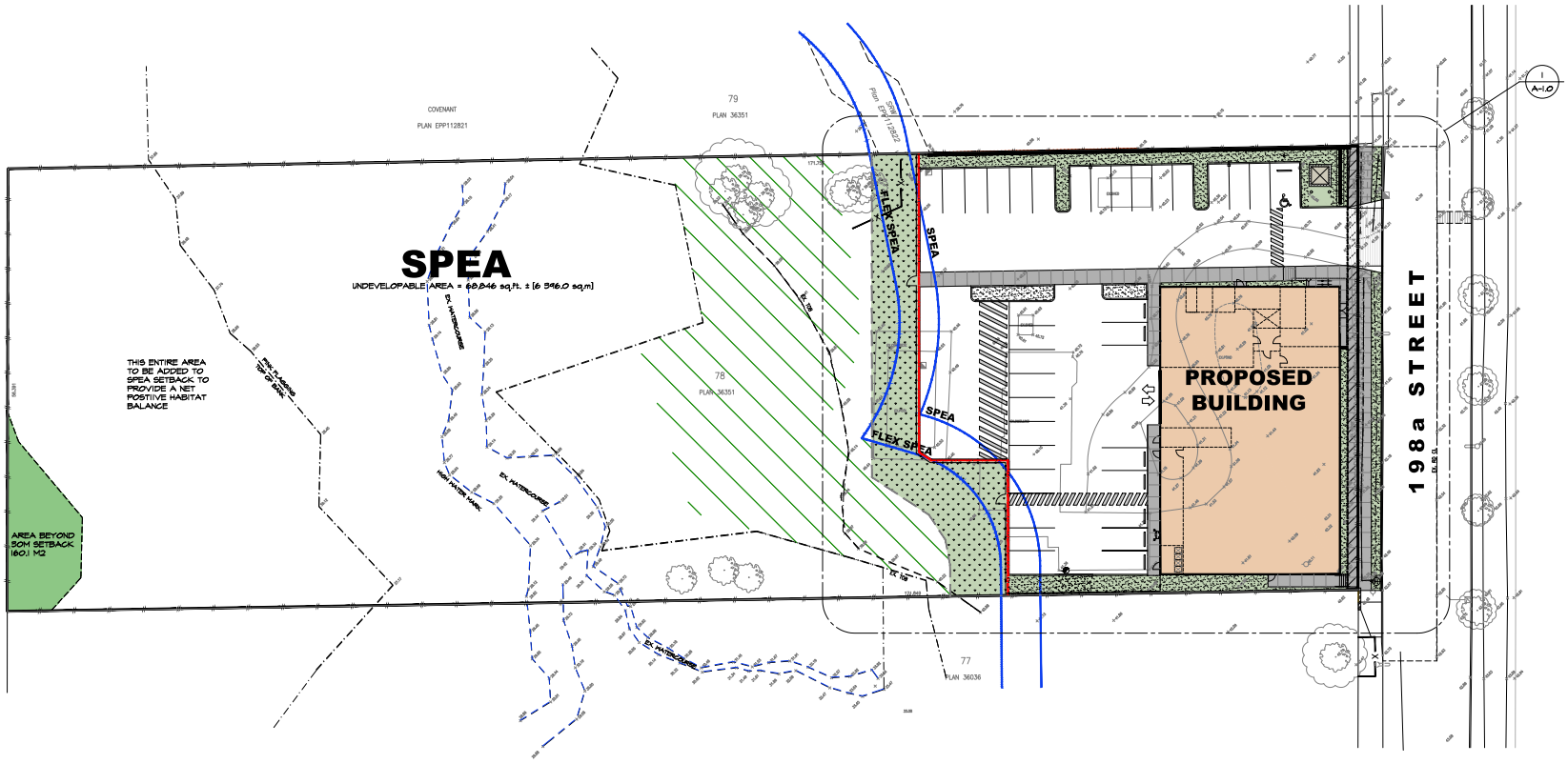
DRAWING

**RENDERINGS**

SEAL

| JOB NO. | DRAWN |
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| 23-021 | JB/JH |
| CHECKED | R.D. |
| PLOT DATE | OCT.10,25 |

PROJECT - DRAWING NUMBER **A-0.1** REV. **30**




1 A-0.2 **OVERALL SITE PLAN**
SCALE: 1"=30'-0"

SCALE: 0, 5', 10', 20', 40'



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| 22 | SEP.24.25 | DEVELOPMENT PERMIT |
| 21 | MAY.09.25 | DEVELOPMENT PERMIT |
| 20 | MAY.05.25 | CONSULTANT USE |
| 19 | NOV.01.24 | RE-ISSUED FOR DP |
| 18 | OCT.22.24 | CONSULTANT COORDINATION |
| 17 | OCT.04.24 | CONSULTANT COORDINATION |
| 16 | SEP.27.24 | PROGRESS SET |
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| 2 | FEB.12.24 | RE-ISSUED FOR DP |
| 1 | FEB.09.24 | ISSUED FOR DP |

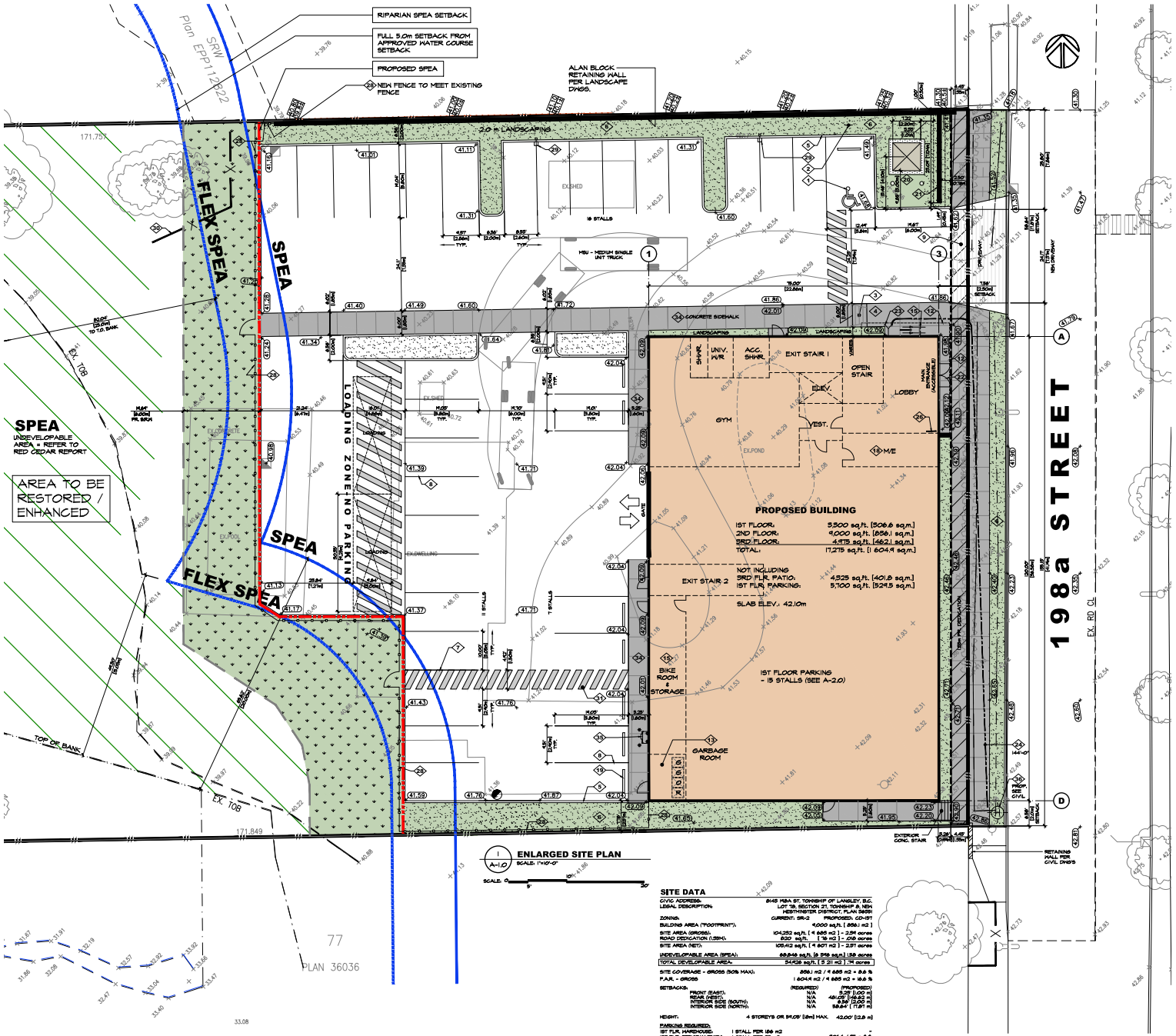
PROJECT:
O/A HEADQUARTERS
ADDRESS: 8143 198A STREET, LANGLEY BC

DRAWING
**OVERALL SITE PLAN**

SEAL

JOB NO. 23-021 | DRAWN JB/DF
CHECKED R.D.
PLOT DATE SEP.24.25

PROJECT - DRAWING NUMBER **A-0.2** | REV. 22




| | |
|---|---|
| 7 | PAINT ON ASPHALT |
| 8 | 4" PAINT STRIPE, TYP. |
| 9 | CONCRETE CROSSING TO MUNICIPAL SPECS |
| 10 | N/A |
| 11 | RETAINING WALL UNPAINTED 6m 42" FIRE GUARDRAIL GUARDRAIL REQ'D UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600mm) SEE CIVIL DRAWINGS FOR RETAINING WALL HEIGHTS |
| 12 | LINE OF CANOPY ABOVE, SEE PLANS & DETAILS FOR MORE INFORMATION |
| 13 | INTERIOR GARBAGE ROOM |
| 14 | PRE-CAST SOUND WALL PER LANDSCAPE ARCHITECTS DRAWINGS, TO BE DESIGNED AS A GUARD WHERE GRADE DIFFERENCE EXCEEDS 600mm. |
| 15 | BICYCLE PARKING, SEE DETAIL 8/A-1.1 |
| 16 | N/A |
| 17 | SITE FURNITURE PER LANDSCAPE ARCHITECT'S DRAWINGS |
| 18 | ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT |
| 19 | WHEEL STOP PER DETAIL 5/A-1.1 |
| 20 | ELECTRICAL KIOSK, SEE DETAIL 8/A-1.1, SEE ELECTRICAL DRAWINGS |
| 21 | FREE STANDING SIGNAGE, SEE DETAIL 10/A-1.1 |
| 22 | TYP. ACCESSIBLE ENTRANCE |
| 23 | FIRE DEPARTMENT CONNECTION, SEE MECHANICAL DRAWINGS |
| 24 | TRAVEL DISTANCE HYDRANT TO FDC (147' [45m] MAX CONFIRM ON SITE) |
| 25 | HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE DESIGN REQUIREMENTS PER BCBC/9: -HAVE A CLEAR WIDTH NOT LESS THAN 6m -HAVE A CENTRELINE RADIUS NOT LESS THAN 12m -HAVE A OVERHEAD CLEARANCE NOT LESS THAN 5m -HAVE A GRADE OF DRIVEWAY NOT MORE THAN 1 IN 12.5 -HAVE A MIN. STEERING OF 8m -ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF 15,250 LBS (FSR) -IF DRIVEWAY IS GREATER THAN 90m IN LENGTH, A LOOP OF 25m MIN. IN TERMS OF THAN 90m SINGLE ONE, OR TURNAROUND AREA OF SUCH, THIS IS A GRADE TOTAL HEIGHT 28 TONNES (61,000lbs) -HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m LONG -BE CONNECTED WITH A PUBLIC THOROUGHFARE |
| 26 | ANNUCIATOR PANEL, SEE ELECTRICAL DRAWINGS |
| 27 | SPLIT RAIL SPEA FENCE PER LANDSCAPE ARCHITECTS DRAWINGS |
| 28 | 6'-0" CHAINLINK FENCE, SEE LANDSCAPE DWGS |
| 29 | POLE LIGHTING, SEE ELECTRICAL DRAWINGS |
| 30 | TREE PROTECTION FENCE PER ARBORIST |
| 31 | PAINTED TEMPORARY PEDESTRIAN ACCESS TO SPEA PATH WITH TEMPORARY GATE, PER LANDSCAPE ARCHITECT'S DRAWINGS |
| 32 | NOT USED |
| 33 | N/A |
| 34 | FLUSH CONCRETE SIDEWALK, LIGHT BROOM FINISH |
| 35 | GAS METERS, PER MECH DWGS PIPE BOLLARD PROTECTION AS REQUIRED BY BC HYDRO AND MUNICIPALITY. SEE DETAIL 3/A-4.4 |
| 36 | FIRE HYDRANT, SEE CIVIL DWGS |

## SITE DATA

| | |
|---|---|
| CIVIC ADDRESS: | 8143 198A ST, TOWNSHIP OF LANGLEY, B.C. |
| LEGAL DESCRIPTION: | LOT 19, SECTION 21, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 36039 |
| ZONING: | CURRENT: RR-2 PROPOSED: CD-1ST |
| BUILDING AREA ("FOOTPRINT"): | 4,000 sq.ft. [ 606.1 m2 ] |
| SITE AREA (GROSS): | 104,252 sq.ft. [ 4 685 m2 ] - 2.54 acres |
| ROAD DEDICATION (1.59m): | 522 sq.ft. [ 16 m2 ] - .016 acres |
| SITE AREA (NET): | 103,412 sq.ft. [ 4 601 m2 ] - 2.37 acres |
| UNDEVELOPABLE AREA (SPEA): | 58,946 sq.ft. [5 598 sq.m.] 1.36 acres |
| TOTAL DEVELOPABLE AREA: | 54,926 sq.ft. [ 5 21 m2 ] 1.74 acres |
| SITE COVERAGE - GROSS (50% MAX): | 606.1 m2 / 4 685 m2 = 8.6 % |
| F.A.R. - GROSS: | 1 604.9 m2 / 4 685 m2 = 16.6 % |

| SETBACK: | (REQUIRED) | (PROPOSED) |
|---|---|---|
| FRONT (EAST): | N/A | 5.28 [ 0.00 m] |
| REAR (WEST): | N/A | 48.05 [ 14.64 m] |
| INTERIOR SIDE (SOUTH): | N/A | 8.58 [2.62 m] |
| INTERIOR SIDE (NORTH): | N/A | 58.64 [ 17.87 m] |

HEIGHT: 4 STOREYS OR 14.0M [46m] MAX. 42.00' [12.8 m]

| PARKING REQUIRED: | | |
|---|---|---|
| 1ST FLR. WAREHOUSE: | 1 STALL PER 186 m2 | - |
| 1ST FLR OFFICE/AMENITY: | 1 STALL PER 59 m2 | 506.6 / 59 = 8.6 |
| 2ND FLR. OFFICE: | 1 STALL PER 59 m2 | 836.1 / 59 = 28.1 |
| 3RD FLR. OFFICE: | 1 STALL PER 59 m2 | 462.1 / 59 = 15.2 |
| TOTAL REQUIRED: | | 46 |
| PARKING PROVIDED: | | 44 |
| SMALL CAR STALLS ALLOWED | | 20% OR 9.8 STALLS |
| SMALL CAR PARKING PROVIDED: | | 5 (INTERIOR PARKADE) |
| OFF-STREET LOADING REQUIRED: | | 1 SPACE PER BUILDING > 500 m2 = 1 |
| OFF-STREET LOADING PROVIDED: | | 2 |
| BICYCLE PARKING REQUIRED: | | 0.06 STALLS PER 100 m2 PLUS 6 = ( 1 604.9 x 0.06 / 100 = 6 = 0.96 + 6 = 6.96 |
| BICYCLE PARKING PROVIDED: | | 8 (6 IN BIKE ROOM) |


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UNIT 105 19923 80A AVE
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| 32 | OCT.06.25 | RE-ISSUED FOR PLANNING REVIEW |
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| 24 | MAR.21.25 | CLIENT REVIEW |
| 23 | NOV.01.24 | RE-ISSUED FOR DP |
| 22 | OCT.29.24 (2) | CLIENT REVIEW |
| 21 | OCT.29.24 | CLIENT REVIEW |
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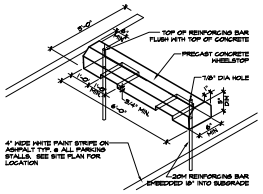
PROJECT:
O/A HEADQUARTERS
ADDRESS: 8143 198A STREET, LANGLEY BC

DRAWING
**ENLARGED SITE PLAN**

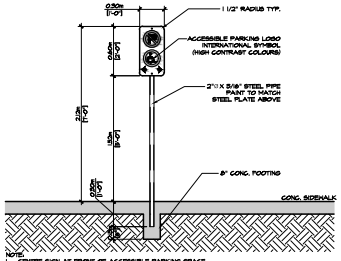
SEAL

| JOB NO. | DRAWN |
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| CHECKED | R.D. |
| PLOT DATE | OCT.10.25 |

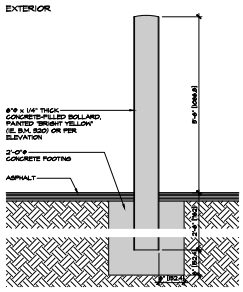
PROJECT - DRAWING NUMBER: **A-1.0** REV.: 33



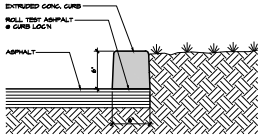

5 A-1.1 **TYPICAL WEEL STOP**
SCALE: N.T.S.



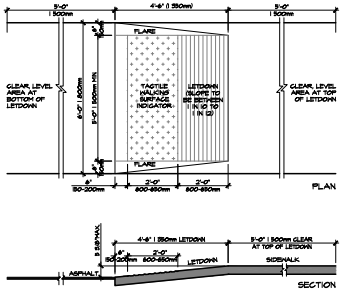

4 A-1.1 **ACCESSIBLE PARKING SIGN DETAIL**
SCALE: 1/2"=1'-0"




5 A-1.1 **BOLLARD DETAIL**
SCALE: 1"=1'-0"



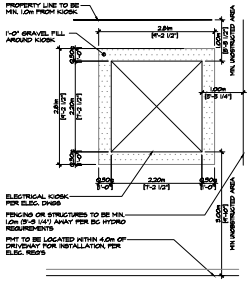

2 A-1.1 **CURB DETAIL**
SCALE: 1 1/2"=1'-0"



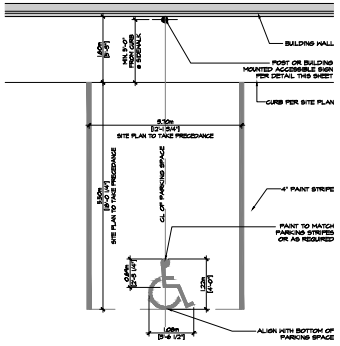

1 A-1.1 **LETDOWN DETAIL**
SCALE: 1/2"=1'-0"

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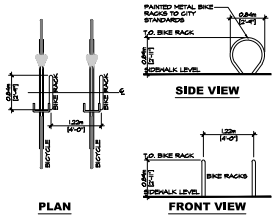
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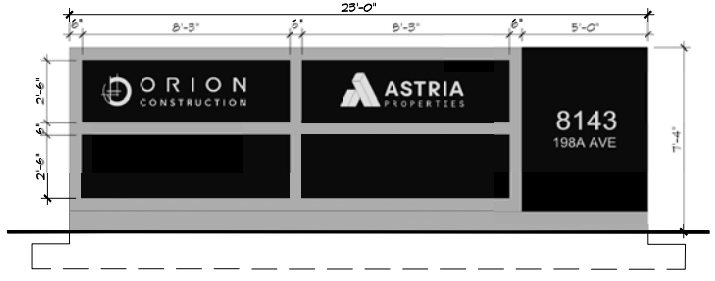

6 A-1.1 **ELECTRICAL KIOSK DETAIL**
SCALE: 1/2"=1'-0"




7 A-1.1 **ACCESSIBLE PARKING DETAIL**
SCALE: 1/2"=1'-0"




6 A-1.1 **BICYCLE RACK DETAIL**
SCALE: 1/2"=1'-0"




10 A-1.1 **SIGNAGE DETAIL**
SCALE: 1/4"=1'-0"



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| 11 | JUN.19,25 | 50% BP COORD |
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| 2 | NOV.15,24 | BP REVIEW & COORDINATION |
| 1 | SEP.27,24 | PROGRESS SET |

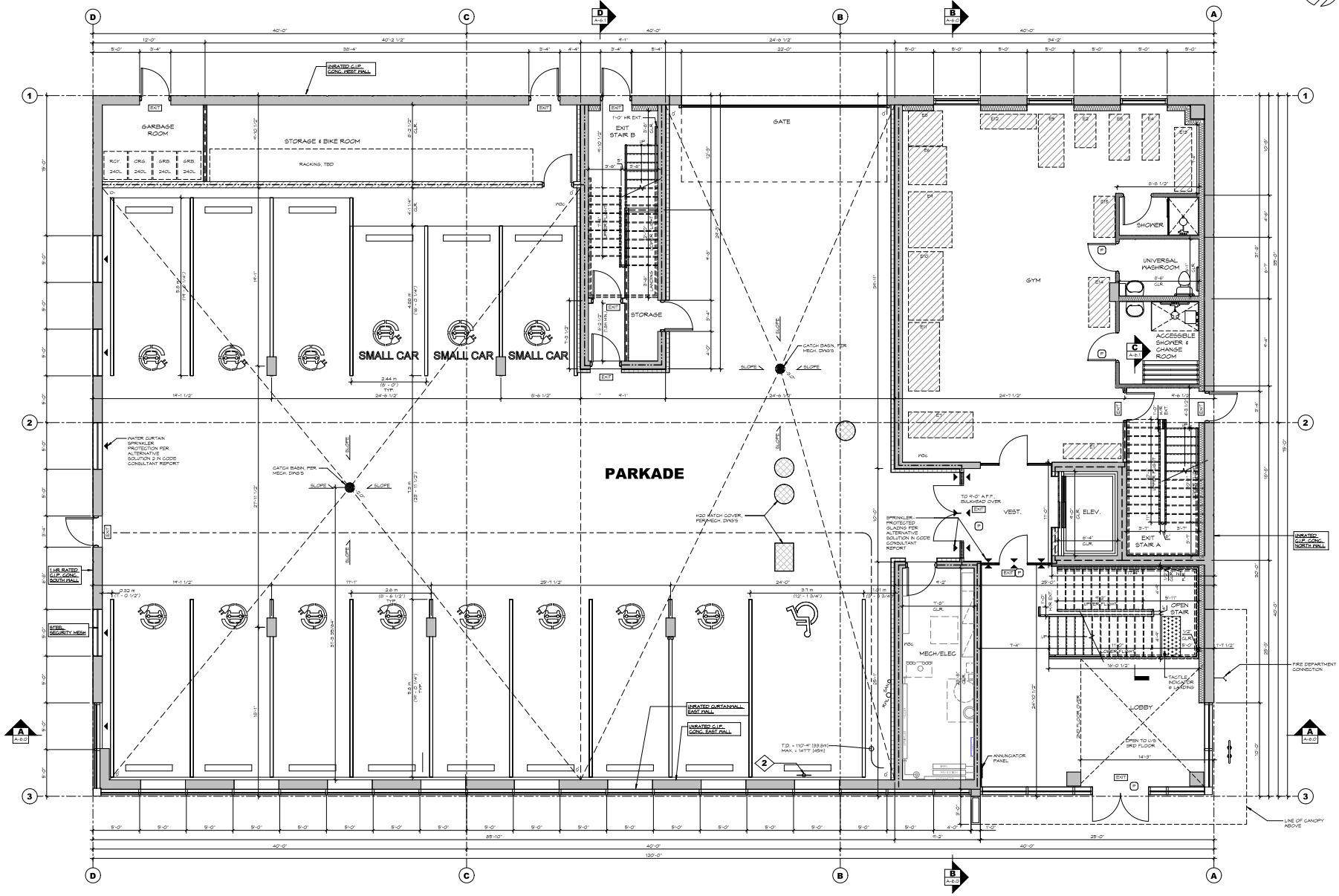
PROJECT:
O/A HEADQUARTERS
ADDRESS: 8143 198A STREET, LANGLEY BC

DRAWING:
**SITE DETAILS**

SEAL:

| JOB NO. | DRAWN |
|---|---|
| 23-021 | JB/DF/JH |
| CHECKED | |
| R.D. | |
| PLOT DATE | OCT.10,25 |

PROJECT - DRAWING NUMBER: **A-1.1**
REV.: 16




1 A-2.0 **GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

**FIRE-RESISTANCE RATING LEGEND**

UNRATED
45 MIN FIRE-RESISTANCE RATING
1 HOUR FIRE-RESISTANCE RATING
1.5 HOUR FIRE-RESISTANCE RATING
0 HOUR FIRE-RESISTANCE RATING (SHOWS SEPARATION)


ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 106 - 1299 KENSAL CRESCENT, BLACK CREEK, BC, V9A 0E4
604.505.9600 | ALICHEN@ARCHITECTUREPANEL.COM



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DEVELOPER:
ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT MANAGERS/CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 9 | OCT. 10,25 | DEVELOPMENT PERMIT |
| 8 | OCT. 09,25 | CONSULTANT USE |
| 7 | SEP. 26,25 | DEVELOPMENT PERMIT |
| 6 | SEP. 09,25 | CLIENT USE |
| 5 | JUL. 03,25 | CLIENT REVIEW |
| 4 | JUN. 25,25 | BP COORDINATION |
| 3 | JUN. 19,25 | 95% BP CODED |
| 2 | MAY. 26,25 | DEVELOPMENT PERMIT |
| 1 | MAY. 23,25 | CONSULTANT USE |

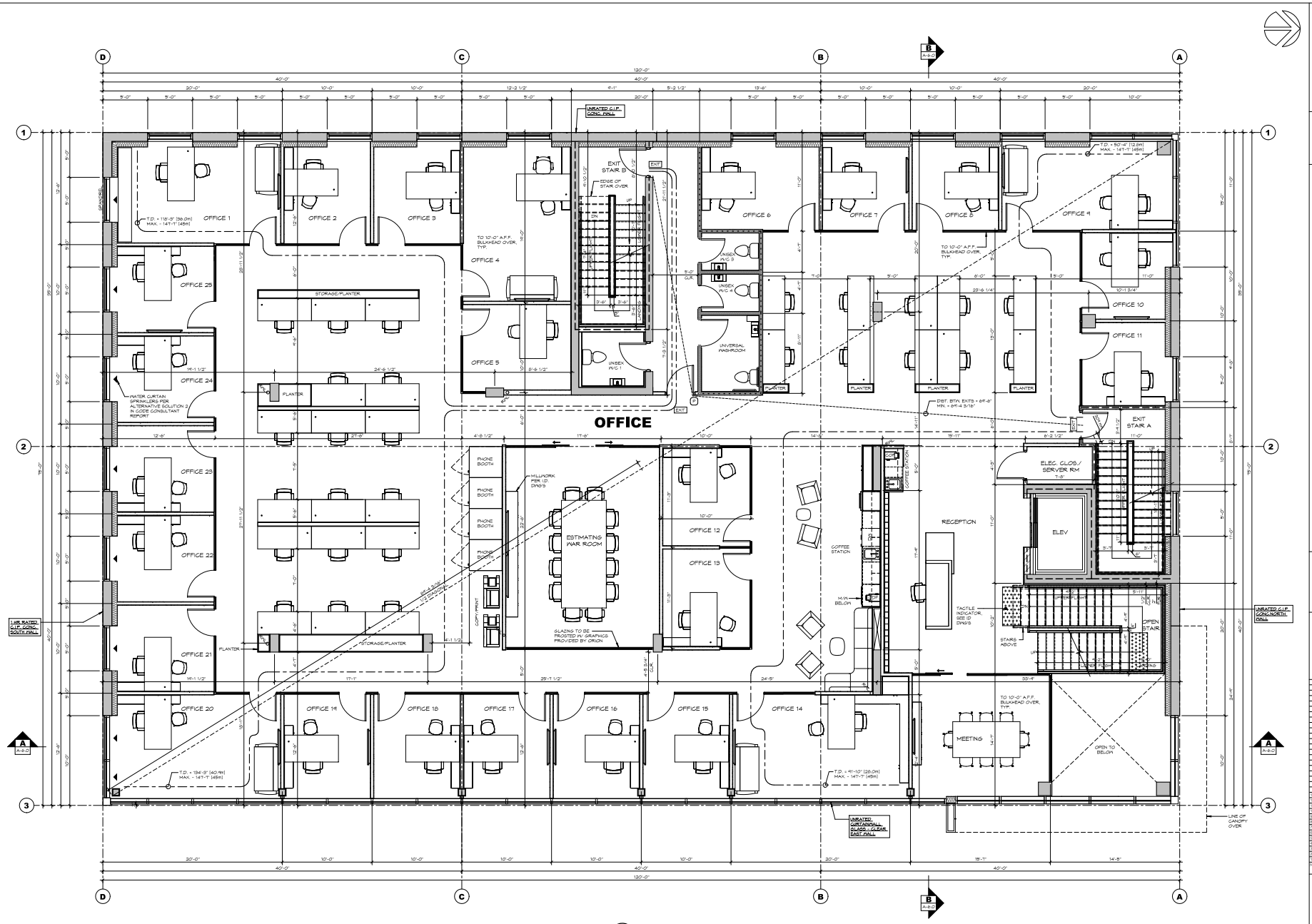
PROJECT:
OAA HEADQUARTERS
ADDRESS 5143 180A STREET, LANGLEY BC

DRAWING:
**GROUND FLOOR PLAN**

SEAL

| JOB NO. | DRAWN |
|---|---|
| 23-021 | JELH |
| CHECKED | RD |
| PLOT DATE | OCT. 10,25 |

PROJECT - DRAWING NUMBER: **A-2.0**
REV.: 9




1 A-2.1 **2ND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

**FIRE-RESISTANCE RATING LEGEND**

UNRATED
45 MIN FIRE-RESISTANCE RATING
1 HOUR FIRE-RESISTANCE RATING
1.5 HOUR FIRE-RESISTANCE RATING
(2 HOUR FIRE-RESISTANCE RATING (SMOKE SEPARATION)


ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 106 - 1299 KITCHENER ROAD E, KAMLOOPS, BC, V2B 7T8
604.569.1800 | #LOCAL@ARCHITECTURALPANEL.COM



THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATUM PRIOR TO CONSTRUCTION. ANY ERRORS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECTS WRITTEN CONSENT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.


DEVELOPER:
ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT MANAGERS/CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

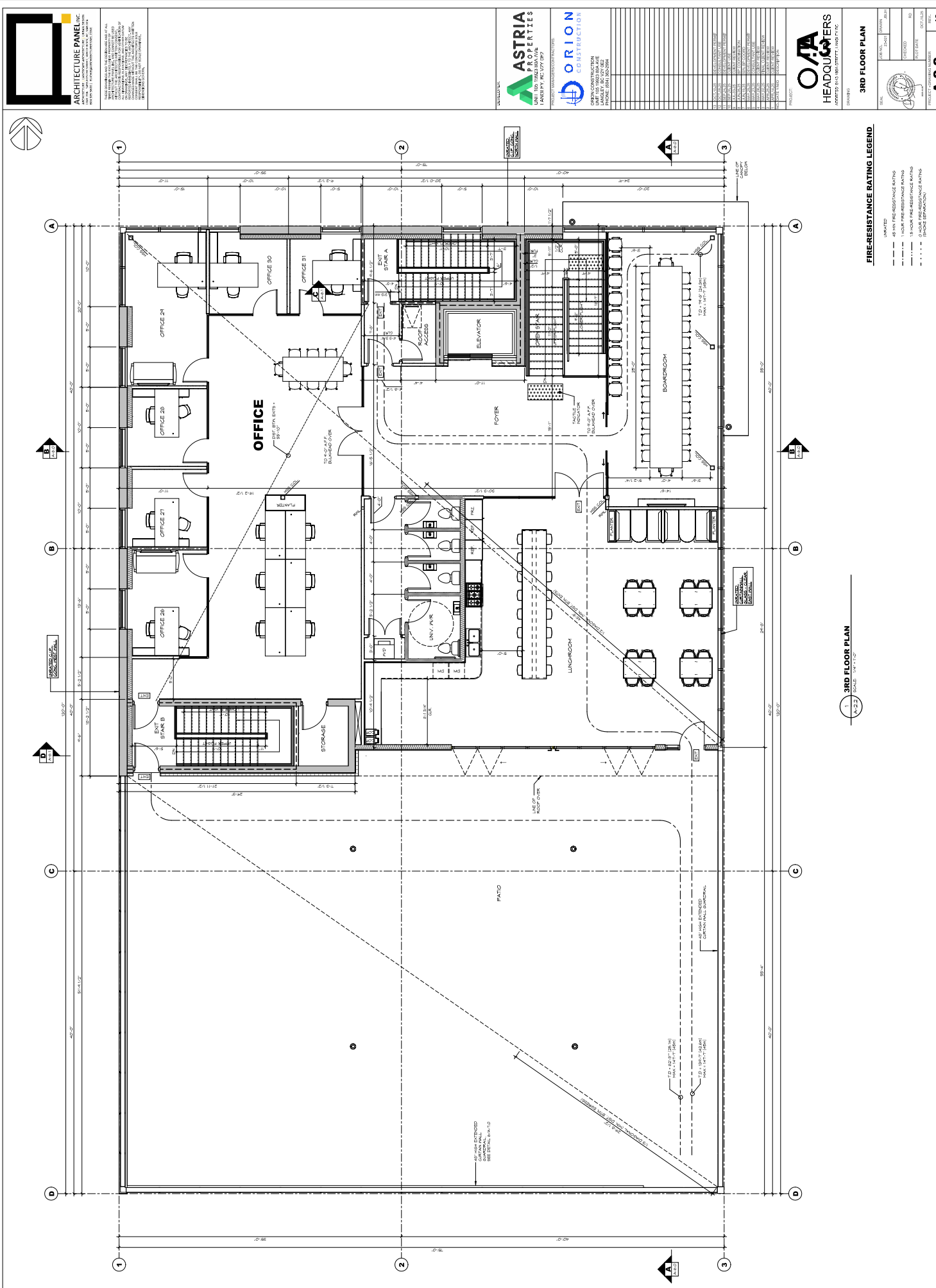
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 13 | OCT.20.25 | CONSULTANT USE |
| 12 | SEP.25.25 | DEVELOPMENT PERMIT |
| 11 | SEP.25.25 | CLIENT USE |
| 10 | AUG.29.25 | CLIENT REVISIONS |
| 9 | JUL.03.25 | CLIENT REVIEW |
| 8 | JUN.25.25 | BP COORDINATION |
| 7 | JUN.13.25 | 95% BP COORD |
| 6 | MAY.29.25 | DEVELOPMENT PERMIT |
| 5 | MAY.29.25 | CONSULTANT USE |
| 4 | MAY.29.25 | CLIENT REVIEW |
| 3 | MAY.09.25 | FINAL CLIENT REVIEW |
| 2 | APR.28.25 | CLIENT REVIEW |
| 1 | APR.14.25 | CLIENT REVIEW |

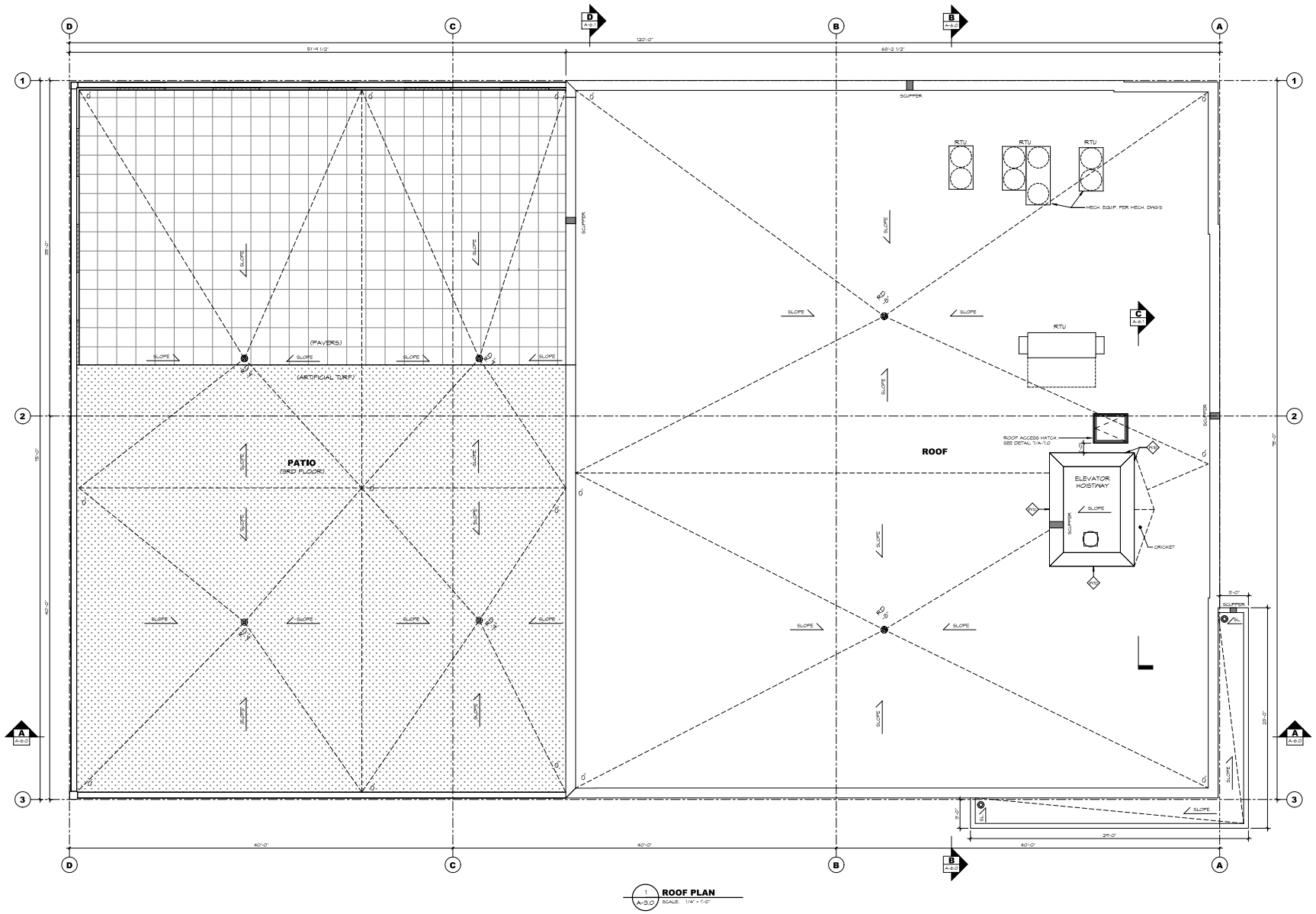
PROJECT:
OAA HEADQUARTERS
ADDRESS 9143 180A STREET, LANGLEY BC

DRAWING:
**2ND FLOOR PLAN**

| | |
|---|---|
| JOB NO. | 23-021 |
| DRAWN | JELH |
| CHECKED | RD |
| PLOT DATE | OCT.20.25 |

PROJECT - DRAWING NUMBER: **A-2.1**
REV.: 13


OFFICE
OFFICE 24
OFFICE 25
OFFICE 26
OFFICE 27
OFFICE 30
OFFICE 31
ELEVATOR
ROOF ACCESS
FOYER
BOARDROOM
LUNCHROOM
STORAGE
PLANTER
PATIO
EXIT STAIR A
EXIT STAIR B
OPEN STAIR
UNIV. FVIR
FIRE-RESISTANCE RATING LEGEND
UNRATED
45 MIN. FIRE-RESISTANCE RATING
1 HOUR FIRE-RESISTANCE RATING
1.5 HOUR FIRE-RESISTANCE RATING
0 HOUR FIRE-RESISTANCE RATING (SHADE SEPARATION)
3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"




1 A-3.0 **ROOF PLAN**
SCALE: 1/4" = 1'-0"

## ROOF NOTES

- SEE STRUCTURAL DWGS. FOR FINAL STEEL ELEVATIONS
- ALL ASPECTS OF ROOF DESIGN INCLUDING DETAILS TO BE REVIEWED BY QUALIFIED ROOFING INSPECTOR TO ENSURE COMPLIANCE W/ MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.
- PROVIDE 20 YEAR MEMBRANE GUARANTEE & 5 YEAR SYSTEMS GUARANTEE

- CONCRETE PAVERS RECOMMENDED FOR ALL ROOFTOP EQUIPMENT PER ENVELOPE ENG
- 4". POLYISO RIGID INSULATION (R28 PER ENERGY MODEL)

**IMPORTANT NOTE:**

- ROOF INSULATION & SKYLIGHTS TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ASHRAE 90.1 2016 PRESCRIPTIVE METHOD, COMPLIANT FOR CONDITION SPACE.

- ROOF & SKYLIGHT TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS FOR NON-COMBUSTIBLE CONSTRUCTION PER B.C.B.C. 2024

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 106 - 19983 FRASER HIGHWAY, LANGLEY, BC, V3A 7E2
604.539.5600 | ALICHEN@ARCHITECTUREPANEL.COM

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE CONSENT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATUM PRIOR TO CONSTRUCTION. ANY ERRORS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECTS WRITTEN CONSENT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

DEVELOPER:
ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT MANAGERS/CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 9 | OCT. 10,25 | DEVELOPMENT PERMIT |
| 8 | SEP.26,25 | CONSULTANT USE |
| 7 | SEP.24,25 | DEVELOPMENT PERMIT |
| 6 | JUL.15,25 | CLIENT REVIEW |
| 5 | JUN.25,25 | BP CORRECTION |
| 4 | JUN.19,25 | BP SUBMISSION |
| 3 | MAY.26,25 | DEVELOPMENT PERMIT |
| 2 | MAY.20,25 | CONSULTANT USE |
| 1 | MAY.16,25 | CONSULTANT USE |

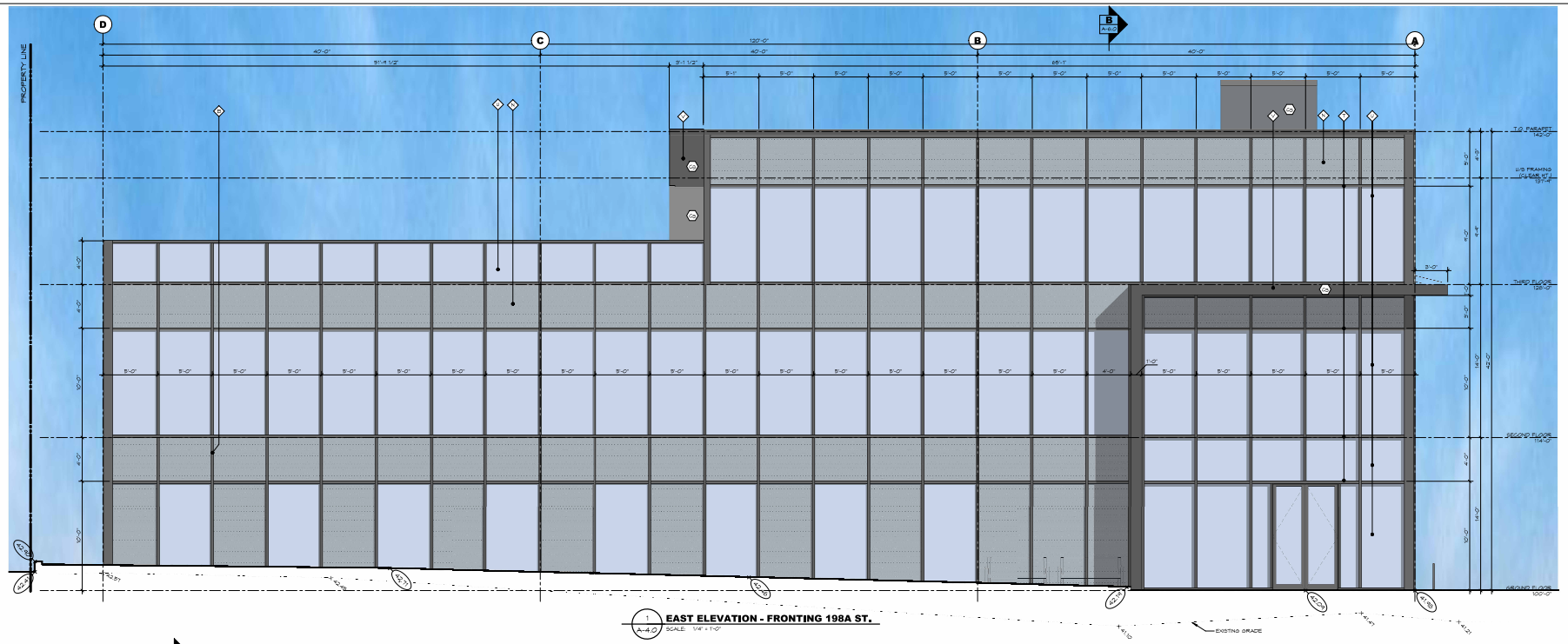
PROJECT:
OAA HEADQUARTERS
ADDRESS 5143 188A STREET, LANGLEY BC

DRAWING:
**ROOF PLAN**

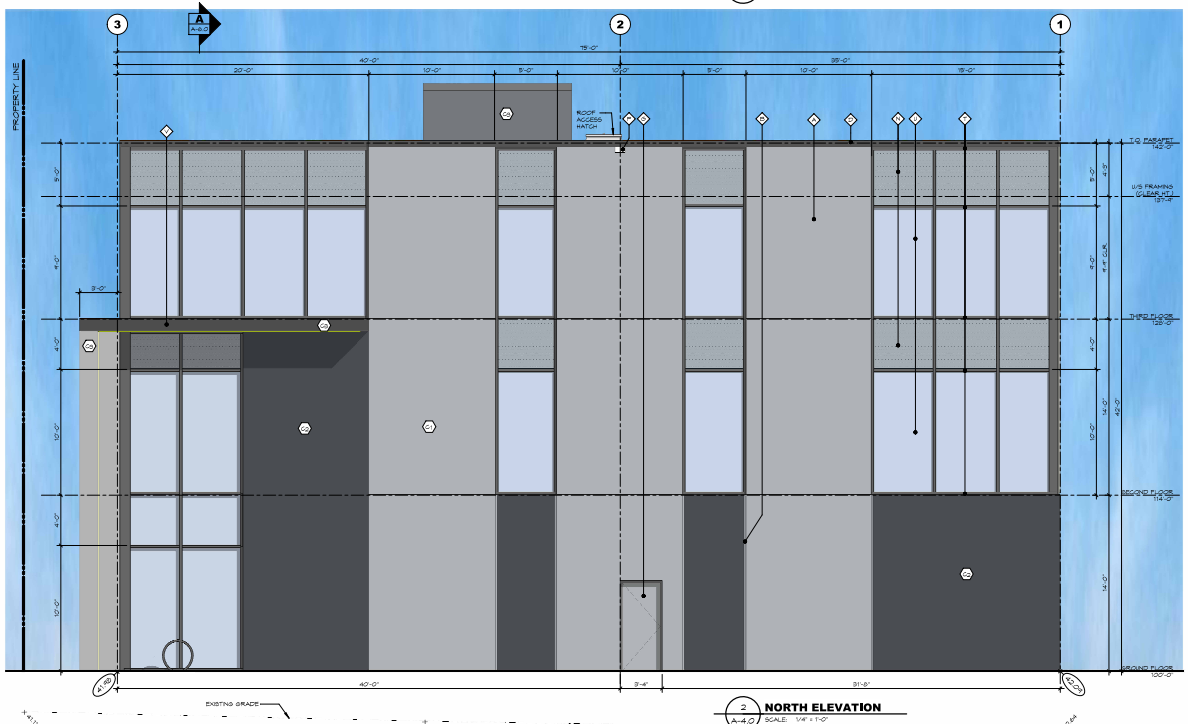
SEAL

| JOB NO. | DRAWN |
|---|---|
| 23-021 | JELH |
| CHECKED | RD |
| PLOT DATE | OCT./10,25 |

PROJECT - DRAWING NUMBER: **A-3.0**
REV.: 8




1 EAST ELEVATION - FRONTING 198A ST.
A-4.0 SCALE: 1/4" = 1'-0"

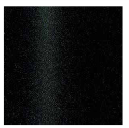



2 NORTH ELEVATION
A-4.0 SCALE: 1/4" = 1'-0"

## MATERIALS



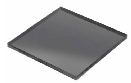
MAIN FIELD:
CAST-IN-PLACE CONCRETE



ACCENT FIELD:
INSULATED METAL PANEL
BLACK SILVER



GLAZING FRAMES:
BLACK ALUMINUM



TYPICAL GLASS:
DARK TINTED

## MATERIAL LEGEND

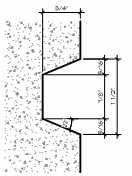
- CAST-IN-PLACE CONCRETE WALL
- REVEAL IN CONCRETE
- PANEL JOINT
- PRE-FINISHED METAL CAP FLASHING
- STOREFRONT FRAMES - BLACK ANODIZED ALUMINUM
- STOREFRONT GLASS - CLEAR
- STEEL MANDOORS - PAINTED
- STEEL SECURITY GATE - PAINTED
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - PAINTED, TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWGS
- SCUPPER
- SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- SCUPPER
- METAL CLAD CANOPY
- STEEL BOLLARD - PAINTED
- CONCRETE CURB UNDER, PAINTED
- CURTAIN WALL FRAMES - BLACK ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR
- IMP CLAD CANOPY
- STEEL SECURITY MESH

NOTED: NOT ALL MATERIALS INDICATED ARE APPLICABLE.

## PROJECT COLOURS

ALL PAINT COLOUR TO BE SHERWIN WILLIAMS U.N.O.

| | | |
|---|---|---|
| MC1 | MAIN FIELD COLOUR 1: | CAST-IN-PLACE CONCRETE (UNPAINTED) |
| AC1 | FIELD ACCENT COLOUR 1: | INKWELL (SW 6992) |
| AC2 | FIELD ACCENT COLOUR 2: | BLACK INSULATED METAL PANEL |
| AC3 | FIELD ACCENT COLOUR 3: | BLACK INSULATED METAL PANEL |
| | STEEL MANDOOR COLOUR: | WEB GRAY (C1) OR INKWELL (C2) - SEE ELEVATIONS |
| | EXTERIOR GUARDRAILS: | BLACK |
| | ALUMINUM STOREFRONT MULLIONS: | BLACK ALUMINUM |
| | TYPICAL GLAZING: | CLEAR (LOW E +/ OR ASHRAE 90.1 2019 COMPLIANT) |
| | SPANDREL GLAZING COLOUR: | OPACI-COAT S-820 GRAY |
| | TYPICAL METAL CAP FLASHING: | ARSTORM BLACK |




3 TYP. REVEAL DETAIL
A-4.0 SCALE: 12" = 1'-0"

## GRADE LEGEND

- PROPOSED GRADE
- EXISTING GRADE

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 106 - 1299 ATKINS AVENUE, WHITE ROCK, BC, V4B 1T6
604.536.1600 | ALICHEL@ARCHITECTURALPANEL.COM

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DEVELOPER:
ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT MANAGERS/CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2984

| NO. | DATE YY.MM.DD | DESCRIPTION |
|---|---|---|
| 13 | OCT.10.25 | DEVELOPMENT PERMIT |
| 12 | OCT.06.25 | CONSULTANT USE |
| 11 | SEP.26.25 | DEVELOPMENT PERMIT |
| 10 | SEP.15.25 | CLIENT USE |
| 9 | JUL.09.25 | CLIENT REVIEW |
| 8 | JUN.18.25 | BP COORDINATION |
| 7 | JUN.16.25 | SPL BP COORD |
| 6 | MAY.26.25 | DEVELOPMENT PERMIT |
| 5 | MAY.23.25 | CONSULTANT USE |
| 4 | MAY.09.25 | CLIENT REVIEW |
| 3 | MAY.02.25 | FINAL CLIENT REVIEW |
| 2 | APR.25.25 | CLIENT REVIEW |
| 1 | APR.10.25 | CLIENT REVIEW |
| 0 | APR.08.25 | CLIENT REVIEW |
| 7 | MAR.19.25 | CLIENT REVIEW |

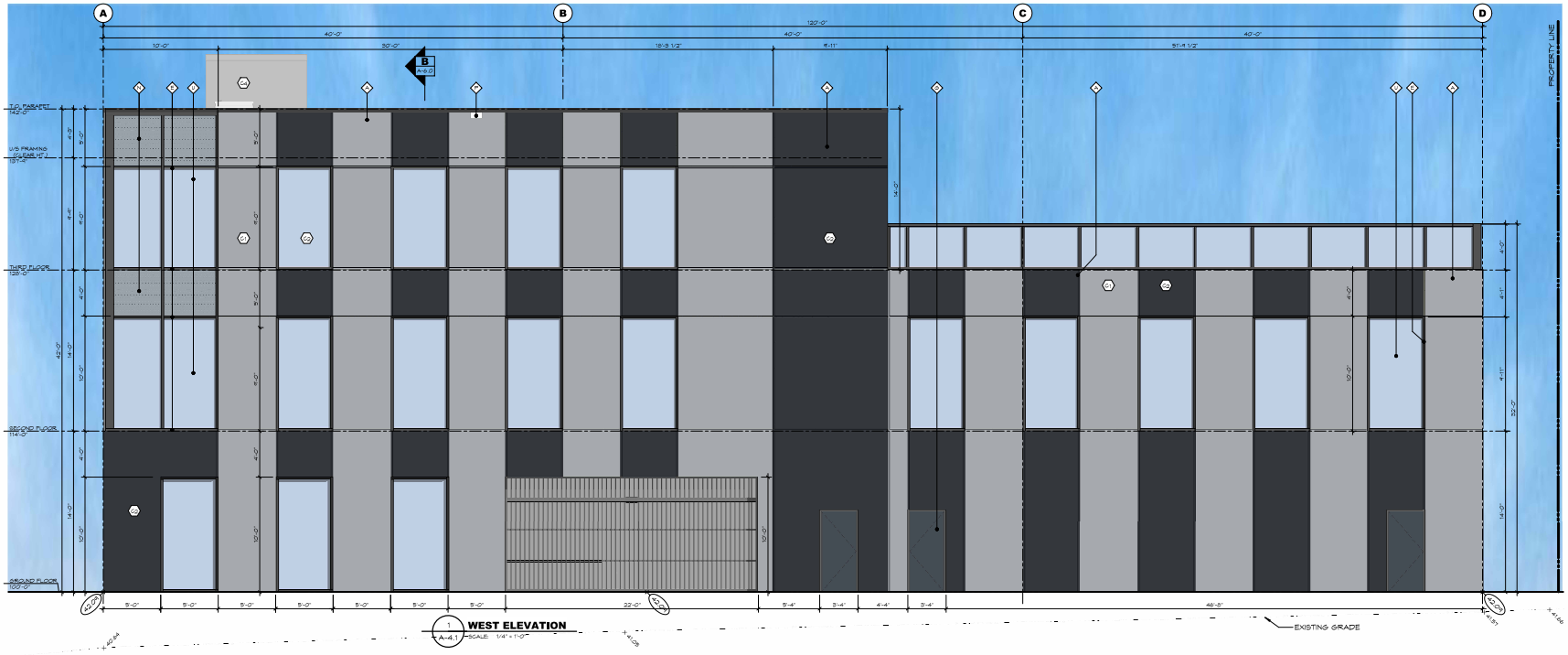
PROJECT:
OA HEADQUARTERS
ADDRESS 5143 180A STREET, LANGLEY BC

DRAWING
**NORTH & EAST ELEVATIONS**

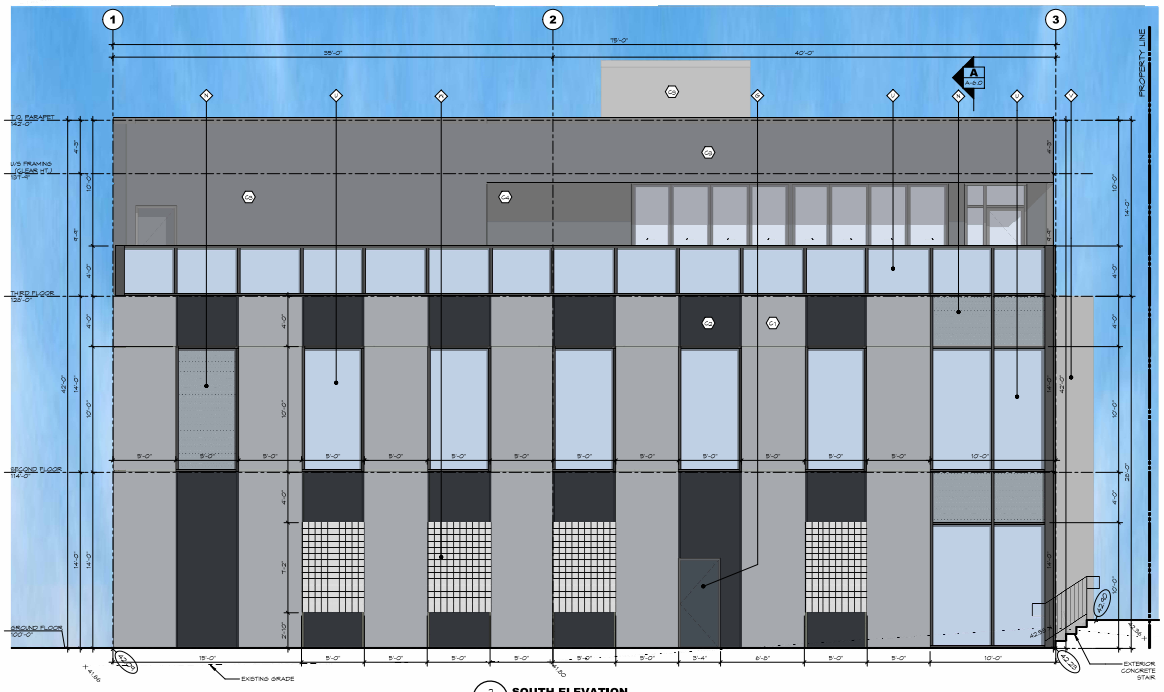
SEAL

| | |
|---|---|
| JOB NO. | 23-021 |
| DRAWN | JELH |
| CHECKED | RD |
| PLOT DATE | OCT.10.25 |

PROJECT / DRAWING NUMBER: **A-4.0**
REV.: 15




1 WEST ELEVATION
A-4.1 SCALE 1/4" = 1'-0"




2 SOUTH ELEVATION
A-4.1 SCALE 1/4" = 1'-0"

## PAINTING NOTES

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY, BETWEEN CONCRETE BOND BREAKER, AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPAINTING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.

PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20'x20' TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:
1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

2) DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.

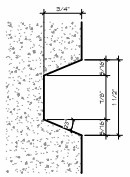
3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYD PRIMER, 2 COATS OF ALKYD ENAMEL.

4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.

ALL PAINT TO BE BENJAMIN MOORE OR APPROVED EQUAL.

ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED, CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND DECK TO BE PAINTED.




3 TYP. REVEAL DETAIL .
A-4.1 SCALE 12" = 1'-0"

## MATERIAL LEGEND

- CAST-IN-PLACE CONCRETE WALL
- REVEAL IN CONCRETE
- PANEL JOINT
- PRE-FINISHED METAL CAP FLASHING
- STOREFRONT FRAMES - BLACK ANODIZED ALUMINUM
- STOREFRONT GLASS - CLEAR
- STEEL MANDOORS - PAINTED
- STEEL SECURITY GATE - PAINTED
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - PAINTED, TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWGS
- SCUPPER
- SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- SCUPPER
- METAL CLAD CANOPY
- STEEL BOLLARD - PAINTED
- CONCRETE CURB UNDER, PAINTED
- CURTAIN WALL FRAMES - BLACK ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR
- MP CLAD CANOPY
- STEEL SECURITY MESH

NOTED: NOT ALL MATERIALS INDICATED ARE APPLICABLE.

## PROJECT COLOURS

ALL PAINT COLOUR TO BE SHERWIN WILLIAMS U.N.O.

| | | |
|---|---|---|
| MF1 | MAIN FIELD COLOUR 1: | CAST-IN-PLACE CONCRETE (UNPAINTED) |
| FA1 | FIELD ACCENT COLOUR 1: | INKWELL (SW 6992) |
| FA2 | FIELD ACCENT COLOUR 2: | BLACK INSULATED METAL PANEL |
| FA3 | FIELD ACCENT COLOUR 3: | BLACK INSULATED METAL PANEL |
| | STEEL MANDOOR COLOUR: | WEB GRAY (C1) OR INKWELL (C2) - SEE ELEVATIONS |
| | EXTERIOR GUARDRAILS: | BLACK |
| | ALUMINUM STOREFRONT MULLIONS: | BLACK ALUMINUM |
| | TYPICAL GLAZING: | CLEAR (LOW-E +/- OR ASHRAE 90.1 2019 COMPLIANT) |
| | SPANDREL GLAZING COLOUR: | OPACI-COAT S-920 GRAY |
| | TYPICAL METAL CAP FLASHING: | KESTRFORM BLACK |

## GRADE LEGEND

- PROPOSED GRADE
- EXISTING GRADE


ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 106 - 1299 KITCHENER ROAD, KELOWNA, BC, V1Y 1C6
604 569 9600 | KLOWNA@ARCHITECTURALPANEL.COMA



THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECTS CONSENT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATUM PRIOR TO CONSTRUCTION. ANY ERRORS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECTS WRITTEN CONSENT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS, DRAWINGS ARE SCHEMATIC.


DEVELOPER:
ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT MANAGERS/CONTRACTORS:
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2984

| NO. | DATE YY.MM.D | DESCRIPTION |
|---|---|---|
| 13 | 2025.10.29 | DEVELOPMENT PERMIT |
| 12 | 2025.10.23 | CONSULTANT USE |
| 11 | 2025.09.29 | DEVELOPMENT PERMIT |
| 10 | 2025.09.25 | CLIENT USE |
| 9 | 2025.06.25 | CLIENT REVIEW |
| 8 | 2025.06.19 | BP COORDINATION |
| 7 | 2025.06.13 | 50% BP COORD |
| 6 | 2025.05.23 | DEVELOPMENT PERMIT |
| 5 | 2025.05.09 | CONSULTANT USE |
| 4 | 2025.04.25 | CLIENT REVIEW |
| 3 | 2025.04.16 | FINAL CLIENT REVIEW |
| 2 | 2025.04.11 | CLIENT REVIEW |
| 1 | 2025.03.25 | CLIENT REVIEW |
| 0 | 2025.03.21 | CLIENT REVIEW |
| 0 | 2025.03.06 | CLIENT REVIEW |

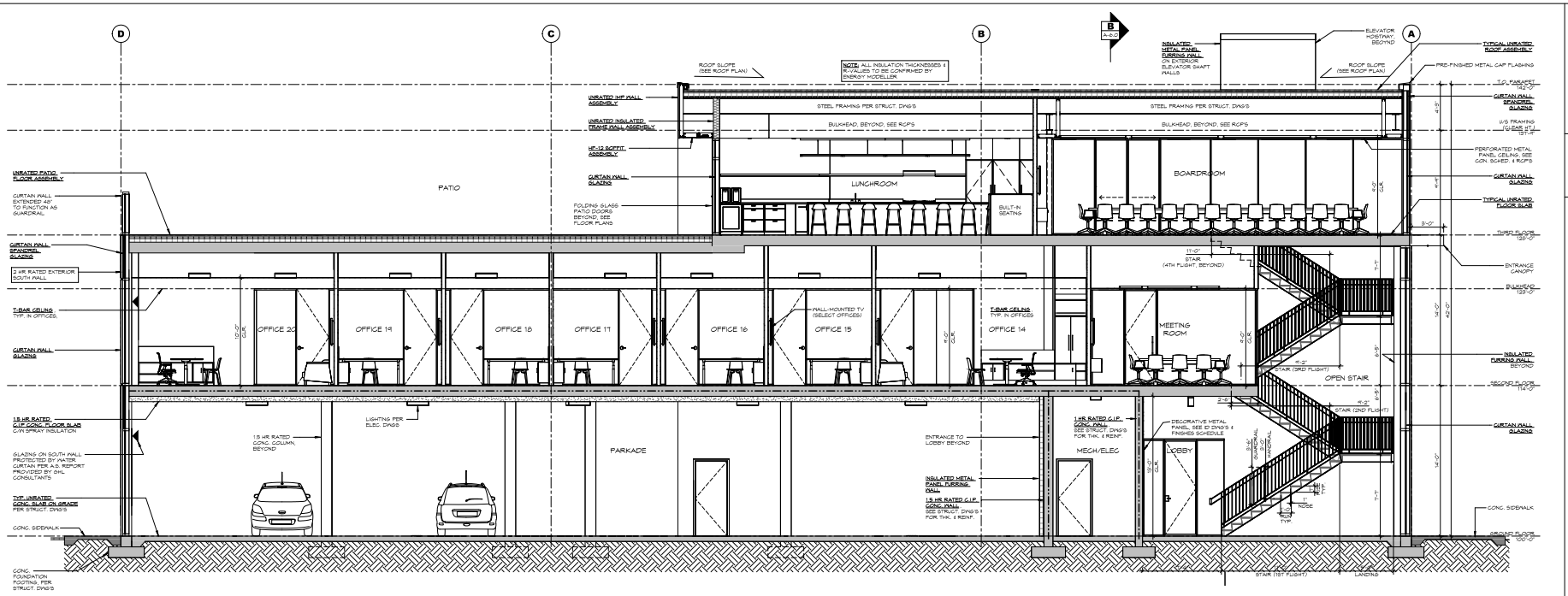
PROJECT:
OA HEADQUARTERS
ADDRESS: 5143 180A STREET, LANGLEY BC

DRAWING:
**SOUTH & WEST ELEVATIONS**

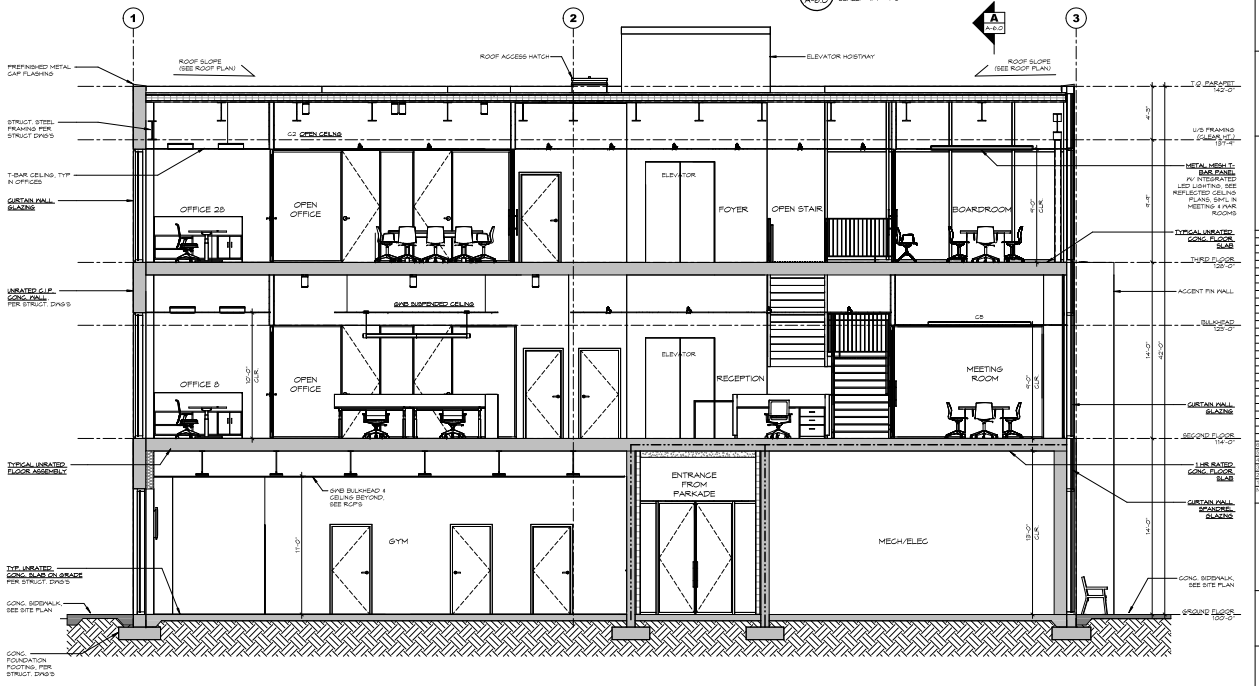
SEAL

| | |
|---|---|
| JOB NO. | 23-021 |
| DRAWN | JB/JH |
| CHECKED | RD |
| PLOT DATE | OCT.10.25 |

PROJECT - DRAWING NUMBER: **A-4.1**
REV.: 15




A SECTION A
A-6.0 SCALE: 1/4" = 1'-0"




B SECTION B
B-6.0 SCALE: 1/4" = 1'-0"

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 106 - 1299 KENSAL CRESCENT, VANCOUVER, BC, V6H 1E6
604.569.9600 | INFO@ARCHITECTUREPANEL.COM

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DEVELOPER:
ASTRIA PROPERTIES
UNIT 105 19523 80A AVE
LANGLEY, BC V2Y 0E7

PROJECT MANAGERS/CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 106 19523 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 8 | OCT. 10,23 | DEVELOPMENT PERMIT |
| 7 | OCT. 05,23 | CONSULTANT USE |
| 6 | SEP. 26,23 | DEVELOPMENT PERMIT |
| 5 | JUN. 19,23 | IFR, BP, COORD |
| 4 | MAY. 25,23 | DEVELOPMENT PERMIT |
| 3 | MAY. 10,23 | CONSULTANT USE |
| 2 | MAR. 31,23 | DEVELOPMENT PERMIT |
| 1 | FEB. 17,23 | CONSULTANT USE |
| NO. | DATE YYMD | DESCRIPTION |

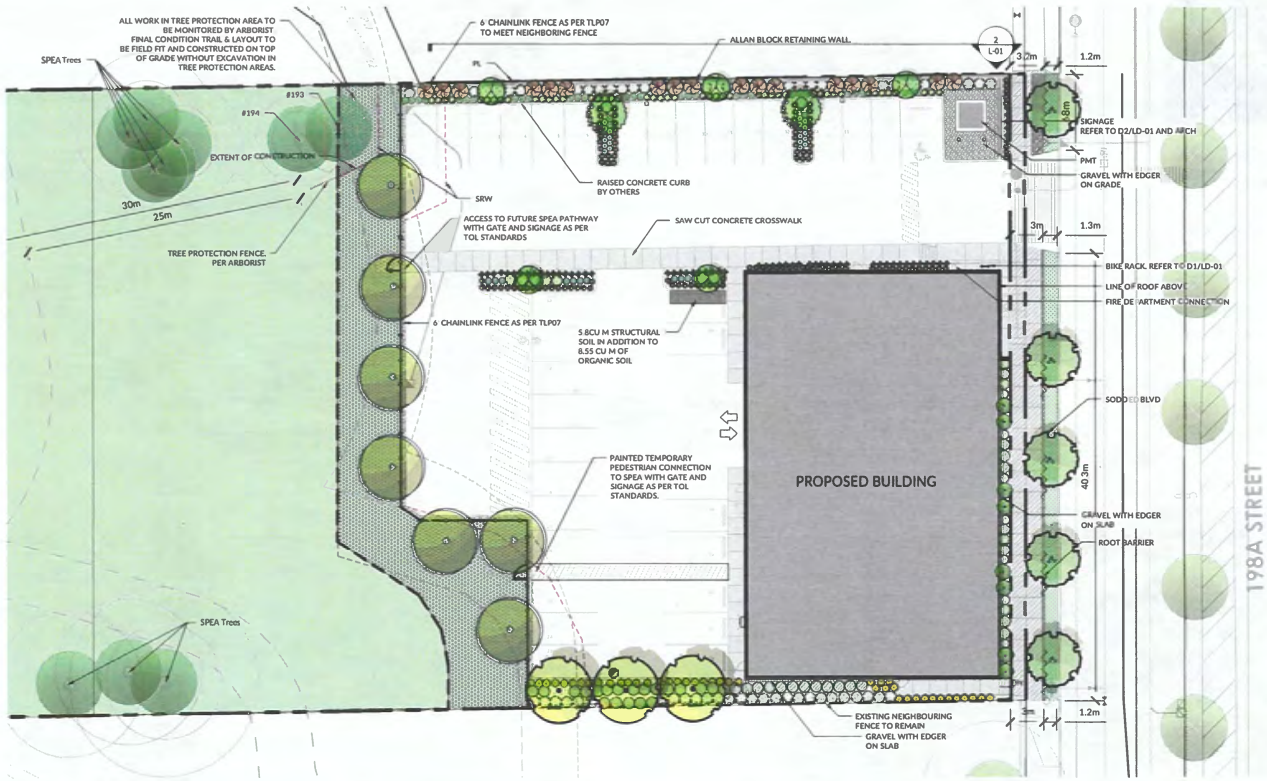
PROJECT:
OAA HEADQUARTERS
ADDRESS 5143 180A STREET, LANGLEY BC

DRAWING:
SECTIONS

SEAL

| JOB NO. | DRAWN |
|---|---|
| 23-021 | DF/JH |
| CHECKED | RD |
| PLOT DATE | OCT. 10,23 |

PROJECT / DRAWING NUMBER: A-6.0
REV.: 6



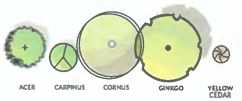

1 OVERALL SITE PLAN FINAL LANDSCAPE TREATMENT

Scale 1:200

| TREE NOTES: |
|---|
| ALL TREES HAVE 10m³ OF SOIL |

PLANT LIST

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION | SPACING |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | 2 | Acer griseum | Paperbark Maple | 6cm Cal., 1.5m std. | W B. | As Shown |
| | 5 | Carpinus betulus 'Fastigiata' | Columnar European Hornbeam | 6cm Cal., 1.5m std. | W B. | As Shown |
| | 7 | Cornus 'Eddie's White Wonder' | Eddie's White Wonder Dogwood | 6cm Cal., 1.5m std. | W B | |
| | 3 | Ginkgo biloba 'Magyar' Gold Spire | Gold Spire Ginkgo | 6cm Cal., 1.5m std. | W B. | As Shown |
| CONIFEROUS TREES | | | | | | |
| | 17 | Chamaecyparis Nootkatensis 'Green Arrow' | Weeping Yellow Cedar | 3m Ht. | W B | As Shown |



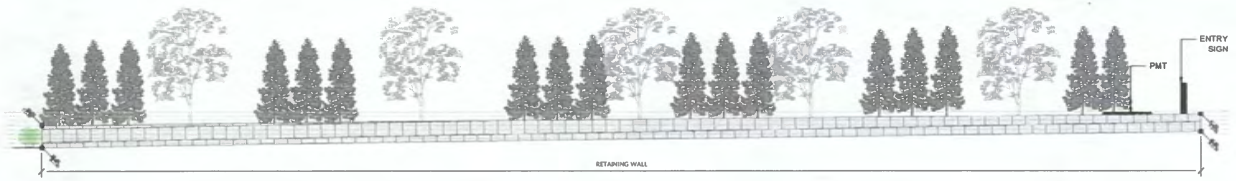

OFF-SITE TREE LIST

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | |
| | 5 | Styrax Japonicus | Japanese Snowbell | 6cm Cal., 1.5m std | W B |




LEGEND

- CONCRETE SIDEWALK
- BIKE RACK (SINGLE)
- ROOT BARRIER
- 6' CHAINLINK FENCE
- SOD
- CLEAR DRAINING PEA GRAVEL WITH ALUMINUM EDGE
- WILDFLOWER SEED Prairie Poplin Ag Perennial Wildflower Mix, or approved equal
- STRUCTURAL SOIL
- EXISTING TREE TO BE PROTECTED




2 RETAINING WALL SECTION

Scale 1:200

NORTH

SCHEDULE B

Project: O/A HEADQUARTERS

Location: 8143 - 198A STREET TOWNSHIP OF LANGLEY, BC V2Y 1Y6

Drawn: MM | Approved: MM

Scale: 1:200

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Key Plan.

| No. | By | Description | Date: DD/MM/YY |
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| 4 | MM | Re-issued for DP | 17/10/2025 |
| 3 | MM | Re-issued for DP | 09/10/2025 |
| 2 | MM | Re-issued for DP | 24/09/2025 |
| 1 | MM | Issued for DP | 09/06/2025 |

REVISIONS TABLE FOR DRAWINGS

PROFESSIONAL STAMP/SEAL

MK DESIGN GROUP

Drawing Title: SITE & TREE PLAN

Project #: C25-09

Municipal #:

Drawing #: L-01

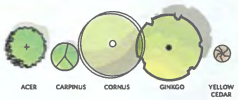
E.3




PLANT LIST

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION | SPACING |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | 2 | Acer griseum | Paperbark Maple | 6cm Cal., 1.5m std. | W.B. | As Shown |
| | 5 | Carpinus betulus 'Fastigiata' | Columnar European Hornbeam | 6cm Cal., 1.5m std. | W.B. | As Shown |
| | 7 | Cornus 'Eddie's White Wonder' | Eddie's White Wonder Dogwood | 6cm Cal., 1.5m std. | W.B. | |
| | 3 | Ginkgo biloba 'Magyar' Gold Spire | Gold Spire Ginkgo | 6cm Cal., 1.5m std. | W.B. | As Shown |
| CONIFEROUS TREES | | | | | | |
| | 17 | Chamaecyparis Nootkatensis 'Green Arrow' | Weeping Yellow Cedar | 3m Ht. | W.B. | As Shown |
| SHRUBS | | | | | | |
| | 35 | Azalea x 'Carzonetta' | Carzonetta Azalea | #2 Pot | | 0.6m O.C. |
| | 32 | Cornus sericea kelseyii | Dwarf Red Osier Dogwood | #2 Pot | | 1.0m O.C. |
| | 7 | Hydrangea paniculata 'Strawberry Shake' | Strawberry Shake Hydrangea | #2 Pot | | 0.8m O.C. |
| | 31 | Lonicera pileata 'Baggesns Gold' | Gold Box Leaf Honeysuckle | #2 Pot | | 0.7m O.C. |
| | 42 | Sarcococca hookeriana var. humilis | Himalayan Sweet Box | #2 Pot | | 0.75m O.C. |
| | 8 | Rosa 'Hansa' | Double Pink Old fashioned Rose | #3 Pot | | 1.5m O.C. |
| | 50 | Taxus x media 'Hicksii' | Hicks Yew | #5 Pot | | 1.0m O.C. |
| | 21 | Viburnum davidii | David Viburnum | #3 Pot | | 1.0m O.C. |
| PERENNIALS, GROUND COVERS, AND GRASSES | | | | | | |
| | 47 | Echinacea purpurea 'Ruby Star' | Ruby Star Coneflower | #1 Pot | | 0.6m O.C. |
| | 60 | Hemerocallis 'Stella de Oro' | Stella De Oro Daylily | #1 Pot | | 0.6m O.C. |
| | 107 | Pennisetum alopecuroides 'Little Bunny' | Little Bunny Fountain Grass | #1 Pot | | 0.6m O.C. |

NOTE:
In the event of plant quantity discrepencies between the Plant Schedule and Drawings, Drawings supercede quantities listed in the schedule.




| TREE PLANTING MEDIUM ANALYSIS |
|---|
| ALL PROPOSED TREES HAVE ACCESS TO MINIMUM 10m³ OF PLANTING MEDIUM |

NORTH

Project:
**O/A HEADQUARTERS**

Location:
**8143 - 198A STREET**
**TOWNSHIP OF LANGLEY, BC**
**V2Y 1Y6**

Drawn: MM
Approved: MM
Scale: 1:100

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Key Plan:

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| 3 | MM | Re-Issued for DP | 09/10/2025 |
| 2 | MM | Re-Issued for DP | 24/09/2025 |
| 1 | MM | Issued for DP | 09/06/2025 |

REVISIONS TABLE FOR DRAWINGS

PROFESSIONAL STAMP/SEAL

MK DESIGN GROUP

Drawing Title:
**PLANTING PLAN A**

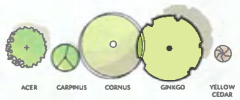
Project #: **C25-09**
Municipal #:
Drawing #: **L-02**

E.3




PLANT LIST

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION | SPACING |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | 2 | Acer griseum | Paperbark Maple | 6cm Cal., 1.5m std. | W.B. | As Shown |
| | 5 | Carpinus betulus 'Fastigiata' | Columnar European Hornbeam | 6cm Cal., 1.5m std. | W.B. | As Shown |
| | 7 | Cornus 'Eddie's White Wonder' | Eddie's White Wonder Dogwood | 6cm Cal., 1.5m std. | W.B. | |
| | 3 | Ginkgo biloba 'Magyar' Gold Spire | Gold Spire Ginkgo | 6cm Cal., 1.5m std. | W.B. | As Shown |
| CONIFEROUS TREES | | | | | | |
| | 17 | Chamaecyparis Nootkatensis 'Green Arrow' | Weeping Yellow Cedar | 3m ht. | W.B. | As Shown |
| SHRUBS | | | | | | |
| | 35 | Azalea x 'Carnavalia' | Carnavalia Azalea | #2 Pot | | 0.6m O.C. |
| | 32 | Cornus sericea 'Isanti' | Dwarf Red Osier Dogwood | #2 Pot | | 1.0m O.C. |
| | 7 | Hydrangea paniculata 'Strawberry Shake' | Strawberry Shake Hydrangea | #2 Pot | | 0.8m O.C. |
| | 31 | Lonicera pileata 'Baggesen's Gold' | Gold Box Leaf Honeysuckle | #2 Pot | | 0.7m O.C. |
| | 42 | Sarcococca hookeriana var. humilis | Himalayan Sweet Box | #2 Pot | | 0.75m O.C. |
| | 8 | Rosa 'Marna' | Double Pink Old Fashioned Rose | #3 Pot | | 1.5m O.C. |
| | 50 | Taxus x media 'Hicksii' | Hicks Yew | #5 Pot | | 1.0m O.C. |
| | 21 | Viburnum davidii | Davids Viburnum | #3 Pot | | 1.0m O.C. |
| PERENNIALS, GROUND COVERS, AND GRASSES | | | | | | |
| | 47 | Echinacea purpurea 'Ruby Star' | Ruby Star Coneflower | #1 Pot | | 0.6m O.C. |
| | 60 | Hemerocallis 'Stella De Oro' | Stella De Oro Daylily | #1 Pot | | 0.6m O.C. |
| | 107 | Pennisetum alopecuroides 'Little Bunny' | Little Bunny Fountain Grass | #1 Pot | | 0.6m O.C. |




TREE PLANTING MEDIUM ANALYSIS

ALL PROPOSED TREES HAVE ACCESS TO MINIMUM 10m³ OF PLANTING MEDIUM

NORTH

1:100

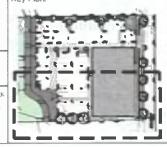
Project:
**O/A HEADQUARTERS**

Location:
**8143 - 198A STREET**
**TOWNSHIP OF LANGLEY, BC**
**V2Y 1Y6**

Drawn: MM
Approved: MM
Scale: 1:100

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Key Plan.



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|---|---|---|---|
| 4 | MM | Re-Issued for DP | 17/10/2025 |
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| 2 | MM | Re-Issued for DP | 24/09/2025 |
| 1 | MM | Issued for DP | 09/06/2025 |

REVISIONS TABLE FOR DRAWINGS

PROFESSIONAL STAMP/SEAL

MK DESIGN GROUP

Drawing Title:
# PLANTING PLAN B

Project #: C25-09
Municipal #:
Drawing #: L-03

E.3




OFF-SITE TREE LIST

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | |
| | 5 | Styrax japonicus | Japanese Snowbell | 6cm Cal., 1.5m std. | W.B. |



STYRAX




1: 200

| | | | |
|---|---|---|---|
| 4 | MM | Re-issued for DP | 17/10/2025 |
| 3 | MM | Re-issued for DP | 09/10/2025 |
| 2 | MM | Re-issued for DP | 24/09/2025 |
| 1 | MM | Issued for DP | 09/06/2025 |
| No. | By | Description | Date: DD/MM/YY |

REVISIONS TABLE FOR DRAWINGS

PROFESSIONAL STAMP/SEAL

Project:
**O/A HEADQUARTERS**

Location:
**8143 - 198A STREET**
**TOWNSHIP OF LANGLEY, BC**
**V2Y 1Y6**

Drawn: **MM**

Approved: **MM**

Key Plan:

Scale: **1:200**

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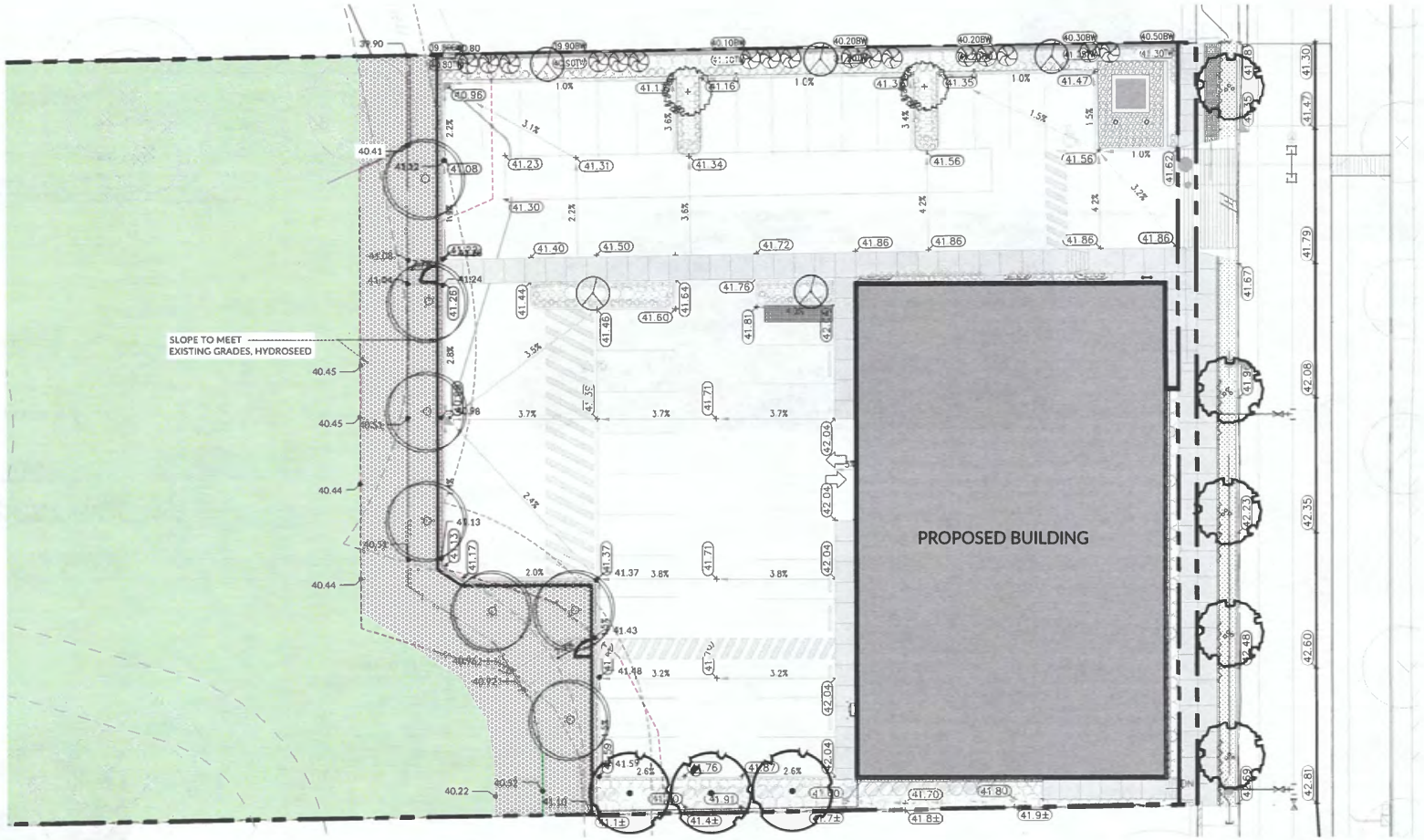
Drawing Title:
# OFFSITE PLANTING PLAN

Project #: **C25-09**

Municipal #:

Drawing #: **L-04**

E.3




**NOTES:**
**Grades for coordination only, refer to Civil**

NORTH

1:150

| | | | |
|---|---|---|---|
| Project: **O/A HEADQUARTERS** | Drawn: **MM** | Approved: **MM** | Key Plan. |
| Location: **8143 - 198A STREET TOWNSHIP OF LANGLEY, BC V2Y 1Y6** | Scale: **1:150** | | |

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| 4 | MM | Re-Issued for DP | 17/10/2025 |
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| 2 | MM | Re-Issued for DP | 24/09/2025 |
| 1 | MM | Issued for DP | 09/06/2025 |

REVISIONS TABLE FOR DRAWINGS

PROFESSIONAL STAMP/SEAL

MK DESIGN GROUP

Drawing Title: **GRADING PLAN**

| Project #: | Municipal #: | Drawing #: |
|---|---|---|
| **C25-09** | | **L-05** |

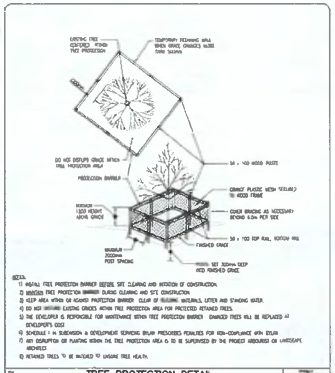
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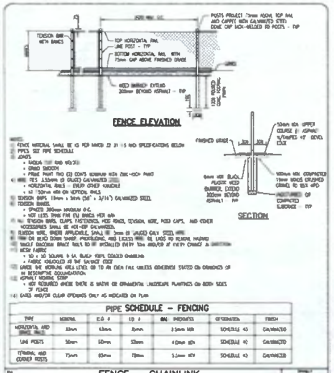
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COLOUR: ORION BLUE

QUANTITY: 3

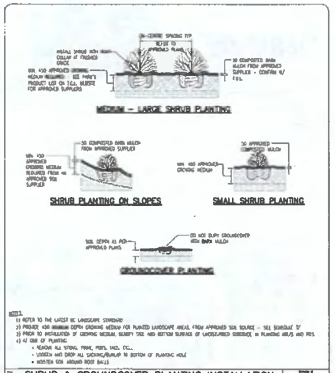
D1 BIKE RACK N.T.S.



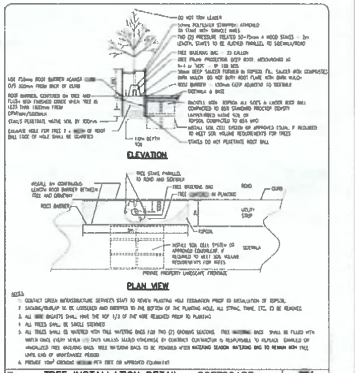

D2 TLP 27 TREE PROTECTION DETAIL N.T.S.




D3 TLP 07 CHAINLINK FENCE N.T.S.




D4 TLP 21 SHRUB & GROUND COVER N.T.S.




D5 TLP 23 TREE INSTALLATION DETAIL N.T.S.




D6 ALUMINUM EDGE ON GRADE N.T.S.




D7 ENTRY SIGN - REFER TO ARCH N.T.S.




D8 ALUMINUM EDGE ON-SLAB NTS

Project:
**O/A HEADQUARTERS**

Location:
**8143 - 198A STREET**
**TOWNSHIP OF LANGLEY, BC**
**V2Y 1Y6**

| Drawn | Approved |
|---|---|
| MM | MM |

Scale:
**AS NOTED**

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Key Plan.

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| 1 | MM | Issued for DP | 09/06/2025 |

REVISIONS TABLE FOR DRAWINGS

PROFESSIONAL STAMP/SEAL

MK DESIGN GROUP

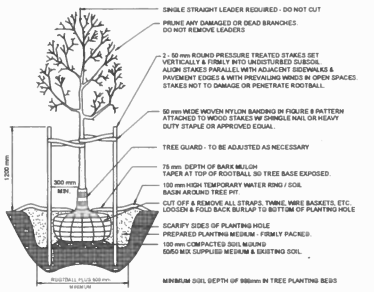
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**DETAILS**

Project #:
**C25-09**

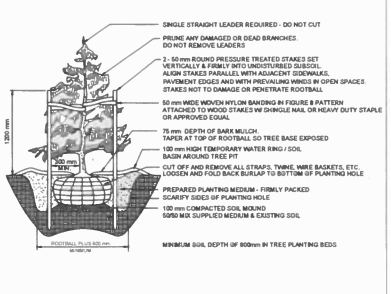
Municipal #:

Drawing #:
**LD-01**

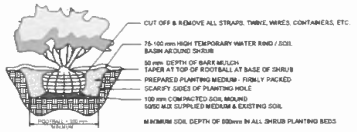
E.3



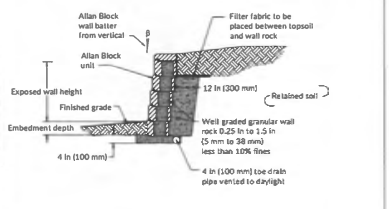

D1 DECIDUOUS TREE PLANTING N.T.S.




D2 CONIFEROUS TREE PLANTING N.T.S.




D3 SHRUB PLANTING N.T.S.




D4 ALLAN BLOCK RETAINING WALL 1:100

**GENERAL NOTES**

1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING
2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEPT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.
9. SHOULD ANY DRAWING OR DETAIL CONFLICT WITH THE LANDSCAPE NOTES/MASTER SPECIFICATION FILE THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN TEAM FOR COORDINATION PRIOR TO ORDER, PREPARATION OR INSTALLATION OF SAID CONFLICTING WORKS (TYP).

**PLANTING NOTES**

1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS. ANY DISCREPANCY BETWEEN QUANTITIES LISTED IN THE PLANT LIST AND ON THE DRAWINGS, QUANTITIES FROM THE DRAWING SHALL PREVAIL.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING
4. TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
6. SOIL DEPTH IN ALL PLANTING AREAS TO BE A MINIMUM OF 600mm FOR SHRUBS AND A MINIMUM OF 900mm IN PLANTING BEDS WITH TREES
7. THE LANDSCAPE CONTRACTOR MUST SUBMIT A SOIL REPORT/TEST REPORT TO THAT SHOWS THAT GROWING MEDIUMS COMPLY WITH THE STANDARDS IDENTIFIED IN THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION FOR "LEVEL 1, WELL GROOMED LANDSCAPES" AND ARE WITHIN 3.0 MONTHS OF GROWING MEDIUM PLACEMENT.
8. THE GENERAL CONTRACTOR SHALL PAY FOR A MINIMUM TWO (2) RANDOM TESTS WILL BE PERFORMED DURING THE COURSE OF CONSTRUCTION TO CONFIRM THAT THE GROWING MEDIUM BEING INSTALLED ON SITE MATCHES THE TEST APPROVED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT WILL NOTIFY THE GENERAL CONTRACTOR OF WHEN SAID TESTS WILL OCCUR AND SOIL SAMPLES SHOULD BE MAILED OUT WITHIN 48 HOURS OF THIS NOTICE. FAILURE TO HAVE SOIL MATCH APPROVED MATERIAL COULD RESULT IN REMOVAL, AMENDMENT OR REINSTALLATION OF APPROPRIATE MATERIAL AT THE CONTRACTOR'S EXPENSE. SOIL TESTS SHOULD BE SENT TO PACIFIC SOIL ANALYSIS INCORPORATED OR APPROVED EQUAL TESTING CENTER.
   PACIFIC SOIL ANALYSIS INC.
   SUITE 5-11720 VOYAGEUR WAY, RICHMOND, BC V6X 3G9
   TELEPHONE 604 273 8226
9. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL. MULCH TO BE NON-TOXIC AND COMPLY TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD
10. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
11. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
12. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL DEFINED UNDER THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. THIS SHOULD BE COMPLIANT WITH "LEVEL 1, WELL GROOMED LANDSCAPES". THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    12.1. REGULAR SCHEDULE OF WATERING OF THE PLANTS AS REQUIRED AND/OR AS DIRECTED BY THE PROJECT MANAGER DURING CONSTRUCTION AND THE WARRANTY PERIOD. PLANTS SHALL BE WATERED WITHIN 48 HOURS OF WRITTEN REQUEST BY THE OWNER OR OWNER'S REPRESENTATIVE. FAILURE TO DO SO AFTER THE REQUEST SHALL RESULT IN THE WORK BEING UNDERTAKEN BY OTHERS. THE COST OF THIS WORK SHALL BE DEDUCTED FROM THE TOTAL CONTRACT PRICE OR HOLDBACK AND OTHERWISE RECOVERED FROM THE CONTRACTOR.
    12.2. MAINTENANCE AND ADDITIONAL INSTALLATION OF MULCH
    12.3. WEED REMOVAL
    12.4. DISEASE CONTROL

**MINIMUM TREE PLANTING CLEARANCES**

1. TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:
   1.1. STREET LIGHT POLES - 6.0m
   1.2. UTILITY POLES - 3.0m
   1.3. EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY - 2.0m
   1.4. SEWER AND DRAINAGE SERVICE CONNECTION/FIRE HYDRANTS - 1.5m
   1.5. MANHOLES, VALVE BOXES, WATER SERVICES - 1.2m
   1.6. BCH LPT/PMT/VISTA SWITCH VAULTS - 2.25m
2. WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF THE CURB AND FRONT OF THE SIDEWALK, TREES SHALL BE PLANTED A MINIMUM OF 1.0m FROM BACK OF CURB AND 1.0m FROM BACK OF SIDEWALK
3. IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0m FROM THE BACK OF THE SIDEWALK AND 2.5m FROM BACK OF CURB

**SODDING NOTES**

1. SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL.
   40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
   40% CREEPING RED FESCUE
   20% PERENNIAL RYEGRASS
   USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
2. AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
3. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWS. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
4. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
5. DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE IT'S VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
6. LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
7. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

**IRRIGATION NOTES**

1. IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES, COMPLY WITH THE CANADIAN ELECTRICAL CODE AND CANADIAN PLUMBING CODE.
4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
5. USE POP-UP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ONTO TREE TRUNKS OR HARDSCAPED SURFACES

**BIOSWALE SOIL SPECIFICATION**

| | |
|---|---|
| COARSE GRAVEL: | 0-1% |
| ALL GRAVEL: | 0-5% |
| SAND: | 70-80% |
| Larger than 0.005mm<br>Smaller than 2mm | |
| SILT: | 5-15% |
| Larger than 0.002mm<br>Smaller than 0.05mm | |
| CLAY: | 10-20% |
| Smaller than 0.002mm | |
| CLAY AND SILT COMBINED: | MAX 25% |
| ORGANIC CONTENT (by weight): | 15% |
| Organics not to be derived from food waste | |
| ACIDITY(pH): | 6.0-6.5 |

**BOULDER NOTES**

BOULDERS bury average of 0.15-0.25m below surface, size at minimum:

00 L = LARGE AT 1m l. x 1m w. x 1m ht., 0.75m showing above surface, 2 tonne each
00 M = MEDIUM AT 0.75m l. x 0.75m w. x 0.75m ht., 0.6m showing above surface, 1.2 tonne each
00 S = SMALL AT 0.6m l. x 0.6m w. x 0.6m ht., 0.40-0.45m above surface, 0.6 tonne each

CONTRACTOR TO PROVIDE SAMPLE FOR CLIENT/PROJECT MANAGER APPROVAL BEFORE PURCHASING AND INSTALLING

**EXTERIOR FURNISHINGS**

1. IT IS EXPECTED THAT THE LANDSCAPE ARCHITECT SHALL SEE A SHOP DRAWING FOR EVERY PIECE OF LANDSCAPE SITE FURNISHING SPECIFIED IN LANDSCAPE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RECEIVE SHOP DRAWING ACCEPTANCE FROM THE LANDSCAPE ARCHITECT ON ALL COLOURS, INSTALLATION OPTIONS AND AFFILIATED FINISHES THROUGH SHOP DRAWING SUBMITTALS PRIOR TO THE PURCHASE OR INSTALLATION OF SITE FURNISHINGS.
2. ALL SITE FURNISHINGS SHOULD BE INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT IF A CONFLICT OCCURS BETWEEN THE INSTALLATION REQUIREMENTS DEFINED BY MANUFACTURERS AND THE LANDSCAPE SITE PLAN, SPECIFICATIONS, OR DETAILS.

**INSPECTIONS**

1. THE CONTRACTOR IS RESPONSIBLE TO HAVE THE LANDSCAPE ARCHITECT INSPECT THE SITE FOR FINE GRADING IN AREAS WHERE SOD OR SEED ARE SUED AS PART OF SOFT LANDSCAPING FEATURES PRIOR TO THE INSTALLATION OF SOD OR SEED. A MINIMUM 7 DAYS NOTICE IS REQUIRED FOR THIS REVIEW.
2. THE CONTRACTOR IS RESPONSIBLE TO HAVE THE LANDSCAPE ARCHIECT INSPECT THE SITE FOR FINE GRADING IN AREAS WHERE SLOPES, BERMS OR MOUNDS ARE USED AS PART OF SOFT LANDSCAPING FEATURES PRIOR TO THE INSTALLATION OF PLANT MATERIAL. A MINIMUM OF 7 DAYS NOTICE IS REQUIRED FOR THIS REVIEW
3. THE LANDSCAPE CONTRACTOR SHOULD PROVIDE THE LANDSCAPE ARCHITECT WITH 5 DAYS NOTICE TO PERFORM A REVIEW AT LOCAL NURSERIES WHO ARE SUPPLYING MAJOR PLANT ORDERS TO THE SITE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL AT ANY POINT THAT DOES NOT MEET DRAWING SPECIFICATION OR CANADIAN LANDSCAPE STANDARDS AT ANY TIME, DESPITE ANY REVIEW OF SAID MATERIALS
4. THE LANDSCAPE CONTRACTOR SHOULD PROVIDE THE LANDSCAPE ARCHITECT WITH 5 DAYS NOTICE TO PERFORM ANY SITE REVIEWS TO INSPECT SOIL DEPTH, TREE AND SHRUB PLACEMENT OR REVIEW AN SUBSEQUENT LANDSCAPE ITEMS REQUIRED

Project:
**O/A HEADQUARTERS**

Location:
**8143 - 198A STREET**
**TOWNSHIP OF LANGLEY, BC**
**V2Y 1Y6**

Drawn: MM | Approved: MM

Scale: **AS NOTED**

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF MK DESIGN GROUP. REPRODUCTION OF ANY DOCUMENTS OR DRAWINGS ARE NOT PERMITTED WITHOUT WRITTEN PERMISSION BY MK DESIGN GROUP. DO NOT SCALE DRAWINGS.

Key Plan:

| No. | By | Description | Date: DD/MM/YY |
|---|---|---|---|
| 4 | MM | Re-Issued for DP | 17/10/2025 |
| 3 | MM | Re-Issued for DP | 09/10/2025 |
| 2 | MM | Re-Issued for DP | 24/09/2025 |
| 1 | MM | Issued for DP | 09/06/2025 |

REVISIONS TABLE FOR DRAWINGS

PROFESSIONAL STAMP/SEAL

MK DESIGN GROUP

Drawing Title:
# DETAILS & NOTES

Project #: C25-09

Municipal #:

Drawing #: LD-02

E.3

Township of Langley

Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | NOVEMBER 17, 2025 - REGULAR MEETING | **REPORT:** | 25-176 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 11-20-0064 |
| **SUBJECT:** | AGRICULTURAL LAND COMMISSION APPLICATION NO. 100470 (MINISTRY OF TRANSPORTATION AND TRANSIT / 7800 BLOCK OF GLOVER ROAD) | | |

**PROPOSAL:**

Non-farm use application to the Agricultural Land Commission (ALC) submitted by Associated Environmental Consultants Inc. to permit construction of a wetland in the 7800 Block of Glover Road within the Agricultural Land Reserve (ALR) intended to offset impacts to wetlands within the Highway 1 median.

**RECOMMENDATION SUMMARY:**

That Council refer the non-farm use application to the Agricultural Land Commission.

**RATIONALE:**

The Township's Zoning Bylaw accommodates conservation uses in all zones including the subject property's Rural Zone RU-1 zoning. Accordingly, the application is being forwarded to Council for consideration of referral to the ALC.

**RECOMMENDATION:**

**That** Council refer the non-farm use application submitted by Associated Environmental Consultants Inc., on behalf of the Ministry of Transportation and Transit, to permit the construction of a wetland in the 7800 Block of Glover Road to the Agricultural Land Commission for consideration based on agricultural merits.

**EXECUTIVE SUMMARY:**

The applicant has applied for non-farm use approval to construct a 483 $m^2$ (5,199 $ft^2$) wetland in the 7800 Block of Glover Road at the northeast corner of the Highway 1 and Glover Road overpass, within the Ministry of Transportation and Transit right-of-way and a portion of PID 017-174-805.

The proposal is part of the Highway 1 widening project from 216 Street to 264 Street and is intended to offset wetland impacts associated with construction within the highway median. As the works are not directly related to transportation or utility use, a non-farm use application is required. The proposed wetland is designed to enhance flood and drought resilience while providing ecological and public utility benefits. Should Council advance the application and the ALC approve the proposed non-farm use, all applicable municipal, provincial and federal approvals would be required before the use could commence.

**PURPOSE:**

To provide Council with information and recommendation options with respect to an ALR non-farm use application submitted under Section 20(2) of the ALC Act by Associated Environmental Consultants Inc.

**REFERENCE:**

| | |
|---|---|
| **Owner:** | Ministry of Transportation and Transit<br>3150, 500 Woolridge Street<br>Coquitlam, BC V3K 0B8 |
| **Agent:** | Associated Environmental Consultants Inc.<br>200, 2800 – 29 Street<br>Vernon, BC V1T 9P9 |
| **Legal Description:** | Parcel "A" (Reference Plan 2538) Except: Firstly: Part on Statutory Right of Way Plan 28237, Secondly: Part Road on Plan LMP7108, District Lot 317 Group 2 New Westminster District |
| **Location:** | 7800 Block of Glover Road |
| **Area:** | 0.38 ha (0.94 ac) |
| **Existing Zoning:** | Rural Zone RU-1 |
| **Rural Plan:** | Small Farms / Country Estates |
| **Agricultural Land Reserve:** | In the Agricultural Land Reserve |

**BACKGROUND/HISTORY:**

- The subject site, located in the 7800 Block of Glover Road, is designated Agriculture in the Official Community Plan (OCP), Small Farms/Country Estates in the Rural Plan, zoned Rural Zone RU-1 and is situated within the Agricultural Land Reserve (ALR).
- The Ministry of Transportation and Transit (MOTT) is widening Highway 1 from 216 Street to 264 Street. As part of this work, wetland compensation is required to offset impacts associated with construction within the Highway 1 median.
- The proposed works are located in the 7800 Block of Glover Road at the northeast corner of the Highway 1 and Glover Road overpass, within the MOTT right-of-way and a portion of PID 017-174-805 (Crown land held by the Province of British Columbia).
- The project proposes to construct a wetland and low-flow channel within an approximate 483 m² (5,199 ft²) area, along with a 6.0 m access gravel road to maintain the wetland area.
- According to the applicant, the area proposed for the wetland is currently fallow, naturally vegetated riparian forest, with a portion of the property adjacent to Glover Road used for parking.
- ALC staff indicate that wetland compensation can be considered under a Transportation/Utility Use application when it is contiguous with the project footprint. Since the proposal does not involve a transportation or utility use, the proposed wetland construction requires approval through a non-farm use application.
- The ALC Act allows Council the opportunity to provide recommendations on non-farm use applications made to the ALC. Information available to Council to consider making recommendations are policies contained in the Township's OCP, Rural Plan and Zoning Bylaw; as well as other site-specific information.

**DISCUSSION/ANALYSIS:**

- The applicant has applied under Section 20(2) of the ALC Act for a non-farm use to construct a wetland and associated low-flow channel within an approximate 483 m² (5,199 ft²) area along with a 6.0 m access gravel road in the 7800 Block of Glover Road on the west bank of the Salmon River.
- The proposed works are situated on the MOTT right-of-way and partially on PID 017-174-805.
- Section 104.10(b) of the Township of Langley's Zoning Bylaw permits open space / conservation areas in all zones.
- As noted by the applicant:

  *"The proposed project site is situated adjacent to the Salmon River waterway and is being designed to provide flood mitigation assistance during high-water events, as well as being offsetting to wetland areas being impacted during the Highway 1 Improvement Project."*

  *"… through increased water holding in the wetland and channel, the development will improve flood resilience and drought resilience in the local area."*

  *"The construction of a wetland adjacent to a fish bearing river requires extensive environmental monitoring. The monitoring frequency and timing will be based on the Ministry of Water Land and Resource Stewardships Water Sustainability Act Section 11, Fisheries and Oceans Canada, and ALC approval conditions. Monitoring will extend to soil stripping, removal and placement, as well as at closure to verify that any regulatory requirements have been followed."*

- The proposed use is compatible with provisions in the Regional Growth Strategy (RGS), OCP and Rural Plan and is permitted in the Rural Zone RU-1.
- Should Council advance the application and the ALC approve the proposed non-farm use, all applicable municipal, provincial, and federal approvals would be required before the use could commence.

**Adjacent Uses:**

| | Existing Use | Rural Plan Designation | Existing Zoning | ALR |
|---|---|---|---|---|
| **North:** | A property with a dwelling, agricultural buildings and a farm | Small Farms / Country Estates | Rural Zone RU-1 | In ALR |
| **South:** | Highway 1, beyond which are institutional uses | Small Farms / Country Estates | Rural Zone RU-1 and Residential Institutional Zone P-3 | Not in ALR |
| **East:** | Salmon River, beyond which is a forested property owned by the Crown | Salmon River Uplands | Suburban Residential SR-1 | In ALR |
| **West:** | Glover Road, beyond which is a property with a dwelling, agricultural buildings and a farm | Small Farms / Country Estates | Rural Zone RU-1 | In ALR |

**Policy Considerations:**

Pursuant to Section 20 of the Agricultural Land Commission Act, the proponent is required to submit a non-farm use application to construct a wetland. Council's consideration of the application is required before it can be forwarded to the Agricultural Land Commission (ALC) for review. The proposed use is compatible with provisions in the Regional Growth Strategy (RGS), OCP and Rural Plan and is permitted in the Rural Zone RU-1. Should Council advance the application and the ALC approve the proposed non-farm use, all applicable municipal, provincial, and federal approvals would be required before the use could commence.

Respectfully submitted,

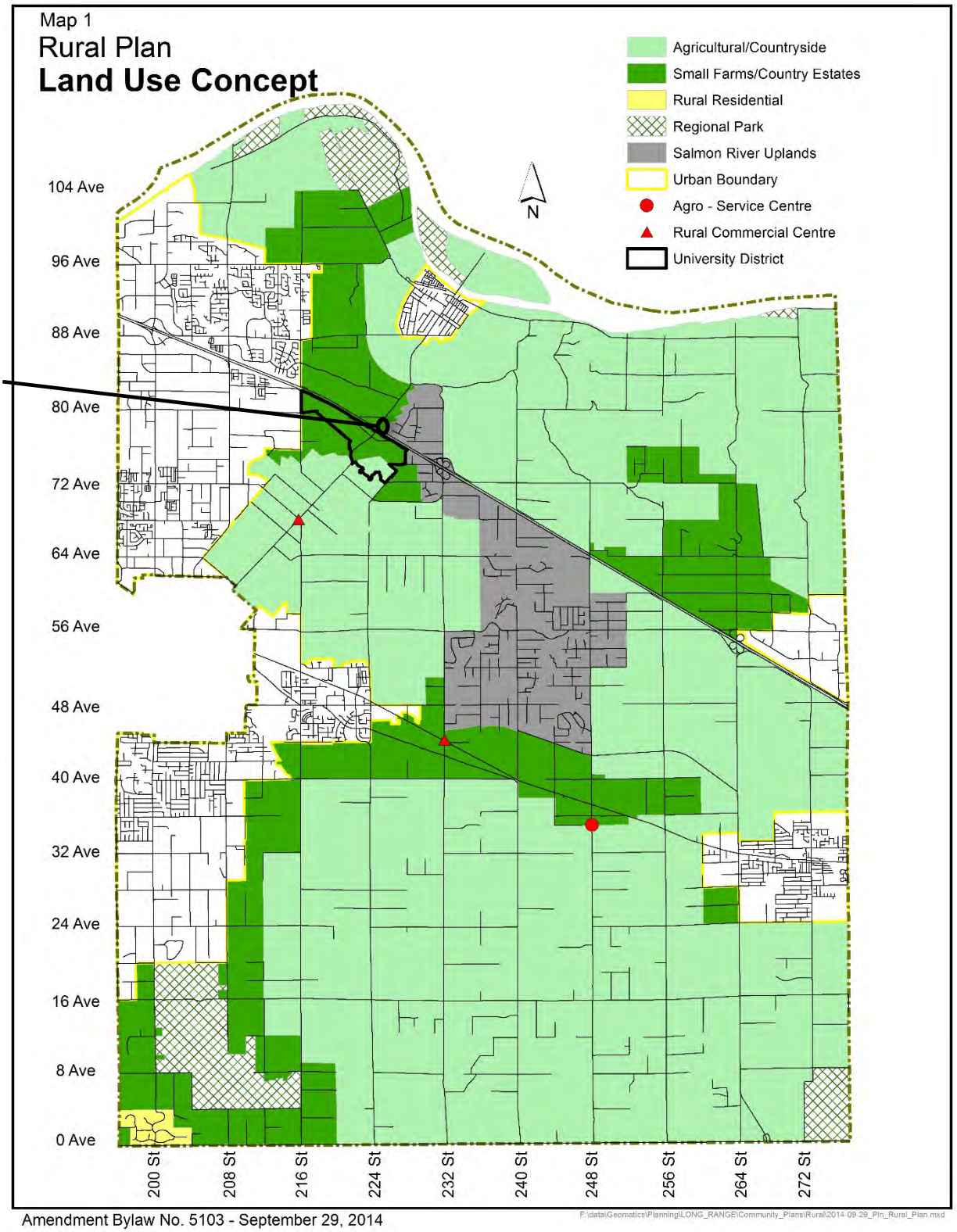
Mohammad Nemati
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

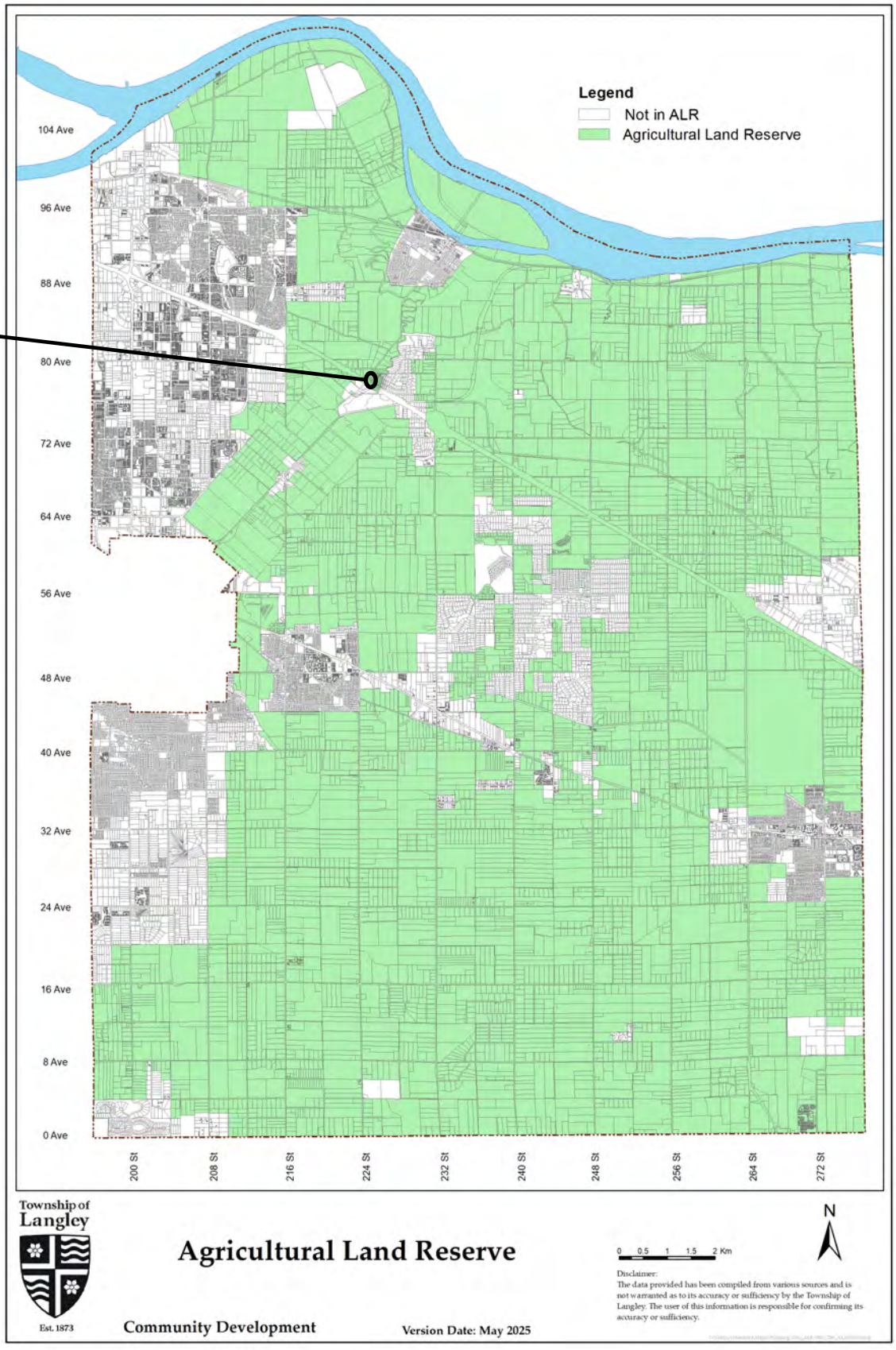
ATTACHMENT A Maps and Graphics

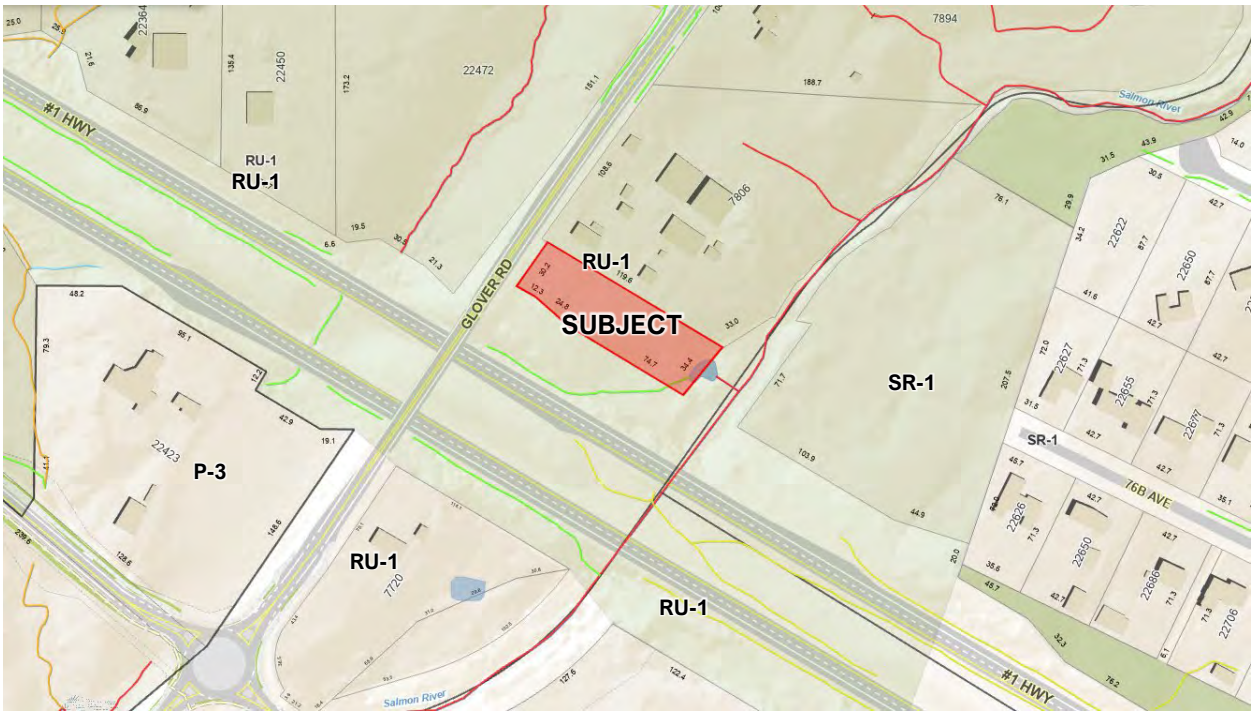
ATTACHMENT A



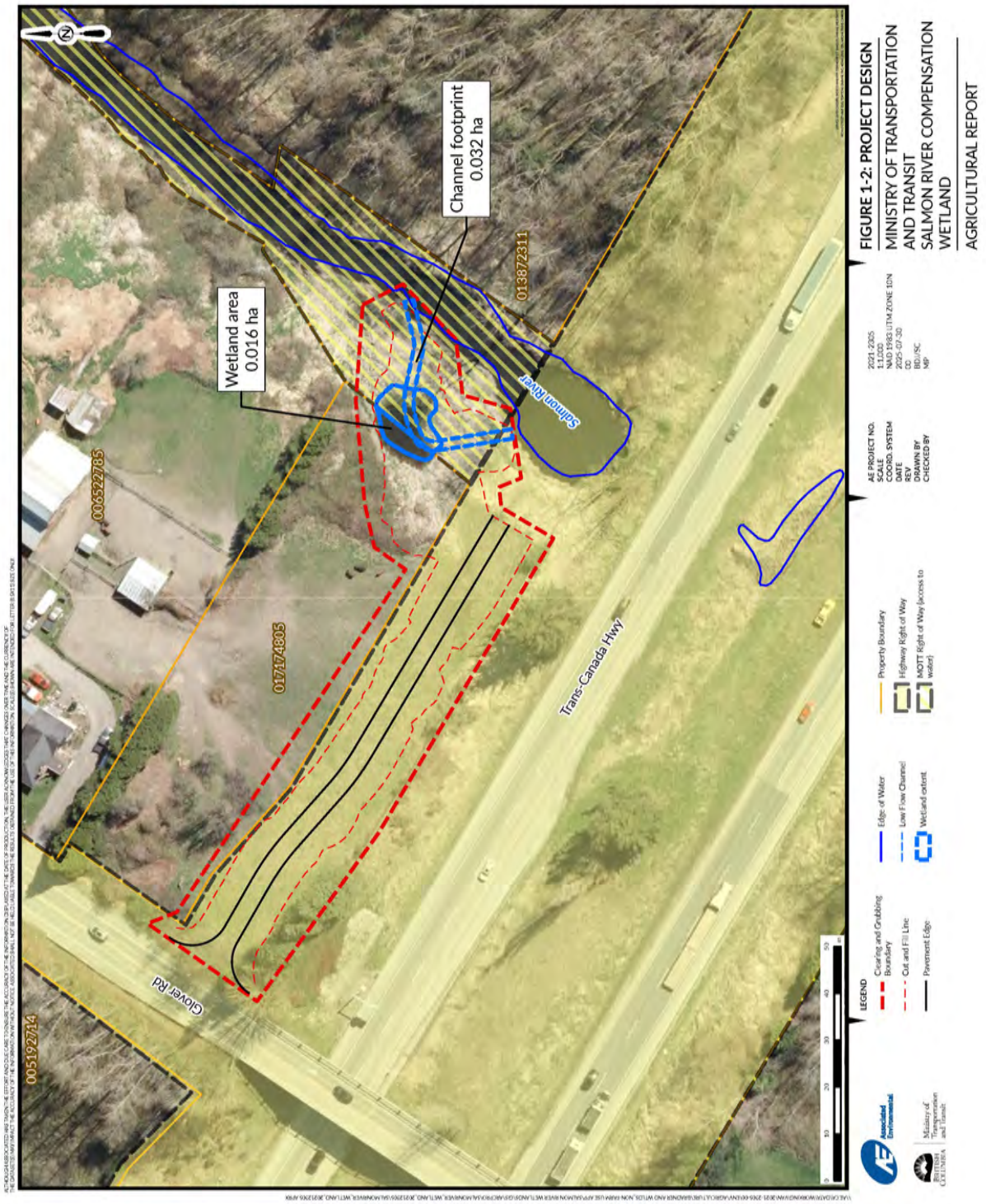

**AERIAL CONTEXT MAP**


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
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
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014-09-29_Pln_Rural_Plan.mxd


SUBJECT
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
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.




**ZONING BYLAW NO. 2500**




**SITE PLAN – SUBMITTED BY APPLICANT**

Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | NOVEMBER 17, 2025 - REGULAR MEETING | **REPORT:** | 25-185 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 07-14-0062 |
| **SUBJECT:** | TELECOMMUNICATION TOWER APPLICATION NO. 000019 (CYPRESS LAND SERVICES / 20098 – 22 AVENUE) | | |

**PROPOSAL:**

Application by Cypress Land Services to construct a 47.0 m (154 ft) high telecommunication tower and accessory equipment compound for Telus at 20098 – 22 Avenue.

**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 ft) high telecommunication tower and accessory equipment compound at 20098 – 22 Avenue.

**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 m (154 ft) high telecommunication tower and accessory equipment compound at 20098 – 22 Avenue 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 m (154 ft) high telecommunication tower and accessory equipment compound at 20098 – 22 Avenue.

or

b) **That** Council advise Innovation, Science and Economic Development Canada that it objects to Cypress Land Services' application to construct a 47 m (154 ft) high telecommunication tower and accessory equipment compound at 20098 – 22 Avenue.

**EXECUTIVE SUMMARY:**

Cypress Land Services has requested Council concurrence (to ISED Canada) regarding a proposed 47 m (154 ft) high telecommunication tower and an accessory equipment compound for Telus at 20098 – 22 Avenue. 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 20098 – 22 Avenue.

**REFERENCE:**

| | |
|---|---|
| **Owners:** | The B.C. Conference of the Mennonite Brethren Churches<br>20098 – 22 Avenue<br>Langley, BC V2Z 1X4 |
| **Applicant / Agent:** | Cypress Land Services<br>1051, 409 Granville Street<br>Vancouver, BC V6C 1T2 |
| **Legal Description:** | Lot 13 Section 14 Township 7 New West District Plan 20205 |
| **Location:** | 20098 – 22 Avenue |
| **Area:** | 1.22 ha (3.02 ac) |
| **Existing Zoning:** | Civic Institutional Zone P-1 |
| **Brookswood-Fernridge Community Plan:** | Institutional |
| **Fernridge Neighbourhood Plan:** | Institutional |

**BACKGROUND/HISTORY:**

- The application is being processed in accordance with the Township's Telecommunication Tower Policy No. 07-331 (Attachment A).
- Council has adopted a Telecommunication Tower Policy. However, the federal government (ISED Canada) has final jurisdiction over the location of telecommunication antenna structures.
- 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, have proposed to construct a 47.0 m (154 ft) high telecommunications tower and accessory compound at 20098 – 22 Avenue.
- The property is designated Institutional within the Fernridge Neighbourhood Plan and is currently occupied by a place of worship.
- The proposed monopole and associated compound are to be located along the east property line, within the rear yard (northerly portion) of the property (Attachment B).
- Staff note the following inconsistencies with Council's Telecommunication Tower Policy No. 07-331:
    - *3.1 Location Preferences*

        *"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…".*

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

- *…Areas that negatively impact public views and vistas of important natural or constructed features".*

Siting the tower on the subject site in a residential neighbourhood is inconsistent with the Township's Telecommunication Tower Policy, which seeks to maximize the distance from residential areas and prevent negative impacts on public views and vistas of important natural or constructed features.

- The applicant has provided the following rationale for site location and tower proposal details:

  *"…The radiofrequency engineers at TELUS have determined that improved services are needed in this area.*

  *…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… 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. 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..."*

- As noted by the applicant: *"Colocation letters were sent to Freedom Mobile and Rogers Communications. Neither carrier has responded at this time."*

- 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 2nd, 2025, an Information Package was submitted to the Township of Langley formalizing the initiation of the consultation process for the proposed tower location…*
  - *In June 2025, Notification Packages were issued to residents who fell within three times the structure height (36 notifications were mailed out) per the Township's 'Telecommunication Tower Policy 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 June 25th, 2025…*
  - *On July 31st, 2025, the consultation comment period closed. During the consultation period, sixteen (16) residents provided a written comments.*

- *What We Heard: The sixteen (16) residents who opposed the project expressed concern regarding the health and safety of the tower and made comments regarding the visual aspects of the tower. TELUS reminded residents that these installations are safely installed across the country, as TELUS is required to follow Safety Code 6 as developed by Health Canada. Additionally, TELUS is deploying a monopole design in this location which is one of their more stealth design options."*

**Adjacent Uses:**

| | Existing Use | Community Plan Designation | Existing Zoning |
|---|---|---|---|
| **North:** | Suburban Residential properties that contain a private lake | SSMUH 1 | Suburban Residential Zone SR-1 |
| **South:** | Fernridge Crecent beyond which are suburban Residential properties | Fernridge Crescent Area | Suburban Residential Zone SR-2 |
| **East:** | Suburban Residential properties | Fernridge Crescent Area | Suburban Residential Zone SR-2 |
| **West:** | Suburban Residential properties and a private lake beyond which is 200 Street | SSMUH 1 and SSMUH 3 | Suburban Residential Zone SR-1 and Suburban Residential Zone SR-2 |

**Policy Considerations:**

Jurisdiction with respect to the licensing of telecommunication towers rests with the Federal Government (ISED Canada). Council provides ISED Canada with a recommendation where telecommunication towers are 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,

Lindsay Roberts
DEVELOPMENT PLANNER
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 |

Township of Langley

Est. 1873

**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*

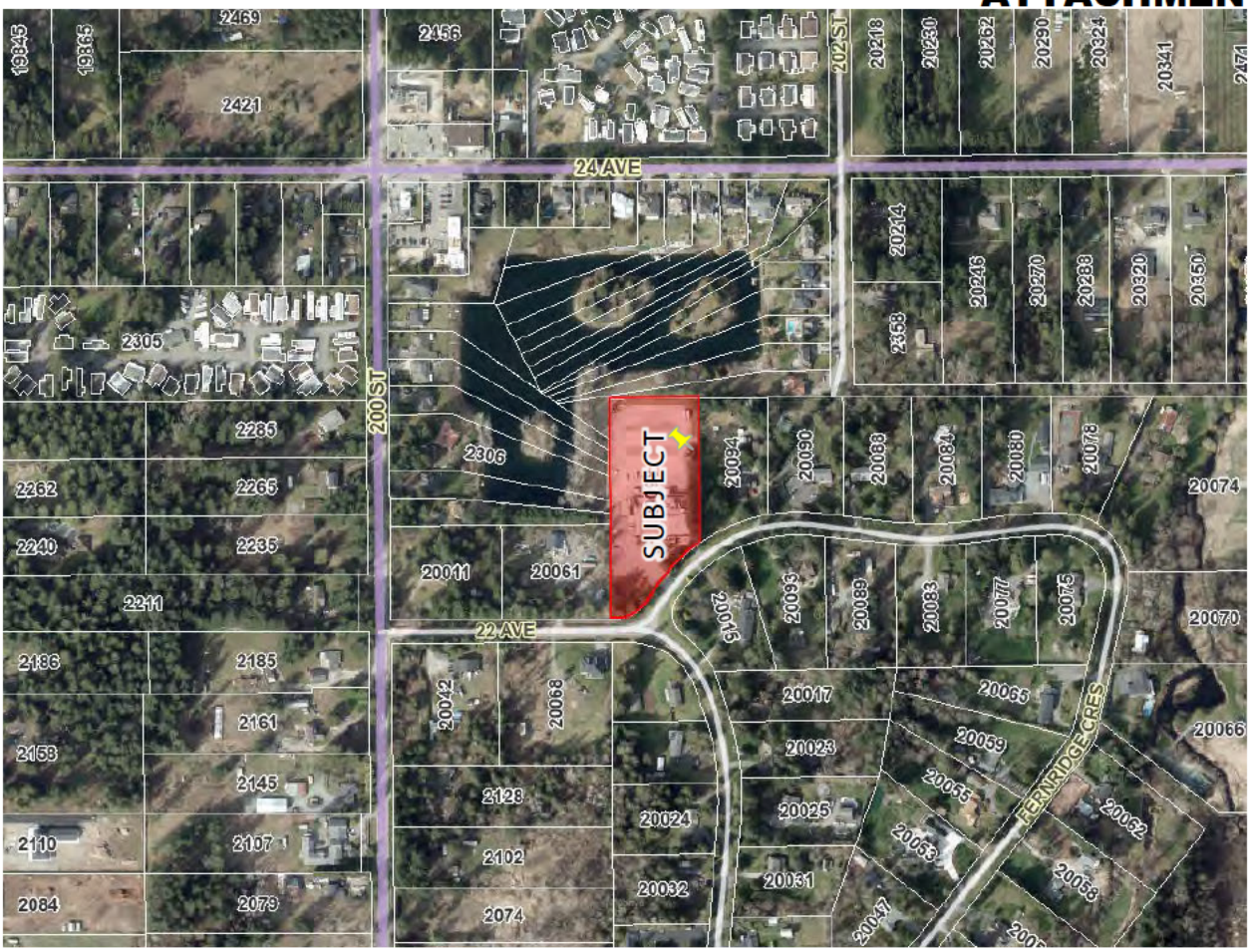
3.5.1 Following the completion of the public consultation and provision of the summary report outlined in Section 3.4.5, staff will draft a report to Council for their consideration and include the summary report.

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

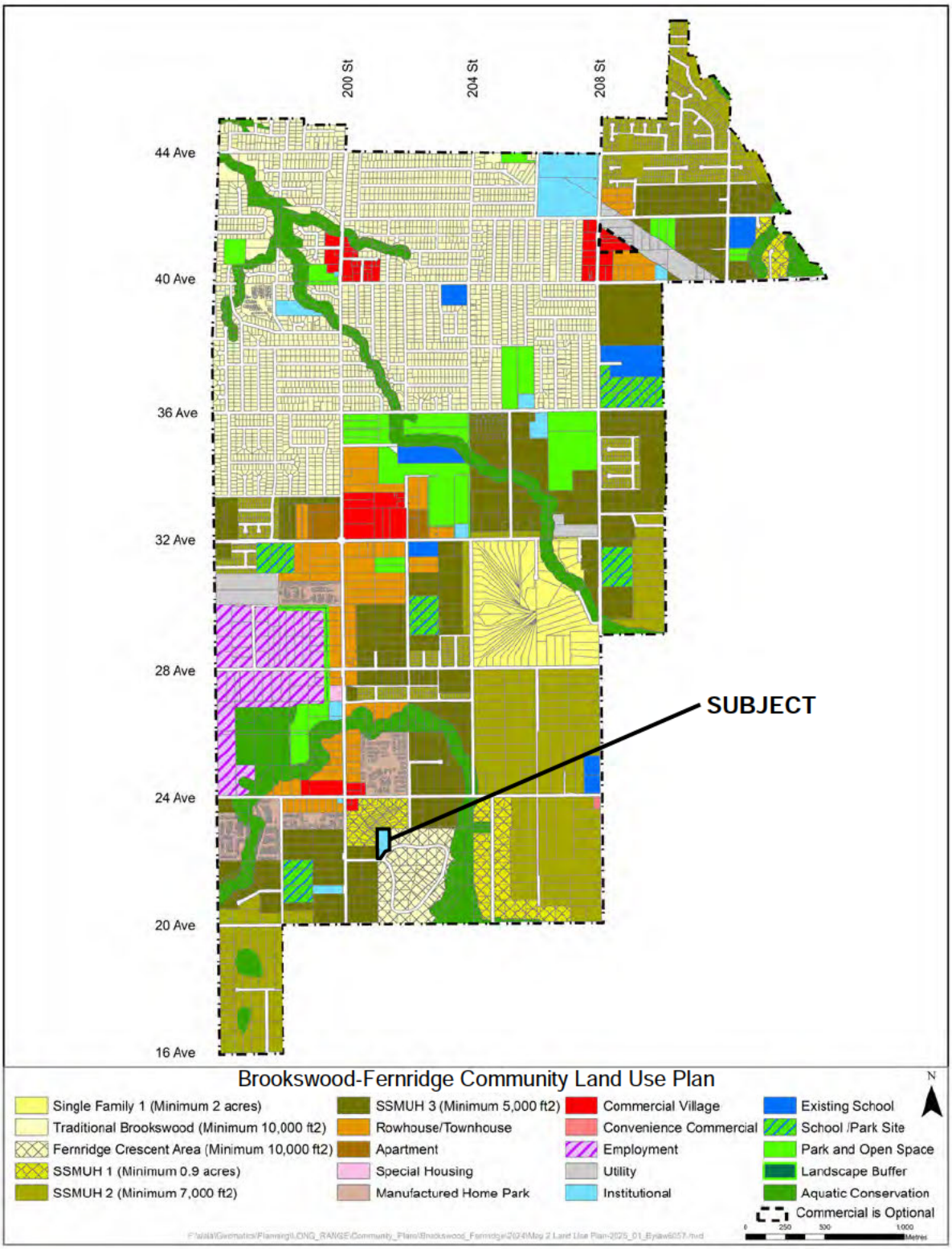
| | |
|---|---|
| Approved | 1991-01-07 |
| Revised | 1999-04-26 |
| | 2007-02-19 |
| | 2013-09-09 |
| | 2014-12-08 |
| | 2016-05-30 |
| | 2023-12-18 |

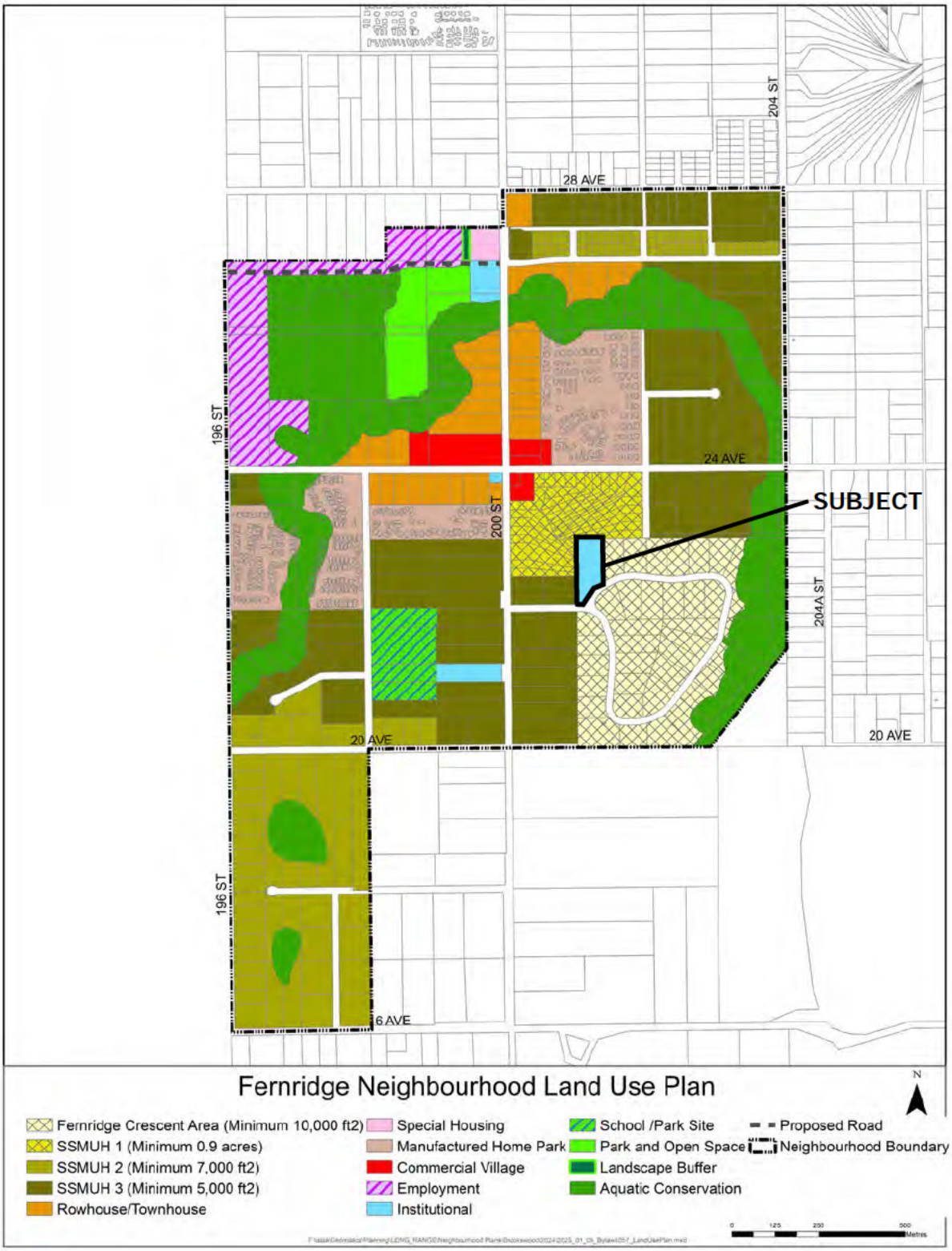
**ATTACHMENT B**




Proposed Tower Location

**AERIAL CONTEXT MAP**

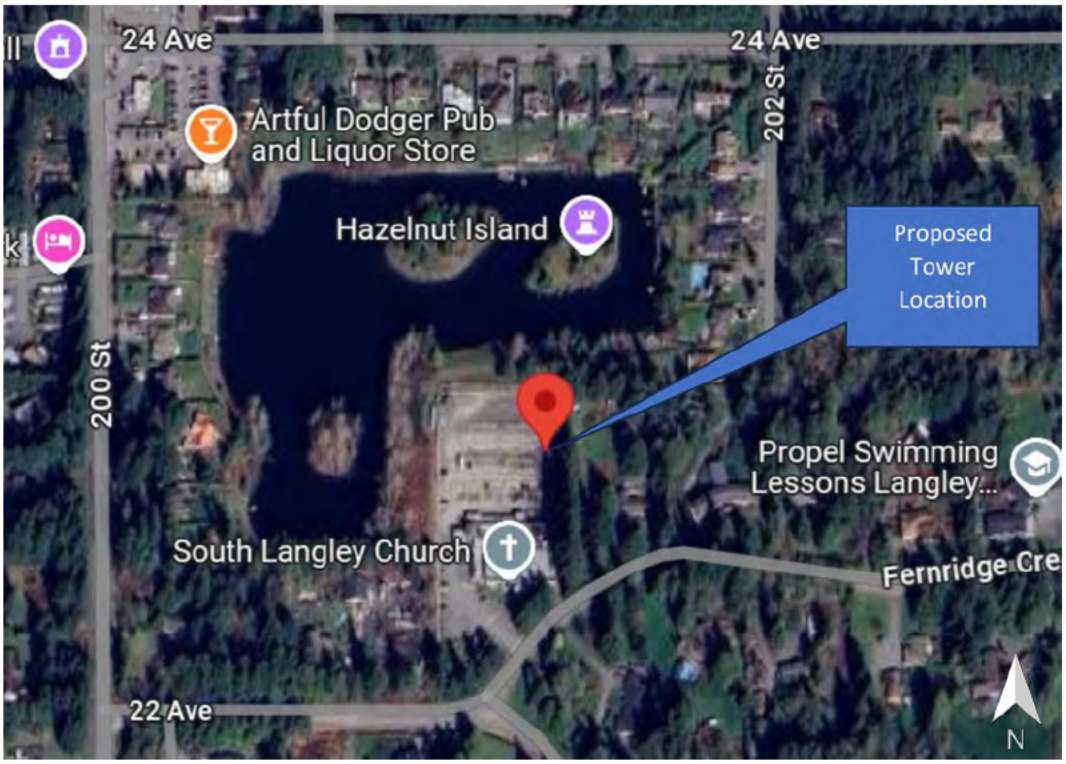

200 St
204 St
208 St
44 Ave
40 Ave
36 Ave
32 Ave
28 Ave
24 Ave
20 Ave
16 Ave
SUBJECT
Brookswood-Fernridge Community Land Use Plan
N
Single Family 1 (Minimum 2 acres)
Traditional Brookswood (Minimum 10,000 ft2)
Fernridge Crescent Area (Minimum 10,000 ft2)
SSMUH 1 (Minimum 0.9 acres)
SSMUH 2 (Minimum 7,000 ft2)
SSMUH 3 (Minimum 5,000 ft2)
Rowhouse/Townhouse
Apartment
Special Housing
Manufactured Home Park
Commercial Village
Convenience Commercial
Employment
Utility
Institutional
Existing School
School /Park Site
Park and Open Space
Landscape Buffer
Aquatic Conservation
Commercial is Optional
0
250
500
1,000
Metres


204 ST
28 AVE
196 ST
24 AVE
SUBJECT
200 ST
204A ST
20 AVE
20 AVE
196 ST
6 AVE
Fernridge Neighbourhood Land Use Plan
N
Fernridge Crescent Area (Minimum 10,000 ft2)
SSMUH 1 (Minimum 0.9 acres)
SSMUH 2 (Minimum 7,000 ft2)
SSMUH 3 (Minimum 5,000 ft2)
Rowhouse/Townhouse
Special Housing
Manufactured Home Park
Commercial Village
Employment
Institutional
School /Park Site
Park and Open Space
Landscape Buffer
Aquatic Conservation
Proposed Road
Neighbourhood Boundary
0
125
250
500
Metres




Proposed Tower Location

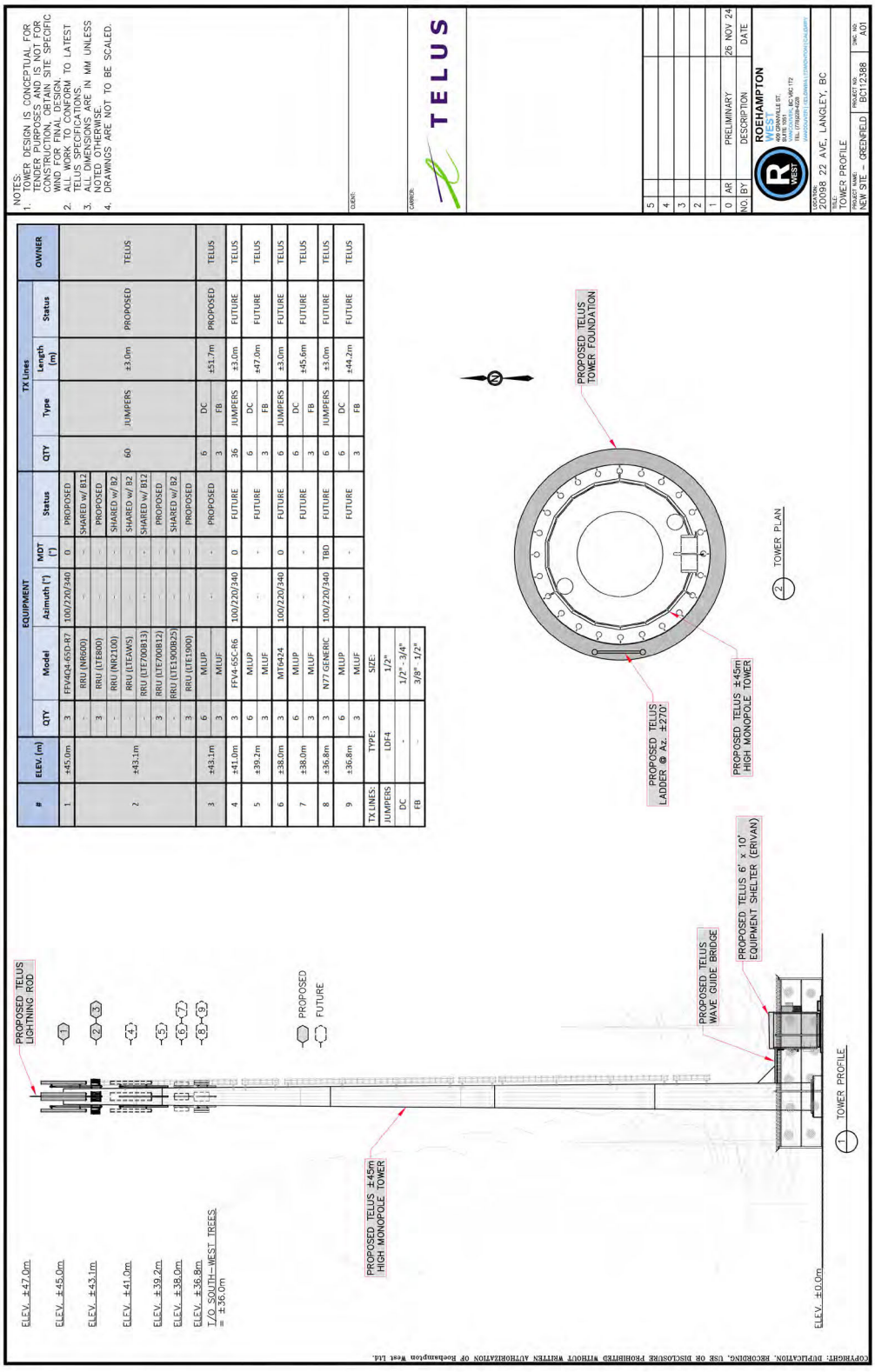
**ZONING BYLAW NO. 2500**



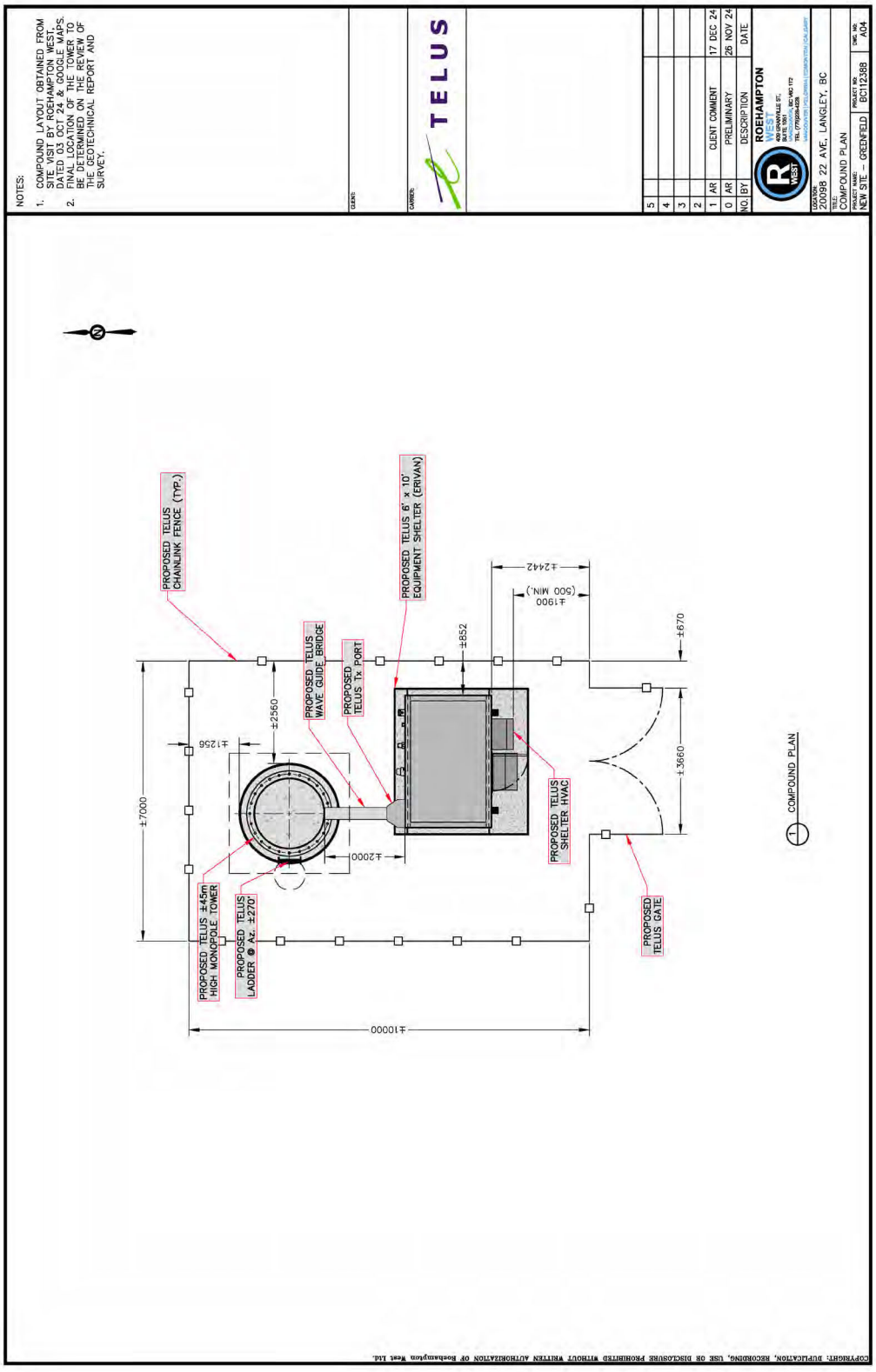

**SITE PLAN – SUBMITTED BY APPLICANT**




**SITE PLAN (DETAIL) – SUBMITTED BY APPLICANT**




**ELEVATIONS – SUBMITTED BY APPLICANT**




**COMPOUND LAYOUT – SUBMITTED BY APPLICANT**

Looking Southwest From 200th Street just south of 24th approx. 300m away



**PHOTO SIMULATION FROM 200th STREET – SUBMITTED BY APPLICANT**

**BEFORE**



**AFTER**



**View: Looking northeast at proposed tower**

*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*

## PHOTO SIMULATION FROM 22nd AVENUE – 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:** | **20098 22 Ave, Langley, BC.** |
| **PID:** | **008-692-831** |
| **Coordinates:** | **49.043463 N, -122.665711 W** |
| **TELUS Site:** | **BC112388** |

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 2nd, 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 June 2025, Notification Packages were issued to residents who fell within three times the structure height (36 notifications were mailed out) 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 June 25th, 2025. Please see **Appendix 3: Public Notice.**

- On July 31st, 2025, the consultation comment period closed. During the consultation period, sixteen (16) residents provided written comments. Please see **Appendix 4: Public consultation.**

- **What We Heard:** The sixteen (16) residents who opposed the project expressed concern regarding the health and safety of the tower and made comments regarding the visual aspects of the tower. TELUS reminded residents that these installations are safely installed across the country, as TELUS is required to follow Safety Code 6 as developed by Health Canada. Additionally, TELUS is deploying a monopole design in this location which is one of their more stealth design options.

- 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 1051 – 409 Granville Street
Vancouver, BC V6C 1T2

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

April 2nd, 2025

Township of Langley
Planning and Development

| | |
|---|---|
| **Subject:** | **TELUS Facility Proposal - Development Application** |
| **Location:** | **20098 22 Ave, Langley, BC** |
| **PID:** | **008-692-831** |
| **Coordinates:** | **49.043463, -122.665711** |
| **TELUS Site:** | **BC112388** |

**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 (South Langley north of Cambell Valley Regional Park). 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 **49.043463, -122.665711**, located on a civic institutional property (South Langley Church) (**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 3 antennas and associated equipment cabinet at the base, all occupying an area of 10m x 7m. 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.

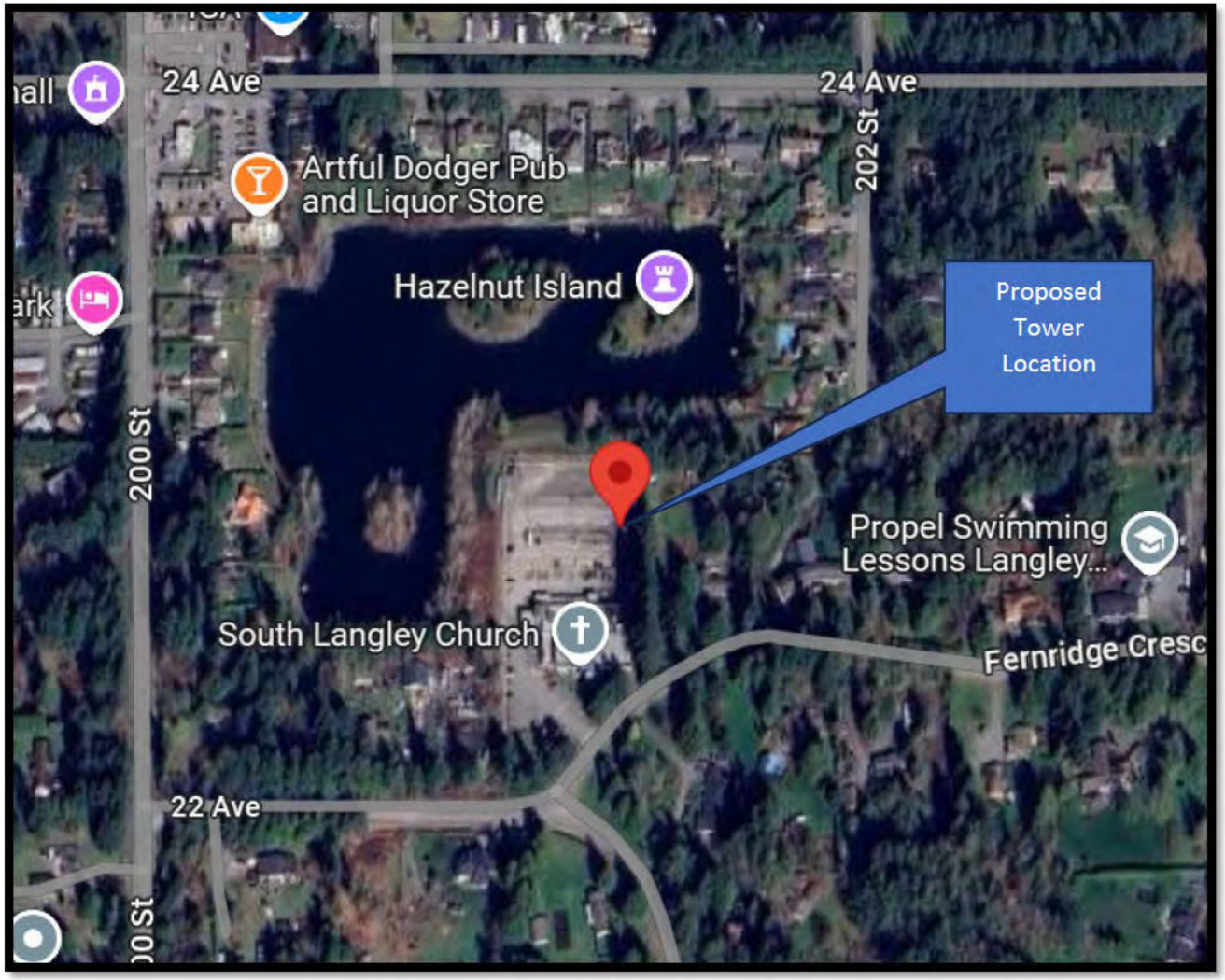
Thank you in advance for your assistance and consideration.

Sincerely,

**CYPRESS LAND SERVICES**
Agents for TELUS Communications Inc.

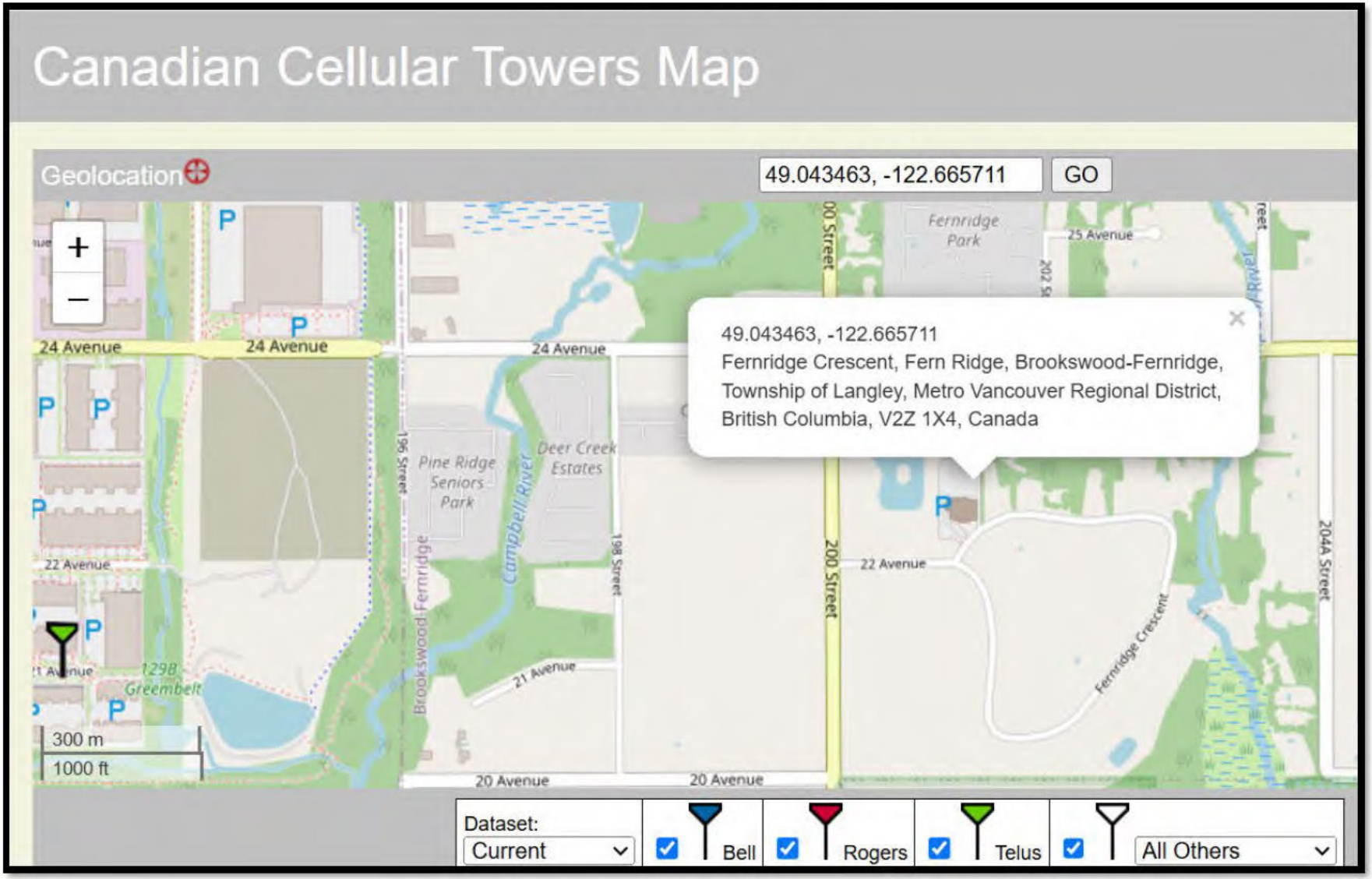
Hannah Taylor
Land Use Planner

**SCHEDULE A**
**TOWER SITE LOCATION**



**SCHEDULE B**

**OTHER INSTALLATIONS NEARBY**



**SCHEDULE C**
**PHOTO SIMULATIONS**

| **BEFORE** |
| --- |
|  |
| **AFTER** |
|  |
| **View: Looking northeast at proposed tower** |
| *Photo Simulation is a close representation and is for conceptual purposes only – not to scale.*<br>*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



March 17th, 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: BC112388**

---

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:** | 20098 22 Ave, Langley, BC |
| **PID#:** | 008-692-831 |
| **Approximate Coordinates:** | 49.043463, -122.665711 |
| **Proposed Tower Height:** | 47m monopole |
| **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 March 31st, 2025, to hannah@cypresslandservices.com

Yours truly,

**Cypress Land Services Inc.**

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***

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

Telephone: 604.620.0877
Facsimile: 604.620.0876



March 17th, 2025

**VIA EMAIL: annie.gagnon@videotron.com**

Annie Gagnon
Freedom Mobile | Videotron

Dear Annie Gagnon,

**RE: PROPOSAL TO COLOCATE WITH TELUS COMMUNICATIONS INC.**
**Site Location: Langley**
**Site ID: BC112388**

---

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.

The Township of Langley requires signed colocation offer letters from other carriers as part of TELUS' land use application. TELUS Communications Inc. therefore wishes to confirm if other carriers hold an interest in collocating. Please find a brief description of the proposed site below:

| | |
|---|---|
| **Address:** | 20098 22 Ave, Langley, BC |
| **PID#:** | 008-692-831 |
| **Approximate Coordinates:** | 49.043463, -122.665711 |
| **Proposed Tower Height:** | 47m monopole |
| **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 March 31st, 2025, to hannah@cypresslandservices.com

Yours truly,

**Cypress Land Services Inc.**
**Agents to TELUS Communications Inc.**

**BC112388**

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

_____

Name: Annie Gagnon
Company Name: Freedom Mobile | Videotron

Date: _____

Site Reference #: _____

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

_____

Name: Annie Gagnon
Company Name: Freedom Mobile | Videotron

Date: _____

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

# Appendix 2: Notification Package

TELUS Communications Inc.

June 16th 2025
**Subject:** Public Notification: 47m monopole tower

TELUS
let's make the future friendly

To: Property Owner / Current Resident

Re: Proposed 47m monopole tower
Location: 20098 22 Ave, Langley, BC.

**TELUS File:** BC112388 – South Langley Church
**Coordinates:** 49.043463, -122.665711

## 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 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 20098 22 Ave. 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 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 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 20098 22 Ave, Langley, BC.

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

Yours sincerely,

Hannah Taylor
Land Use Planner, Cypress Land Services

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

TELUS Communications Inc.

June 16th 2025
**Subject:** Public Notification: 47m monopole tower

TELUS
let's make the future friendly

## TELUS's proposal

**TELUS is proposing to construct a 47m flush mounted monopole tower on a Civic Institutional lot at 20098 22 Ave, 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 Civic Institutional 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.

TELUS Communications Inc.

June 16th 2025
**Subject:** Public Notification: 47m monopole tower

TELUS
let's make the future friendly

**Why are you getting this letter?** TELUS is required to provide notification packages to property owners/occupants and within a radius of 3x the proposed tower height, measured from the tower base or the outside perimeter of the supporting structure. The required notification radius in this instance is 141m. 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 for 1 week on June 25th 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 3: 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 both ISED and the Township of Langley. Finally, TELUS will request a resolution of land use concurrence from The Township of Langley Council which will enable TELUS to proceed with planning for wireless upgrades in the community.

TELUS Communications Inc.

June 16th 2025
**Subject:** Public Notification: 47m monopole tower

TELUS
let's make the future friendly

# Site details

## PURPOSE

The purpose of the proposed tower is to expand TELUS' wireless coverage and to provide access to dependable wireless high-speed 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 20098 22 Ave, Langley Twp, BC V2Z 1X4, coordinates 49.043463, -122.665711.

## 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 the existing entrance to the south from Fernridge Crescent. 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 3 panel antennas in support of a variety of communication technologies.

## TRANSPORT CANADA

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

## STRUCTURAL CONSIDERATIONS

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

## LAND USE AUTHORITY

The Township of Langley has an established and documented public consultation process applicable to tower siting Council Policy 07-331, which closely resembles ISED's default process, and as such we are applying ISED's Default Public Consultation process in consultation with Township of Langley staff.

## CO-LOCATION

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

## GENERAL INFORMATION

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

TELUS Communications Inc.

June 16th 2025
**Subject:** Public Notification: 47m monopole tower

TELUS
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## CONTACTS

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

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

**ISED - Lower Mainland District Office**
13401 – 108 Avenue, Suite 1700
Surrey BC V3T 5V6
Telephone: 1-800-667-3780 or 604-586-2521
Fax: 604-586-2528
Email:
spectrumsurrey-surreyspectre@ised-isde.gc.ca
*(By appointment only)*

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

Written comments posted on or before July 31st, 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

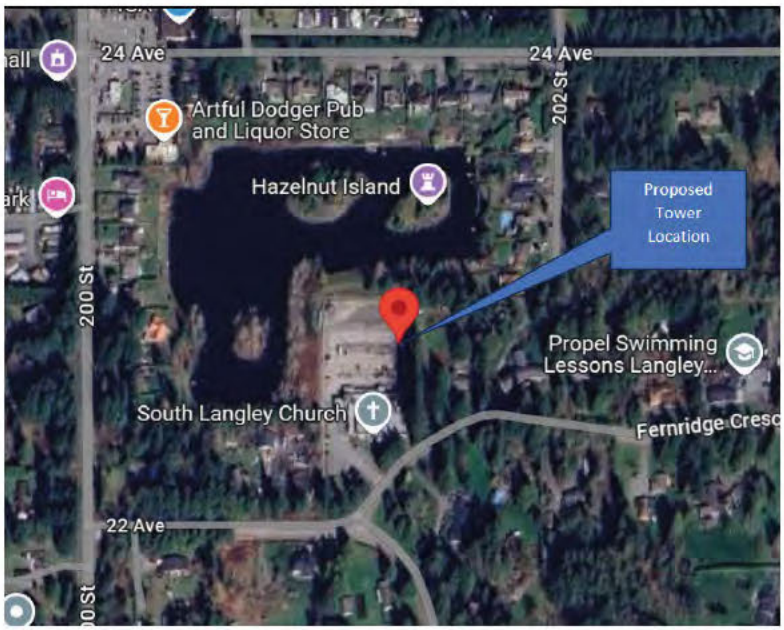
Should you have any specific questions regarding the proposal, please feel welcome to contact the contacts listed herein, or return the enclosed comment sheet by mail or email to TELUS by **July 31st 2025.**

TELUS Communications Inc.

June 16th 2025
**Subject:** Public Notification: 47m monopole tower

## Map of proposed tower

*(for discussion purposes only.)*



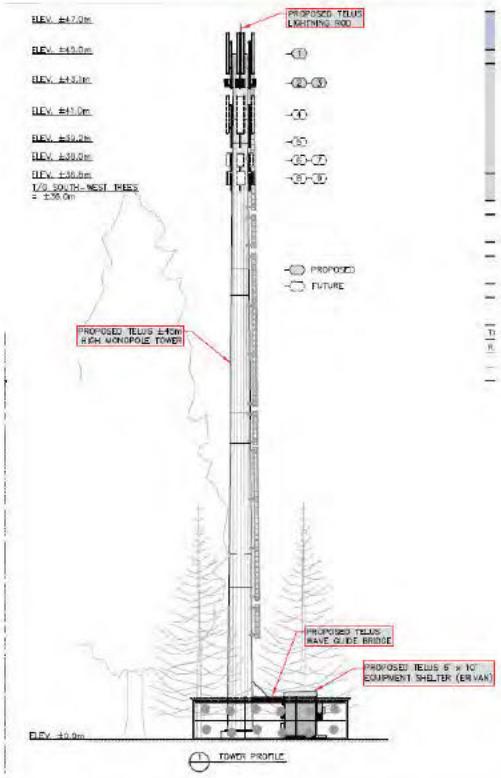

## Site plan



TELUS Communications Inc.

June 16th 2025
**Subject:** Public Notification: 47m monopole tower

## Physical tower profile (for discussion purposes only.)




## Photo simulations (for discussion purposes only.)



Current view, looking northeast.



View of proposed tower, looking northeast.

TELUS Communications Inc.

June 16th 2025
**Subject:** Public Notification: 47m monopole tower

TELUS
let's make the future friendly

# Comment sheet – BC112388

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: 20098 22 Ave, Langley Twp,, 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




## Fencing

**Arrow Fencing**
Residential, Chain Link & Repairs. **778-855-1973**

## Home Improvements

SEMI-RETIRED contractor small concrete jobs Patios, sidewalks driveways Re & re old or damaged concrete Ken 604-307-4923 or Gary 604-218-7089

VECTOR RENOVATIONS
Public / Strata Renovations
Repairs & Improvements
Fences, Decks, Fascia & Trim, Painting, Concrete, Sheds & Additions.
Handyman Services.
vectorrenos.ca
604-690-3327

## Moving & Storage

ABE MOVING & Delivery & Rubbish Removal
$50/hr. per Person • 24/7
604-999-6020

## Pressure Washing

POWER WASHING/ GUTTER CLEANING
Same Day Service Avail.
Call Ian 604-724-6373

## Roofing & Skylights

info@glroofing.ca Re-Roof New & Repair, Leaf Guards & Clean $200. 6042405362

## Real Estate

*WE BUY HOMES*
www.webuyhomesbc.com
604-626-9647

## Rentals

ALDERGROVE 55+
Adult bldg, 1&2 bdrm apts.
Central Location.
604-317-1926 or 309-4904

**Brookswood**
**Beautiful, bright & professional Suite.**
Private bedroom with a Full bathroom.
Private Entrance.
Prefers single person.
Laundry, A/C, Dishwasher & Fireplace.
On Acreage
**Available from July**
Call or text
**778-554-7158**

MAKE AN ANNOUNCEMENT

## Legal Notices

### NAME CHANGE

I, Ramandeep Kaur Bains, daughter of Major Singh Lidhar, resident at VPO. Nilon Kalan Teh: Samrala District Ludhiana, Punjab India, and presently residing at 19974 36A Avenue, Langley, BC V3A 5M2, do hereby change my name from Ramandeep Kaur Bains to Ramandeep Kaur Lidhar with immediate effect.

### Warehouseman's Lien Act

By virtue of the Warehouseman's Lien Act whereas, Brent Earnshaw is indebted to Greg Collett for storage and towing on a 1977 International Scout **VIN # G0102GGD16514**. The vehicle was placed in storage on July 19, 2017. There is presently an amount due and owing of $6,070.00 plus any additional cost of storage seizure and sale. For more Info contact info@repobc.com. The vehicle will be sold after July 25, 2025.




## Public Notice / Avis Public

Proposed TELUS Telecommunications Facility 47.0-Meter Tall Monopole Tower Structure Projet D'Installation De Télécommunications TELUS Structure de Tour Monopole de 47,0 Mètres de Hauteur

Proposed Structure:

Structure Proposée :

Tower Location/Emplacement de la Tour :

Coordinates/Coordonnées :



TELUS Contact / Coordonnées du Représentant de TELUS :

TELUS

Read it. Live it. Love it!
....the Classifieds!

# Appendix 4 : Public Consultation

Outlook

## RE: Communications Tower at 20098 22nd ave Langley

**From** Chad Marlatt <chad@cypresslandservices.com>
**Date** Fri 2025-05-30 10:34 AM
**To** FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FOIPPA s. 22 thanks for your comments. TELUS has entered into an agreement with the Church to improve services to the community. The location you suggest at 27th and 200 Street is too far north to utilise. Can you share the pump station location details? I am not familiar with where this is. We did choose the spot at the church as it allows the pole to be painted green and blend in with the mature trees immediately beside it. Did you hear about the project from the newspaper advertisement?

Regards,

CYPRESS LAND SERVICES

**Chad Marlatt**
Director, Government Affairs
604.910.7310
chad@cypresslandservices.com
cypresslandservices.com
1051 – 409 Granville Street, Vancouver, BC V6C 1T2

Disclaimer: The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you received this in error, please contact the sender and delete or destroy this message and any copies.

*In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.*

**From:** FOIPPA s. 22
**Sent:** May 29, 2025 8:05 AM
**To:** Public Consultation <publicconsultation@cypresslandservices.com>
**Subject:** Communications Tower at 20098 22nd ave Langley

Some people who received this message don't often get email from FOIPPA s. 22 Learn why this is important

As a resident of FOIPPA s. 22 I am opposed to constructing the tower on the church property. There are better locations, preferable on township land , 27 ave and 200 st or 20 ave and 200 st pump station . These locations have better access for construction and long term maintenance. The Fernridge cres. area has been recently rezoned to 1/4 acre residential. Constructing the tower on the church property is not a good idea with rezoning change Also the church offers a day care program , the construction of a tower will hamper there day care program.
Please consider a different location.
Thank you
FOIPPA s. 22

Outlook

## RE: 20098 22nd ave, Langley cell tower

**From** Chad Marlatt <chad@cypresslandservices.com>
**Date** Mon 2025-06-09 9:54 AM
**To** FOIPPA s. 22 ; Public Consultation <publicconsultation@cypresslandservices.com>
**Cc** Hannah Taylor <Hannah@cypresslandservices.com>

FOIPPA s. 22 Were you leaving voicemails? We apologise Hannah is away till tomorrow. We are monitoring her email while she has been away the last 10 days. I can give you a call to discuss the project. What is a good time to call?

Regards,

**Chad Marlatt**
Director, Government Affairs
604.910.7310
chad@cypresslandservices.com
cypresslandservices.com
1051 – 409 Granville Street, Vancouver, BC V6C 1T2

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**From:** FOIPPA s. 22
**Sent:** June 8, 2025 4:44 PM
**To:** Public Consultation <publicconsultation@cypresslandservices.com>
**Subject:** Re: 20098 22nd ave, Langley cell tower

Some people who received this message don't often get email from FOIPPA s. 22 . Learn why this is important

Hello,

It's been brought to my attention that your firm and representative are not responding to emails sent to you by concerned residents who live close to the proposed cell tower at the South Langley Church at 20098 22nd Ave in Langley.

I want someone from your firm to contact me within 48 hours. If my request is ignored I will bring this matter to the authorities having jurisdiction regarding this proposal at Langley Township and Telus. According to the newspaper article your suppose to communicate with concerned residents. Please start doing your job.

Regards,

FOIPPA s. 22
FOIPPA s. 22

Phone: FOIPPA s. 22
Email: FOIPPA s. 22

Outlook

**RE: Tower**

**From** Chad Marlatt <chad@cypresslandservices.com>
**Date** Mon 2025-06-09 10:00 AM
**To** FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FOIPPA s. 22 we apologize for not responding to the voicemails - Hanya has been away for the last 10 days. We did not see an email though. That said, I can give you call to discuss the project - what is a good time?

Regards,

CYPRESS LAND SERVICES

**Chad Marlatt**
Director, Government Affairs
604.910.7310
chad@cypresslandservices.com
cypresslandservices.com
1051 – 409 Granville Street, Vancouver, BC V6C 1T2

Disclaimer: The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you received this in error, please contact the sender and delete or destroy this message and any copies.

-----Original Message-----
From: FOIPPA s. 22
Sent: June 9, 2025 9:22 AM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: Tower

[Some people who received this message don't often get email from FOIPPA s. 22 Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

Sent from my iPad. Regarding the proposed Telus cell tower at the South Langley Mennonite Church at 20098 22 Ave Langley. We have left five messages on Hannah Taylor's extension starting May 29 and also an email to Cypress Land Services . We have yet to receive any response from anyone. We"d like more information about this proposed project.
FOIPPA s. 22

Outlook

**TEUS TOWER 20098 22nd**

**From** FOIPPA s. 22
**Date** Mon 2025-06-09 4:37 PM
**To** mayorcouncil@tol.ca <mayorcouncil@tol.ca>; Public Consultation <publicconsultation@cypresslandservices.com>

Some people who received this message don't often get email from FOIPPA s. 22 Learn why this is important

As a resident o FOIPPA s. 22. I am opposed to constructing the tower on the church property.

There are better locations, preferable on township land , 27 ave and 200 st or 20 ave and 200 st pump station . These locations have better access for construction and long term maintenance.

The Fernridge cres. area has been recently rezoned to 1/4 acre residential. Constructing the tower on the church property is not a good idea with rezoning change  Also the church offers

a day care program , the construction of a tower will hamper there day care program.

Please consider a different location.

Thank you

FOIPPA s. 22

FOIPPA s. 22

Outlook

---

**Re: Re: Your Telus Tower on 22nd Avenue in Langley**

---

**From** Hannah Taylor <Hannah@cypresslandservices.com>
**Date** Tue 2025-06-17 12:49 PM
**To** FOIPPA s. 22 ca>; Public Consultation <publicconsultation@cypresslandservices.com>

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

There is already a TELUS antenna installation in the industrial area and another installation is required to improve services.

CYPRESS LAND SERVICES

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

---

**From:** FOIPPA s. 22
**Sent:** Monday, May 26, 2025 3:34 PM
**To:** Public Consultation <publicconsultation@cypresslandservices.com>
**Subject:** Re: Your Telus Tower on 22nd Avenue in Langley

[Some people who received this message don't often get email from FOIPPA s. 22 Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

Dear Telus:

We do not want a Telus Tower in our neighbourhood. They are unsightly. We do not want our beautiful neighbourhood to have to look at this everyday. They are a health risk. We have two daycares on our street and a preschool.

A better spot for this Telus Tower would be over in Campbell Valley Industrial area.

Sincerely,

FOIPPA s. 22

Outlook

Re: Proposed Telus cell tower @ 20098 22nd Ave TOL

**From** Hannah Taylor <Hannah@cypresslandservices.com>
**Date** Tue 2025-06-17 12:56 PM
**To** FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

TELUS appreciates the fact that you do not want to see the infrastructure but it is needed to improve services in the area. TELUS has designed the tower so that it is less visually impactful by making it a taper green monopole with flush mounted antennas that will help it blend in with the green trees adjacent to it.

One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.

With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.

As per above the site is compliant with Health Canada's Safety Code 6. Visiting their website is a good source of information. https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html

CYPRESS LAND SERVICES

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

---

**From:** FOIPPA s. 22
**Sent:** Monday, June 09, 2025 3:19 PM
**To:** Public Consultation <publicconsultation@cypresslandservices.com>
**Subject:** Proposed Telus cell tower @ 20098 22nd Ave TOL

Some people who received this message don't often get email from FOIPPA s. 22 Learn why this is important

Attention: Hannah Taylor

Good Afternoon,

I am writing to express my direct opposition and my husband's opposition to the proposed construction of a Telus cell tower located at 20098 22nd Ave, Township of Langley. This 155 ft tower would be an absolute eyesore clearly seen from our backyard which we currently enjoy. There are also potential health issues associated with living within close proximity of cell towers, particularly RF radiation which also concern us. This tower would be better suited to an industrial or commercial area rather than a single family home neighbourhood.

Kind regards,

FOIPPA s. 22
Langley, BC
FOIPPA s. 22

FOIPPA s. 22

Outlook

## Re: South Langley cell tower

**From** Hannah Taylor <Hannah@cypresslandservices.com>
**Date** Tue 2025-06-17 12:57 PM
**To** FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

The Public notice published in the Langley Advance Times was issued mistakenly prior to Notification Packages being mailed out to residents within a 141m radius of the proposed tower as per ISED legislation.

However, we will be issuing Notification Packages this week that detail the proposal, along with another newspaper notice.

Once the full suite of information has been received please feel free to contact us again with any further comments or questions you may have.

One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.

With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.

As per above the site is compliant with Health Canada's Safety Code 6. Visiting their website is a good source of information. https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html

When it comes to property value impact, TELUS does not have any data on this. Most information is anecdotal. ISED has explicitly indicated that property value concerns are not considered a relevant concern. That said, it is understood that towers can have impacts on properties.

There are thousands of existing cell sites operating safely in rural areas across Canada. These sites ensure vital communications services while coexisting with the surrounding environment. They have a small physical footprint and emit very low levels of energy. Specific to birds, there are no guyed wires (or other apparatus on the tower) that would pose physical impacts to birds in flight.

CYPRESS LAND SERVICES

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

---

**From:** FOIPPA s. 22
**Sent:** Monday, June 09, 2025 3:54 PM
**To:** Public Consultation <publicconsultation@cypresslandservices.com>
**Subject:** South Langley cell tower

Some people who received this message don't often get email from FOIPPA s. 22 . Learn why this is important

To Hannah Taylor

I am writing to object to the proposed installation of a cell tower at 20098 22nd Avenue, Langley, BC. As a resident of this neighbourhood and a concerned member of the community, I believe this proposal raises serious concerns that need to be addressed.

I am concerned about the potential negative health impacts associated with exposure to electromagnetic radiation. While some studies suggest minimal health risks, there is no proof that it is safe, and the precautionary principle warrants careful consideration, especially in a residential area where children and families reside. I do not understand how a responsible and caring person could want a cell tower in a residential neighbourhood, at a church, and a preschool and child care facility.

Another great concern is the proximity to a lake that is a habitat for birds, otters, raccoons, dragonflies, damselflies, frogs and fish as well as migratory birds. The lake is also is a home of the Western Toad, a blue-listed species designated as of special concern under Canada's *Species at Risk Act*. The lake is as close as 45 metres from the proposed location and only 185 metres at its furthest. There is significant evidence that cell towers pose a serious risk to birds and in particular migratory birds.

Also of concern is the impact on our residential neighbourhood's aesthetic appeal and property values. The proposed tower will detract from the visual landscape and discourage potential buyers, leading to a decrease in property values.

We live within 500 metres (in fact, less than 200 metres) of the proposed site and we have not been contacted or polled on this matter as is required by the Township of Langley.

Thank you for taking these concerns into consideration

FOIPPA s. 22

Outlook

## Re: The South Langley Church at 20098 22nd ave with Telus Cell tower proposal

**From** Hannah Taylor <Hannah@cypresslandservices.com>
**Date** Tue 2025-06-17 1:23 PM
**To** FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

The Public notice published in the Langley Advance Times was issued mistakenly prior to Notification Packages being mailed out to residents within a 141m radius of the proposed tower as per ISED legislation.

However, we will be issuing Notification Packages this week that detail the proposal, along with another newspaper notice.

Once the full suite of information has been received please feel free to contact us again with any further comments or questions you may have.

One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.

With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.

As per above the site is compliant with Health Canada's Safety Code 6. Visiting their website is a good source of information. https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html

When it comes to property value impact, TELUS does not have any data on this. Most information is anecdotal. ISED has explicitly indicated that property value concerns are not considered a relevant concern. That said, it is understood that towers can have impacts on properties.

Thank you
Hannah

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

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**From:** FOIPPA s. 22
**Sent:** June 15, 2025 8:36 AM
**To:** Public Consultation <publicconsultation@cypresslandservices.com>
**Subject:** The South Langley Church at 20098 22nd ave with Telus Cell tower proposal

[Some people who received this message don't often get email from FOIPPA s. 22. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

Hello Hannah Taylor and whom ever else is involved in the decision making
My name is FOIPPA s. 22
My family have owned and lived on FOIPPA s. 22 ch
FOIPPA s. 22
On behalf of our whole family and the majority of our neighbours.
We strongly disagree and oppose any proposal for a cell tower in our neighbourhood not only is it unsightly and ugly, and will reduce our property values. The radio frequency (RF) non-ionizing radiation. Is detrimental to any and all humans and wild life living around the tower. Especially young children and the elderly. Increasing the risk
Of various physical and mental health problems.
We sympathize with the church and Telus for wanting to generate more money for them selves. Both Entities are businesses that are Motivated by profits.

For the families that live around the Neighbourhood, renting or owning !
The risks are to great....
Our property values will decline and more importantly our health will be compromised.
Please don't let this tower in our jem of a neighbourhood
The tower should be built in an industrial area not a residential neighbourhood
Kind regards
FOIPPA s. 22

Sent from my iPad

Outlook

## Re: Cell tower located at the South Langley Church...20098 22nd ave Langley

**From** Hannah Taylor <Hannah@cypresslandservices.com>
**Date** Wed 2025-06-18 11:45 AM
**To** FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>; FOIPPA s.22(1)

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.

With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.

As per above the site is compliant with Health Canada's Safety Code 6. Visiting their website is a good source of information. https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html

CYPRESS LAND SERVICES

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

**From:** FOIPPA s. 22
**Sent:** June 17, 2025 11:44 PM

**To:** Public Consultation <publicconsultation@cypresslandservices.com>; FOIPPA s. 22

**Subject:** Fwd: Cell tower located at the South Langley Church...20098 22nd ave Langley

Some people who received this message don't often get email from FOIPPA s. 22. Learn why this is important

Attached Letter

Subject: Cell tower located at the South Langley Church...20098 22nd ave Langley
To: publicConsultaton@cypressLandServices.com <publicConsultaton@cypresslandservices.com>
CC: mayorandcouncil@tol.ca <mayorandcouncil@tol.ca>

To whom it may concern, and Hannah Taylor:

I am writing this letter to express my concerns with the proposed cell tower at the address of 20098 22nd avenue on the Church property of the South Langley Church.
Our house is Address is FOIPPA s. 22. FOIPPA s. 22 where the proposed Cell tower is going to be located.
So yes, we have a very big concern regarding the visual effects we will be faced with. FOIPPA s. 22 FOIPPA s. 22 where there are large wildlife components.
There are fish in the lake, deer born on the islands and home to many birds ranging from song birds to ducks, geese, owls, and eagles!
So it is a very active natural habitat. I am not sure of all the effects that cell towers play on wild life.
More importantly there are approximately 25 other residences that also back directly onto the lake, which means they also face into the church parking lot where the cell tower is purposed to go. It is my understanding that those that are aware are also very upset and concerned. There is also a preschool on the church property (Sun Shine Street preschool ) where many young children attend.
My knowledge is limited but it has been brought to my attention that radio frequency emitted by these towers (RF) non-ionizing radiation do have health implications on young Children, as they are more vulnerable to RF radiation.
Adults can also suffer from health issues. There are also many other residents located within the area of the church. (including 4 Retirement communities located on Manufacted homes)
For this reason, I feel this is not an appropriate location for an 11-storey cell tower.
There is literally an industrial area (Cambell Heights ) one kilometer away. Where there is limited wild life , No Children , No seniors , No residents No one's back yards. This would be an ideal place.

I have already spoken with my Major Eric Woodward and some of our councillors. (Township of Langley)

I will be forwarding this letter to my MLA , Harman Bangu. I hope that Telus will reconsider the location of this cell tower, as there are many areas that are not in the backyards of residents.

Respectfully submitted

FOIPPA s. 22 Thank You for hearing my concerns
FOIP PA s.
Langley BC
FOIPPA s. 22

Outlook

Re: 20098 22 Ave, Langley cell tower

**From** Hannah Taylor <Hannah@cypresslandservices.com>
**Date** Thu 2025-06-19 11:33 AM
**To** FOIPPA s. 22

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

If you feel the safety standards are incorrect it may be worth contacting Health Canada directly as they are responsible for the safety regulations and standards.

CYPRESS LAND SERVICES

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

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**From:** FOIPPA s. 22
**Sent:** Thursday, June 19, 2025 10:03 AM
**To:** Hannah Taylor <Hannah@cypresslandservices.com>
**Subject:** Re: 20098 22 Ave, Langley cell tower

You don't often get email from FOIPPA s. 22. Learn why this is important

Hi Hannah,

Unfortunately the data that you have been given is not sufficient. You have not supplied me with any proof that my family and all my neighbours safety will be ensured, and I will be holding the president of Telus liable.

An article on Health Canada's website, called *Understanding Safety Code 6: Health Canada's radiofrequency exposure guidelines*, states the following:
"The exposure limits in Safety Code 6 are consistent with the standards used in other parts of the world, including: Japan, Australia, New Zealand, the United States, the European Union." Thus, Health Canada's Safety Code 6 is comparable to the United States of America's Federal Communications Commission (FCC) guidelines where written by telecommunications lobbyists, and set up fraudulently at the outset, the United States of America's Telecommunications Act of 1996 (TCA), Section 702, Subpart iv, based on known harm to biological life, specifically restricts radio frequency radiation emissions from Wireless Communications Facilities (WCFs) to a Maximum Permissible Exposure (MPE) of time- averaged 6-minute intervals for

occupational/controlled exposure or time-averaged 30-minute intervals for general population / uncontrolled exposure; however, the TCA allows no provisions for the FCC to oversee every WCF to enforce MPE compliance, thus virtually every WCF is non-compliant, operating endlessly, and grossly exceeding allowable durations, thereby causing harm.

That since the FCC set up said guidelines, they acknowledge that there is harm caused from exposure, but, at the same time, they also know that there is going to be continuous exposure, and they intentionally allow it: “It is important to note that for general population/uncontrolled exposures it is often not possible to control exposures to the extent that averaging times can be applied. In those situations, it is often necessary to assume continuous exposure.” Source: FCC Bulletin 65, Edition 97-01, August 1997: “Evaluating Compliance with FCC Guidelines for Human Exposure to Radio frequency Electromagnetic Fields”

There is evidence of birds and bees instantly dying en masse in proximity to the IoT-IoB AI-controlled wireless energy grid, and 5G infrastructure in particular, in numerous places across the Earth.

The cancer clusters have been found near cell towers, including, but not limited to: Westin Elementary School in Ripon, California, where Sprint shut off the tower; Belo Horizonte, Brazil; San Diego State University; and the Staple Hill suburb of Bristol, England. There is a daycare at this proposed installation site in my back yard.

The current safety standard for exposure to microwave energy in Canada and elsewhere was established in 1953 by Herman P. Schwan, a World War II German scientist who worked for Adolf Hitler’s National Socialist government of the German Reich; this safety standard was, and still is, based solely on thermal (heating of the subject) analysis, and omits any other data pertaining to the effects of non-ionizing microwave energy on living and/or non-living entities.

A 2020 comment by Dr. Lennart Hardell and Michael Carlberg, MSc, published in the international journal Oncology Letters titled “Health risks from radio frequency radiation, including 5G, should be assessed by experts with no conflicts of interest” states: “The evaluation of RF radiation health risks from 5G technology is ignored in a report by a government expert group in Switzerland and a recent publication from The International Commission on Non-Ionizing Radiation Protection. Conflicts of interest and ties to the industry seem to have contributed to the biased reports. The lack of proper unbiased risk evaluation of the 5G technology places populations at risk. Furthermore, there seems to be a cartel of individuals monopolizing evaluation committees, thus reinforcing the no-risk paradigm. We believe that this activity should qualify as scientific misconduct.

The Criminal Code of Canada describes the criminal liability of fraud by the false pretence, to wit:

Criminal Code (R.S.C., 1985, c. C-46) False pretence

361 (1) A false pretence is a representation of a matter of fact either present or past, made by words or otherwise, that is known by the person who makes it to be false and that is made with a fraudulent intent to induce the person to whom it is made to act on it.

I do not consent to the 5G tower installation at 20098 22 Ave, Langley since you have not supplied any proof that it is safe.

Sincerely,

FOIPPA s. 22

On Tuesday, June 17, 2025, 12:51:14 PM PDT, Hannah Taylor <hannah@cypresslandservices.com> wrote:

FOIPPA s. 22

One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.
With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world’s most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave.

No risk assessment is completed. The proposed site will operate in compliance with Health Canada's Safety Code 6 at all times. TELUS holds commercial liability insurance.

As per above the site is compliant with Health Canada's Safety Code 6. Visiting their website is a good source of information. https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html

CYPRESS LAND SERVICES

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

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**From:** FOIPPA s. 22
**Sent:** Wednesday, June 11, 2025 10:04 AM
**To:** Hannah Taylor <Hannah@cypresslandservices.com>
**Subject:** 20098 22 Ave, Langley cell tower

You don't often get email from FOIPPA s. 22 Learn why this is important

Good morning,

I would like to voice my concern about a 155 ft cell tower that is being proposed at the South Langley Church located at 20098 22 Ave, Langley. FOIPPA s. 22 FOIPPA s. 22 from me and my family. Where there is one tower there will be many due to all the carries needing their own towers.

I am opposed to this installation until you can prove that this technology is not detrimental to our health. Please send me the studies that prove that 5G technology is safe. The rates of cancer and autism is skyrocketing,

Please also send me the risk assessment that has been completed.

Please send me the name of who is holding the liability incase of injuries. Is this bonded?
The towers themselves are not the danger, it is the type of radiation that is being transmitted that is in question. This must be changed. Until that is done I do not consent to having this technology in my vicinity.

FOIPPA s. 22

Outlook

## Re: Cell tower T South Langley Church

**From** Hannah Taylor <Hannah@cypresslandservices.com>
**Date** Thu 2025-06-26 8:36 AM
**To** FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

CYPRESS LAND SERVICES

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

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**From:** FOIPPA s. 22 >
**Sent:** Wednesday, June 25, 2025 11:31 PM
**To:** Public Consultation <publicconsultation@cypresslandservices.com>
**Subject:** Cell tower T South Langley Church

[Some people who received this message don't often get email from FOIPPA s. 22 Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

My name is FOIPPA s. 22 I am the owner and resident of FOIPPA s. 22 in Langley. I am opposed to the cell tower being proposed at South Langley Church 20098 22ave Langley.
Thanks
FOIPPA s. 22

Sent from my iPhone

Outlook

## Re: BC112388 Cell Tower at South Langley Church

**From** Hannah Taylor <Hannah@cypresslandservices.com>
**Date** Mon 2025-06-30 8:57 AM
**To** FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

TELUS appreciates the fact that you do not want to see the infrastructure, but it is needed to improve services in the area. TELUS has designed the tower so that it is less visually impactful by making it a taper green monopole with flush mounted antennas that will help it blend in with the green trees adjacent to it.

When it comes to property value impact, TELUS does not have any data on this. Most information is anecdotal. ISED has explicitly indicated that property value concerns are not considered a relevant concern. That said, it is understood that towers can have impacts on properties.

CYPRESS LAND SERVICES
**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

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**From:** FO
**Sent:** June 27, 2025 6:06 PM
**To:** Public Consultation <publicconsultation@cypresslandservices.com>
**Subject:** BC112388 Cell Tower at South Langley Church

Some people who received this message don't often get email from FOIPPA s. 22. Learn why this is important

I strongly disagree with the proposed cell tower at this location. Cell towers don't belong in residential neighbourhoods. This tower would be better placed at the intersection of 16Th ave and 200Th street. The tower would be an eyesore and will affect property values in the area around it. My house will be directly insight of the tower where it will dominate the skyline.
That church is a bad neighbour. It's bad enough we have to put up with their countless ways of raising money by leasing the property out to various companies, but each incident usually only lasts for a day

or two. The tower will be there forever.

Thanks, FOIPPA s. 22 Langley

Outlook

Re: Proposed tower at 20098 22ave langley twp

From Hannah Taylor <Hannah@cypresslandservices.com>
Date Thu 2025-08-21 2:11 PM
To FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FOIPP
A
Following your suggestion that the tower be located at the new fire hall site Telus approached the Township to see if this was feasible. However, the Township of Langley confirmed they have no interest in the tower at the fire hall.

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
236-268-4533
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC, V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

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**From:** Hannah Taylor <Hannah@cypresslandservices.com>
**Sent:** Wednesday, July 02, 2025 8:49 AM
**To:** FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>
**Subject:** Re: Proposed tower at 20098 22ave langley twp

FOIPP
A s. 22
Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.

With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.

There are thousands of existing cell sites operating safely in rural areas across Canada. These sites ensure vital communications services while coexisting with the surrounding environment. They have a small physical footprint and emit very low levels of energy. Specific to birds, there are no guyed wires (or other apparatus on the tower) that would pose physical impacts to birds in flight.

The location you suggest at the firehall on 200 Street is likely too far north to utilise to improve services to the north, but we are investigating the feasibility of that option. There is already a TELUS antenna installation in the industrial area and another installation is required to improve services. Telus did choose the spot at the church as it allows the pole to be painted green and blend in with the mature trees immediately beside it.

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC, V6C 1T2
In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

---

**From:** F
**Sent:** Monday, June 30, 2025 4:09 PM
**To:** Public Consultation <publicconsultation@cypresslandservices.com>
**Subject:** Proposed tower at 20098 22ave langley twp

[Some people who received this message don't often get email from FOIPPA s. 22 Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

Hi,

See attached,

Thanks,

FOI
PPA

# Comment sheet – BC112388

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: 20098 22 Av BC.

1. Are you a cellular telephone or wireless internet user? ☑ Yes
2. Is the location of the proposed facility acceptable? ☐ Yes

If no, why? - too tall in residential area, generates noise that ca local lake wildlife, daycare that is in church, unknown radio (headache, dizziness, potential neurological issues

3. Are you satisfied with the design of the proposed facility? ☐ Yes

Comments: Again, needs to be placed in more ind area. Near the church, there's sensitive wild l zoned to be made for more housing.

4. Other comments (please attach pages if more space is needed):

I think it is better to relocate to a more b like the new firehall on 200 st, Or the b parks.

This information will not be used for marketing purposes; however, your comments wi

appropriate Land Use Authority for their file. Please write legibly. Thank you

Name: FOIPPA s. 22

Address: FOIPPA s. 22 Langley

Phone: FOIPPA s. 22 Email: FOIPPA s. 22

TELUS File: BC112388

Outlook

## Re: against the cell tower at the Langley church (20098 22 Ave)

**From** Hannah Taylor <Hannah@cypresslandservices.com>
**Date** Fri 2025-07-18 9:18 AM
**To** FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FO
IP

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22 Ave. We have noted your comments and these will be added to the public record.

TELUS appreciates the fact that you do not want to see the infrastructure, but it is needed to improve services in the area. TELUS has designed the tower so that it is less visually impactful by making it a taper green monopole with flush mounted antennas that will help it blend in with the green trees adjacent to it.

One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.

With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.

There are thousands of existing cell sites operating safely in rural areas across Canada. These sites ensure vital communications services while coexisting with the surrounding environment. They have a small physical footprint and emit very low levels of energy. Specific to birds, there are no guyed wires (or other apparatus on the tower) that would pose physical impacts to birds in flight.

CYPRESS LAND SERVICES

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

**From:** FO
**Sent:** Thursday, June 26, 2025 10:05 PM
**To:** Public Consultation <publicconsultation@cypresslandservices.com>
**Subject:** against the cell tower at the Langley church (20098 22 Ave)

Some people who received this message don't often get email from FOIPPA s. 22. Learn why this is important

To whom it may concern,

Please find the letter attached.
It is the residential area and the Township of Langley neighborhood plan shows there will be more houses on smaller lots in the future.
The tower should not be in a residential area due to negative health impacts especially when there is a nursery school at the church.

Thank you for taking these concerns into consideration.

FO
IP
PA

TELUS Communications Inc.

June 16th 2025
**Subject:** Public Notification: 47m monopole tower

TELUS
let's make the future friendly™

# Comment sheet – BC112388

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: 20098 22 Ave, Langley Twp,, 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? The facility shouldn't be in residential area due to negative health impacts associated with exposure to electromagnetic radiation specially for children

3. Are you satisfied with the design of the proposed facility? ☐ Yes ☑ No

Comments: too tall. It will stand out too much I would rather live with a bit weak cell reception than looking at the ugly structure everyday.

4. Other comments (please attach pages if more space is needed):

The structure is too close to the lake that is a habitat for birds, otters, raccoons, dragonflies, frogs and fish as well as migratory birds. There is significant evidence that cell towers pose a serious risk to birds and in particular migratory birds.

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: [redacted]

Address: [redacted], Langley

Phone: [redacted] Email: [redacted]

TELUS File: BC112388

Outlook

**Re: Objection to proposed Telus Telecommunications 47-metre tall monopole at 20998 22 Avenue, Langley, BC**

**From** Hannah Taylor <Hannah@cypresslandservices.com>
**Date** Thu 2025-08-21 1:55 PM
**To** FOIPPA s. 22
**Cc** Public Consultation <publicconsultation@cypresslandservices.com>; mayorcouncil@tol.ca <mayorcouncil@tol.ca>

FOIPPA s. 22

Following your suggestion that the tower be located at the new fire hall site Telus approached the Township to see if this was feasible. However, the Township of Langley confirmed they have no interest in the tower at the fire hall.

CYPRESS LAND SERVICES

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
236-268-4533
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

**From:** Hannah Taylor <Hannah@cypresslandservices.com>
**Sent:** Friday, June 20, 2025 1:02 PM
**To:** FOIPPA s. 22
**Cc:** Public Consultation <publicconsultation@cypresslandservices.com>; mayorcouncil@tol.ca <mayorcouncil@tol.ca>
**Subject:** Re: Objection to proposed Telus Telecommunications 47-metre tall monopole at 20998 22 Avenue, Langley, BC

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
604-620-0877

hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

**From:** FOIPPA s. 22
**Sent:** June 20, 2025 12:51 PM
**To:** Hannah Taylor <Hannah@cypresslandservices.com>
**Cc:** Public Consultation <publicconsultation@cypresslandservices.com>; mayorcouncil@tol.ca <mayorcouncil@tol.ca>
**Subject:** Re: Objection to proposed Telus Telecommunications 47-metre tall monopole at 20998 22 Avenue, Langley, BC

We have today received a letter from Telus showing the exact location of the proposed tower. The location if installed will be HIGHLY VISIBLE from our back garden. We again reiterate that the sight of this monstrosity would greatly interfere with the pleasure of using our premises and the view we currently have.

We again request that this ugly tower be located away from our residential area.

We would like to thank Mayor Eric Woodward for his input into this situation and hope that Council and Telus can be persuaded to build it elsewhere.

Thank you.
Sent from my iPhone

> On Jun 18, 2025, at 11:42 AM, Hannah Taylor <Hannah@cypresslandservices.com> wrote:
>
> FOIPPA s. 22
>
> Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.
>
> All concerns and comments raised by the public will be included in the submission to Township of Langley for them to assess and inform their decision making.
>
> <Outlook See the so.png>
>
> **Hannah Lorna Taylor, MSc, MRTPI**
> Land Use Planner / Government Relations Manager
>
> <Outlook Receiver o.png>
> 604 620 0877
>
> <Outlook Envelope w.png>

hannah@cypresslandservices.com

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cypresslandservices.com
<Outlook-Marker wit.png>

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

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

---

**From:** FOIPPA s. 22
**Sent:** June 17, 2025 5:18 PM
**To:** Hannah Taylor <Hannah@cypresslandservices.com>
**Cc:** Public Consultation <publicconsultation@cypresslandservices.com>; mayorcouncil@tol.ca <mayorcouncil@tol.ca>
**Subject:** Re: Objection to proposed Telus Telecommunications 47-metre tall monopole at 20998 22 Avenue, Langley, BC

You don't often get email from FOIPPA s. 22 Learn why this is important

Hannah,

Thank you for your email dated June 17, 2025. It was very disappointing to hear that you are in full favour of the cell tower being erected on 22nd Avenue, and are supporting Telus in their application. Is this a foregone conclusion, and it will be erected despite all objections?

We have noted your comments regarding the safety of EMF's and respectfully disagree. Non ionizing EMF's are "thought" not to damage cells or DNA, but research is still ongoing in this field. Scientists are still actively researching the potential health effects of EMF's to improve risk assessments and evaluate protection programs. Some studies suggest a possible link between long term exposure to EMF's and certain health issues, like childhood leukemia and other cancers. These studies recommend people minimize exposure and reduce proximity to EMF sources.

In the 1950s asbestos was thought to be a "perfectly harmless" and wonderful product and was used extensively in homes and other construction. Much later it was proven to cause asbestosis/lung cancer, and its use was discontinued.

The same applies to tobacco, which was also thought to be "perfectly harmless" and was touted as "good for the lungs". We now know that quite the opposite is true.

We ought to allow scientists the time to fully research the adverse effects of cell phone towers and their emissions before they are erected in such close proximity to residential subdivisions, such as ours.

We are existing long term Telus customers and have had no problem with our cell phone reception or wifi in this area, so dispute the need for a new tower in the proposed location on 22nd Avenue. Further, this monstrosity would be erected right next to our property. Would you like such an ugly and potentially harmful structure next to your backyard? We think not.

Please forward our concerns to all involved. We do not want this tower in our residential neighbourhood and FOIPPA s. 22

Please build it somewhere else, as we've already suggested.

FOIPPA s. 22

On Tue, Jun 17, 2025 at 12:53 PM Hannah Taylor <Hannah@cypresslandservices.com> wrote:

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

The notification was released early and further information about the project will be mailed to your home. We appreciate that you have suggested alternative locations that have been passed along to TELUS engineers for assessment.

One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.

With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.

As per above the site is compliant with Health Canada's Safety Code 6. Visiting their website is a good source of information. https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html

There are thousands of existing cell sites operating safely in rural areas across Canada. These sites ensure vital communications services while coexisting with the surrounding environment. They have a small physical footprint and emit very low levels of energy. Specific to birds, there are no guyed wires (or other apparatus on the tower) that would pose physical impacts to birds in flight.

<Outlook-See the so.png>

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager

<Outlook-Receiver o.png>
604-620-0877

<Outlook-Envelope w.png>
hannah@cypresslandservices.com

<Outlook-Internet w.png>
cypresslandservices.com
<Outlook-Marker wit.png>
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

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**From:** FOIPPA s. 22
**Sent:** Monday, June 09, 2025 2:04 PM
**To:** Public Consultation <publicconsultation@cypresslandservices.com>
**Cc:** mayorcouncil@tol.ca <mayorcouncil@tol.ca>
**Subject:** Objection to proposed Telus Telecommunications 47-metre tall monopole at 20998 22 Avenue, Langley, BC

Some people who received this message don't often get email from FOIPPA s. 22 t. Learn why this is important

Good afternoon:

As the owners of FOIPPA s. 22, Langley, BC, we vehemently object, as allowed by Government legislation, to Telus Communications installing an ugly 47 metre monopole structure on the property of South Langley Church, 20098 22 Avenue, Langley, BC.

FOIPPA s. 22, and the installation would be highly visible from our property. This eyesore would sorely affect the value of our property and affect any future sale.

In addition, the harmful radiation and microwaves emitted by this tower could affect physical and mental health, including being carcinogenic. Children living in the area of the tower would be particularly vulnerable as radiation could affect them during their growing years. This concern has been raised by the group "Canadians for Safe Technology". In addition, the generators which run such towers have been known to malfunction, causing a high pitched squeal, to the annoyance of neighbours.

There is a strata lake FOIPPA s. 22, which is shared by over 20 properties next to the proposed site. It is inhabited annually by wildfowl who nest and rear their young. This tower could also have an adverse effect on them. The lake is also used by Canada Geese on their annual migrations north and south. Many other animals, birds and bats are seen in this location also. The owners of this strata lake take great care in maintaining the health of the lake and surroundings, and do not want anything to harm it in any way.

While we realize that more cell towers are going to be needed in the coming years, we would suggest to Telus that they consider installing their tower on land far away from populated areas. It could be installed in a remote corner of nearby Campbell Valley Park away from all trails. The fee paid by Telus annually could then be used by the Parks Department for the benefit of the park.

Another suggestion is to install the tower beside the new fire hall under construction on 200 Street north of 24 Avenue. There is ample land there for such a structure, and the fee paid by Telus could be paid to Langley Township.

A third suggestion would be to install it on farm property well away from any populace.

If the Church is in such dire need of funds as to allow this installation on their consecrated ground, they should seriously consider exploring other non-intrusive options.

In conclusion, we very strongly object to this proposed installation, and hope our concerns will be seriously taken into account.

Yours truly,

FOIPPA s. 22 FOIPPA s. 22

FOIPPA s. 22

FOIPPA s. 22

Outlook

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Re: Fernridge Cell Tower

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**From** Hannah Taylor <Hannah@cypresslandservices.com>
**Date** Thu 2025-09-04 2:23 PM
**To** FOIPPA s. 22

FOIPPA s. 22

The Campbell Valley Park is too far south and TELUS are looking at adding some other towers off 16th avenue.

CYPRESS LAND SERVICES

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
236-268-4533
Envelope with solid fill hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

---

**From:** FOIPPA s. 22
**Sent:** August 21, 2025 2:01 PM
**To:** Hannah Taylor <Hannah@cypresslandservices.com>
**Subject:** Re: Fernridge Cell Tower

Thank you for looking taking my suggestions to the parties involved.

What are the alternative sights for the tower, other than in our residential area?

Did the Campbell Valley park area make it to the table ?

Thank you,
FOIPPA s. 22

On Thu, Aug 21, 2025 at 1:54 PM Hannah Taylor <Hannah@cypresslandservices.com> wrote:

FOIPPA s 22(1)

Following your suggestion that the tower be located at the new fire hall site Telus approached the Township to see if this was feasible. However, the Township of Langley confirmed they have no interest in the tower at the fire hall.

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
236-268-4533
hannah@cypresslandservices.com
cypresslandservices com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

---

**From:** FOIPPA s. 22
**Sent:** Wednesday, June 18, 2025 11:42 AM
**To:** Hannah Taylor <Hannah@cypresslandservices.com>
**Subject:** Re: Fernridge Cell Tower

You don't often get email from FOIPPA s. 22 Learn why this is important

Hello Hannah,

Your reply is greatly appreciated. The race track that used to exist in Campbell Vally Park was located at 997 208th st. It is a large, unoccupied area that could be the ideal location for a tower. There are no residences in close proximity which eliminates the concerns previously mentioned.

Thank you,
FOI
PPA
22

On Wed, Jun 18, 2025 at 11:34 AM Hannah Taylor <Hannah@cypresslandservices.com> wrote:

FOIPPA
s. 22

> Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.
>
> One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.
>
> With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.
>
> When it comes to property value impact, TELUS does not have any data on this. Most information is anecdotal. ISED has explicitly indicated that property value concerns are not considered a relevant concern. That said, it is understood that towers can have impacts on properties.

The location you suggest at 27th and 200 Street is too far north to utilise and the Campbell Valley Park location is too far south to improve services to the north. Can you share the pump station location details? I am not familiar with where this is. We did choose the spot at the church as it allows the pole to be painted green and blend in with the mature trees immediately beside it.

See the source image

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

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**From:** FOIPPA s. 22
**Sent:** Monday, June 09, 2025 7:06 PM
**To:** Public Consultation <publicconsultation@cypresslandservices.com>
**Subject:** Fernridge Cell Tower

[Some people who received this message don't often get email from FOIPPA s. 22
Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

Hello Hannah Taylor

It has been brought to my attention that a cell tower is proposed for our neighbourhood in Fernridge.

I am adamantly opposed to the tower in close proximity to my home and neighbourhood.
The health concerns are paramount in my opposition. High level of RF frequencies and RF radiation are a real concern.

The visual effects to the neighbourhood are also a negative attribute. Myself and my neighbours don't want to look at an 11 story eye sore. The negative consequences of the visuals of a commercial tower are detrimental and may hinder our ability to sell our properties in the future. Property values may also be hurt.
I would like to propose alternative areas to build a tower. Campbell Valley park has 1100 acres of land where the erection of a tower would go virtually unseen and would not have In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.the above mentioned negative effects. The old race track in the park comes to mind as a possible site.

The new fire hall site on 200th st could also be a great location. The industrial and commercial properties in the vicinity would be unaffected by a commercial tower of this nature.

Thank you for your consideration in this matter.

Sincerely,
FOIPPA s. 22

Thank you,
FOIPPA s. 22

Outlook

## Re: Re: Cell tower on South Langley Church property

**From** Hannah Taylor <Hannah@cypresslandservices.com>
**Date** Thu 2025-08-21 1:54 PM
**To** FOIPPA s. 22

FOIPPA s. 22

Following your suggestion that the tower be located at the new fire hall site Telus approached the Township to see if this was feasible. However, the Township of Langley confirmed they have no interest in the tower at the fire hall.

CYPRESS LAND SERVICES

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hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

---

**From:** FOIPPA s. 22
**Sent:** Friday, July 25, 2025 9:31 AM
**To:** Hannah Taylor <Hannah@cypresslandservices.com>
**Subject:** Re: Re: Cell tower on South Langley Church property

The exact address for the fire hall is 2700 200 street .Horne Pit Site.

On Thu, Jul 24, 2025 at 4:10 PM FOIPPA s. 22 > wrote:

> It is being built at 200th and 28th avenue.
>
> On Thu, Jul 24, 2025 at 10:52 AM Hannah Taylor <Hannah@cypresslandservices.com> wrote:
>
> FOIPPA s. 22
>
> Would you be able to confirm the location of the fire hall that you refer to?
>
> Thank you
>
> See the source image
>
> **Hannah Lorna Taylor, MSc, MRTPI**
> Land Use Planner / Government Relations Manager
> Receiver outline 604 620 0877
> Envelope with solid fill hannah@cypresslandservices.com
> Internet with solid fill cypresslandservices.com

Marker with solid fill 1055 409 Granville Street, Vancouver, BC V6C 1T2

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**From:** FOIPPA s. 22
**Sent:** Wednesday, June 18, 2025 5:48 PM
**To:** Hannah Taylor <Hannah@cypresslandservices.com>
**Cc:** Public Consultation <publicconsultation@cypresslandservices.com>
**Subject:** Re: Cell tower on South Langley Church property

You don't often get email from FOIPPA s. 22 . Learn why this is important

Thank you for your response.

On Wed, Jun 18, 2025 at 1:59 PM Hannah Taylor <Hannah@cypresslandservices.com> wrote:

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

We will look into the firehall option with TELUS engineers to determine if it could work and if so approach the Township.

CYPRESS LAND SERVICES

**Hannah Lorna Taylor, MSc, MRTPI**
Land Use Planner / Government Relations Manager
604 620 0877
hannah@cypresslandservices com
cypresslandservices.com
1055 409 Granville Street, Vancouver, BC V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

---

**From:** FOIPPA s. 22
**Sent:** Tuesday, June 10, 2025 8:53 AM
**To:** Public Consultation <publicconsultation@cypresslandservices.com>
**Subject:** Cell tower on South Langley Church property

Some people who received this message don't often get email from FOIPPA s. 22 . Learn why this is important

From FOIPPA s. 22 .
We are strongly opposed to construction of this tower. Among our concerns are the health risks imposed and the aesthetic degradation such a structure would bring to the area. Perhaps a more logical site for the tower would be where the new fire hall is under construction. Sincerely,
FOIPPA s. 22

Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | NOVEMBER 17, 2025 - REGULAR MEETING | **REPORT:** | 25-187 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 11-29-0049 |
| **SUBJECT:** | TELECOMMUNICATION TOWER APPLICATION NO. 000013 (SHARED TOWER INC. / 22851 RAWLISON CRESCENT) | | |

**PROPOSAL:**

Application by Shared Tower to construct a 40.0 m (131.23 ft) high telecommunication tower and elevated equipment platform at 22851 Rawlison Crescent.

**RECOMMENDATION SUMMARY:**

That Council consider Shared Tower Inc.'s application and advise Innovation, Science and Economic Development (ISED) Canada whether: a) it does not object, or b) it objects to a proposed 40.0 m (131.23 ft) high telecommunication tower and elevated equipment platform at 22851 Rawlison Crescent.

**RATIONALE:**

Although Shared Tower Inc. 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 Shared Tower Inc.'s application to Innovation, Science and Economic Development Canada regarding a proposed 40.0 m (131.23 ft) high telecommunication tower and elevated equipment platform at 22851 Rawlison Crescent and adopt one of the following resolutions:

a) **That** Council advise Innovation, Science and Economic Development Canada that it does not object to Shared Tower's application to construct a 40.0 m (131.23 ft) high telecommunication tower and elevated equipment platform at 22851 Rawlison Crescent.

or

b) **That** Council advise Innovation, Science and Economic Development Canada that it objects to Shared Tower's application to construct a 40.0 m (131.23 ft) high telecommunication tower and elevated equipment platform at 22851 Rawlison Crescent.

**EXECUTIVE SUMMARY:**

Shared Tower Inc. has requested Council concurrence (to ISED Canada) regarding a proposed 40.0 m (131.23 ft) high telecommunication tower and an elevated equipment platform at 22851 Rawlison Crescent. 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 (Attachment A).
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 associated equipment are permitted in all zones and the applicant has followed the procedural components of the Township's Telecommunication Tower Policy No. 07-331.

The tower and elevated equipment platform are proposed to be located in a location discouraged by the Township's Telecommunication Tower Policy and the proposed design is inconsistent with the policy's established design preferences.

**PURPOSE:**

The purpose of this report is to provide information regarding a proposed telecommunication tower at 22851 Rawlison Crescent.

**REFERENCE:**

| | |
|---|---|
| **Owner:** | Garnet Farms Ltd.<br>PO Box 922 Stn Fort Langley<br>Langley, BC V1M 2S3 |
| **Applicant / Agent:** | Shared Tower Inc.<br>101, 1300 Cornwall Road<br>Oakville, ON L6J 7W5 |
| **Legal Description:** | Lot 1 District Lot 322 Group 2 New Westminster District Plan LMP30638 Except Plan EPP114310 |
| **Location:** | 22851 Rawlison Crescent |
| **Area:** | 15.73 ha (38.87 ac) |
| **Existing Zoning:** | Rural Floodplain Zone RU-4 |
| **Rural Plan:** | Agricultural/Countryside |

**BACKGROUND/HISTORY:**

- The application is being processed in accordance with the Township's Telecommunication Tower Policy No. 07-331 (Attachment A).
- Although Council has adopted a Telecommunication Tower Policy, final jurisdiction over the location of telecommunication antenna structures rests with the federal government (ISED Canada).
- Freestanding telecommunication installations are a permitted use in all zones.
- Proposed installations not exempted from ISED Canada's requirements 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**:

- Shared Tower has proposed to construct a 40.0 m (131.23 ft) high telecommunications tower at 22851 Rawlison Crescent. The equipment is located on a 10 m × 10 m (33 ft × 33 ft) platform elevated at 4.8 m (16 ft) to be above the flood construction level.
- The property is located within the Agricultural Land Reserve and is currently used for agricultural purposes. The Salmon River traverses and meanders through the property. The proposed site is located in the Fraser River floodplain as shown in Map 13 – Floodplain, which are lands subject to hazardous conditions as per Section 3.15 of the Official Community Plan (OCP).
- The tower and its associated elevated equipment platform are proposed to be located on the western portion of the site adjacent to Glover Road.
- Staff note the following inconsistencies with Council's Telecommunication Tower Policy No. 07-331:
    - *3.1 Location Preferences*
        *"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"*

The proposed tower site is located beside Glover Road without screening noting that a 2017 traffic count on Glover Road at Rawlison Crescent measured the average daily traffic at approximately 13,500 vehicles per day. Glover Road is one of the original roads in Langley connecting Fort Langley, Milner and Langley City, breaking the rules of the grid system established in the 1960s. The Salmon River also served as an early transportation link within the Township.

The proposal is sited within a floodplain (an area of environmental concern) in close proximity to the Salmon River channel (a riparian area) adjacent to Glover Road and at the entrance to Fort Langley (a location of high visual and community sensitivity). The proposal's characteristics correspond with several discouraged locations identified in the Township's Telecommunication Tower Policy. Accordingly, the proposed siting is inconsistent with the intent of the policy to minimize visual and environmental impacts and to preserve the character of significant community gateways.

- *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."*

The proposal includes an elevated platform with a height of approximately 4.8 m (16 ft) and 10 m × 10 m (33 ft × 33 ft) which is discouraged by the policy that encourages the installation of telecommunication antenna system towers that are as unobtrusive and inconspicuous as possible.

- The proponent has provided information in support of their application included as Attachment C.
- 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:

  *"June 21, 2024: Notification was sent to 1 property owner within a 120-metre radius (three times the height of the proposed tower).*

  *June 26, 2024: The public consultation period began, with advertisements placed in both French and English in the June 26, 2024, edition of the Langley Advance Times.*

  *July 27, 2024: The 30-day public consultation period concluded on July 27, 2024. Throughout this period, no responses were received via email, phone, or mail, indicating an absence of public concerns regarding the proposed tower."*

**Adjacent Uses:**

| | Existing Use | Community Plan Designation | Existing Zoning |
|---|---|---|---|
| **North:** | The Salmon River, beyond which is one property with existing farm | Agricultural/Countryside | Rural Floodplain Zone RU-4 |
| **South:** | Rawlison Crescent, beyond which are two properties with existing dwellings and one vacant property | Small Farms/Country Estates and Salmon River Uplands | Rural Zone RU-1 and Suburban Residential Zone SR-1 |
| **East:** | Two properties with existing farms | Agricultural/Countryside | Rural Floodplain Zone RU-4 |
| **West:** | Glover Road, beyond which is one property with an existing golf course | Agricultural/Countryside | Rural Golf Course Zone RU-10 |

**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.

The tower and elevated equipment platform are located in an area discouraged by the location and design preferences outlined in the Policy. While the elevated platform raises the equipment compound above the Flood Construction Level, it results in a visually prominent structure that conflicts with the Policy's guidance for unobtrusive and well-screened designs.

Should Council choose not to object to the application and the proposal be approved by ISED, a building permit will be required. This permit must include confirmation of access to Glover Road, verification of senior government approvals for the site with respect to the riparian area, and registration of a restrictive covenant holding the Township harmless from any flood-related damage.

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 |

Township of Langley

Est. 1873

**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

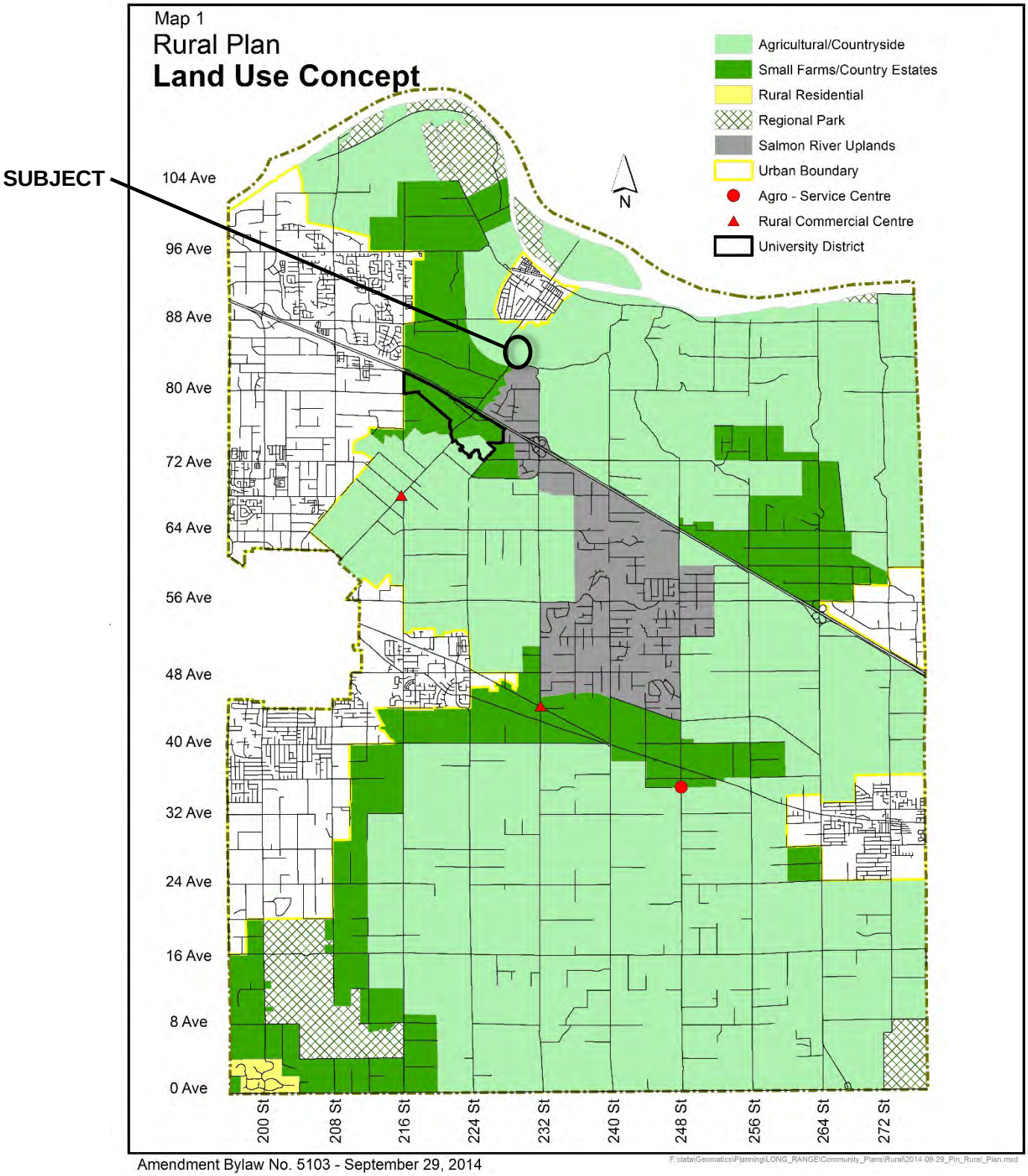
| | |
|---|---|
| Approved | 1991-01-07 |
| Revised | 1999-04-26 |
| | 2007-02-19 |
| | 2013-09-09 |
| | 2014-12-08 |
| | 2016-05-30 |
| | 2023-12-18 |

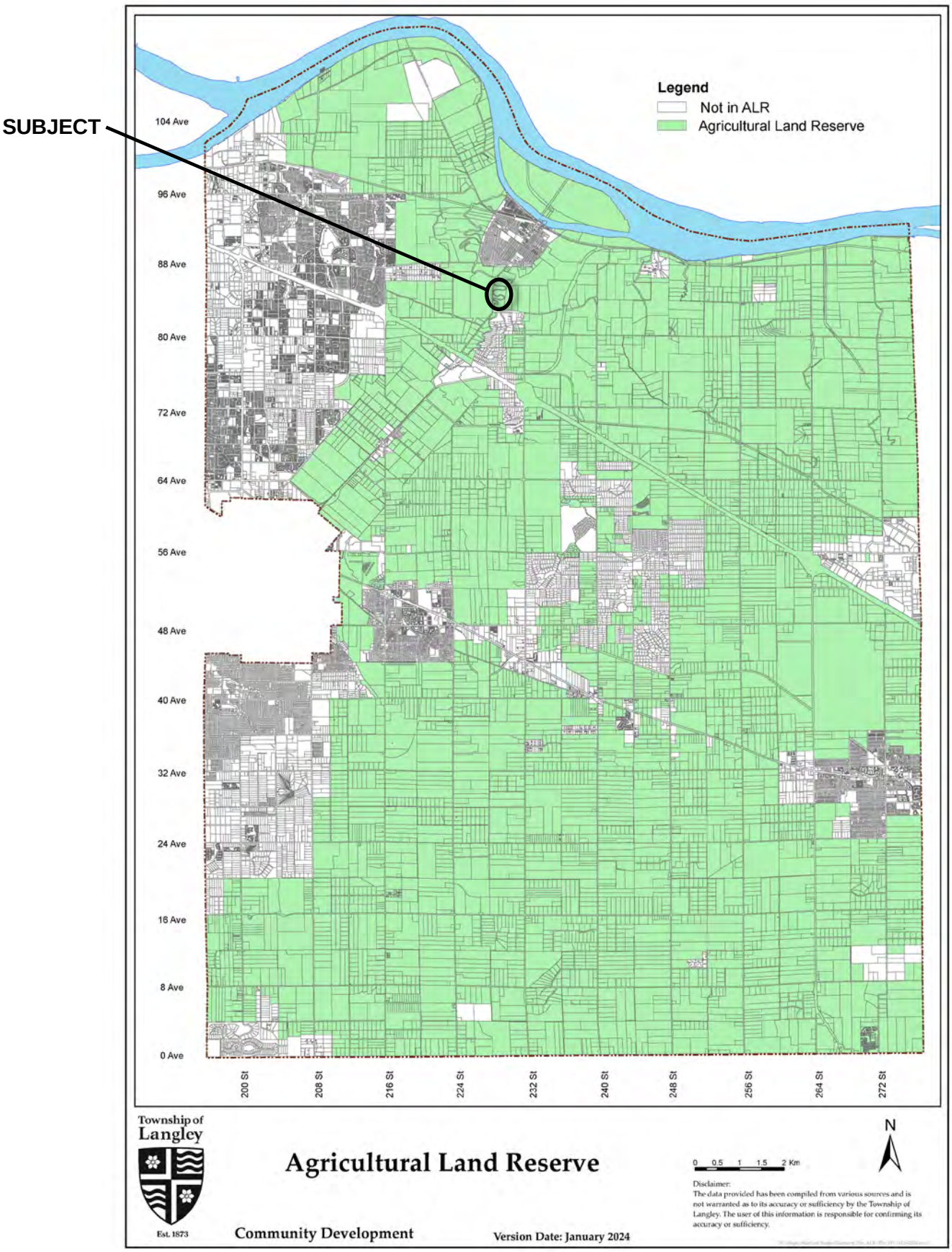
ATTACHMENT B

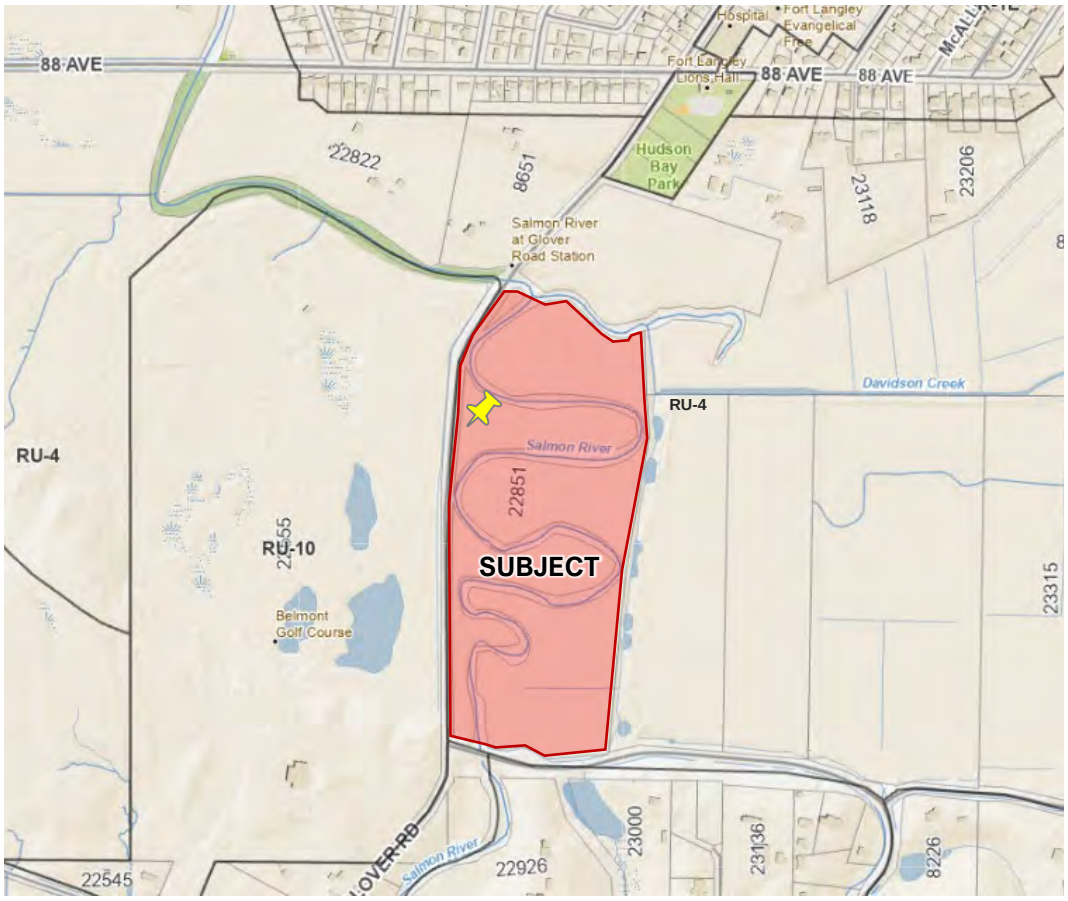



Proposed Tower Location

**AERIAL CONTEXT MAP**

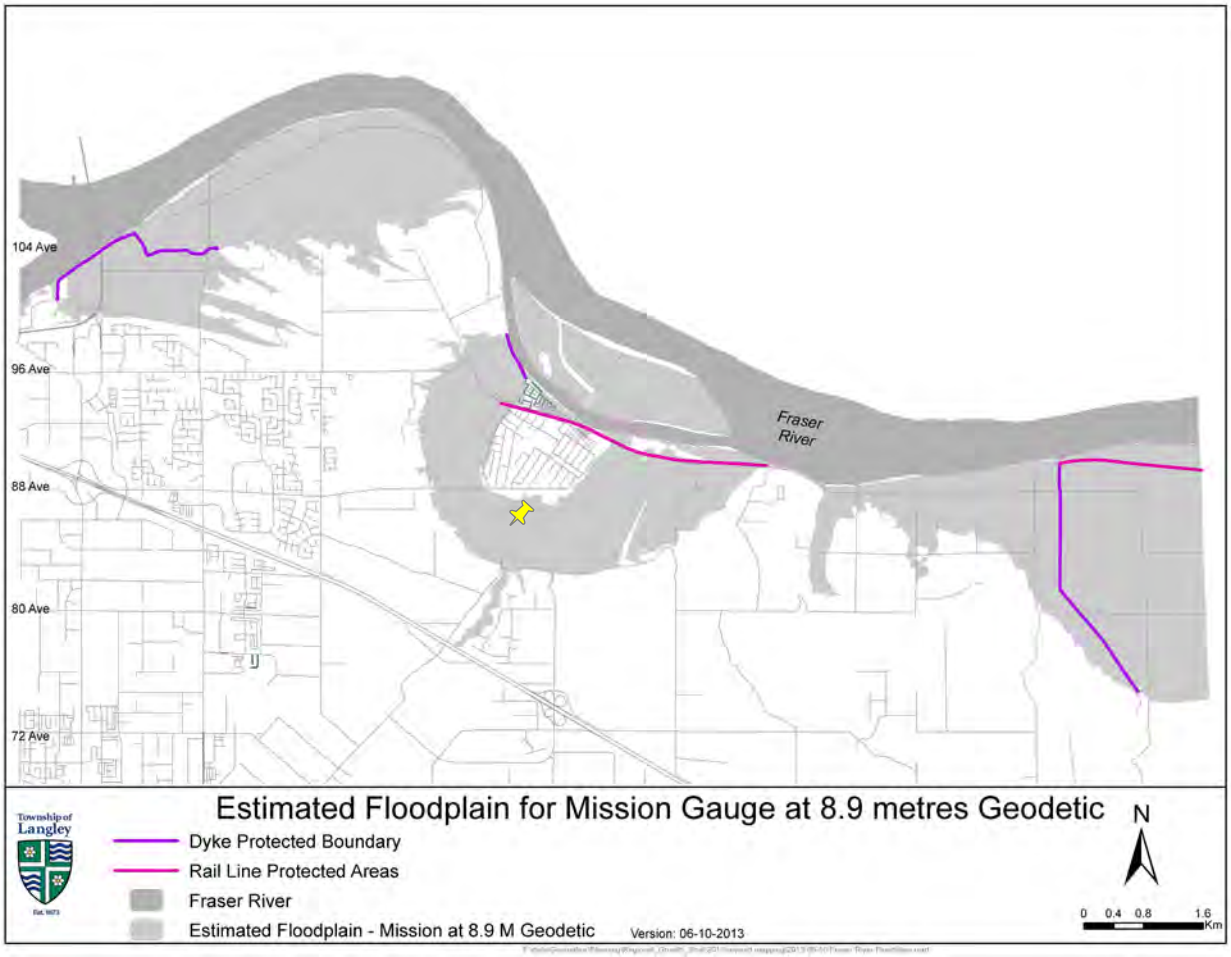

Map 1
Rural Plan
Land Use Concept
SUBJECT
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave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


SUBJECT
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
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: January 2024
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.



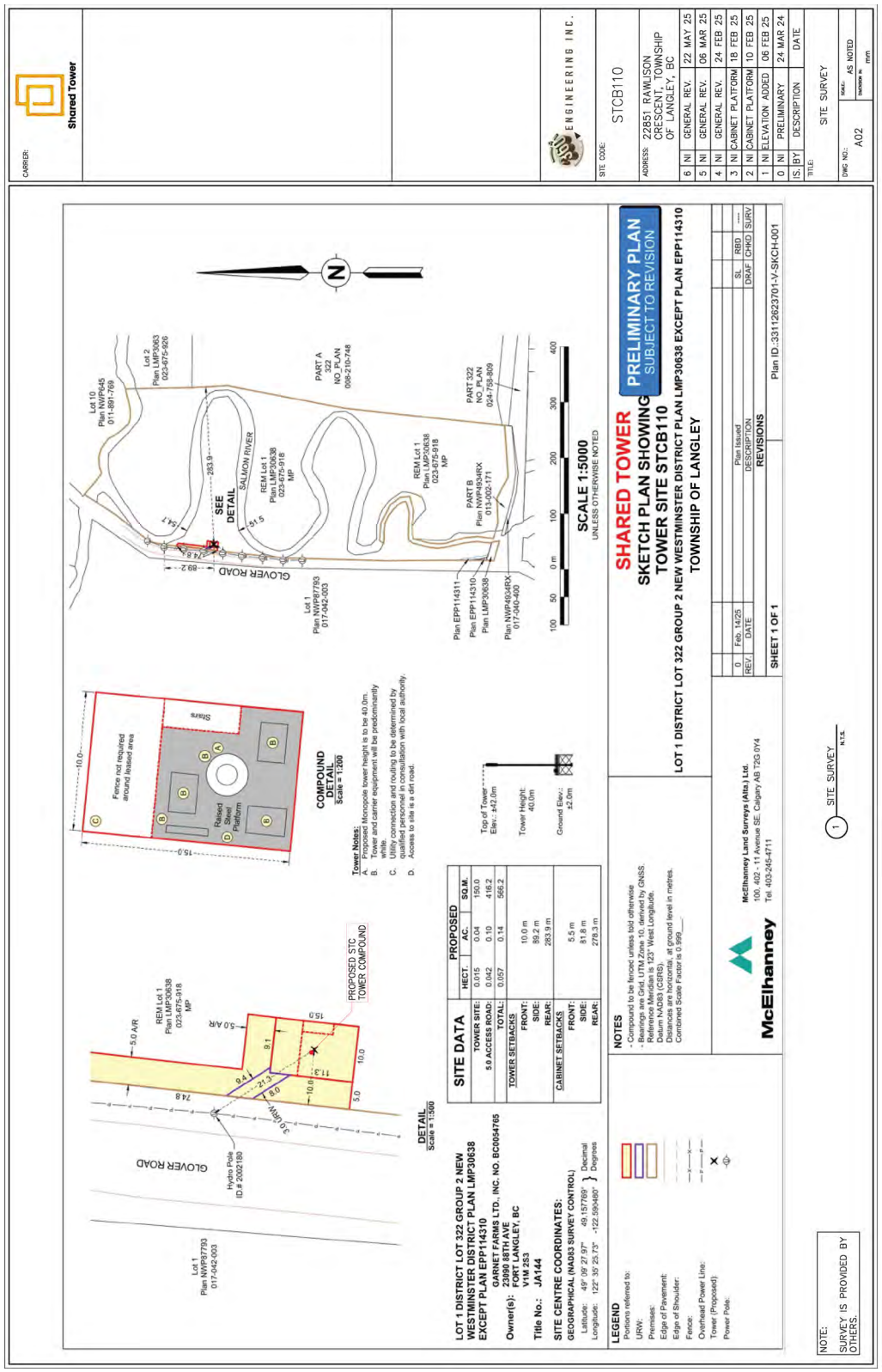

📌 Proposed Tower Location

**ZONING BYLAW NO. 2500**

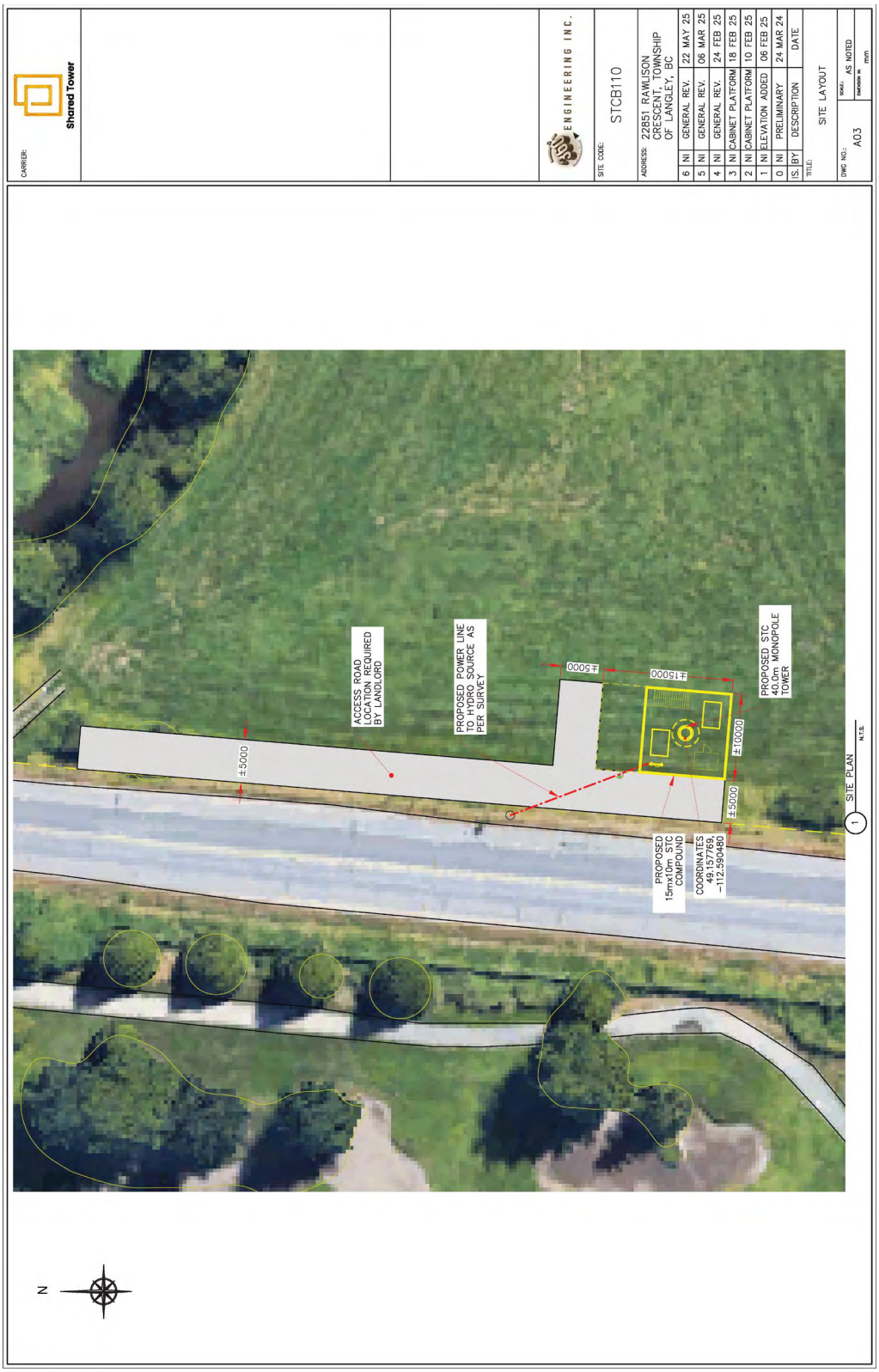



Proposed Tower Location

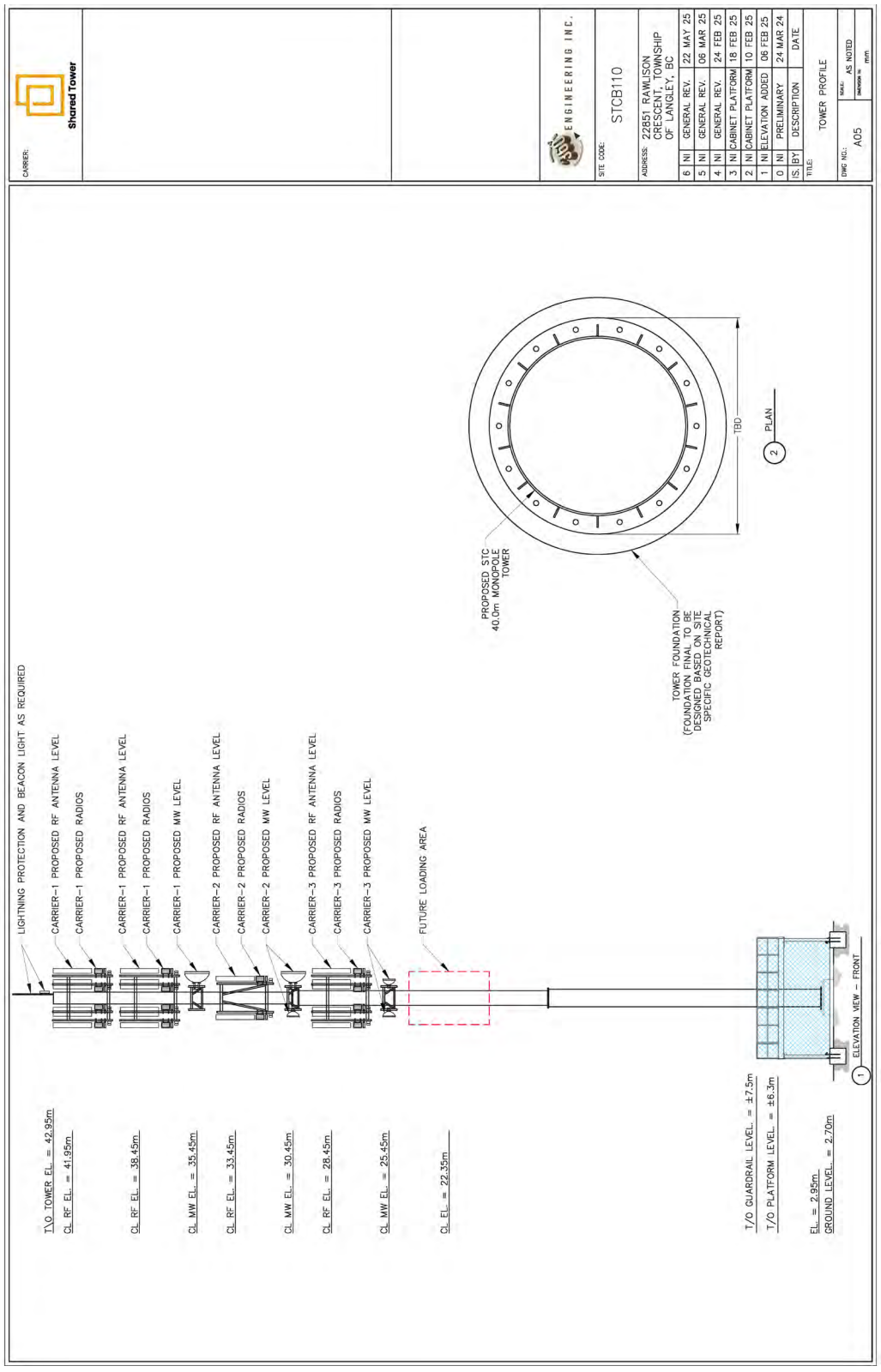
**MAP 13 - FLOODPLAIN - OFFICIAL COMMUNITY PLAN**



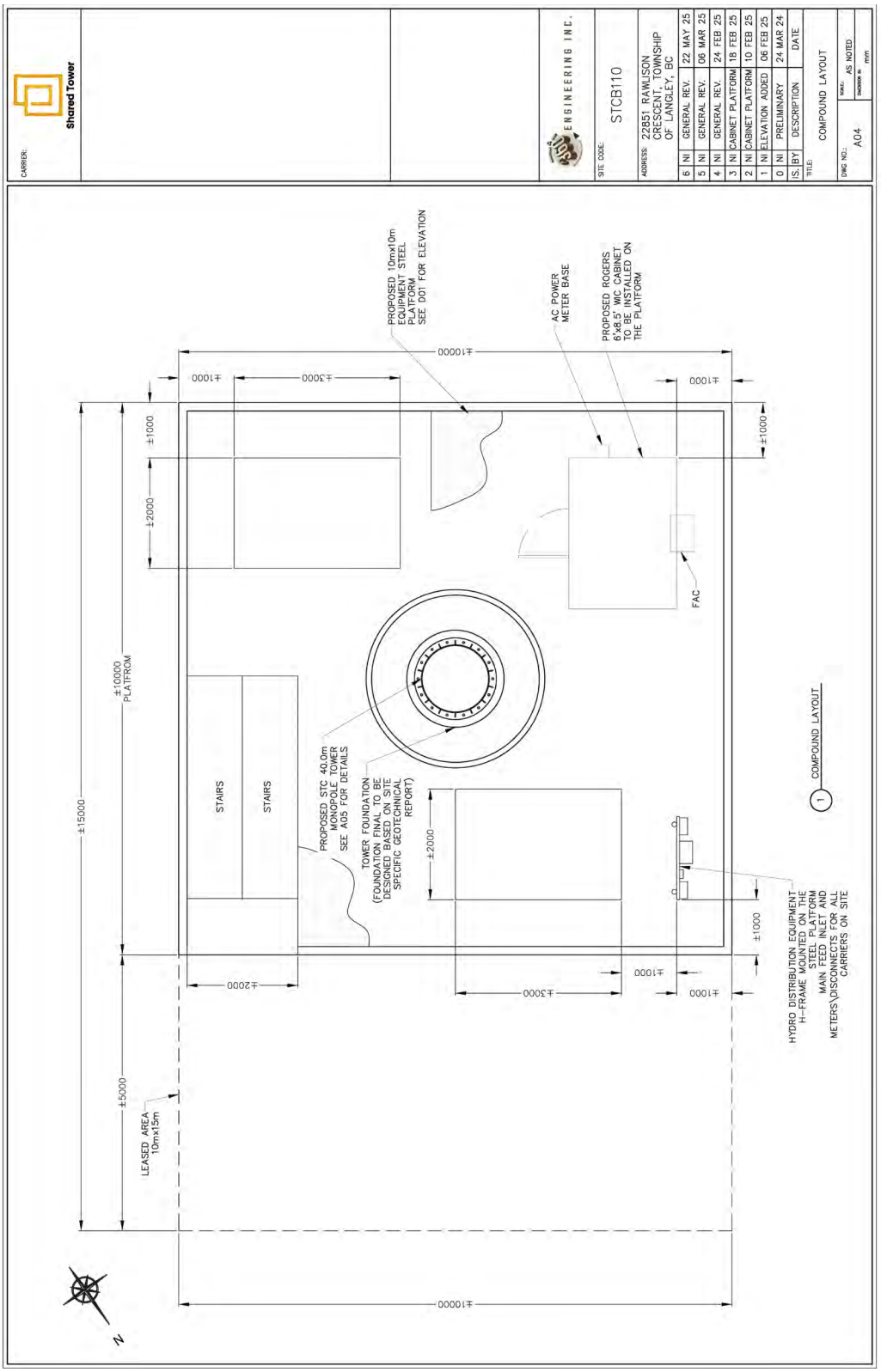

**GENERAL PLAN – SUBMITTED BY APPLICANT**



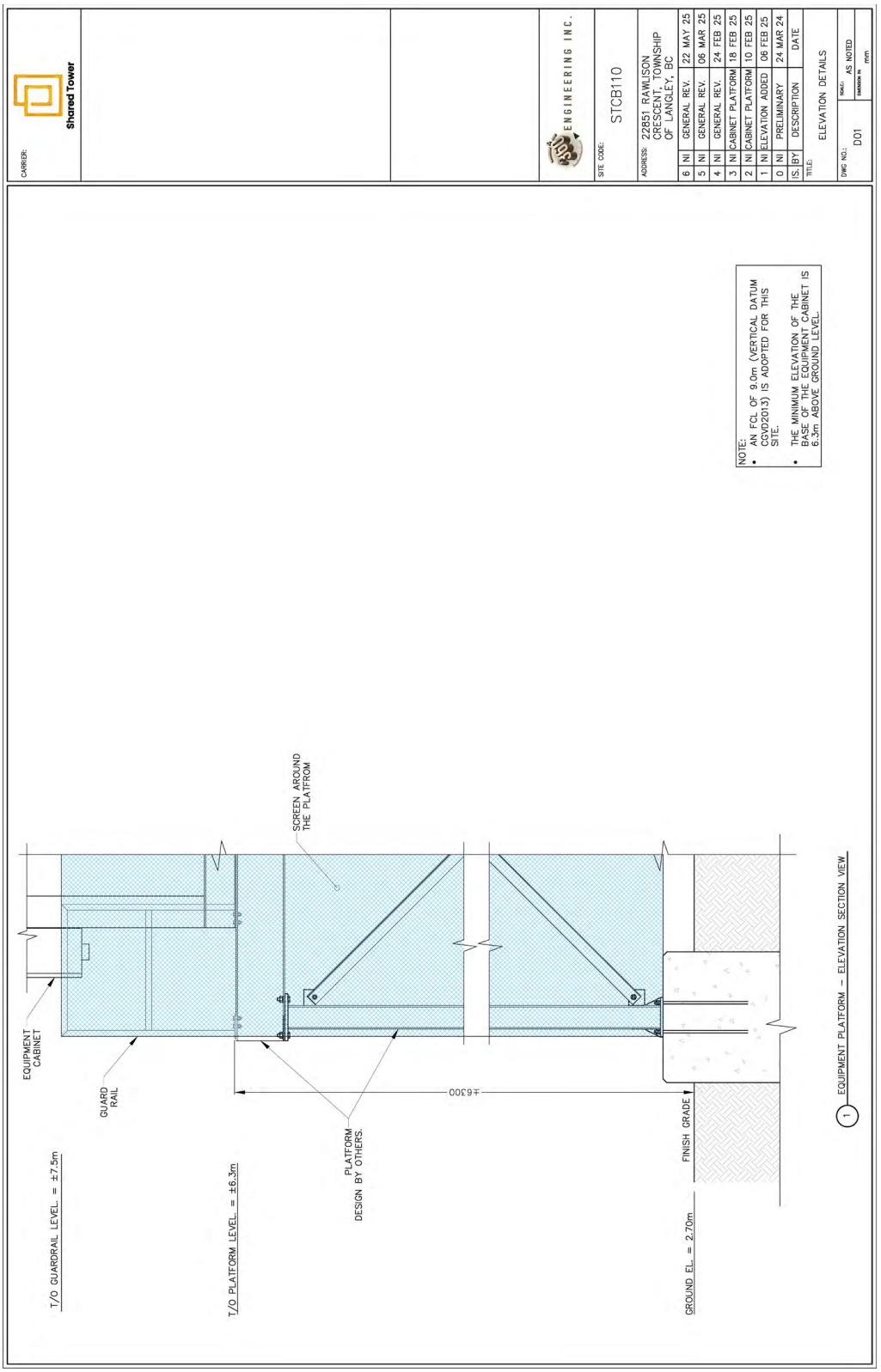

**SITE PLAN (DETAIL) – SUBMITTED BY APPLICANT**



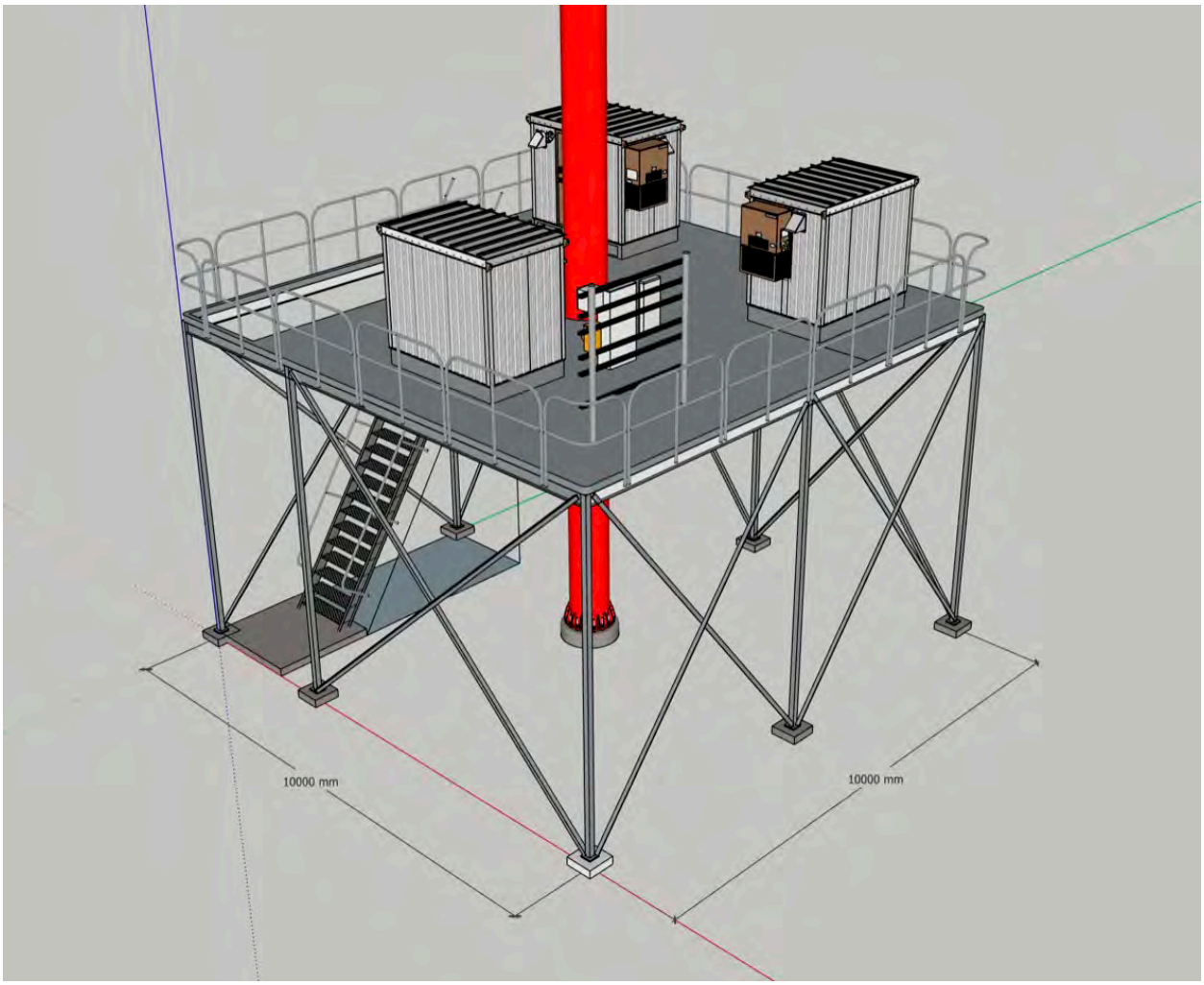

**ELEVATION VIEW – SUBMITTED BY APPLICANT**



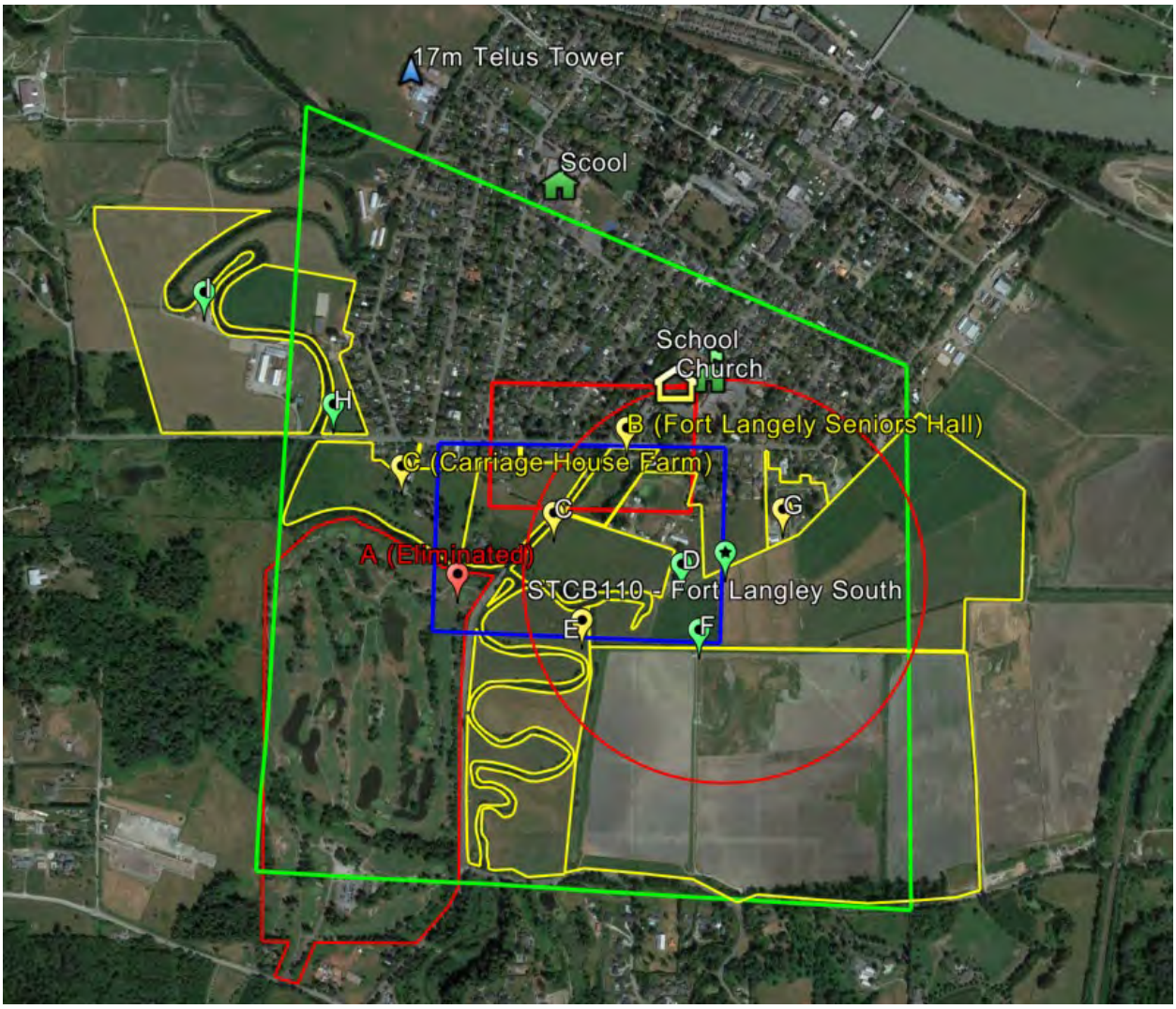

**COMPOUND LAYOUT – SUBMITTED BY APPLICANT**




**EQUIPMENT PLATFORM ELEVATION – SUBMITTED BY APPLICANT**




**EQUIPMENT PLATFORM PERSPECTIVE – SUBMITTED BY APPLICANT**




**SITE SELECTION AREA – SUBMITTED BY APPLICANT**




**PHOTO SIMULATION KEY MAP – SUBMITTED BY APPLICANT**



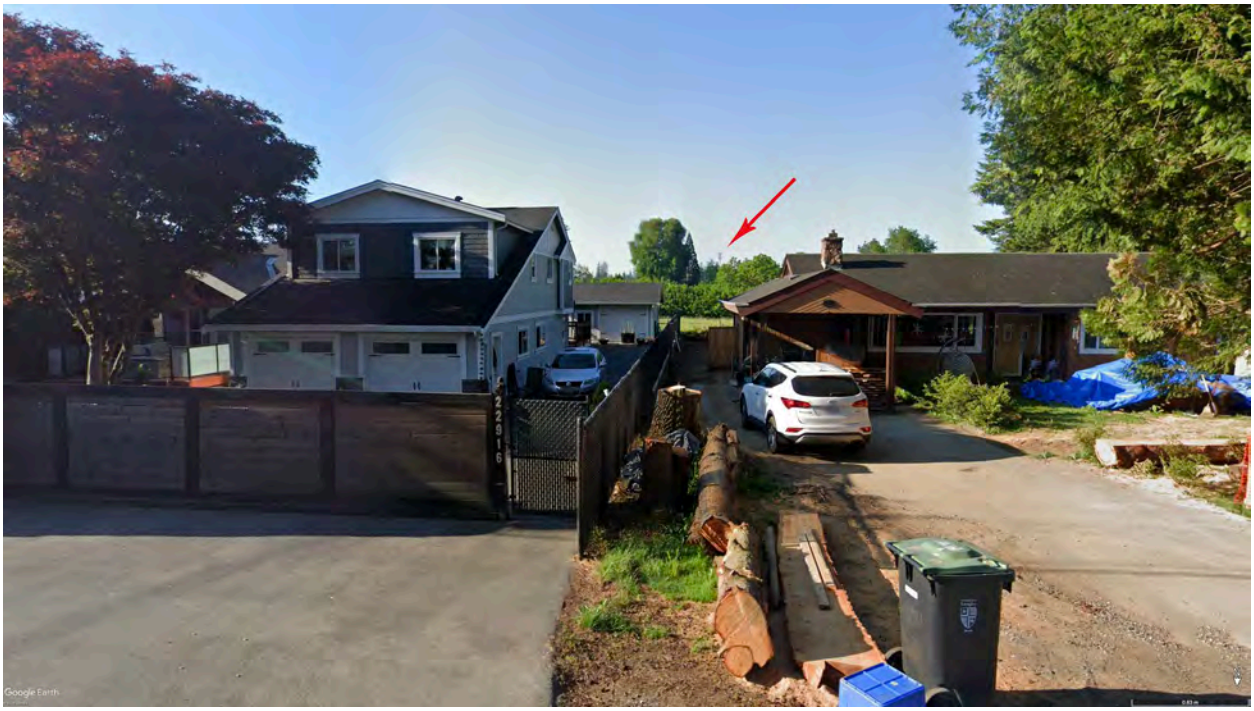

**VIEW 1 – SUBMITTED BY APPLICANT**




**VIEW 2 (GREEN) – SUBMITTED BY APPLICANT**




**VIEW 2 (BLACK) – SUBMITTED BY APPLICANT**




**VIEW 3 – SUBMITTED BY APPLICANT**

Shared Tower

May 13, 2025

**ATTACHMENT C**

Community Development
Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1

## Report on Proposed Telecommunications Tower Location

This report outlines the site selection process for the proposed telecommunications tower, focusing on **closing a significant coverage gap** in the southern portion of Fort Langley and the Forest Knolls area. The objective is to provide service to multiple carriers from a **single tower**, reducing the need for **two or three separate installations**.

The need for improved coverage in this area is well established. The nearest existing towers are located **2.25 km to the west, 1.61 km to the north, 4.10 km to the east, and 2.49 km to the south**, leaving a substantial area without reliable service. **Multiple service providers** have **expressed strong interest** in addressing this gap through a **shared infrastructure solution**.

Shared Tower has been actively engaged in this area since early 2023, conducting outreach to all nearby property owners both in 2023 and again in 2025. To date, only one landowner has been willing to move forward with a lease. While future changes in property ownership are always possible, Shared Tower must base its planning and investment decisions on current land availability and willingness to lease. Delaying action in hopes of a future landowner expressing interest introduces significant uncertainty and fails to address an immediate infrastructure need. This proposal is based on the best available option today, following years of cumulative outreach by Shared Tower and other service providers.

Following public notification efforts—including mailouts and newspaper advertisements—**no negative feedback** has been received.

The findings show that, despite challenges, the selected site remains the only viable location for moving forward with the application. Additionally, after discussions with Township staff, Shared Tower has adjusted the site plan to align with the recommendations in the flood hazard assessment (FHA).

### Alignment with the Township's Policy

**Preferred Locations**

The Township of Langley has outlined location preferences for telecommunications towers, including:

- **Industrial and Mixed-Employment Areas**
- **Other Non-Residential Areas Where Appropriate**
- **Areas That Maximize Distance from Residential Areas**
- **Areas with Mature Landscaping for Screening**

The selected site meets these preferences as follows:

- **Industrial and Mixed-Employment Areas:** The only industrial-zoned property within 2 km of the search area already hosts a telecommunications tower supporting one of the intended carriers. As a result, no viable industrial options remain.
- **Non-Residential Location:** The selected site is a non-residential property, ensuring minimal direct impact on residential areas while meeting service coverage objectives.
- **Maximizing Distance from Residential Areas:** The site was chosen specifically to provide optimal coverage while being as far as possible from nearby residential properties.
- **Mature Landscaping for Screening:** The location benefits from existing mature trees, which help screen the tower from view in several directions, although visibility remains from some angles.

**Discouraged Locations**

The Township has identified locations where telecommunications towers should generally be avoided, including:

- **Locations of Environmental Concern**
- **Riparian Lands**
- **Heritage Areas**
- **Areas That Negatively Impact Public Views and Vistas**

The selected site has been carefully evaluated against these criteria:

- **Locations of Environmental Concern:** The site is within the Fraser River floodplain, which is identified in the Official Community Plan (OCP) as an environmental consideration. However, all properties assessed for this project fall within the "Fraser River oxbow and surrounding high ground under flooding conditions" (Figure 2.2 of the Flood Hazard Assessment). To address this, the project includes a flood mitigation strategy in alignment with section 3.15 of the OCP.
- **Riparian Lands:** The proposed location meets federal regulations regarding watercourse setbacks, maintaining a minimum distance of 51 metres from any riparian areas.
- **Heritage Areas:** Shared Tower recognizes the historical significance of Glover Road, which has long served as a transportation route, including in pre-contact times. In planning this project, we have taken care to respect the area's cultural heritage while addressing the critical need for improved telecommunications infrastructure. Shared Tower has carefully evaluated the site and surrounding area in light of existing disturbances. The TransMountain pipeline runs through properties located to the south of the subject site, an indication of the level of industrial and infrastructure development already in place in the vicinity. To the west, a golf course serves as another example of land use in this developed area. The subject property, a long-standing agricultural field, has been actively worked for many years, further reducing concerns about the environmental impact of this project. This agricultural use demonstrates that the land has been modified and developed over time, making it suitable for infrastructure development with minimal impact on pristine natural environments.

## Risk Mitigation Strategies

1. **Visual Impact:**

   The proposed tower has been strategically positioned to minimize its visual impact on the surrounding area. By leveraging existing mature trees for natural screening and selecting a slim-line monopole design, the tower blends harmoniously with the environment. While the tower will be visible from a small section of Glover Road, the visual impact is brief and limited. This careful attention to visual considerations aligns with the Township's preference for minimizing visual disruption while still achieving the necessary telecommunications coverage.

2. **Environmental Impact:**

   The project has incorporated the recommendations of the Flood Hazard Assessment (FHA) to mitigate potential flooding risks, including elevating high-value equipment above the flood construction level (FCL) to protect against flood damage during extreme events. Additionally, a 15-metre riverine setback from the Salmon River has been implemented, further ensuring that the project adheres to environmental protection measures. These proactive strategies demonstrate Shared Tower's commitment to reducing environmental risks, protecting the surrounding area, and complying with the Township's flood hazard policies.

3. **Heritage/Historical Impact:**

   Understanding the historical value of Glover Road, Shared Tower has worked closely with the Township's Heritage Planning team. Their review confirmed no high archaeological potential at the site, but we have committed to following the Township's "Chance Find" protocols should any archaeological materials be uncovered during excavation. This approach ensures the project will respect the area's heritage while addressing the need for improved telecommunications infrastructure

## Summary of Considered Locations

**Proposed Location:**

- After extensive outreach and evaluation, the selected site remains the most viable option for the tower. While discussions took place regarding potential adjustments to the exact placement, no alternative locations on the property were deemed feasible. Other locations reviewed did not offer the same technical viability.

**Analysis of Other Sites:**

1. **Floodplain and Landowner Support:** Several sites considered are within the floodplain, posing environmental and permitting challenges. Additionally, outreach efforts over the years have confirmed that landowners of these sites are not interested in pursuing lease agreements, making them unfeasible options.
2. **Proximity to Residential Areas and Floodplain Constraints:** Some sites were found to be closer to residential areas, raising concerns about potential community impact. These locations are also situated within the floodplain, further limiting their suitability for the project.




3. **Proximity to Existing Infrastructure:** One site fell outside the search area due to its close proximity to existing telecommunications infrastructure. This proximity would limit the tower's effectiveness, making it an impractical location for the project.

After multiple outreach efforts by Shared Tower, other consultants, and service providers over the years, the selected site is the only location where a lease agreement has been reached and an application can proceed.

**Flood Hazard Assessment (FHA) and Environmental Considerations**

**Floodplain Mapping:** All the properties considered for the tower site are included in the "Fraser River oxbow and surrounding high ground under flooding conditions" map (Figure 2.2 of the FHA). These areas are exposed to potential flooding from both the Fraser and Salmon Rivers. The flood hazard assessment indicates that the Fraser River poses the most significant flood risk to the site.

**FHA for the selected site:** The flood hazard assessment confirms that the selected site is located within the floodplain of the Fraser River. While the site is protected by existing embankments and dikes, these structures may not be adequate to prevent flooding during extreme events. The recommended flood construction level (FCL) for the site is 9.0 meters, with the possibility of floodwaters reaching depths of up to 5.7 metres during a major flood event. Despite these risks, the site is the most viable option due to its strategic location outside the direct residential areas while still meeting the telecommunications networks' needs.

**Flood Hazard Mitigation:** The flood hazard report recommends elevating high-value equipment above the FCL to avoid damage during flooding events. Furthermore, a riverine setback of 15 metres from the top of the bank is recommended to reduce erosion risks along the Salmon River.

**Public Consultation and Communication Efforts**

**Engagement with Property Owners**: Shared Tower, along with other consultants and service providers, has contacted all relevant property owners multiple times over the years. The selected site is the only location where a lease proposal has been accepted, and it remains the only location that has progressed to the application stage.

**30-Day Notification Period:** The required 30-day notification period has already been completed. No comments or concerns were received during this time.

**Visual and Community Impact**

**Visibility of Sites:** The proposed tower will have very limited visual impact from Fort Langley and Rawlison Crescent. Our rendering artist has shown that the tower is most visible in the few hundred metres on Glover Road immediately before and after the site. In these areas, the impact is brief. The positioning of the tower between treelines and its slim profile help reduce visual intrusion, ensuring the tower integrates as seamlessly as possible with the environment while maintaining the necessary coverage for the project.

Shared Tower

**Conclusion**

Despite the floodplain location and potential visual impact, the selected site remains the **only viable option at this time** for the telecommunications tower. Shared Tower has been working in this area **since 2023**, conducting **multiple rounds of outreach**, with no other landowners agreeing to a lease. Shared Tower has been working in this area since 2023, conducting multiple rounds of outreach, with no other landowners agreeing to a lease. While future ownership changes are always possible, infrastructure projects must be based on present realities.

Importantly, this proposal directly responds to **the intent of Council's newly updated Telecommunications Tower Policy**, which was adopted to facilitate the deployment of critical infrastructure and close service gaps in the community. The selected site aligns with the majority of the Township's stated location and design preferences, addresses a well-documented coverage need, and enables co-location for multiple carriers—reducing visual impact and land use redundancy

Council has made clear its desire to see improved telecommunications infrastructure delivered in a thoughtful and community-sensitive manner. This proposal delivers exactly that. Shared Tower remains committed to working with the Township and community to deliver this important public service while ensuring full compliance with all regulatory requirements.

Shared Tower

## Appendix A: Applicant's Policy Justification – Council Policy 07-331 (Telecommunication Tower)

## Appendix A: Applicant's Policy Justification – Council Policy 07-331 (Telecommunication Tower)

The following table has been prepared by the applicant to demonstrate how the proposed telecommunications tower aligns with the Township of Langley's Council Policy 07-331. This review reflects the applicant's interpretation of how the proposal meets the policy's stated goals, preferences, and technical requirements, for Council's consideration.

The following definitions apply to the evaluation of policy alignment:

| **Consistent** | **Generally Consistent** | **Inconsistent** |
|---|---|---|
| The proposal fully aligns with the specific direction and intent of the policy section. | The proposal aligns with the general intent of the policy section, notwithstanding minor contextual limitations or planning constraints. | The proposal does not align with the intent or direction of the policy section. |

| Policy | Review Finding |
|---|---|
| Location Preferences (Section 3.1.2) | Generally Consistent<br>The site is located on a non-residential parcel and was selected following an extensive search of all viable properties in the area. Although not in an industrial zone, the only industrial parcel within a 2 km radius already contains a tower supporting one of the target carriers. The proposed location maximizes distance from residential areas and leverages mature treelines for partial screening. While the policy indicates a preference for industrial areas, this proposal reflects the best available site under real-world constraints. The proposal delivers on the intent of Council's policy by enabling critical telecommunications infrastructure where it is most needed. |
| Discouraged Locations (Section 3.1.3) | Generally Consistent<br>• The entire area surrounding Fort Langley lies within the Fraser River floodplain, including all sites capable of addressing the identified coverage gap.<br>• A full **Flood Hazard Assessment (FHA)** has been completed, with mitigation measures implemented, including:<br>  o Raising the equipment cabinet above the Flood Construction Level, and<br>  o Maintaining a 51m setback from nearby watercourses, exceeding regulatory standards.<br>• The proposed tower site is located along a stretch of **Glover Road that is outside the areas identified for special treatment or** |

| | |
|---|---|
| | **protection** in the following Township planning documents:<br>o **Township of Langley Heritage Strategy**<br>o **Official Community Plan (OCP)**<br>o **Fort Langley Community Plan**<br>o **Fort Langley Tourism Strategy** (as referenced in the Rural Community Plan Bylaw)<br>o **Agricultural Viability Strategy**<br>o **Arts & Cultural Services Plan**<br>• This portion of **Glover Road is not designated as a "Country Road"** under the Township's Country Roads program—a collaborative initiative by Heritage Planning, Transportation Engineering, and Parks.<br>o Country Roads are identified based on a blend of functional, environmental, and cultural criteria such as vegetation, views, cycling and equestrian linkages, and historic character.<br>o While Glover Road has historic significance as the former Langley Trunk Road (built in 1875 and later renamed for Lieut. F.W. Glover), this section does not meet the criteria for Country Road designation and is instead treated as a standard provincial highway corridor.<br>• Based on the **Fort Langley Community Plan**, this section of Glover Road is anticipated to lose its role as a major through-route following the eventual closure of the Fort Langley ferry. This will reduce future traffic volume and strategic transportation relevance.<br>• The Township's Heritage Planning team has confirmed the site has **low archaeological potential**, and **Chance Find protocols** will be followed if needed.<br>• The tower is **sited between two treelines**, is well outside the core tourism and heritage enhancement areas, and has been designed to minimize visual impact on the landscape.<br>• The proposal **avoids all other discouraged characteristics** outlined in Council Policy 07-331 and includes appropriate mitigation where overlaps exist. |
| Design Preferences (Section 3.2) | Consistent<br>The proposal meets all design expectations. The tower is a slim-line monopole with no lattice or guy wires. It is sited between mature treelines and designed to support co-location. These elements minimize visual impact and align with Township preferences. |
| Co-Location (Sections | Consistent<br>The tower is designed to accommodate multiple carriers. By consolidating carrier needs into a single structure, the proposal avoids the need for two |

| | |
|---|---|
| 3.1.1 & 3.2.3) | or more separate installations, reducing infrastructure duplication and long-term land-use impacts. |
| Application Requirements (Section 3.3) | Consistent<br>All application materials required by the policy have been provided, including site drawings, co-location confirmations, and technical plans. Pre-application engagement occurred with Township staff and led to revisions aligning the site plan with flood mitigation requirements and visual sensitivities. |
| Public Consultation (Section 3.4) | Consistent<br>A 30-day consultation period was completed in accordance with Innovation, Science and Economic Development Canada (ISED) and Township policy. The mailout and newspaper advertisement received no public objections. The public consultation summary has been prepared for Council and ISED. |
| Council Consideration (Section 3.5) | Pending<br>The application is now before Council. All technical and consultation requirements have been satisfied. This proposal aligns with the objectives of Council's recently updated policy, which was intended to guide and enable the development of telecommunications infrastructure in precisely the type of service-limited area addressed by this application. |

Shared Tower

## Appendix B: Consultation Summary Letter (August 22, 2024)

Shared Tower

August 22, 2024

Community Development
Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1

## Re: Proposed Telecommunications Antenna Structure at 22851 Rawlison Crescent

Shared Tower Inc. has successfully completed the public consultation process outlined in the Township of Langley's Telecommunication Tower Policy 07-331. Shared Tower Inc. is now seeking concurrence from the Township for the proposed installation of a 40-metre monopole tower at 22851 Rawlison Crescent.

### Tower Specifications

- **Type of Tower**: Monopole
- **Height**: 40 metres
- **Location**: 22851 Rawlison Crescent, Township of Langley
- **Coordinates**: 49.157769, -122.590480
- **Design:** The tower is designed to support the co-location of up to three carriers, promoting shared use and minimizing the need for additional towers in the area.

### Summary of the Public Consultation Process

- **May 28, 2024**: Submission of the application package, which included a Letter of Intent, Consultation Package, Site Plan, and other relevant supporting documents.
- **June 21, 2024**: Notification was sent to 1 property owner within a 120-metre radius (three times the height of the proposed tower).
- **June 26, 2024**: The public consultation period began, with advertisements placed in both French and English in the June 26, 2024, edition of the Langley Advance Times.
- **July 27, 2024**: The 30-day public consultation period concluded on July 27, 2024. Throughout this period, no responses were received via email, phone, or mail, indicating an absence of public concerns regarding the proposed tower.

### Summary of the Public Consultation Process

Shared Tower Inc. respectfully requests that the Township of Langley grants concurrence for the proposed 40-metre monopole tower at 22851 Rawlison Crescent, based on the successful completion of the public consultation process and the lack of objections from the public.

**Consultation Package**

**Proposed Wireless Communications Facility**

**22851 Rawlison Crescent, Township of Langley**

**Shared Tower Inc. File Number: STCB110**

To improve wireless network coverage and capacity in the Fort Langley area, Shared Tower Inc. is proposing a new wireless communication facility (cellular tower) at 22851 Rawlison Crescent.

**What Kind of Tower is Proposed?**

Shared Tower is proposing to build a 40-metre monopole along the west boundary of the property. Shared Tower has completed preliminary design plans. The tower will include multiple antennas such as the AIR 3258. These design plans are subject to final review and approval. The tower is designed and intended to support the co-location of 3 carriers, thus improving coverage and service for multiple service providers. A tower profile of the proposed facility is included below.

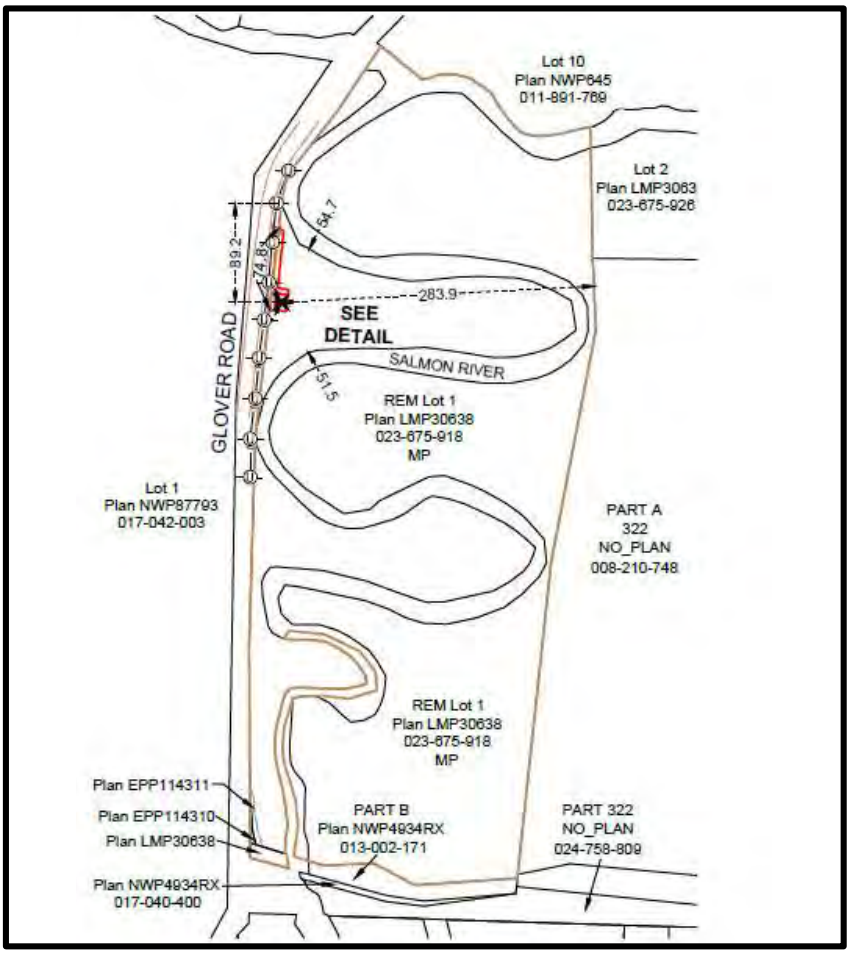



*Figure 1: Compound layout*

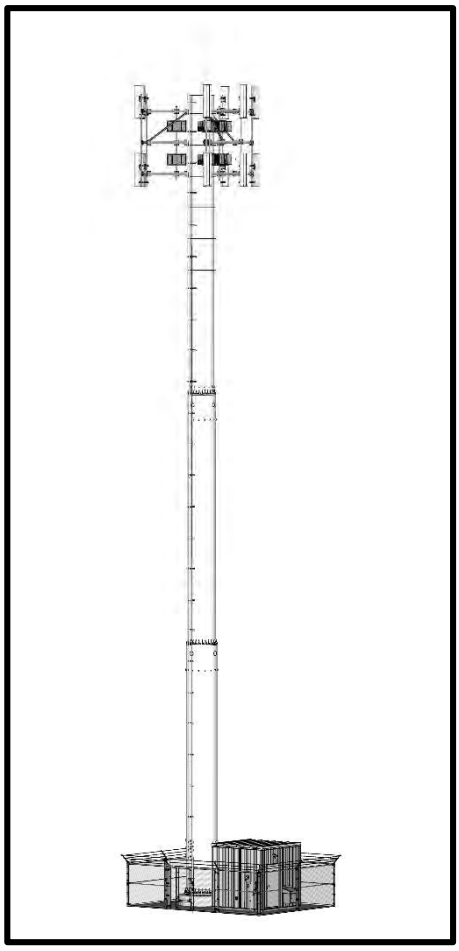


*Figure 2: Tower profile*

**Tower Location**

Municipal address: 22851 Rawlison Crescent, Township of Langley
Coordinates: 49.157769, -122.590480

An aerial view of the compound location is illustrated below.




*Figure 3: Tower/compound location*

**Why is this installation needed?**

Shared Tower has identified a need for improved telecommunications network coverage in the Fort Langley area. As a carrier-neutral tower developer, our towers allow for multiple cellular carriers to co-locate and share equipment, thereby reducing the need for additional facilities in the area. The proposed tower design has sufficient space and loading capacity for additional antennas should other carriers wish to apply to install equipment to support their network requirements at this location.

Prior to proposing a new telecommunications facility, Shared Tower reviewed the location of existing telecommunications towers for co-location opportunities. The map shown in Figure 4 illustrates the locations of existing tower sites in the vicinity of the proposed tower. The following facilities have been assessed for their co-location potential, including: a Telus small-cell antenna on a streetlight located 929 metres northeast of the site; a 50-metre tower accommodating Telus and Rogers, located 2.17 kilometres south of the site; a 48-metre tower accommodating Rogers, located 2.26 kilometres west of the site; and a 46-metre tower accommodating Telus and Bell, located 2.30 kilometres west of the site.

The noted towers and other structures were not deemed to provide sufficient coverage in the Fort Langley area due to limited elevations, lack of co-location opportunities, and distances from

the subject area.




*Figure 4: Existing telecommunications sites close to the proposed tower.*

**Commenting on This Proposal**

The public is welcome to request additional information or provide written comments to:

**Applicant Contact:**
Planning Manager
Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5
(403) 417-9200
Email: municipalwest@sharedtower.ca

**Municipal Contact Information:**
Development Services Department
Township of Langley
20338 – 65 Avenue
Langley BC V2Y 3J1
(604) 533-6034
Email: cdinfo@tol.ca

ANY PERSON may make a written submission to the individuals listed below by close of day **July 27, 2024**, with respect to this matter. Please reference site **STCB110** in your correspondence.

**Innovation, Science and Economic Development Canada**

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada (formerly Industry Canada). For more information on ISEDC's public consultation guidelines, including CPC-2-0-03, please visit this website (https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html), or contact the local ISEDC office:

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: ic.spectrumsurrey-surreyspectre.ic@canada.ca

General information relating to antenna systems is available on ISEDC's Spectrum Management and Telecommunications website: http://www.ic.gc.ca/towers.

**Local Land Use Requirements**

Radio-communication tower/antenna systems are exclusively regulated by Federal legislation under the Radio-communication Act and administered by ISEDC. Therefore, Provincial legislation such as the Local Government Act, including land use bylaws, do not apply to these facilities. It is important to understand that ISEDC mandates that proponents follow the radio-communication guidelines and will make a decision on the feasibility of the construction of a tower.

**Public Consultation**

ISEDC has established a default public consultation process that Telecommunications Antenna Systems ("TAS") proponents must follow in the absence of the local land use authority (i.e., Township of Langley) having an established and documented public consultation process. The Township of Langley has policy 07-331 Telecommunications Tower under which this proposed TAS application will proceed. The township's public consultation process was reviewed to ensure the minimum requirements of both parties, Township of Langley and ISEDC, will be met by Shared Tower. As per the township's policy, the public notification period will last 30 days. Although ISEDC has exclusive jurisdiction in the licensing of telecommunication sites such as the proposed tower, the Township of Langley will review the proposal and make a recommendation to ISEDC and Shared Tower.

**Control of Public Access**

The tower and supporting equipment will be located within the fenced tower compound and with no public access. All service provider equipment cabinets will be monitored for unauthorized access.

**Health Canada's Safety Code 6 Compliance**

Health Canada's role is to protect the health of Canadians and the Department has undertaken

responsibility in researching and investigating any possible health effects associated with exposure to electromagnetic energy. Health Canada has developed guidelines for safe human exposure to RF energy, which is commonly known as Safety Code 6.

Safety Code 6 has been adopted by industry ISEDC Canada and is included in their regulatory documents on radiocommunications licensing and operational requirements. ISEDC Canada requires all proponents and operators to ensure that their installations and apparatus comply with the Safety 6 at all times.

Shared Tower Inc. attests that the TAS described in this report will comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

For more information on Safety Code 6, please visit the following Health Canada site: www.healthcanada.gc.ca.

**Engineering Practices**

Shared Tower Inc. attests that the TAS as proposed for this site will be constructed in compliance with the applicable Canadian Standard Association (CSA) standards for telecommunications tower sites and comply with good engineering practices including structural adequacy.

**Impact Assessment Act**

Shared Tower attests that the proposed TAS described in this notification package is excluded from environmental assessment under the Impact Assessment Act.

**Transport Canada's Aeronautical Obstruction Marking Requirements**

Shared Tower Inc. Canada attests that the TAS described in this consultation package will comply with Transport Canada / NAV Canada aeronautical safety requirements. When Transport Canada / NAV Canada have determined if any aeronautical safety features are required for the installation, such information will be provided to the municipality.

**Public Disclosure of Comments**

Submissions received shall form part of ISEDC's Public Consultation Process under the Spectrum Management and Radiocommunications Client Procedures Circular CPC-2-0-03, Issue 6, and may be made public as part of a report issued to interested partied, the Municipality and ISEDC.




Food is always a big part of the Canada Day festivities, wherever the events are held. This year a few groups are joining forces to host fun in Aldergrove at the legion on July 1. (Langley Advance Times files)

# Legion, fair join in festivities

## Aldergrove comes together to celebrate Canada's 157th birthday

**Kyler Emerson**
*Black Press Media*

This year, Aldergrove Fair volunteers have partnered with the Royal Canadian Legion's Aldergrove branch to host Canada Day celebrations on Monday, July 1.

It's the first year the legion and fair volunteers have joined forces to host Canada Day festivities, with the hope to expand on the legion's Canada Day celebration, explained fair president Karen Long.

"We value our community partners and wanted to support and expand the legion's current Canada Day program," she said.

There will be games, live music, and cultural performances, as well as hotdogs and drinks, a photo booth by the Aldergrove Elks, facepainting, Canada Day cake, and more from 11 a.m. to 3 p.m.

At 1 p.m. sharp a flag raising ceremony will be held at the branch.

The legion will be serving barbecue steak and hotdogs from 2 to 6 p.m., and dancing in the lounge will go until 7 p.m.

Donations will also be accepted in the parking lot for the Aldergrove Food Bank, Langley Meals on Wheels, Alder Grove Heritage Society, among other associations.

Long shared her thanks to Heritage Canada, the Township of Langley for the community grant, and MP Tako van Popta for providing a new Canada flag.

While this will be the second year a Canada Day parade is not held due to high costs of traffic management, Long said the fair is open to hosting it in the future if more funding and sponsorships becomes available.

Aldergrove legion is located at 26607 Fraser Hwy.

There will also be a Canada Day celebration at Loft Country Farms from 10 a.m. to 5 p.m. throughout the day on Monday, July 1.

The farm is at 2640 248 St.

Langley Township is hosting celebrations at McLeod Athletic Park from 11 a.m. to 5 p.m., and a drone light show at Willoughby Community Park starting at 10:15 p.m.

# Bandits show pride

## Team unveils special Terry Fox jerseys

Vancouver Bandits have unveiled a special edition jersey featuring Terry Fox and his Marathon of Hope.

Proceeds from each jersey sold will be donated to the Terry Fox Foundation in support of cancer research across Canada, and the Bandits' roster will wear the jersey at the club's upcoming Canada Day match-up versus the Niagara River Lions, which tips off at 5 p.m. on Monday, July 1, at Langley Events Centre.

Terry's brother, Fred Fox, said basketball was his sibling's favourite sport.

"He thought of himself as an average athlete and would often say he had to work harder than others to make the team," Fred recalled.

"We are delighted to partner with the Vancouver Bandits on this special initiative and appreciate their support to help realize Terry's dream of a world without cancer."

Each jersey features the number 4, the number worn by Terry during his 1977 season with Simon Fraser University.

Bandits' president Dylan Kular called them "a special tribute to the legacy of a remarkable hero [who] continues to inspire us daily."

## PUBLIC NOTICE

PROPOSED SHARED TOWER 40m MONOPOLE TOWER
TELECOMMUNICATION FACILITY INSTALLATION

**SUBJECT**:

- Type: Wireless 40m tall monopole tower
- Location: 22851 Rawlison Crescent
- Coordinates: 49.157769, -122.590480
- Facility: The facility will include a 40-metre monopole tower and supporting equipment in a fenced compound.
- Purpose: The site space for improved wireless voice and data services in the surrounding area.

Innovation, Science and Economic Development Canada (ISEDC) is the governing body for installations of this type or telecommunication antenna installation and can be contacted at:

ISEDC – 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

ANY PERSON may make a written submission to the individuals listed below by close of day **July 27th, 2024**, with respect to this matter. Please reference site **STCB110** in your correspondence. General information relating to antenna systems is available on ISEDC's Spectrum Management and Telecommunications website: http://www.ic.gc.ca/towers

Further information may also be obtained through the following contacts:

**Applicant Contact**
Planning Manager
Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5
(403) 417-9200
municipalwest@sharedtower.ca

**Municipal Contact Information**
Development Services Department
Township of Langley
20338 – 65 Avenue
Langley BC V2Y 3J1
(604) 533-6034
cdinfo@tol.ca

## AVIS PUBLIC

PROJET DE PYLÔNE UNIPOLAIRE SHARED TOWER INC. DE 40 MÈTRES
INSTALLATION DE TOUR DE TÉLÉCOMMUNICATIONS SANS FIL

**OBJET**:

- Type : Pylône unipolaire de 40 mètres pour les communications sans fil.
- Site : 22851 Rawlison Crescent
- Coordonnées : 49.157769, -122.590480
- Installation : L'installation comprendra un pylône unipolaire de 40 mètres avec des abris pour accueillir l'équipement de l'entreprise de télécommunication.
- But : L'objectif du site est d'améliorer les services de voix et de données sans fil dans la région environnante area.

Innovation, Sciences et Développement économique Canada (ISDEC) est l'organisme de réglementation pour les installations de ce type d'antenne de télécommunication, et peut être contacté à l'adresse suivante :

ISDEC – Bureau de district du Lower Mainland
13401, 108e Avenue, bureau 1700
Surrey BC V3T 5V6
Téléphone : 1-800-667-3780 ou 604-586-2521
Télécopieur : 604-586-2528
Courriel : spectrumsurrey-surreyspectre@ised-isde.gc.ca

TOUTE PERSONNE peut soumettre une contribution écrite aux personnes énumérées ci-dessous avant la fin de la journée du **27 juillet 2024**, concernant cette question. Veuillez faire référence au site **STCB110** dans votre correspondance.

Des informations générales concernant les systèmes d'antennes sont disponibles sur le site Web de Gestion du spectre et des télécommunications:
http://www.ic.gc.ca/tours

Des informations supplémentaires peuvent également être obtenues auprès des contacts suivants :

**Personne-ressource de la demande**
Responsable de la Planification Shared Tower Inc. 1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5 (403) 417-9200
municipalwest@sharedtower.ca

**Personne-ressource municipale**
Département des services de développement
Canton de Langley
20338 – 65 Avenue
Canton de Langley, BC V2Y 3J1
(604) 533-6034 cdinfo@tol.ca

# F.1 under separate cover

Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | NOVEMBER 17, 2025 2025 - REGULAR MEETING | **REPORT:** | 25-186 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 08-14-0201 |
| **SUBJECT:** | OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100300 (1115681 BC LTD. / ELYX HOMES LTD. / 7070, 7080, 7086 – 206 STREET AND 7045, 7077, 7081 – 207 STREET) | | |

**PROPOSAL:**

Application to amend the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan and rezone 2.66 ha (6.59 ac) of land located at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street to Comprehensive Development Zone CD-215 to facilitate residential development of approximately 144 townhouse units.

**RECOMMENDATION SUMMARY:**

That Council give first and second reading to Bylaws No. 6142 and 6143 subject to 11 development prerequisites being satisfied prior to final reading and staff be authorized to schedule the required Public Hearing.

**RATIONALE:**

The proposed development complies with the overall objectives of the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan.

**RECOMMENDATIONS:**

**That** Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1115681 BC Ltd.) Bylaw No. 6142 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1115681 BC Ltd.) Bylaw No. 6143 rezoning 2.66 ha (6.59 ac) of land located at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street to Comprehensive Development Zone CD-215 to facilitate development of approximately 144 townhouses, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widening and necessary traffic improvements for 206 and 207 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan.
3. Provision of a final tree management plan incorporating tree retention, replacement, protection details demonstrating retention of 15 significant trees and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).

4. Protection and construction of 0.36 ha (0.9 ac) environmental protection and open space area including detailed design to confirm retention of two significant trees in relation to streamside requirements, open space design details and security in coordination with the project to the north, as preliminarily shown on the tree removal and preservation plan prepared by Mike Fadum & Associates Ltd. dated October 24, 2025.
5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
6. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until a Development Permit is issued for the site and requiring the units fronting 206 Street to be a 2-storey duplex form
    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).
7. Water Sustainability Act (WSA) Change Approval from the BC Ministry of Water, Land and Resource Stewardship.
8. Compliance with Township of Langley Official Community Plan Schedule 3 including acceptance of the streamside enhancement plans, fencing, signage and security.
9. Compliance with the Willoughby Greenway Amenity Policy and the 5% Neighbourhood Park Land Acquisition Policy.
10. As per the applicant's proposal in support of the proposed community plan amendment and rezoning application, provision of $4,173,600.00 as a voluntary amenity contribution.
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

**That** Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1115681 BC Ltd.) Bylaw No. 6142 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

**That** Council abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1115681 BC Ltd.) Bylaw No. 5562 and Township of Langley Phased Development Agreement (1115681 BC Ltd.) Bylaw 2020 No. 5563.

**That** Council authorize staff to schedule the required Public Hearing for Bylaws No. 6142 and 6143.

**EXECUTIVE SUMMARY:**

Elyx Homes Ltd. has applied on behalf of the owners to amend the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan and rezone 2.66 ha (6.59 ac) of land located at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street to Comprehensive Development Zone CD -215 to facilitate residential development of approximately 144 townhouse units at the density of 54 units per hectare (uph) / 22 units per acre (upa), retention of 15 significant trees and protection and construction of 0.36 ha (0.9 ac) of land for environmental protection and public amenity.

The Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan provide for a base density in a single family form of 6 upa with the opportunity to increase the density to 15 upa provided land is dedicated or permanently secured to support retention of significant trees. To accommodate the proposed townhouse development at a density of 54 uph (22 upa), the applicant has applied to amend the Northeast Gordon Estate Neighbourhood Plan and the Willoughby Community Plan.

On March 23, 2020, Council gave third reading to Rezoning Bylaw No. 5562 with associated Phased Development Agreement pertaining to the subject site to facilitate development of 89 townhouse units with a density of 33.4 uph / 13.5 upa and 0.8 ha (1.9 ac) of significant tree protection area. Accordingly, the previous rezoning bylaw and Phased Development Agreement bylaw are proposed to be abandoned.

A delegated Development Permit for form and character is required prior to building permit issuance should Council elect to advance the application.

**PURPOSE:**

The purpose of this report is to advise and make recommendations to Council regarding the proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6142 and Rezoning Bylaw No. 6143.

**REFERENCE:**

| | |
|---|---|
| **Owner:** | 1115681 BC Ltd.<br>205, 2626 Croydon Drive<br>Surrey, BC V3Z 0S8 |
| **Agent:** | ELYX Homes Ltd.<br>205, 2626 Croydon Drive<br>Surrey, BC V3Z 0S8 |
| **Legal Description:** | Lots 2 and 3 Plan 76475; Lots 1, 2 and 3 Plan 78769; and Lot 3 Plan 72850; all of Section 14 Township 8 New Westminster District |
| **Address:** | 7070, 7080 and 7086 – 206 Street and<br>7045, 7077 and 7081 – 207 Street |
| **Lot Area:** | 2.66 ha (6.58 ac) – total land assembly |
| **Existing Zoning:** | Suburban Residential Zone SR-2 |
| **Proposed Zoning:** | Comprehensive Development Zone CD-215 |
| **Willoughby Community Plan (existing):** | Residential |
| **Willoughby Community Plan (proposed)** | Multi Family |
| **Northeast Gordon Estate Neighbourhood Plan (existing):** | Residential Area A (base density 15 units per hectare / 6 units per acre up to maximum of 37.5 units per ha / 15 units per ac subject to land dedication) and Single Family (6 UPA) |
| **Northeast Gordon Estate Neighbourhood Plan (proposed):** | Residential Area A (54 units per hectare /22 units per acre) |

**BACKGROUND/HISTORY:**

- The subject application involves an assembly of six suburban residential properties with a total area of 2.66 ha (6.59 ac).
- The Northeast Gordon Estate Neighbourhood Plan designates one lot “Single Family (6 UPA)” and five lots “Residential Area A” on Maps 1 and 3 of Northeast Gordon Estate Neighbourhood Plan.
- The Northeast Gordon Estate Neighbourhood Plan identifies significant tree areas on the land use concept with associated density bonus policies to support tree retention.
- The ‘Residential Area A’ designation has a base density of 15 uph / 6 upa. A bonus density up to a maximum 37 uph / 15 upa is permitted depending on the amount of land dedicated or permanently secured for environmental protection or public amenity as indicated in Section 3.1.4 of the Willoughby Community Plan. To achieve the maximum permitted density of 37 uph / 15 upa, 36% of the land is required to be dedicated for tree protection.

- In 2020, Council granted third reading to a development application that included 89 townhouse units with the density of 33.4 uph / 13.5 upa and 0.8 ha (1.9 ac) of significant tree protection area.
- In 2024, the applicant submitted a new development application proposing approximately 144 townhouse units at a density of 54 uph / 22 upa and environmental protection and public amenity area of 0.36 ha (0.9 ac). According to the proposal, 15 significant trees throughout the site will be protected.
- Staff note that two applications in the area (ToL Projects No. 08-14-0187 to the south / 08-14-0232 to the north) received third reading for the proposed Neighbourhood Plan amendments to accommodate townhouse developments at a density of approximately 54 uph / 22 upa.

**DISCUSSION/ANALYSIS:**

- The applicant has applied to amend the Northeast Gordon Estate Neighbourhood Plan on a site specific basis to allow 54 uph / 22 upa density in a townhouse form within the "Residential Area A" and Single Family (6 upa)" land use designations to facilitate development of approximately 144 townhouse units.
- The application also includes amendments to the Willoughby Community Plan to change the land use to "Multi Family" from "Residential" and remove the five of six subject lots from the "Residential Bonus Density 2" area. The applicant is proposing to protect 13.5 percent of the lands and accommodate a townhouse land use form at a maximum permitted density of 54 uph / 22 upa.
- The development proposal includes:
    - retention of 15 significant trees
    - a 0.36 ha (0.9 ac) environmental protection and public amenity area along the north property line consisting of Streamside Protection and Enhancement Area (SPEA) (0.12 ha / 0.3 ac), trail connection between 206 Street and 207 Street and park area (0.24 ha / 0.6 ac). Two significant trees are proposed for retention within the SPEA and park area
    - 13 significant trees are proposed for retention within the development portion of the site
- Staff note the proposed open space and environmental area (0.36 ha / 0.9 ac) align with the proposed open space on the site to the north (currently at third reading (ToL Project No. 08-14-0232)) and will provide an overall (0.54 ha / 1.35 ac) combined trail system and public amenity area.
- Detailed design of the environmental protection and public amenity area is required to confirm dedication and amenity features.
- The arborist report submitted by the applicant indicates that out of 22 significant trees located on the site, 15 significant trees are proposed for retention. Confirmation of retention of 15 trees prior to final reading requires design coordination with the SPEA offsetting channel location, site grading and the development proposal to the north.
- A yellow coded watercourse exists in the 207 Street road dedication. The application proposes reconstruction of the watercourse in keeping with the Northeast Gordon Estate Neighbourhood Plan road standards and construction of offsetting features in the proposed environmental protection area. The applicant is utilizing the SPEA "flex" provision of OCP Schedule 3. Confirmation of detailed design and Water Sustainability Act approval are required.

**Adjacent Uses:**

| | Existing Use: | Northeast Gordon Estate NP Designation: | Existing Zoning: |
|---|---|---|---|
| **North:** | Suburban residential lots under ToL Project No. 08-14-0232 at third reading (83 townhouse units) | Residential Area A | Suburban Residential Zone SR-2 |
| **South:** | Suburban residential lots under ToL Project No. 08-14-187 at third reading (83 townhouse units) | Single Family (6 UPA) | Suburban Residential Zone SR-2 |
| **East:** | 207 Street beyond which are suburban residential lots | Townhouse (12 UPA) | Suburban Residential Zone SR-2 |
| **West:** | 206 Street beyond which are single family residential lots | Single Family (6 UPA) | Residential Compact Lot Zone R-CL(B) |

**Community / Neighbourhood Plan Amendments:**

- Bylaw No. 6142 amends the Willoughby Community Plan to change the land use to "Multi Family" from "Residential" and to remove a portion of the site from the "Residential Bonus Density 2" area.
- Bylaw No. 6142 amends the Northeast Gordon Estate NP on a site specific basis to allow 54 uph / 22 upa in a townhouse form to facilitate development of approximately 144 townhouse units.
- To support the proposed plan amendment, the applicant is retaining 15 significant trees (2 trees within the environmental protection and public amenity area and 13 trees within the development portion of the site) and proposing a $4,173,600.00 voluntary amenity contribution.

**Zoning Amendment:**

- Bylaw No. 6143 rezones 2.66 ha (6.59 ac) of land located at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street to Comprehensive Development Zone CD-215.
- Proposed Comprehensive Development Zone CD-215 permits townhouses at density of up to 54 uph / 22 upa.

**Development Permits:**

- The subject site is located in Development Permit Area 'B' – Residential in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 upa to a delegated staff official.
- As the proposed residential development is less than 25 upa, the associated applications are being processed concurrently for consideration by a delegated staff official.
- The project will be further reviewed as part of the development permit application process to ensure compliance with, including but not limited to, the following: provisions of the

site's proposed CD-215 zoning in terms of siting, lot coverage, height, use and density; landscaping and age-friendly amenity area requirements; tree retention; streamside protection; grading; and alignment with the Development Permit Area B – Residential guidelines including implementation of 2-storey duplex form fronting 206 Street. Staff note that the site plan is conceptual and resolution of the above requirements may result in a change to the proposed number of units.

**Community Amenity Contributions:**

On July 7, 2025 an Interim Policy Regarding Community Amenity Contributions No. 07-170 was adopted by Council that directs staff to:

- discuss with development applicants the prospect of making amenity contributions to the Township; negotiate with development applicants on a case-by-case basis for the provision of community amenities; or allow amenity contributions either at the initiative of development applicants or as a result of rezoning negotiations between the applicant and the Township.

The applicant has proposed a $4,173,600.00 voluntary amenity contribution in support of the proposed community plan amendments and rezoning applications.

**Tree Protection / Replacement:**

The applicant has submitted preliminary tree management plans indicating the following:

| Significant Trees on Site | Significant Trees Retained | Replacement Trees Required | Replacement Trees Provided | Street Trees Provided | Total Trees Post Development |
|---|---|---|---|---|---|
| 22 | 15 | 124 | 124 | 8 | 147 |

Detailed tree management and landscape plans will be provided and reviewed in conjunction with the development permit.

**Policy Considerations:**

The proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan amendment and rezoning will facilitate development of approximately 144 townhouses at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street. Staff recommend that Council give first and second reading to Bylaws No. 6142 and 6143 (subject to 11 development prerequisites) and that staff be authorized to schedule the required Public Hearing.

Respectfully submitted,

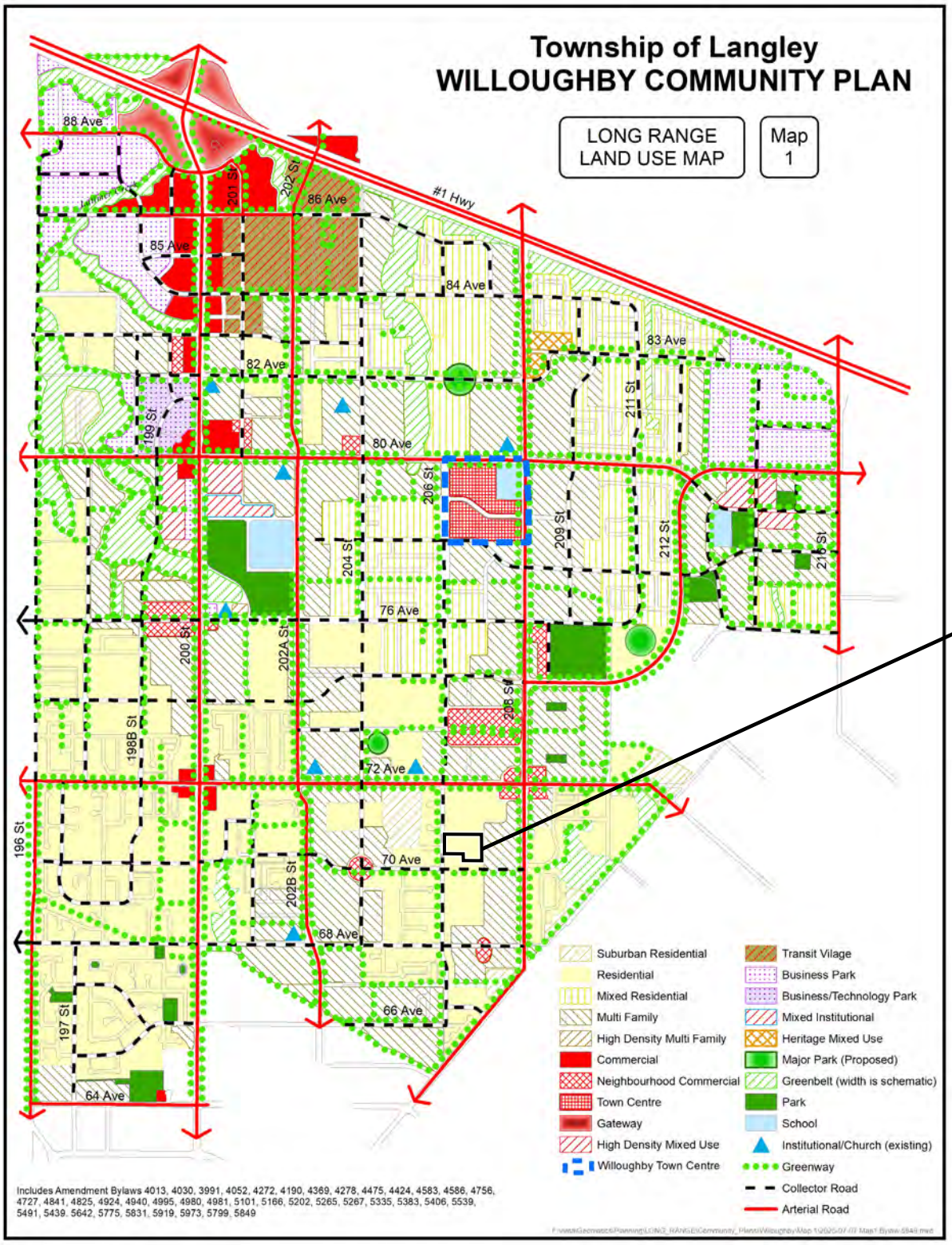
Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

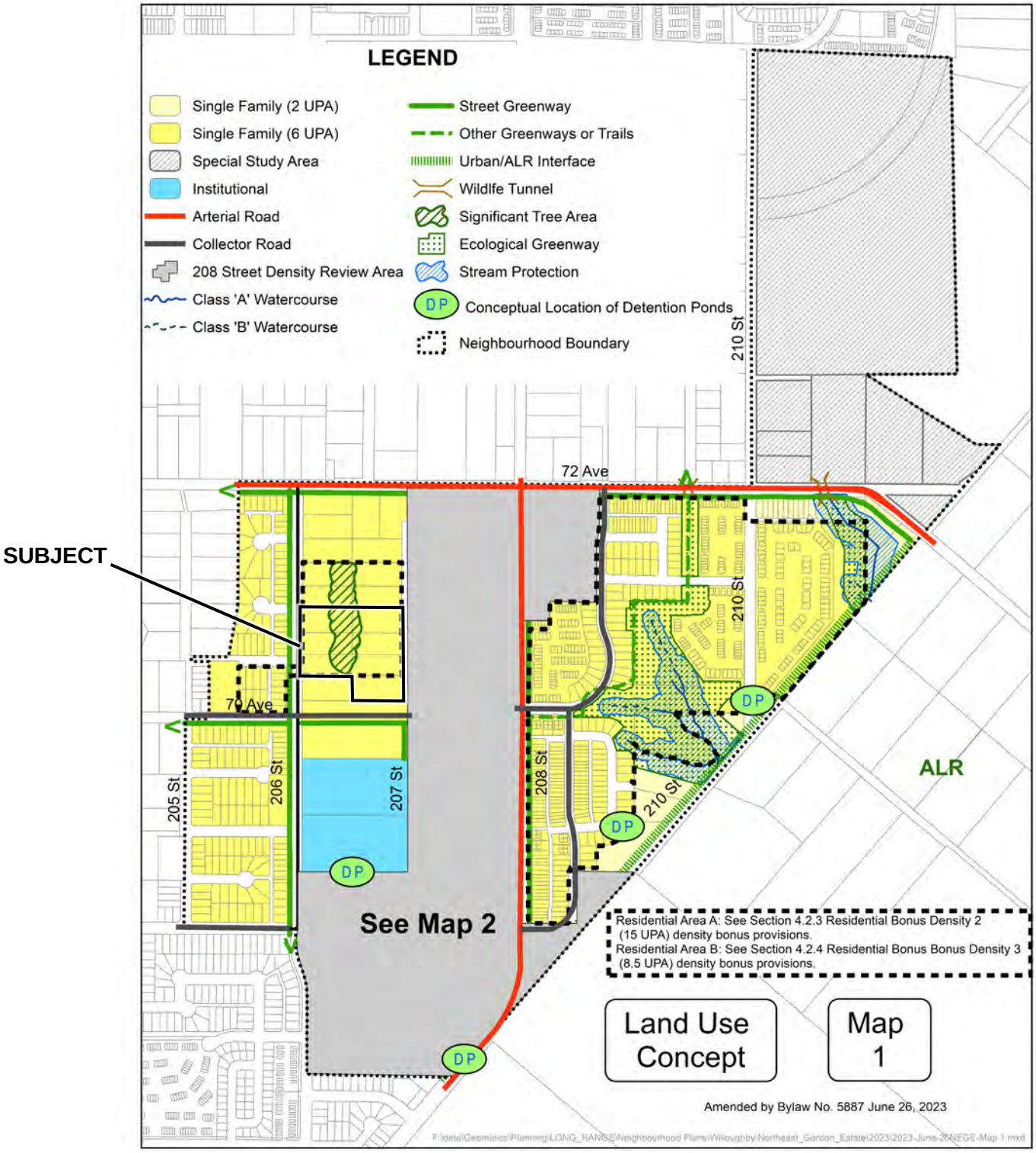
ATTACHMENT A Maps and Graphics

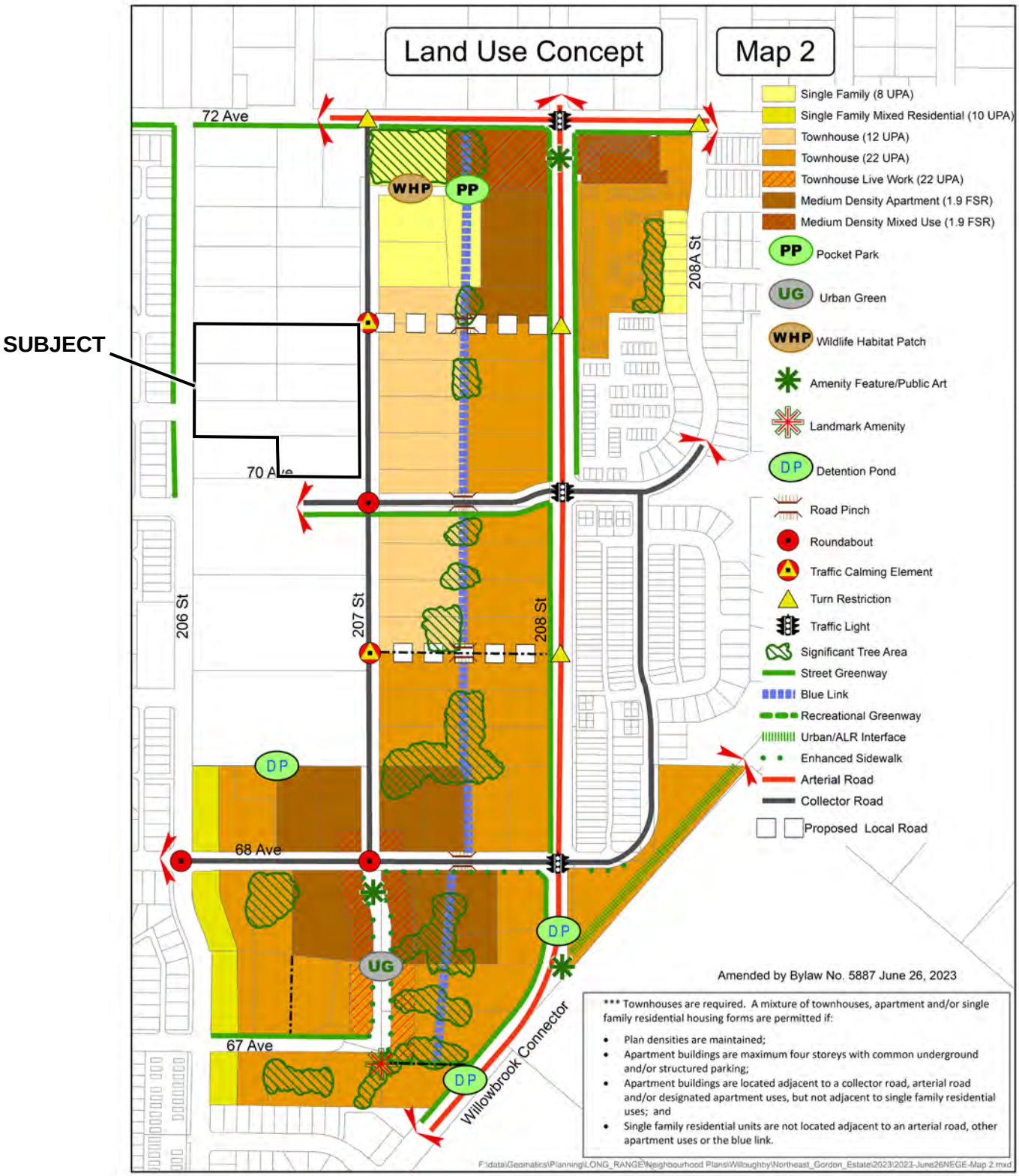
ATTACHMENT A

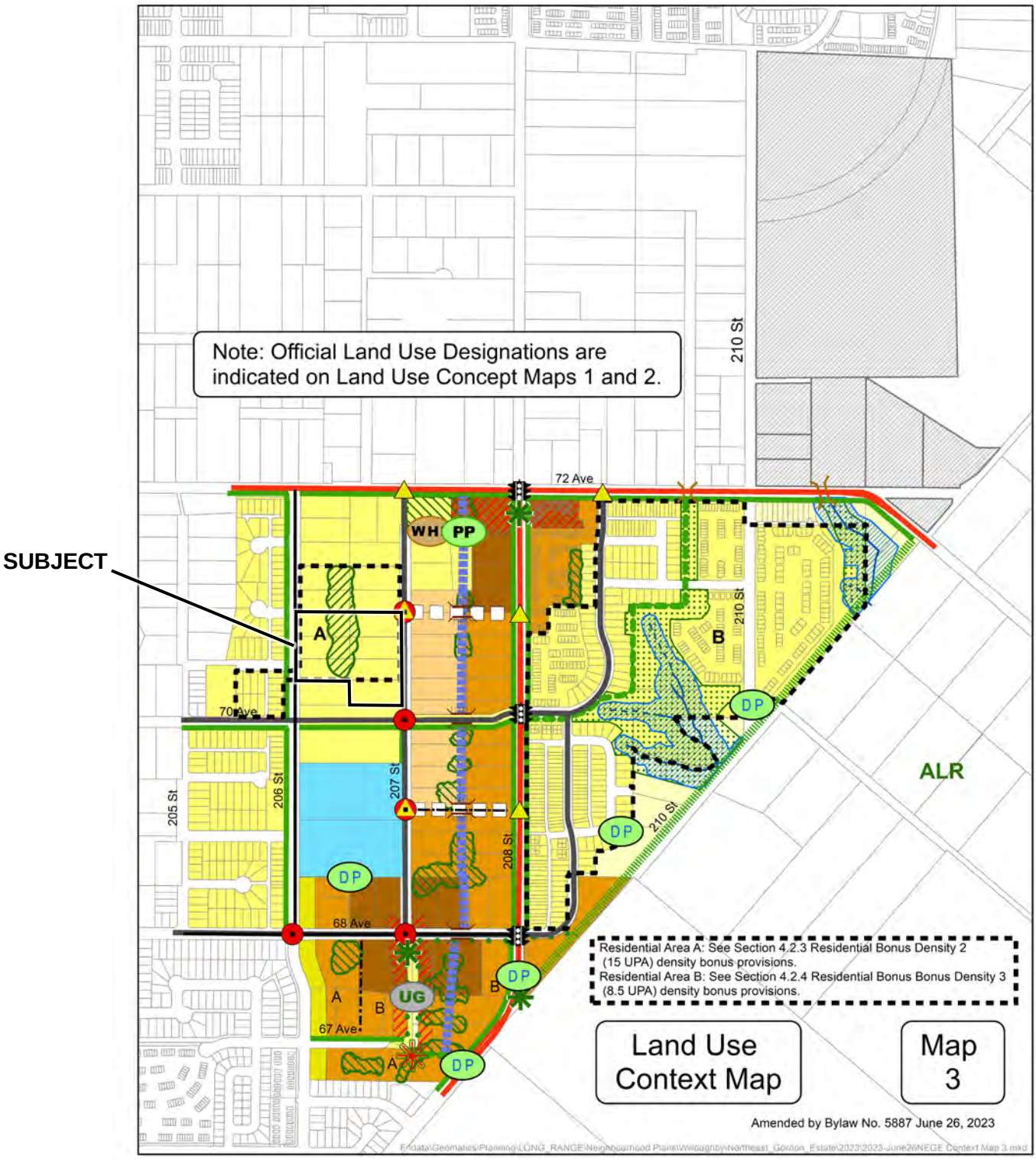


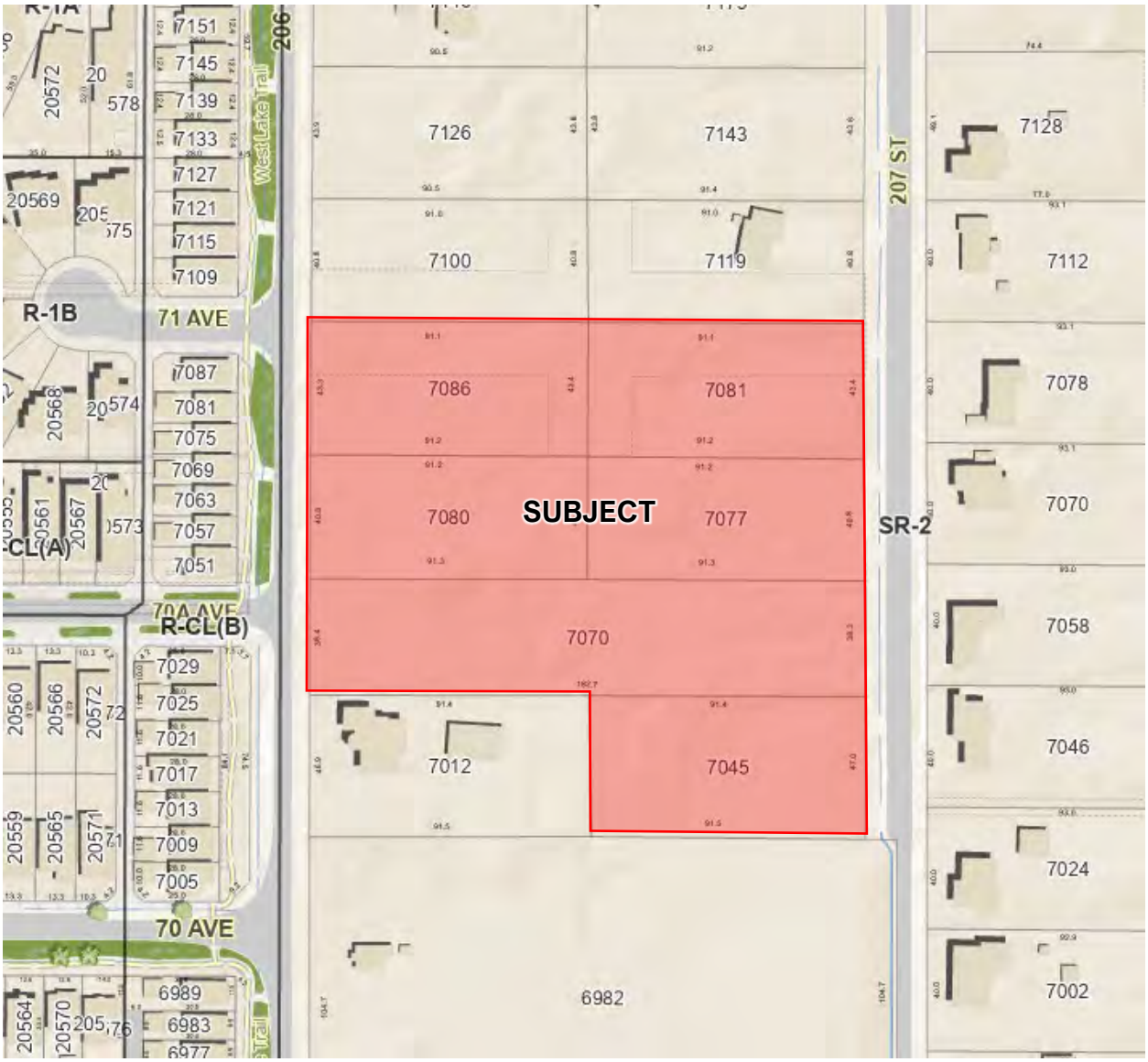

**AERIAL CONTEXT MAP**


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


LEGEND
Single Family (2 UPA)
Single Family (6 UPA)
Special Study Area
Institutional
Arterial Road
Collector Road
208 Street Density Review Area
Class 'A' Watercourse
Class 'B' Watercourse
Street Greenway
Other Greenways or Trails
Urban/ALR Interface
Wildlfe Tunnel
Significant Tree Area
Ecological Greenway
Stream Protection
DP
Conceptual Location of Detention Ponds
Neighbourhood Boundary
SUBJECT
72 Ave
70 Ave
205 St
206 St
207 St
208 St
210 St
210 St
DP
DP
DP
DP
ALR
See Map 2
Residential Area A: See Section 4.2.3 Residential Bonus Density 2 (15 UPA) density bonus provisions.
Residential Area B: See Section 4.2.4 Residential Bonus Bonus Density 3 (8.5 UPA) density bonus provisions.
Land Use Concept
Map 1
Amended by Bylaw No. 5887 June 26, 2023


Land Use Concept
Map 2
SUBJECT
72 Ave
70 Ave
68 Ave
67 Ave
206 St
207 St
208 St
208A St
WHP
PP
DP
UG
Willowbrook Connector
Single Family (8 UPA)
Single Family Mixed Residential (10 UPA)
Townhouse (12 UPA)
Townhouse (22 UPA)
Townhouse Live Work (22 UPA)
Medium Density Apartment (1.9 FSR)
Medium Density Mixed Use (1.9 FSR)
Pocket Park
Urban Green
Wildlife Habitat Patch
Amenity Feature/Public Art
Landmark Amenity
Detention Pond
Road Pinch
Roundabout
Traffic Calming Element
Turn Restriction
Traffic Light
Significant Tree Area
Street Greenway
Blue Link
Recreational Greenway
Urban/ALR Interface
Enhanced Sidewalk
Arterial Road
Collector Road
Proposed Local Road
Amended by Bylaw No. 5887 June 26, 2023
*** Townhouses are required. A mixture of townhouses, apartment and/or single family residential housing forms are permitted if:
Plan densities are maintained;
Apartment buildings are maximum four storeys with common underground and/or structured parking;
Apartment buildings are located adjacent to a collector road, arterial road and/or designated apartment uses, but not adjacent to single family residential uses; and
Single family residential units are not located adjacent to an arterial road, other apartment uses or the blue link.
F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Northeast_Gordon_Estate\2023\2021-June26NEGE-Map 2.mxd


SUBJECT
Note: Official Land Use Designations are indicated on Land Use Concept Maps 1 and 2.
72 Ave
70 Ave
68 Ave
67 Ave
205 St
206 St
207 St
208 St
210 St
WH
PP
A
B
DP
UG
ALR
Residential Area A: See Section 4.2.3 Residential Bonus Density 2 (15 UPA) density bonus provisions.
Residential Area B: See Section 4.2.4 Residential Bonus Bonus Density 3 (8.5 UPA) density bonus provisions.
Land Use Context Map
Map 3
Amended by Bylaw No. 5887 June 26, 2023




**ZONING BYLAW NO. 2500**




**SITE PLAN – SUBMITTED BY APPLICANT**

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**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 (1115681 BC LTD.) BYLAW NO. 6142**

## EXPLANATORY NOTE

Bylaw No. 6142 amends the Willoughby Community Plan by redesignating the properties located at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street from Residential to Multi Family and removing the five lots from the Residential Density Bonus 2 area. Bylaw No. 6142 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 144 townhouse units.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**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 (1115681 BC LTD.) BYLAW NO. 6142**

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Northeast Gordon Estate Neighbourhood Plan Bylaw No. 4475

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1115681 BC Ltd.) Bylaw No. 6142”.

2. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended by:

   a. Amending Map 1 to redesignate lands shown in Schedule “A” to Multi Family.
   b. Amending Map 2 to remove the Residential Bonus Density 2 designation from the lands shown in Schedule “A”.

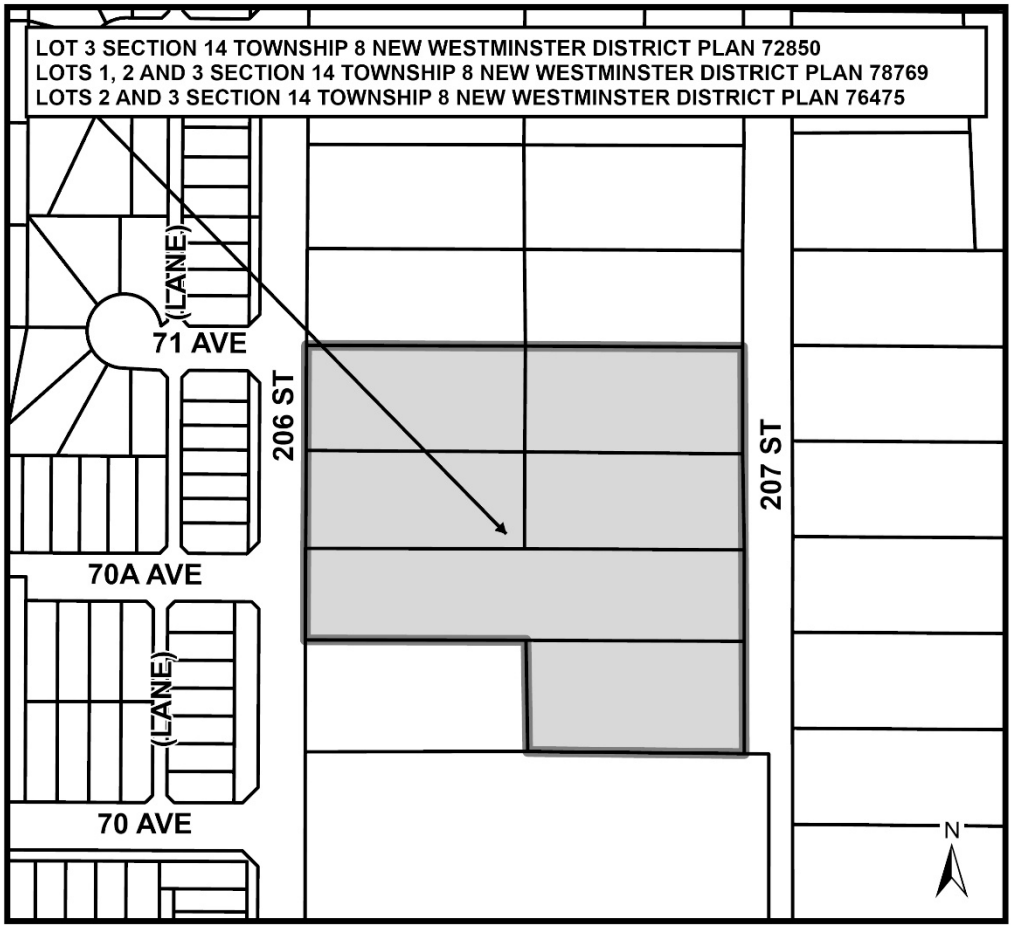
3. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 as amended is further amended by inserting the following as a third paragraph in Section 4.2.3. Residential Area A:

   “Notwithstanding Section 3.1.4 of the Willoughby Community Plan, 22 units per acre is permitted in a townhouse form on the lands legally described as Lots 2 and 3 Plan 76475; Lots 1, 2 and 3 Plan 78769; and Lot 3 Plan 72850; all of Section 14 Township 8 New Westminster District if trees within “Significant Tree Area” shown on Map 1 and Map 3 are secured and incorporated into a site plan to the acceptance of the Township.”

| | | |
|---|---|---|
| READ A FIRST TIME the | day of | , 2025 |
| READ A SECOND TIME the | day of | , 2025. |
| PUBLIC HEARING HELD the | day of | , 2025 |
| READ A THIRD TIME the | day of | , 2025 |
| ADOPTED the | day of | , 2025 |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 6142



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (1115681 BC LTD.) BYLAW NO. 6143**

## EXPLANATORY NOTE

Bylaw No. 6143 rezones 2.66 ha (6.59 ac) of land located at 7070, 7080 and 7086 – 206 Street and 7045, 7077 and 7081 – 207 Street Street to Comprehensive Development Zone CD-215 to facilitate development of approximately 144 townhouse units.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (1115681 BC LTD.) BYLAW NO. 6143**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

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

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1115681 BC Ltd.) Bylaw No. 6143".

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

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-215" after the words "Comprehensive Development Zone CD-214".

   b. Adding to Section 110.1 after the words "CD-215" the words "CD-215 – 1.0 ha".

   c. Adding after Section 1114 "Comprehensive Development Zone CD-214" the following as Section 1115 "Comprehensive Development Zone CD-215"

1115 **COMPREHENSIVE DEVELOPMENT ZONE CD-215**

**Uses Permitted**

1115.1 In the CD-215 Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses*

**Density**

1115.2 The density permitted shall be no greater than 54 units per hectare (22 units per acre).

**Lot Coverage**

1115.3 *Buildings* and *structures* shall not cover more than 50% of the *lot area*.

**Siting of Buildings and Structures**

1115.4 Siting of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

**Height of Buildings and Structures**

1115.5 The *height* of *buildings* and *structures* shall not exceed three (3) *storeys*.

**Parking and Loading**

1115.6 Parking and loading shall be provided in accordance with Section 107.

**Subdivision Requirements**

1115.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

**Landscaping, Screening and Fencing**

1115.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

**Age-Friendly Amenity**

1125.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with a Development Permit.

**Development Permit Requirements**

1115.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a Building Permit.

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

Lots 2 and 3 Plan 76475; Lots 1, 2 and 3 Plan 78769; and Lot 3 Plan 72850; all of Section 14 Township 8 New Westminster District

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-215.

READ A FIRST TIME the day of

READ A SECOND TIME the day of

PUBLIC HEARING HELD the day of

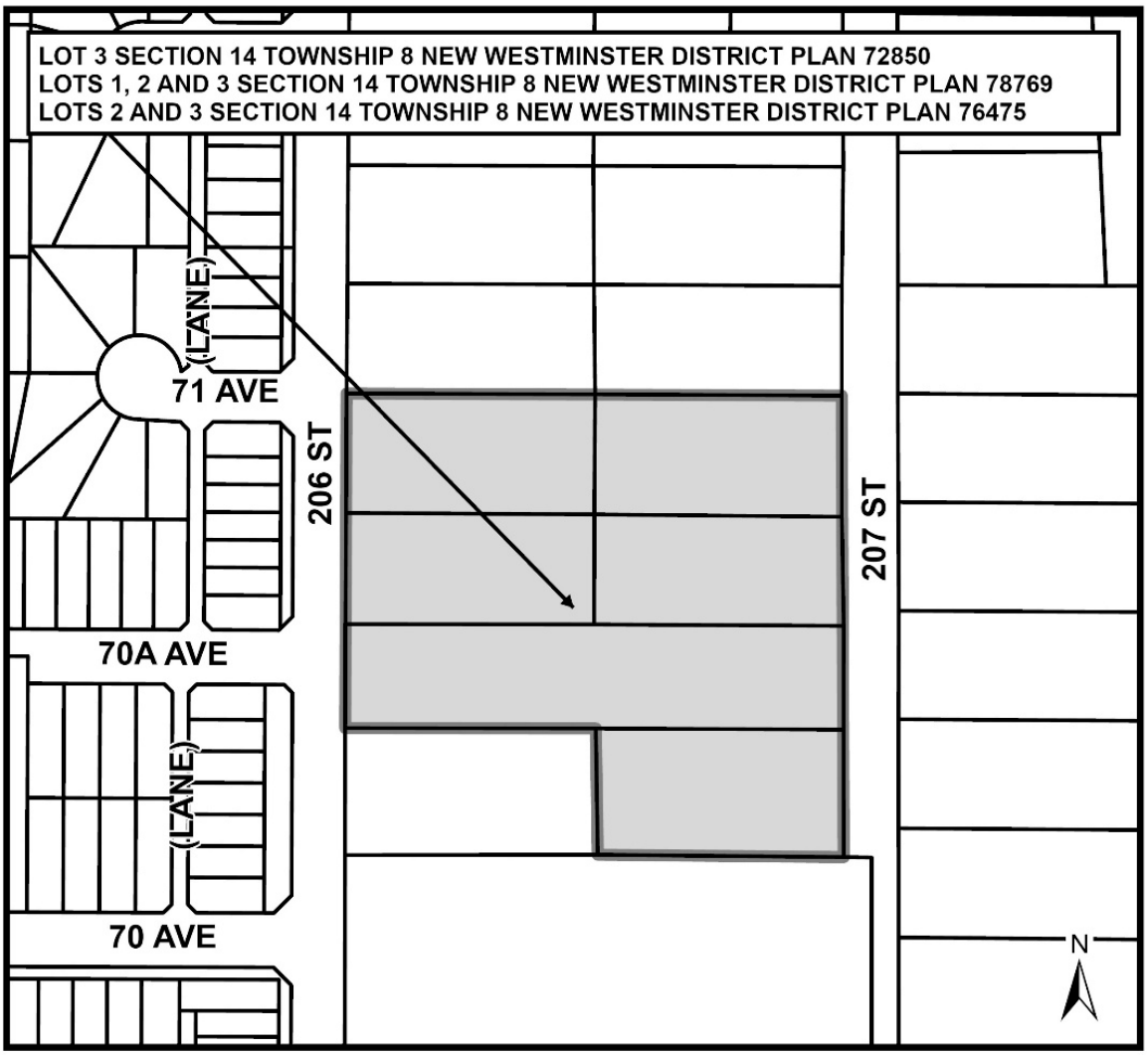
READ A THIRD TIME the day of

ADOPTED the day of

_____ Mayor

_____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 6143



Township of Langley
Est. 1873

# REPORT TO
# MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | NOVEMBER 17, 2025 - REGULAR MEETING | **REPORT:** | 25-188 |
| **FROM:** | PUBLIC WORKS DIVISION | **FILE:** | 6130-01 |
| **SUBJECT:** | SPIRIT STAGE AND MOBILE BLEACHERS | | |

**RECOMMENDATION:**

**That** Council give first, second, and third reading to Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6179.

**EXECUTIVE SUMMARY:**

In response to Council's July 21, 2025, direction to reduce rental fees for the Spirit Stage, staff have reviewed options to formalize a 50 percent discount for non-profit and charitable organizations. To ensure consistency and equitable access, staff also recommend extending this discount to the Mobile Bleachers. Given the limited annual use of these assets, the most efficient approach is to amend the Fees and Charges Bylaw to reflect this change.

The estimated annual revenue impact of this amendment is approximately $3,000. For 2026, this reduction will be offset through the Council Contingency Fund, with staff proposing a permanent budget allocation beginning in 2027 to sustain the discount.

**PURPOSE:**

To obtain Council approval to amend the Fees and Charges Bylaw No. 4616 to provide a 50 percent discount on Spirit Stage and/or Mobile Bleacher rentals for approved non-profit organizations.

**BACKGROUND/HISTORY:**

At the July 21, 2025, Regular Council Meeting, the following Notice of Motion was adopted:

> *Whereas Council previously approved partial funding for fees associated with renting the Spirit Stage for events providing significant community benefit;*
>
> *Therefore be it resolved that staff report to Council with policy amendments to authorize a 50% price reduction in the fees associated with renting the Spirit Stage for events hosted by non-profits and/or charities that significantly benefit the Township.*

An amendment to the motion was also carried as follows:

> *That the fees be reduced by up to 50% and funded by the Council Contingency Fund.*

**DISCUSSION/ANALYSIS:**

To implement Council's direction to reduce Spirit Stage rental fees for non-profit organizations, staff recommend amending the Fees and Charges Bylaw No. 4616 to formalize a 50 percent discount. In addition, staff propose extending this discount to the new Mobile Bleachers to ensure consistency across similar event infrastructure and streamline administration.

The associated loss of revenue will be offset through the Council Contingency Fund in 2026. Staff will seek a permanent budget allocation to sustain the discount beginning in 2027.

The proposed bylaw amendment is attached as Attachment A.

**Financial Implications:**

Implementation of the proposed amendment to the Fees and Charges Bylaw No. 4616 will result in a 50 percent reduction in rental fees for the Spirit Stage and Mobile Bleachers for non-profit organizations, which is currently estimated at $3,000 annually. The resulting revenue decrease is proposed to be offset by Council Contingency in 2026, with a request for permanent base funding to be included in the 2027 Financial Plan.

Respectfully submitted,

Kevin Muirhead
MANAGER, PARKS SERVICES AND EVENTS
for
PUBLIC WORKS DIVISION

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

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

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**FEES AND CHARGES BYLAW NO. 4616**
**AMENDMENT BYLAW NO. 6179**

**EXPLANATORY NOTE**

Bylaw No. 6179 updates the Fees and Charges Bylaw No. 4616 Schedule 1 Parks.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**FEES AND CHARGES BYLAW NO. 4616**

**AMENDMENT BYLAW NO. 6179**

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 No. 4616 Amendment Bylaw No. 6179”.

2. The “Fees and Charges Bylaw No. 4616” as amended is further amended by:

   A. Replacing Schedule 1 Parks as follows:

| **PARKS**<br>**Fee Type** | **Description** | **Fees & Charges without tax** |
|---|---|---|
| Outdoor Plaza | Commercial Hourly | $36.20 |
| Includes: Bedford Plaza | Private Hourly | $19.80 |
| | Non-Profit Hourly | $11.20 |
| | | |
| **McLeod Athletic Park Stadium** | | |
| McLeod Athletic Park Stadium<br><br>McLeod Athletic Park Stadium Includes: Grandstand, Synthetic Turf Field, Track & Field, and Throws Area | Commercial Hourly | $341.45 |
| | Non-Profit Hourly (with admissions) | $253.20 |
| | Private Hourly | $208.60 |
| | Non-Profit Adult Hourly | $164.00 |
| | Non-Profit Youth Hourly | $164.00 |
| | | |
| McLeod Athletic Park Stadium Synthetic Turf Field Class A "" | Prime - Commercial Hourly | $147.50 |
| | Prime - Private Hourly | $128.45 |
| | Prime - Non-Profit Adult Hourly | $70.20 |
| | Prime - Non-Profit Youth Hourly | $47.75 |
| | Non-Prime - Commercial Hourly | $122.45 |
| | Non-Prime - Private Hourly | $103.55 |
| | Non-Prime - Non-Profit Adult Hourly | $44.35 |
| | Non-Prime - Non-Profit Youth Hourly | $24.65 |
| | Removal or Installation of football uprights in the oval field | $3,106.65 |
| | | |
| McLeod Athletic Park Track Eight Lanes "" | Commercial Hourly | $105.85 |
| | Private Hourly | $71.50 |
| | Non-Profit Adult Hourly | $37.10 |
| | Non-Profit Youth Hourly | $37.10 |
| | | |
| | Commercial Hourly | $161.75 |

| | | |
|---|---|---|
| McLeod Athletic Park - Track & Field<br><br>Track & Field includes: Long Jump, Triple Jump, West Shot Put, High Jump, Pole Vault, Throws Area | Private Hourly | $109.60 |
| | Non-Profit Adult Hourly | $57.20 |
| | Non-Profit Youth Hourly | $48.25 |
| | | |
| McLeod Athletic Park - Throws Area<br><br>Throws Area includes: Javelin, East Shot Put, Discus, Hammer Throw, Throws Cages | Commercial Hourly | $29.60 |
| | Private Hourly | $20.65 |
| | Non-Profit Adult Hourly | $11.70 |
| | Non-Profit Youth Hourly | $7.15 |
| | | |
| McLeod Athletic Park Announcers Booth<br><br>Announcers Booth Includes: Announcers Booth, Score Board, & Audio System | Commercial Hourly | $107.10 |
| | Private Hourly | $71.40 |
| | Non-Profit Adult Hourly | $35.70 |
| | Non-Profit Youth Hourly | $35.70 |
| | | |
| McLeod Athletic Park First Aid Room | Commercial Hourly | $16.20 |
| | Private Hourly | $10.80 |
| | Non-Profit Adult Hourly | $5.40 |
| | Non-Profit Youth Hourly | $5.40 |
| | | |
| McLeod Athletic Park Officials Room | Commercial Hourly | $16.20 |
| | Private Hourly | $10.80 |
| | Non-Profit Adult Hourly | $5.40 |
| | Non-Profit Youth Hourly | $5.40 |
| | | |
| McLeod Athletic Park Video Display Screen | Commercial Hourly | $231.30 |
| | Private Hourly | $154.60 |
| | Non-Profit Adult Hourly | $77.85 |
| | Non-Profit Youth Hourly | $77.85 |
| | | |
| Storage Space | Annual Non-Profit $/ft$^2$ Rate | $0.60 |
| | | |
| Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park | Commercial Per Day Rate | $786.75 |
| | Private Per Day Rate | $524.90 |
| | Non-Profit Per Day Rate | $262.95 |
| | | |
| Parking Lot Use - WGC, WCB, WBY, AKC, SAL, ACC, GPC, all other parks | Commercial Per Day Rate | $477.30 |
| | Private Per Day Rate | $318.55 |
| | Non-Profit Per Day Rate | $159.85 |
| | | |
| Park Concession Rental | Per day | |
| | Commercial Daily Rate | $83.15 |

| | | |
|---|---|---|
| | Private Daily Rate | $83.15 |
| | Non-Profit Adult Daily Rate | $83.15 |
| | Non-Profit Youth Daily Rate | $83.15 |
| | | |
| | Seasonal Monthly Non-Profit Rate | |
| | Commercial Monthly Rate | $351.05 |
| | Private Monthly Rate | $351.05 |
| | Non-Profit Adult Monthly Rate | $351.05 |
| | Non-Profit Youth Monthly Rate | $351.05 |
| | | |
| Williams Park Picnic Area | Commercial Day Rate | $172.15 |
| Includes: Inside room, Picnic Shelters, and Picnic Tables | Private Day Rate | $172.15 |
| | Non-Profit Day Rate | $172.15 |
| | | |
| Park Picnic Shelter | Commercial Day Rate | $96.40 |
| | Private Day Rate | $96.40 |
| | Non-Profit Day Rate | $96.40 |
| | | |
| Ponder Park Camping Fee | Per night, per child | $2.00 |
| | | |
| Boat Launch Closure Fee | Per event fee | $384.70 |
| | | |
| Access to Private Property Permit Fee | Per permit | $100.00 |
| | | |
| Park Permit Application Fee | Per permit | $50.00 |
| Park Permit Application Fee For Profit Special Event/Festival | Per permit | $250.00 |
| | | |
| Special Even Portable Receptacle Bins | For each Delivery and Pickup of Portable Receptacle | $150.00 |
| | | |
| For Profit Special Event/Festival Fees | Per person attendance <500 (based on estimated attendance at time of application) | $1.00 |
| (in addition to park rental fees) | Per person attendance 501 - 1000 (based on estimated attendance at time of application) | $1.25 |
| | Per person attendance >1000 (based on estimated attendance at time of application) | $1.50 |
| | ToL Staff Event Support/Equipment | At Cost |
| | Community Patrol Officer - per hour | $30.00 |
| | | |
| Spirit Stage and Mobile Bleacher Fees | Commercial - first day | $633.35 |
| | Commercial - additional day | $317.25 |
| | Private - first day | $422.60 |
| | Private - additional day | $211.85 |
| | Non-Profit - first day | $105.93 |
| | Non-Profit - additional day | $53.25 |
| | Towing Fee (waived for non-profit) | At cost |
| | Set-up/Take-down Fee (includes site visit but not special requirements) | $310.65 |

| | | |
|---|---|---|
| | Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements) | $620.20 |
| | On Field Set-up/Take-down Fee (includes site visit but not special requirements) | $1,120.70 |
| | On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements) | $2,240.35 |
| | Non-Profit - Set-up/Take-down Fee (includes site visit but not special requirements) | $155.33 |
| | Non-Profit - Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements) | $310.10 |
| | Non-Profit - On Field Set-up/Take-down Fee (includes site visit but not special requirements) | $560.35 |
| | Non-Profit - On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements) | $1,120.18 |
| | | |
| Synthetic Turf Fields Class AAA "" | Prime - Commercial Hourly | $442.70 |
| Willoughby Community Park - Northwest Synthetic Field | Prime - Private Hourly | $378.30 |
| | Prime - Non-Profit Adult Hourly | $226.20 |
| | Prime - Non-Profit Youth Hourly | $144.25 |
| | Non-Prime - Commercial Hourly | $378.30 |
| | Non-Prime - Private Hourly | $331.50 |
| | Non-Prime - Non-Profit Adult Hourly | $179.35 |
| | Non-Prime - Non-Profit Youth Hourly | $115.00 |
| | | |
| Synthetic Turf Fields Class AA "" | Prime - Commercial Hourly | $184.35 |
| Willoughby Community Park - Southeast Synthetic | Prime - Private Hourly | $160.60 |
| | Prime - Non-Profit Adult Hourly | $87.70 |
| | Prime - Non-Profit Youth Hourly | $59.65 |
| | Non-Prime - Commercial Hourly | $153.05 |
| | Non-Prime - Private Hourly | $129.40 |
| | Non-Prime - Non-Profit Adult Hourly | $55.45 |
| | Non-Prime - Non-Profit Youth Hourly | $30.80 |
| | | |
| Synthetic Turf Fields Class A "" | Prime - Commercial Hourly | $147.50 |
| | Prime - Private Hourly | $128.45 |
| | Prime - Non-Profit Adult Hourly | $70.20 |
| | Prime - Non-Profit Youth Hourly | $47.75 |
| | Non-Prime - Commercial Hourly | $122.45 |
| | Non-Prime - Private Hourly | $103.55 |
| | Non-Prime - Non-Profit Adult Hourly | $44.35 |
| | Non-Prime - Non-Profit Youth Hourly | $24.65 |
| | | |
| Synthetic Turf Fields Class B "" | Prime - Commercial Hourly | $104.40 |
| Aldergrove Athletic Park - East Synthetic Field (70% Class A) | Prime - Private Hourly | $91.15 |
| | Prime - Non-Profit Adult Hourly | $50.30 |
| | Prime - Non-Profit Youth Hourly | $34.55 |
| | Non-Prime - Commercial Hourly | $86.85 |
| | Non-Prime - Private Hourly | $73.60 |
| | Non-Prime - Non-Profit Adult Hourly | $32.20 |

| | | |
|---|---|---|
| | Non-Prime - Non-Profit Youth Hourly | $18.30 |
| | | $0.00 |
| MAP Synthetic Turf Diamond | Prime - Commercial Hourly | $76.60 |
| | Prime - Private Hourly | $62.95 |
| | Prime - Non-Profit Adult Hourly | $34.30 |
| | Prime - Non-Profit Youth Hourly | $22.60 |
| | Non-Prime Commercial Hourly | $67.05 |
| | Non-Prime Private Hourly | $53.45 |
| | Non-Prime Non-Profit Adult Hourly | $24.60 |
| | Non-Prime Non-Profit Youth Hourly | $13.80 |
| | | |
| All Weather Fields | Commercial Hourly | $35.75 |
| | Private Hourly | $24.75 |
| | Non-Profit Adult Hourly | $10.05 |
| | Non-Profit Youth Hourly | $6.45 |
| | | |
| Natural Grass Fields | Commercial Hourly | $35.95 |
| | Private Hourly | $24.85 |
| | Non-Profit Adult Hourly | $13.00 |
| | Non-Profit Youth Hourly | $7.25 |
| | | |
| Disc Golf | Commercial Hourly | $53.50 |
| | Private Hourly | $36.50 |
| | Non-Profit Adult Hourly | $19.60 |
| | Non-Profit Youth Hourly | $11.10 |
| | | |
| Sports Box Class A MAP | Commercial Hourly | $118.60 |
| | Private Hourly | $100.05 |
| | Non-Profit Adult Hourly | $42.35 |
| | Non-Profit Youth Hourly | $23.00 |
| | | |
| Sports Box Class B | Commercial Hourly | $29.60 |
| | Private Hourly | $20.65 |
| | Non-Profit Adult Hourly | $11.70 |
| | Non-Profit Youth Hourly | $7.15 |
| | | |
| Bocce Courts Class A | Commercial Hourly | $53.50 |
| | Private Hourly | $36.50 |
| | Non-Profit Adult Hourly | $19.60 |
| | Non-Profit Youth Hourly | $11.10 |
| | | |
| Tennis Courts Class A | Commercial Hourly | $53.50 |
| WG,BSS,PJP,DRP,Forest Hills,AAP,MAP | Private Hourly | $36.50 |
| Langley Meadows | Non-Profit Adult Hourly | $19.60 |
| | Non-Profit Youth Hourly | $11.10 |
| | | |
| Tennis Courts Class B | Commercial Hourly | $29.60 |
| | Private Hourly | $20.65 |
| | Non-Profit Adult Hourly | $11.70 |

| | | |
|---|---|---|
| | Non-Profit Youth Hourly | $7.15 |
| | | |
| Outdoor Basketball Courts | Commercial Hourly | $53.50 |
| | Private Hourly | $36.50 |
| | Non-Profit Adult Hourly | $19.60 |
| | Non-Profit Youth Hourly | $11.10 |
| | | |
| Sand Volleyball | Commercial Hourly | $29.60 |
| | Private Hourly | $20.65 |
| | Non-Profit Adult Hourly | $11.70 |
| | Non-Profit Youth Hourly | $7.15 |
| | | |
| Skate Park | Commercial Hourly | $53.50 |
| | Private Hourly | $36.50 |
| | Non-Profit Adult Hourly | $19.60 |
| | Non-Profit Youth Hourly | $11.10 |
| | | |
| Mountain Bike Park | Commercial Hourly | $53.50 |
| | Private Hourly | $36.50 |
| | Non-Profit Adult Hourly | $19.60 |
| | Non-Profit Youth Hourly | $11.10 |
| | | |
| Non Formal Park Use | Commercial Hourly | $29.60 |
| (Non formal park use refers to bookings that do not require a sport field for activity. For example: Yoga, Bootcamp) | Private Hourly | $20.65 |
| | Non-Profit Adult Hourly | $11.70 |
| | Non-Profit Youth Hourly | $7.15 |
| | | |
| Bleacher Move | Per Bleacher Move | $500.00 |
| Soccer Goal Set-Up | Per Occurrence | $301.35 |
| Rugby Upright Set-Up | Per Occurrence | $450.00 |
| | | |
| Amphitheatre | Commercial Hourly | $68.20 |
| (Willoughby Community Park 200 seat outdoor venue) | Private Hourly | $55.10 |
| | Non-Profit Adult Hourly | $28.90 |
| | Non-Profit Youth Hourly | $28.90 |
| | | |
| Change Rooms - Parks | Commercial Hourly | $16.85 |
| | Private Hourly | $11.75 |
| | Non-Profit Adult Hourly | $6.65 |
| | Non-Profit Youth Hourly | $6.65 |
| | | |
| Key and Lock Replacements | | |
| Lock Replacement | Best Door Lock - material and labour | At cost |
| (per lock) | Best Pad Lock | $87.75 |
| | Master Lock - standard shackle | $19.90 |
| | Master Lock - 2.5 inch shackle | $23.40 |

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| | | |
| Key Replacement | Best Lock Key | $9.35 |
| (per key) | Master Lock Key | $5.80 |
| | | |
| **Key and Lock Replacements** | | |
| Lock Replacement | Best Door Lock - material and labour | At cost |
| (per lock) | Best Pad Lock | $75.00 |
| | Master Lock - standard shackle | $17.00 |
| | Master Lock - 2.5 inch shackle | $20.00 |
| | | |
| Key Replacement | Best Lock Key | $8.00 |
| (per key) | Master Lock Key | $5.00 |
| | | |
| **Public Service Signs** | | |
| Signage for non-profit sports | Sign Fabrication by Township | $100.00 |
| organizations, or public services | Sign Installation by Township | $50.00 |
| | | |
| **Administration Fee** | | |
| Administration Fee | Administration Fee on all services invoiced and for call outs related to field bookings. | 15% (no maximum) |
| | | |
| **Township of Langley Bookings** | To allow recreation and official Township business bookings at Park Facilities at no cost | $0.00 |
| | | |
| Legend | | |
| "" - Includes Public Spaces Waste Management Fee | | |

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

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | NOVEMBER 17, 2025 – REGULAR MEETING | **REPORT:** | 25-189 |
| **FROM:** | PERMITS, LICENCES AND INSPECTIONS DIVISION | **FILE:** | 3900-25 |
| **SUBJECT:** | FRASER VALLEY INTER-MUNICIPAL BUSINESS LICENCE BYLAW AMENDMENT | | |

**RECOMMENDATION(S):**

**That** Council give first, second and third reading to the Inter-Municipal Business Licence Bylaw No. 5960 Amendment Bylaw No. 6175, to include health care professionals and services that provide in-home care only as businesses eligible for the Fraser Valley Inter-Municipal Business Licence (IMBL).

**That** Council give first, second and third reading to Inter-Municipal Business Licence Agreement Bylaw No. 5961 Amendment Bylaw No. 6176.

**EXECUTIVE SUMMARY:**

This report recommends expanding eligibility under the Fraser Valley IMBL program to include health care professionals and services that provide in-home care only. This amendment would allow these businesses to operate in multiple participating municipalities under a single licence including City of Abbotsford, City of Chilliwack, City of Delta, Village of Harrison Hot Springs, District of Hope, District of Kent, City of Langley, Township of Langley, City of Maple Ridge, City of Mission, City of Pitt Meadows, City of Surrey.

The IMBL is issued as a supplementary licence to a valid business licence held in a business's home municipality. Businesses purchase the IMBL through their home municipality, allowing them to operate in other participating Fraser Valley communities under the same licencing framework.

If approved, these amendments will reduce administrative and cost burdens for businesses providing in-home health care and related services across multiple municipalities.

Currently the Fraser Valley IMBL applies to trades and construction related businesses, as well as those that repair and maintain land and buildings outside their home municipality. Expanding the IMBL to include in-home health care providers will enhance regional coordination and support a more inclusive business environment.

Changes to the Fraser Valley IMBL require approval from all participating municipalities. Each municipality will bring forward corresponding bylaw amendments to Council in 2025. If approved by all partners, the expanded IMBL program will be available to eligible health care professionals and services beginning January 1, 2026.

**PURPOSE:**

The purpose of this report is to seek Council's approval to include health care professionals and services that provide in-home care only as eligible businesses under the Fraser Valley Inter-Municipal Business Licence program through the adoption of amendment bylaws 6175 and 6176.

**BACKGROUND/HISTORY:**

Inter-municipal business licences (IMBLs) support local and regional economies. They reduce administrative and cost burdens by allowing eligible businesses to operate in multiple municipalities with the purchase of a single licence. The terms and conditions of an IMBL, including the fee and licence administration, are set out in a set of common bylaws enacted by each participating municipality. Across BC there are 17 IMBL partnerships between 104 municipalities. Consumers can benefit from increased choice as businesses expand services across participating municipalities.

The Township of Langley participates in the Fraser Valley IMBL agreement, which was originally launched as a pilot in 2012/2013 and has since expanded. The program currently applies to businesses in the construction and trade industries operating in the participating municipalities listed above.

Under the IMBL, a business must first obtain a licence in its home municipality (where its business premises are located). For an additional $250 fee, they may then acquire an IMBL. Each participating municipality retains 90% of IMBL revenue and distributes the remaining 10% evenly among partners.

**DISCUSSION/ANALYSIS:**

Businesses providing in-home health care and related support services are well suited to the IMBL model, as many already serve clients across multiple Fraser Valley municipalities. These services typically include in-home medical care, transportation, companionship, and homemaking support.

The BC Care Providers Association supports this initiative and notes that reducing administrative and cost burdens would benefit businesses that already operate in two or more municipalities. Additionally, expanding IMBL eligibility may encourage businesses to extend their service areas, ultimately benefiting clients by increasing the availability of services.

Expanding IMBL eligibility to include in-home health care professionals and services will further streamline licencing, support regional business mobility, and enhance service accessibility for residents throughout the Fraser Valley. Due to their provincial regulation, these service providers pose minimal risk to the Township, consistent with the level of risk associated with trades contractors already participating in the IMBL program.

Respectfully submitted,

Britta Bieberstein
MANAGER, LICENCES AND POLICIES
for
PERMIT, LICENCE & INSPECTION SERVICES DIVISION

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**INTER-MUNICIPAL BUSINESS LICENCE BYLAW NO. 5960**
**AMENDMENT BYLAW NO. 6175**

## EXPLANATORY NOTE

Bylaw No. 6175 amends the Township of Langley Inter-Municipal Business Licence Bylaw No. 5960 to include health care professionals and services that provide in-home care only as eligible businesses under the Fraser Valley Inter-Municipal Business Licence (IMBL) program.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**INTER-MUNICIPAL BUSINESS LICENCE BYLAW NO. 5960**
**AMENDMENT BYLAW NO. 6175**

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 “Inter-Municipal Business Licence Bylaw No. 5960 Amendment Bylaw No. 6175”.

2. The “Inter-Municipal Business Licence Bylaw No. 5960 Amendment Bylaw No. 6175” as amended is further amended:

   By changing the definition of “*Mobile Business*” to:

   “*Mobile Business*” means a trades contractor or other professional related to the construction industry or a contactor that performs maintenance and/or repair of land and buildings or a health care professional or a health care service provider who only provides services by visiting clients in their homes from other than their Premises;

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| 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**

**INTER-MUNICIPAL BUSINESS LICENCE AGREEMENT BYLAW NO. 5961 AMENDMENT BYLAW NO. 6176**

**EXPLANATORY NOTE**

Bylaw No. 6176 amends the Township of Langley Inter-Municipal Business Licence Agreement Bylaw No. 5961 to include health care professionals and services that provide in-home care only as eligible businesses under the Fraser Valley Inter-Municipal Business Licence (IMBL) program.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**INTER-MUNICIPAL BUSINESS LICENCE AGREEMENT BYLAW NO. 5961 AMENDMENT BYLAW NO. 6176**

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 “Inter-Municipal Business Licence Agreement Bylaw No. 5961 Amendment Bylaw No. 6176”.

2. The ““Inter-Municipal Business Licence Bylaw No. 5961 Amendment Agreement Bylaw No. 6176” as amended is further amended:

   By changing the definition of “*Inter-municipal Business*” to:

   *“Inter-municipal Business”* means a trades contractor or other professional related to the construction industry or a contactor that performs maintenance and/or repair of land and buildings, or a health care professional or a health care service provider who only provides services by visiting clients in their homes from outside of the Participating Municipalities in which the Premises are located;

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| READ A SECOND TIME the | day of | , 2025 |
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| ADOPTED the | day of | , 2025 |

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | NOVEMBER 17, 2025 - REGULAR MEETING | **REPORT:** | 25-181 |
| **FROM:** | FINANCE DIVISION | **FILE:** | 1760-30 |
| **SUBJECT:** | TEMPORARY BORROWING BYLAWS (CULVERT INFRASTRUCTURE, FACILITIES RENEWAL LOAN) MUNICIPAL SECURITY ISSUING RESOLUTION (STRATEGIC LAND, OLD YALE ROAD, ALDERGROVE PARKADE, CULVERT INFRASTRUCTURE AND FACILITIES RENEWAL LOAN) | | |

**RECOMMENDATION:**

**That** Council give first, second, and third reading to Temporary Borrowing (Culvert Infrastructure Loan) Bylaw No. 6177 towards the estimated cost of constructing Culvert Infrastructure.

**That** Council give first, second, and third reading to Temporary Borrowing (Facilities Renewal Loan) Bylaw No. 6178 towards the estimated cost of constructing Facilities Renewal.

**That** Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2026 long-term debt issue, $45,798,638 as authorized through Strategic Land Loan Authorization Bylaw No. 6011.

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

**That** Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2026 long-term debt issue, $5,808,081 as authorized through Aldergrove Parkade Loan Authorization Bylaw No. 6085.

**That** Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2026 long-term debt issue, $12,805,556 as authorized through Culvert Infrastructure Loan Authorization Bylaw No. 6110.

**That** Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2026 long-term debt issue, $9,858,586 as authorized through Facilities Renewal Loan Authorization Bylaw No. 6127.

**That** Metro Vancouver Regional District be requested to consent to our borrowing of $45,798,638 as authorized through Strategic Land Loan Authorization Bylaw No. 6011 over a thirty (30) years term and include the borrowing in their security issuing bylaw.

**That** Metro Vancouver Regional District be requested to consent to our borrowing of $6,959,596 as authorized through Old Yale Road Loan Authorization Bylaw No. 6084 over a ten (10) years term and include the borrowing in their security issuing bylaw.

**That** Metro Vancouver Regional District be requested to consent to our borrowing of $5,808,081 as authorized through Aldergrove Parkade Loan Authorization Bylaw No. 6085 over a ten (10) years term and include the borrowing in their security issuing bylaw.

**That** Metro Vancouver Regional District be requested to consent to our borrowing of $12,805,556 as authorized through Culvert Infrastructure Loan Authorization Bylaw No. 6110 over a ten (10) years term and include the borrowing in their security issuing bylaw.

**That** Metro Vancouver Regional District be requested to consent to our borrowing of $9,858,586 as authorized through Facilities Renewal Loan Authorization Bylaw No. 6127 over a ten (10) years term and include the borrowing in their security issuing bylaw.

**EXECUTIVE SUMMARY:**

On September 9th, 2024, Council gave final reading to Strategic Land Loan Authorization Bylaw No. 6011 for $74,906,665 for the estimate cost of acquisition strategic land.

On April 28th, 2025, Council gave final reading to Old Yale Road Loan Authorization Bylaw No. 6084 for $6,959,596 and Aldergrove Parkade Loan Authorization Bylaw No. 6085 for $8,838,384 for the estimate cost of constructing old yale road and acquisition of Aldergrove Parkade.

On June 23rd, 2025, Council gave final reading to Culvert Infrastructure Loan Authorization Bylaw No. 6110 for $14,068,182 for the estimate cost of constructing culvert infrastructure.

On July 21st, 2025, Council gave final reading to Facilities Renewal Loan Authorization Bylaw No. 6127 for $9,858,586 for the estimate cost of facilities renewal.

On November 3rd, 2025, Council directed staff to reduce the borrowing from Culvert Infrastructure Loan Authorization Bylaw No. 6110 from $14,068,182 to $12,805,556. Also reducing the borrowing from Aldergrove Parkade Loan Authorization Bylaw No. 6085 from $8,838,384 to $5,808,081 and reducing the borrowing from Strategic Land Loan Authorization Bylaw No. 6011 from $74,906,665 to $45,798,638.

The Temporary Borrowing bylaw provides for temporary borrowing up to a maximum of $22,664,142 pending the issuance of debenture debt by the Municipal Finance Authority in accordance with the *Community Charter*.

A Temporary Borrowing Bylaw acts as a bridge from that period when a Capital Project starts, and funding is required to the next official debt issuance by Metro Vancouver and the Municipal Finance Authority. Temporary borrowing can also work like a progress draw and provide an opportunity to borrow only what is required until such time as the project is complete and the total amount of funding required is known. It makes sense to use temporary borrowing when the timeline for a project is in flux. Money borrowed under this section must be repaid or transferred to long term debt within five years from the first advance.

Under the *Community Charter*, all long-term borrowing, with a term longer than five years, must be undertaken with the Municipal Finance Authority (MFA) through the municipality's Regional District. Borrowing from the MFA requires that a Council approved Municipal Security Issuing Resolution, Loan Authorization Bylaw and the Certificate of Approval from the Ministry of Community Services be forwarded to Metro Vancouver Regional District (MVRD). MVRD also requires a completed Liability Servicing Limit Statement, the 2025-2029 Financial Plan with

annual debt servicing costs, sources of revenues for debt servicing and schedule of anticipated future borrowings. They also require the most recently Audited Financial Statements with a schedule of reserves. Upon consent of the undertaking, the MVRD will proceed with issuing the Regional District Security Issuing Bylaw to the MFA on behalf of the Township.

The Township will place the debts with the MFA through the long-term debenture debt program. The Strategic Land Loan will be repaid from Development Cost Charges and General Revenue, with a maximum term of 30 years. The Old Yale Road Loan, Aldergrove Parkade Loan, Culvert Infrastructure Loan, and Facilities Renewal Loan will be repaid from General Revenue with a maximum term of 10 years.

**PURPOSE:**

The purpose of the report is to obtain Council's approval for Temporary Borrowing Bylaws Nos. 6177 and 6178 for Culvert Infrastructure, and the Facilities Renewal as outlined previously, and Municipal Security Issuing Resolutions as required under the Community Charter with respect to Long Term Borrowing Bylaw Nos. 6011, 6084, 6085, 6110, and 6127.

**DISCUSSION/ANALYSIS:**

On September 9th, 2024, Council gave final reading to Strategic Land Loan Authorization Bylaw No. 6011 for $74,906,665 for the estimate cost of acquisition strategic land.

On April 28th, 2025, Council gave final reading to Old Yale Road Loan Authorization Bylaw No. 6084 for $6,959,596 and Aldergrove Parkade Loan Authorization Bylaw No. 6085 for $8,838,384 for the estimate cost of constructing old yale road and acquisition of Aldergrove Parkade.

On June 23rd, 2025, Council gave final reading to Culvert Infrastructure Loan Authorization Bylaw No. 6110 for $14,068,182 for the estimate cost of constructing culvert infrastructure.

On July 21st, 2025, Council gave final reading to Facilities Renewal Loan Authorization Bylaw No. 6127 for $9,858,586 for the estimate cost of facilities renewal.

On November 3rd, 2025, Council directed staff to reduce the borrowing from Culvert Infrastructure Loan Authorization Bylaw No. 6110 from $14,068,182 to $12,805,556. Also reducing the borrowing from Aldergrove Parkade Loan Authorization Bylaw No. 6085 from $8,838,384 to $5,808,081 and reducing the borrowing from Strategic Land Loan Authorization Bylaw No. 6011 from $74,906,665 to $45,798,638.

The Temporary Borrowing bylaw provides for temporary borrowing up to a maximum of $22,664,142 pending the issuance of debenture debt by the Municipal Finance Authority in accordance with the *Community Charter*.

A Temporary Borrowing Bylaw acts as a bridge from that period when a Capital Project starts, and funding is required to the next official debt issuance by Metro Vancouver and the Municipal Finance Authority. Temporary borrowing can also work like a progress draw and provide an opportunity to borrow only what is required until such time as the project is complete and the total amount of funding required is known. It makes sense to use temporary borrowing when the timeline for a project is in flux. Money borrowed under this section must be repaid or transferred to long term debt within five years from the first advance.

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

The Township will place the debts with the MFA through the long-term debenture debt program. The Strategic Land Loan will be repaid from Development Cost Charges and General Revenue, with a maximum term of 30 years. The Old Yale Road Loan, Aldergrove Parkade Loan, Culvert Infrastructure Loan, and Facilities Renewal Loan will be repaid from General Revenue with a maximum term of 10 years.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TEMPORARY BORROWING BYLAW NO. 6177**

**EXPLANATORY NOTE**

Bylaw No. 6177 provides for temporary borrowing pending the issuance of debenture securities to complete the acquisition of Culvert Infrastructure, in the amount of $12,805,556 pursuant to Culvert Infrastructure Loan Authorization Bylaw No. 6110.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TEMPORARY BORROWING BYLAW NO. 6177**

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out.

WHEREAS the Council has adopted Bylaw No. 6110, cited as Culvert Infrastructure Loan Authorization Bylaw No. 6110 authorizing the borrowing of a sum not exceeding Fourteen million sixty-eight thousand one hundred and eighty-two dollars ($14,068,182) to complete the acquisition of Culvert Infrastructure.

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

This bylaw may be cited as “Temporary Borrowing (Culvert Infrastructure) Bylaw No. 6177”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of Twelve million eight hundred five thousand five hundred and fifty-six dollars ($12,805,556), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said Culvert Infrastructure Loan Authorization Bylaw No. 6110.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

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| 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 | , |

_____ Mayor _____ Township Clerk

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TEMPORARY BORROWING BYLAW NO. 6178**

**EXPLANATORY NOTE**

Bylaw No. 6178 provides for temporary borrowing pending the issuance of debenture securities to complete the acquisition of Facilities Renewal, in the amount of $9,858,586 pursuant to Facilities Renewal Loan Authorization Bylaw No. 6127.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TEMPORARY BORROWING BYLAW NO. 6178**

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out.

WHEREAS the Council has adopted Bylaw No. 6127, cited as Facilities Renewal Loan Authorization Bylaw No. 6127 authorizing the borrowing of a sum not exceeding Nine million eight hundred fifty-eight thousand five hundred and eighty-six dollars ($9,858,586) to complete the acquisition of Facilities Renewal.

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

This bylaw may be cited as “Temporary Borrowing (Facilities Renewal) Bylaw No. 6178”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of Nine million eight hundred fifty-eight thousand five hundred and eighty-six dollars ($9,858,586), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said Facilities Renewal Loan Authorization Bylaw No. 6127.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

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| READ A THIRD TIME the | day of | , 2025 |
| ADOPTED the | day of | , |

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

# REPORT TO MAYOR AND COUNCIL

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| **PRESENTED:** | NOVEMBER 17, 2025 - REGULAR MEETING | **REPORT:** | 25-184 |
| **FROM:** | FINANCE DIVISION | **FILE:** | 1810-01 |
| **SUBJECT:** | FEES AND CHARGES BYLAW AMENDMENT | | |

## RECOMMENDATIONS:

**That** Council rescind third reading of the Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 6161;

**That** Council amend the Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 6161 by replacing Schedule 3; and

**That** Council gives third reading to Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 6161.


## EXECUTIVE SUMMARY:

Following the adoption of Bylaw No. 6140 at the June 9, 2025, Regular Meeting, Township staff have reviewed Schedule 3 of the Fees and Charges Bylaw 2007 No. 4616 to ensure alignment with the new bylaw's requirements. This review identified the need for further updates to the impound fee structure to improve administrative clarity and ensure cost recovery is proportionate to enforcement activities.

This report brings forward Amendment Bylaw 6161 – Schedule 3 for final Council consideration. The proposed changes clarify the incremental impound fee structure for dogs and other animals, reflecting operational realities and supporting consistent enforcement. These amendments are necessary to complete the legislative process initiated by Bylaw No. 6140 and ensure Schedule 3 accurately reflects current practices and fee recovery objectives.

The amendments are proposed pursuant to Section 194 of the Community Charter, which authorizes municipalities to impose fees for services. The updated fee structure will enhance public safety, promote responsible pet ownership, and ensure that high-risk infractions bear proportionate costs.


## PURPOSE:

The purpose of this report is to bring forward Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 6161 – Schedule 3 for final Council consideration, to complete the legislative process and update Schedule 3 to clearly outline the incremental impound fee structure for improved administrative clarity and cost-recovery alignment.

**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, impound fees and related outstanding fees are to be paid to the Township of Langley. | | |
|---|---|---|---|
| Licensed Dog (Reclaiming Fee) | | New | $55 first impound, $100 - second, $200 - third and subsequent |
| Unlicensed Dog (Reclaiming Fee) | | New | $140 first impound, $175 second impound, $200 third and any subsequent impound |
| Aggressive Dog (Reclaiming Fee) | | New | $300 first impound, $500 second impound, $1,000 third and any subsequent impound |
| Dangerous Dog (Reclaiming Fee) | | New | $1,270 first impound, $1,500 second impound, $3,000 third and any subsequent impound |
| Dangerous Dog (Reclaiming Fee) | Where it has caused injury while running at large | New | $6,344.00 |
| Destruction Fee | | New | $115 for destruction, $215 for pick up and destruction. For large animals hauling costs plus $115 destruction fees to be paid by Guardian. |
| Large Animal (Reclaiming Fee) | | New | $100 for Large Animal plus $25 for each additional animal. $200 for unaltered male Bull/Stallion |
| Maintenance Fee - All Dogs | | New | $24.00/day |
| Maintenance Fee - Large Animals | | New | $40/day |

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
ATTACHMENT B – Report 25-125

**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 Dog | 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 Dog | 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, impound fees and related outstanding fees are to be paid to the Township of Langley | | |
| Licensed Dog (Reclaiming Fee) | | New | $55 first impound, $100 - second, $200 - third and subsequent |
| Unlicensed Dog (Reclaiming Fee) | | New | $140 first impound, $175 second impound, $200 third and any subsequent impound |

| ANIMAL CONTROL<br>Fee Type | Description | Existing Fees & Charges without tax | Proposed Fees & Charges without tax |
|---|---|---|---|
| Aggressive Dog (Reclaiming Fee) | | New | $300 first impound, $500 second impound, $1,000 third and any subsequent impound |
| Dangerous Dog (Reclaiming Fee) | | New | $1,270 first impound, $1,500 second impound, $3,000 third and any subsequent impound |
| Dangerous Dog (Reclaiming Fee) | Where it has caused injury while running at large | New | $6,344.00 |
| Destruction Fee | | New | $115 for destruction, $215 for pick up and destruction. For large animals hauling costs plus $115 destruction fees to be paid by Guardian. |
| Large Animal (Reclaiming Fee) | | New | $100 for Large Animal plus $25 for each additional animals. $200 for unaltered male Bull/Stallion |
| Maintenance Fee - All Dogs | | New | $24.00/day |
| Maintenance Fee - Large Animals | | New | $40/day |
| Registration for Audible Bird Scare Device<br>(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) |

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 | 3 | day of | November | , 2025 |
| READ A SECOND TIME the | 3 | day of | November | , 2025 |
| READ A THIRD TIME the | 3 | day of | November | , 2025 |
| RESCINDED and RE-READ A THIRD TIME the | | day of | November | , 2025 |
| ADOPTED the | | day of | | , 2025 |

_____ Mayor _____ Township Clerk

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

| ANIMAL CONTROL Fee Type | Description | Proposed Fees & Charges without tax |
|---|---|---|
| Female/Male Dog | Regular | $70.00 |
| | Regular Discounted on or before Feb 1st | $60.00 |
| | Seniors (over 65 years of age) | $45.00 |
| | Seniors Discounted on or before Feb 1st | $35.00 |
| Female/Male Spayed/Neutered Dog | Regular | $40.00 |
| | Regular Discounted on or before Feb 1st | $30.00 |
| | Seniors (over 65 years of age) | $30.00 |
| | Seniors Discounted on or before Feb 1st | $20.00 |
| Aggressive Dog | Regular | $180.00 |
| | Regular Discounted on or before Feb 1st | $180.00 |
| | Seniors (over 65 years of age) | $180.00 |
| | Seniors Discounted on or before Feb 1st | $180.00 |
| Dangerous Dog | Regular | $450.00 |
| | Regular Discounted on or before Feb 1st | $450.00 |
| | Seniors (over 65 years of age) | $450.00 |
| | Seniors Discounted on or before Feb 1st | $450.00 |
| Replacement Licence | A fee is applicable for replacement of a lost or destroyed licence tag | $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 |
| 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 |
| 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 |
| 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 |
| Impound Fees | Prior to pick up: All outstanding licence fees, impound fees and related outstanding fees are to be paid to the Township of Langley | |
| Licensed Dog (Reclaiming Fee) | | $55 first impound, $100 - second, $200 - third and subsequent |
| Unlicensed Dog (Reclaiming Fee) | | $140 first impound, $175 second impound, $200 third and any subsequent impound |

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

| ANIMAL CONTROL<br>Fee Type | Description | Proposed Fees & Charges without tax |
|---|---|---|
| Aggressive Dog (Reclaiming Fee) | | $300 first impound, $500 second impound, $1,000 third and any subsequent impound |
| Dangerous Dog (Reclaiming Fee) | | $1,270 first impound, $1,500 second impound, $3,000 third and any subsequent impound |
| Dangerous Dog (Reclaiming Fee) | Where it has caused injury while running at large | $6,344.00 |
| Destruction Fee | | $115 for destruction, $215 for pick up and destruction. For large animals hauling costs plus $115 destruction fees to be paid by Guardian. |
| Large Animal (Reclaiming Fee) | | $100 for Large Animal plus $25 for each additional animal. $200 for unaltered male Bull/Stallion |
| Maintenance Fee - All Dogs | | $24.00/day |
| Maintenance Fee - Large Animals | | $40/day |
| Registration for Audible Bird Scare Device<br>(Propane Cannon) | Annual registration fee per site, as defined in the Township of Langley Audible Bird Scare Devices Farm Bylaw 2013 No. 5005, as amended. | $125.00 per annum, plus applicable tax(es) |

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<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*FRPT* | | | | | |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| | | | | | | |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |
| | 1:30pm<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*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<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*FRPT* | | | | | |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| | **Family Day** | | | | | |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| | 1:30pm<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*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<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*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<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*FRPT* | | | | | |
| 29 | 30 | 31 | | | | |
| | | | | | | |

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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<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*FRPT* | | | | | |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| | | | | | | |
| 26 | 27 | 28 | 29 | 30 | | |
| | 1:30pm<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*FRPT* | | **LMLGA Conference & AGM**<br>*Whistler, BC* | **LMLGA Conference & AGM**<br>*Whistler, BC* | | |

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***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**<br>*Whistler, BC* | |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| | | | | | | |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| | 1:30pm<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*FRPT* | | | | | |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| | **Victoria Day** | | | | | |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| | 1:30pm<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*FRPT* | | | | | |
| 31 | | | | | | |
| | | | | | | |

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***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**<br>*Edmonton, AB* | **FCM Conference**<br>*Edmonton, AB* | **FCM Conference**<br>*Edmonton, AB* |
| **7** | **8** | **9** | **10** | **11** | **12** | **13** |
| **FCM Conference**<br>*Edmonton, AB* | | | | | | |
| **14** | **15** | **16** | **17** | **18** | **19** | **20** |
| | 1:30pm<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*FRPT* | | | | | |
| **21** | **22** | **23** | **24** | **25** | **26** | **27** |
| | | | | | | |
| **28** | **29** | **30** | | | | |
| | 1:30pm<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*FRPT* | | | | | |

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***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<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*FRPT* | | | | | |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| | | | | | | |
| 26 | 27 | 28 | 29 | 30 | 31 | |
| | 1:30pm<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*FRPT* | | | | | |

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***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 | | | | | |
| | | | | | | |

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***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**<br>*Vancouver, BC* | **UBCM Convention**<br>*Vancouver, BC* | **UBCM Convention**<br>*Vancouver, BC* | **UBCM Convention**<br>*Vancouver, BC* | **UBCM Convention**<br>*Vancouver, BC* | |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| | 1:30pm<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*FRPT* | | | | | |
| 27 | 28 | 29 | 30 | | | |
| | | | **National Truth and Reconciliation Day** | | | |

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***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<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*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 |
| | | | | | | |

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***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<br>**Inaugural Council Meeting**<br>*FRPT* | | | | | |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| | | | **Remembrance Day** | | | |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| | 1:30pm<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*FRPT* | | | | | |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| | | | | | | |
| 29 | 30 | | | | | |
| | 1:30pm<br>**Regular / Closed Council Meeting**<br>7:00pm<br>**Public Hearing Meeting**<br>*FRPT* | | | | | |

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***FRPT*** = Fraser River Presentation Theatre
***SRCR*** = Salmon River Committee Room

# December 2026

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

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Township of Langley
Est. 1873

# M E M O R A N D U M

| | | | |
|---|---|---|---|
| **TO:** | MAYOR AND COUNCIL | **DATE:** | NOVEMBER 17, 2025 |
| **FROM:** | MUNICIPAL ADMINSTRATION DIVISION | **FILE NO:** | 4200-28 |
| **SUBJECT:** | 2025 COUNCIL BY-ELECTION OFFICIAL RESULTS | | |

Pursuant to *Local Government Act* section 158, staff is reporting final election information to Council for the 2025 Council By-election.

The by-election was required as on May 26, 2025 Councillor van Popta's position was declared vacant due to a change in Provincial legislation. On July 7, 2025 Council resolved that the Chief and Deputy Chief Election Officers would be appointed on August 15, 2025. On August 15, 2025 Council appointed Chanpreet Kooner and Wendy Bauer the Chief Election Officer and Deputy Chief Election Officer respectively for a by-election to elect one Councillor for the Township of Langley. As per legislation, the election must occur on a Saturday within 80 days of the appointments The general election date for the by-election was set for October 25, 2025.

At the conclusion of the advanced, special and general voting days, Blair Whitmarsh received the greatest number of votes and was declared elected on October 27, 2025 (Attachment A). The oath of office for Councillor was completed upon conclusion of the period for an individual to make an application for a judicial recount as per section 147 of the *Local Government Act* on November 4, 2025.

Due to the short timelines involved in a by-election and the appointment of staff members as the Chief and Deputy Chief Election Officers, all management of election duties were via Township staff adding additional workload. Although challenging, the team approach proved successful for a by-election with many staff stepping forward utilizing their specialties and skills to complete the election requirements. Staffing also included the hiring of 106 temporary election officials to work at the various poll locations.

The final count of voters following the by-election on October 25, 2025 was 5913 voters and after voter registrations at the poll, the number of eligible electors on October 25, 2025 in the Township of Langley is 101,074 individuals. The resulting voter turnout is calculated to be 5.8%. Although this turn out is low, in comparison to the 2021 School Trustee By-election, it is an improvement with that election seeing a 3.4% turnout. The election results by poll location have been included as Attachment B to this memorandum. Included as Attachment C to this report is the Ballot Account required under section 158 of the *Local Government Act*.

Further complicating communication regarding the by-election was the Canada Post strike. The voter card packages were due to be mailed the day after the work stoppage began.

Unfortunately, due to the length of the work stoppage, the backlog of undelivered mail, and the continuing rotating job action, the vendor advised that Canada Post was unable to confirm that cards would be delivered and of significant concern was that whole areas may receive cards while other areas did not. It was determined, at the time Canada Post resumed operations, that due to the potential of some elector areas receiving cards, other areas not receiving cards, and inconsistent delivery for others, that the voter cards would not be mailed. To compensate for the lack of cards, the communication strategy of the election was increased and expanded to include radio advertising. A full summary of communication methods is included as Attachment D and demonstrates there was an increase in communication efforts by the Township for this by-election when compared to previous elections.

Many of the voting locations remained the same as with previous elections; however, two new locations were used for Advanced Voting Opportunities. With the opening of salishan Place by the River it was thought that an advanced opportunity would provide another opportunity for the community to use the new facility, and the location does provide current technology for connectivity. Also used was the terminal at the Langley Regional Airport. Again, this was felt to be an opportunity for the community to use the facility, it also provides current technology for the connectivity. It is also a central location for much of the Township of Langley. These locations will be used again as advanced opportunities in the 2026 Local General Election.

As with previous elections and by-elections, DataFix Municipal VoterView was used to manage elector information. The system allows integration for elector card mailout, real time updates during the voting process to ensure electors only vote once, and aids election headquarters staff in identifying polls that may require supplies or staffing assistance. VoterView has other components that the Township has not investigated using. Staff will be reviewing the Candidate Access and Worker Management modules of VoterView prior to the upcoming General Election to determine if these modules would aid in managing the election and improving the experience for candidates and election workers.

Staff have also noted several improvements that could be made in time for the 2026 General Local Election. For example, currently the Township allows candidates to submit a 150-word profile and photo to be posted on the Township website. This word number could be increased and an allowance for fields for contact information should be added to aid electors in contacting candidates should they wish to. Staff are also reviewing the staff training manuals to streamline and improve the information provided to election staff. Updated nomination information and forms will also be prepared prior to the 2026 General Local Election.

Staff are in the process of finalizing the total cost of the by-election, as several purchase orders remain outstanding. The preliminary estimated cost of the by-election is approximately $315,000, which includes savings of approximately $50,000 resulting from the cancellation of voter card mailouts due to the Canada Post strike, and an additional $50,000 in savings achieved by appointing Township staff as the Chief and Deputy Chief Election Officers.

Attachment A – Declaration of Results
Attachment B – Election Results by Poll
Attachment C – Ballot Account
Attachment D – Communication Summary

Township of Langley
Est. 1873

Form No. 14-2
One Position
LGA s.146(2)(a)

# DECLARATION OF OFFICIAL ELECTION RESULTS

## 2025 COUNCIL BY-ELECTION

## TOWNSHIP COUNCILLOR

I, Wendy Bauer, Deputy Chief Election Officer for the Township of Langley, do hereby declare elected, Blair Whitmarsh, who received the highest number of valid votes for the office of Township Councillor.

Dated at Township of Langley, BC
this 27th day of October, 2025.

Wendy Bauer
Deputy Chief Election Officer


20338 – 65 Avenue | Langley | British Columbia | Canada | V2Y 3J1 | 604-534-3211 | tol.ca

**Township of Langley**
**2025 Council By-Election**
**Results by Poll Location**

| Ballot/Candidate | ADV Langley Events Centre | ADV George Preston Recreation Centre | ADV Airport | ADV salishan Place by the River | ADV Aldergrove Community Centre | GVD Aldergrove Community Secondary School | GVD Dorothy Peacock Elementary School | GVD Fort Langley Elementary School | GVD George Preston Recreation Centre | GVD Glenwood Elementary School | GVD James Hill Elementary School | GVD James Kennedy Elementary School | GVD Lynn Fripps Elementary School | GVD R.C. Garnett Demonstration Elementary School | Special Polls | Total Count |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| WHITMARSH, Blair | 85 | 138 | 211 | 177 | 117 | 283 | 156 | 332 | 345 | 116 | 463 | 296 | 197 | 175 | 16 | 3107 |
| ALDAG, John | 84 | 64 | 96 | 130 | 40 | 114 | 89 | 186 | 88 | 47 | 184 | 227 | 130 | 126 | 33 | 1638 |
| SABTI, Resha | 9 | 17 | 25 | 24 | 20 | 29 | 32 | 31 | 20 | 10 | 42 | 82 | 19 | 32 | 8 | 400 |
| CHHINA, Paul | 3 | 0 | 18 | 10 | 75 | 116 | 11 | 7 | 2 | 22 | 30 | 9 | 3 | 17 | 5 | 328 |
| VAN DEN BROEK, Val | 7 | 8 | 17 | 4 | 11 | 41 | 10 | 7 | 12 | 3 | 21 | 21 | 10 | 12 | 31 | 215 |
| WATSON, Jami | 3 | 4 | 3 | 10 | 3 | 20 | 9 | 17 | 10 | 1 | 9 | 13 | 17 | 10 | 5 | 134 |
| SETH, Saurabh | 3 | 3 | 3 | 1 | 0 | 1 | 5 | 4 | 4 | 0 | 7 | 11 | 18 | 20 | 2 | 82 |

# Ballot Account
# October 25, 2025
# Council By-election

| Voting Place | Ballots Issued | Voted Ballots | Spoiled | Unused | Unaccounted For |
|---|---|---|---|---|---|
| Adv Langley Events Centre | 801 | 194 | 0 | 607 | 0 |
| Adv George Preston Recreation Centre | 800 | 234 | 1 | 565 | 0 |
| Adv Langley Regional Airport | 800 | 373 | 3 | 424 | 0 |
| Adv Salishan Place by the River | 800 | 356 | 1 | 443 | 0 |
| Adv Aldergrove Community Centre | 800 | 266 | 3 | 531 | 0 |
| Aldergrove Community Secondary School | 800 | 604 | 4 | 192 | 0 |
| Dorothy Peacock Elementary School | 800 | 312 | 2 | 486 | 0 |
| Fort Langley Elementary School | 800 | 584 | 0 | 216 | 0 |
| George Preston Recreation Centre | 800 | 481 | 3 | 313 | 3 |
| Glenwood Elementary School | 800 | 199 | 0 | 601 | 0 |
| James Hill Elementary School | 1000 | 756 | 0 | 244 | 0 |
| James Kennedy Elementary School | 1000 | 659 | 5 | 336 | 0 |
| Lynn Fripps Elementary School | 800 | 394 | 4 | 402 | 0 |
| RC Garnett Demonstration Elementary School | 800 | 392 | 1 | 407 | 0 |
| Special Voting | 300 | 109 | 2 | 189 | 0 |
| | 11,901 | 5913 | 29 | 5956 | 3 |

# 2025 Council By-election (1 Councillor)
## Communications Plan Summary and Outcomes

# Overview

**Key Contact:** Wendy Bauer **Department:** Leg. Services - Elections **Election Date:** Oct 25
**Need/Opportunity:** Major communications and advertising campaigns
**Description:** **I**nform voters of a by-election for 1 (one) Councillor and motivate voter turn-out
**Primary Audience:** Township of Langley eligible voters
**Timing:** August 22 to October 29, 2025

**Strategy**
Use offline and online tools to communicate election information for candidates and voters with a push for people to get out and vote. Include information on candidates, advance voting, voting locations, and more. Run free and paid campaigns for key milestone dates, actions and providing important voting information.

**Key Messages**
- A Township of Langley By-election for one (1) Councillor is happening on Saturday, October 25, 2025.
- Potential candidates can get nomination information at tol.ca/elections
- Find out more about candidates running for Councillor at tol.ca/elections.
- Cast a ballot at advance voting or on election day at a location in your community. Get out and vote.
- Supplemental message: due to postal strike, cards were not mailed – you don't need a card to vote.

# Summary of Communications Activities

## Overview
Overall, more money was spent on more marketing and communications advertising and related actions than in 2022 resulting in higher outcomes based on key performance indicators. Unfortunately, Voter Cards were not mailed to all registered voters due to the Canada Post strike. Overall voter turn-out was lower than 2022.

## Direct Township Communications Implemented
- *Voter Cards to all registered voters were not mailed due to postal strike
- 2 radio ads on CKNW730 and News1130 to adjust for no voter cards getting mail due to postal strike
- 1 dedicated 8-page election website
    - tol.ca/elections with full information for candidates and voters
    - 2025 Council By-election CTA box on election homepage:
- 1 listing on tol.ca homepage large image carousel
- 1 featured News link on tol.ca homepage
- 1 news post on tol.ca/news
- 6 listings on tol.ca/calendar
- 28 free ongoing social media posts on Facebook, X, Instagram, LinkedIn
- 6 separate paid social media advertisements on Facebook and Instagram
- 4 large paid newspaper print statutory ads
    - 2 'Notice of Nomination' Ads in 2 local newspapers
    - 2 'Notice of Candidates and Voting Locations' in 2 local newspapers
- 10 other paid newspaper ads on several election topics each week for several weeks
    - General election info and date
    - Advance voting locations
    - General election voting locations
- 13 eNewsletters sent - across 2 eNewsletters (General and Public Notices eNews) over 2 months
- 4 posters – 2 themes and 2 sizes each theme
    - General election theme sent to community facilities (REC Ctrs and FVR Libraries)

  - Special Voting Opportunities theme – customized for each location at senior facilities
- 100's of rack cards - elections general information in community facilities as hand-outs
- 6+ recreation and community centre TV slides advertisements
- 9 large community signs around the Township (9 signs, 4ft x 4ft placed at key intersections)
  - 32 Ave and 200 St
  - 42 Ave and 208 St
  - Fraser Hwy and 27500 block
  - Fraser Hwy and 48 Ave
  - 56 Ave and 216 St
  - 66 Ave and 203 St
  - 72 Ave and 202A St
  - 88 Ave and Walnut Grove Dr
  - 88 Ave and Glover Rd
- 2 digital sign ads - at LEC on 200th St. and George Preston Rec Ctr on 208 St and 42 Ave
- 1 news release sent to 2 local newspapers
- 1 HUB post to all employees via internal portal
- 4 large sign sets with several signs per set
  - Advance Voting signs
  - General voting day location signs
  - Training signs
  - Election HQ signs
- 1 separate but complementary 'Election Sign Use' campaign promoting the by-election
  - 1 dedicated multi-page website with 1 convenient web form for reporting a violation complaint
  - 1 news post page on tol.ca during the election period, with homepage feature
  - 1 direct outreach from Bylaws to candidates through email, bulletin, and an in-person educational meeting
  - 2 social media posts on Facebook, Twitter, Insta, LinkedIn
  - 1 paid social media ad on select platforms to broaden the reach - $200
  - 2 eNewsletter sends
  - 4 newspaper ads in 2 local newspapers for 2 insertions
  - 1 news release sent to local media
  - 4 promotional materials – bulletin, letter, flyer, sign
  - Community organizations' and individuals' social media channels syndicating Township posts

### Indirect Communications

- Candidates doing all their own advertising using signs, social media, websites, and more
- Newspapers ran numerous election-related articles and candidate ads also
- Community social media channels syndicating TOL posts, other posts, and news
- Individuals' social media channels syndicating TOL posts, other posts, and news

# Expenditures

- $10,015 - for all newspaper advertisements
- $ 2,480 - for all social media advertisements
- $ 3,125 - for radio ads on News1130 and CKNW730
- $ 600 - for all community signs
- $ 575 – for election sign bylaw ads
- $ 0 - for all other communications actions (aside from Comms employees' labour as a sunk cost)
- **$16,795 - total budget** (2022 election was $13,550)

***** Additional costs for printing mail voter cards not included in the above budget
** Additional costs for inhouse printing of posters, rack cards, signage not included in the above budget

# Measured Outcomes for the Election Period (Aug. 22 – Oct. 29, 2025)

## Website

Website pageviews were generated for the election website and key pages having election information listed.

- 78,250 pageviews of tol.ca homepage election ad on image carousel
- 44,192 pageviews of main election website homepage
- 12,634 pageviews to just the 'election homepage'
- 8,202 pageviews to just the 'results page'
- 1,941 pageviews of featured news post
- 346 pageviews to other election-related webpages (calendar listings, election sign bylaw, etc)

## Social Media

Many social media free posts (FB, IG, X, LI) and paid ad campaigns (FB and IG) were launched – 91% of all impressions were generated from paid ads.

- 1,079,565 total impressions (free posts and paid ads) (up from 340,466 in 2022)
- 611,468 total accounts reached

## eNewsletters

Township digital eNewsletters were sent 13 times using 2 eNewsletters to thousands of subscribers.

- 19,313 subscribers emailed over 4 sends resulting in 13,738 opens - General eNews election articles
- 5,766 subscribers emailed over 8 sends resulting in 4,126 opens - Public Notice eNews
- 4,820 subscribers emailed over 1 send resulting in 3,288 opens - Election Special Edition eNews

## Radio Ads

Radio ads were run on top listened-to radio stations to boost voting and offset the lack of mailed voter cards.

- 386,982 listeners weekly on News1130
- 432,600 listeners weekly on CKNW730

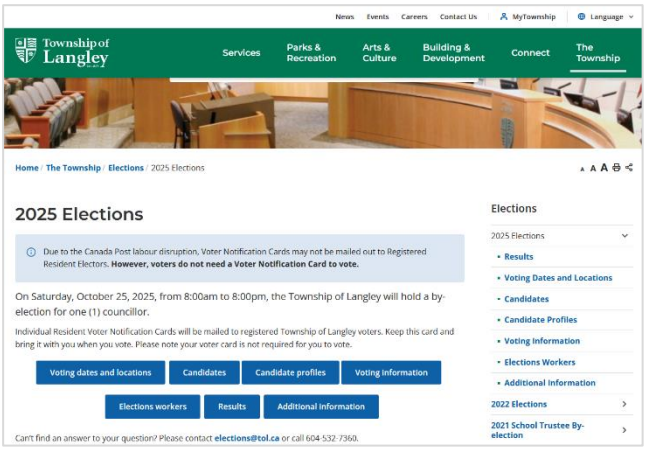
## Community Media Coverage Summary

Significant media coverage was generated from Township and candidates' media relations and inquires.

- VIDEO: Whitmarsh wins Langley byelection
- Low turnout in early voting for Langley Township byelection
- Early voting starts in Langley Township byelection
- Rumours haunt Aldag's run in Langley Township council byelection
- VIDEO: Langley Township byelection candidates face questions
- Langley Township byelection advance voting begins
- Who and how to vote in the byelection?
- Candidates can sign up for Langley Township byelection
- Former MP running in Langley Township byelection
- Township byelection won't have candidate representing slate
- Langley chamber hosts byelection candidate forum
- MEET YOUR CANDIDATES: Blair Whitmarsh
- Former councillor Whitmarsh to seek re-election in byelection
- Former Langley City mayor vies for Township council seat
- Walnut Grove engineer runs for Langley Township council
- Businessman joins Langley Township byelection race
- Watson wants disabled perspective at Langley Township council
- Langley Township byelection could be as late as Nov. 1
- October date set for Langley Township byelection
- LETTER: Residents foot the bill for Langley Township councillor's election folly

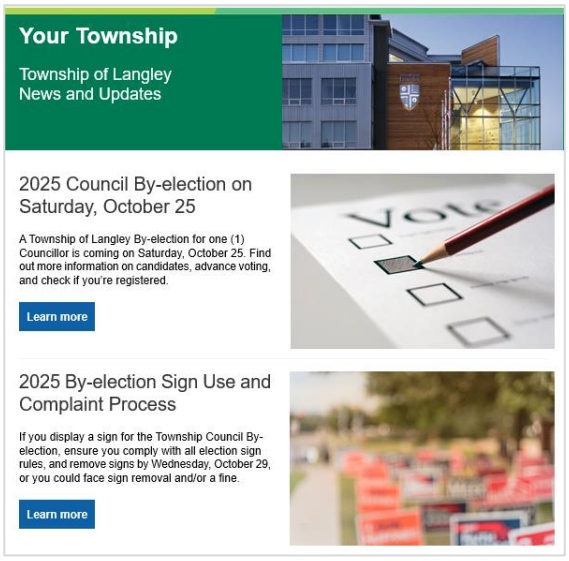
# Digital Examples - Websites, social medias, eNewsletters

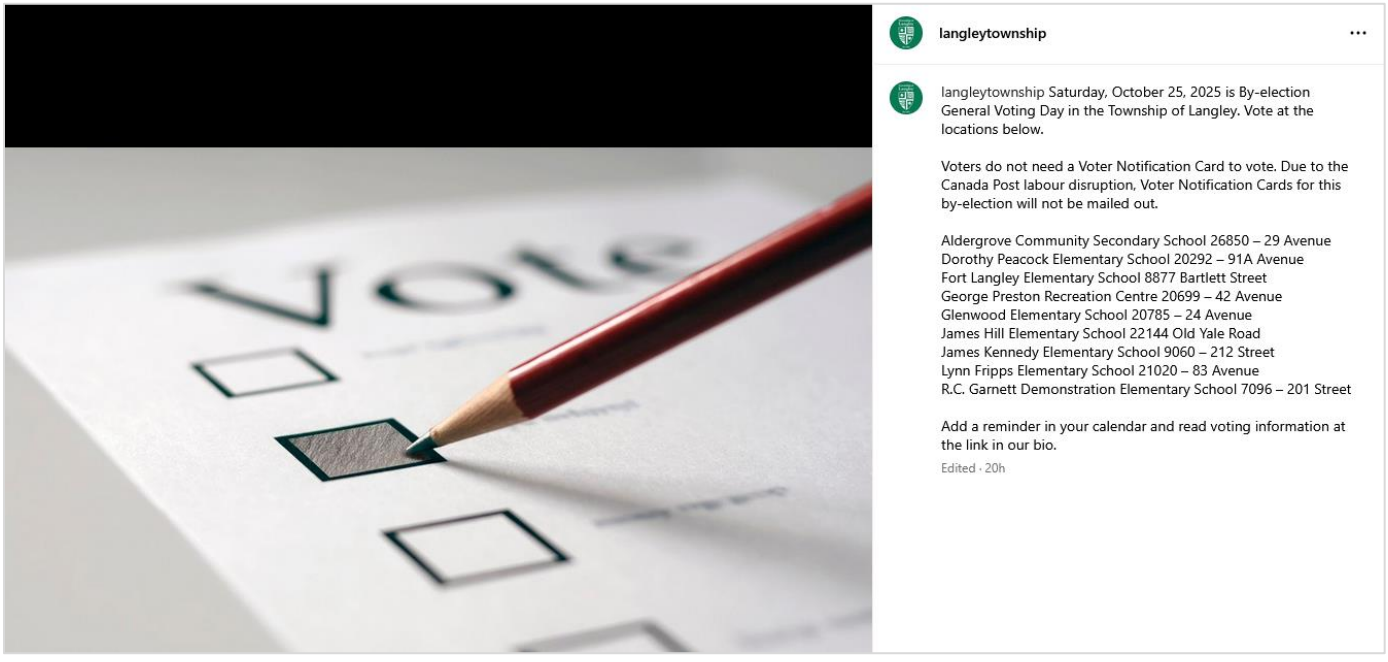


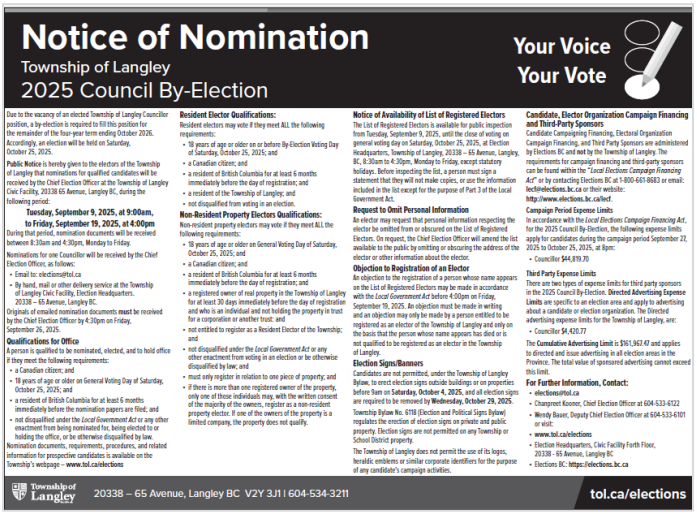






# Paid Newspaper Ad Examples – statutory ads, stand-alone ads, News and events ads



## Notice of Nomination

Township of Langley

2025 Council By-Election

Your Voice
Your Vote

Due to the vacancy of an elected Township of Langley Councillor position, a by-election is required to fill this position for the remainder of the four-year term ending October 2026. Accordingly, an election will be held on Saturday, October 25, 2025.

**Public Notice** is hereby given to the electors of the Township of Langley that nominations for qualified candidates will be received by the Chief Election Officer at the Township of Langley Civic Facility, 20338 65 Avenue, Langley BC, during the following period:

**Tuesday, September 9, 2025, at 9:00am, to Friday, September 19, 2025, at 4:00pm**

During that period, nomination documents will be received between 8:30am and 4:30pm, Monday to Friday.

Nominations for one Councillor will be received by the Chief Election Officer, as follows:

- Email to: elections@tol.ca
- By hand, mail or other delivery service at the Township of Langley Civic Facility, Election Headquarters. 20338 – 65 Avenue, Langley BC.

Originals of emailed nomination documents **must** be received by the Chief Election Officer by 4:30pm on Friday, September 26, 2025.

**Qualifications for Office**

A person is qualified to be nominated, elected, and to hold office if they meet the following requirements:

- a Canadian citizen; and
- 18 years of age or older on General Voting Day of Saturday, October 25, 2025; and
- a resident of British Columbia for at least 6 months immediately before the nomination papers are filed; and
- not disqualified under the *Local Government Act* or any other enactment from being nominated for, being elected to or holding the office, or be otherwise disqualified by law.

Nomination documents, requirements, procedures, and related information for prospective candidates is available on the Township's webpage – **www.tol.ca/elections**

**Resident Elector Qualifications:**

Resident electors may vote if they meet ALL the following requirements:

- 18 years of age or older on or before By-Election Voting Day of Saturday, October 25, 2025; and
- a Canadian citizen; and
- a resident of British Columbia for at least 6 months immediately before the day of registration; and
- a resident of the Township of Langley; and
- not disqualified from voting in an election.

**Non-Resident Property Electors Qualifications:**

Non-resident property electors may vote if they meet ALL the following requirements:

- 18 years of age or older on General Voting Day of Saturday, October 25, 2025; and
- a Canadian citizen; and
- a resident of British Columbia for at least 6 months immediately before the day of registration; and
- a registered owner of real property in the Township of Langley for at least 30 days immediately before the day of registration and who is an individual and not holding the property in trust for a corporation or another trust; and
- not entitled to register as a Resident Elector of the Township; and
- not disqualified under the *Local Government Act* or any other enactment from voting in an election or be otherwise disqualified by law; and
- must only register in relation to one piece of property; and
- if there is more than one registered owner of the property, only one of those individuals may, with the written consent of the majority of the owners, register as a non-resident property elector. If one of the owners of the property is a limited company, the property does not qualify.

**Notice of Availability of List of Registered Electors**

The List of Registered Electors is available for public inspection from Tuesday, September 9, 2025, until the close of voting on general voting day on Saturday, October 25, 2025, at Election Headquarters, Township of Langley, 20338 – 65 Avenue, Langley, BC, 8:30am to 4:30pm, Monday to Friday, except statutory holidays. Before inspecting the list, a person must sign a statement that they will not make copies, or use the information included in the list except for the purpose of Part 3 of the Local Government Act.

**Request to Omit Personal Information**

An elector may request that personal information respecting the elector be omitted from or obscured on the List of Registered Electors. On request, the Chief Election Officer will amend the list available to the public by omitting or obscuring the address of the elector or other information about the elector.

**Objection to Registration of an Elector**

An objection to the registration of a person whose name appears on the List of Registered Electors may be made in accordance with the *Local Government Act* before 4:00pm on Friday, September 19, 2025. An objection must be made in writing and an objection may only be made by a person entitled to be registered as an elector of the Township of Langley and only on the basis that the person whose name appears has died or is not qualified to be registered as an elector in the Township of Langley.

**Election Signs/Banners**

Candidates are not permitted, under the Township of Langley Bylaw, to erect election signs outside buildings or on properties before 9am on **Saturday, October 4, 2025**, and all election signs are required to be removed by **Wednesday, October 29, 2025**.

Township Bylaw No. 6118 (Election and Political Signs Bylaw) regulates the erection of election signs on private and public property. Election signs are not permitted on any Township or School District property.

The Township of Langley does not permit the use of its logos, heraldic emblems or similar corporate identifiers for the purpose of any candidate's campaign activities.

**Candidate, Elector Organization Campaign Financing and Third-Party Sponsors**

Candidate Campaigning Financing, Electoral Organization Campaign Financing, and Third Party Sponsors are administered by Elections BC and **not** by the Township of Langley. The requirements for campaign financing and third-party sponsors can be found within the "*Local Elections Campaign Financing Act*" or by contacting Elections BC at 1-800-661-8683 or email: **lecfe@elections.bc.ca** or their website: **http://www.elections.bc.ca/lecf**.

**Campaign Period Expense Limits**

In accordance with the *Local Elections Campaign Financing Act*, for the 2025 Council By-Election, the following expense limits apply for candidates during the campaign period September 27, 2025 to October 25, 2025, at 8pm:

- Councillor **$44,819.70**

**Third Party Expense Limits**

There are two types of expense limits for third party sponsors in the 2025 Council By-Election. **Directed Advertising Expense Limits** are specific to an election area and apply to advertising about a candidate or election organization. The Directed advertising expense limits for the Township of Langley, are:

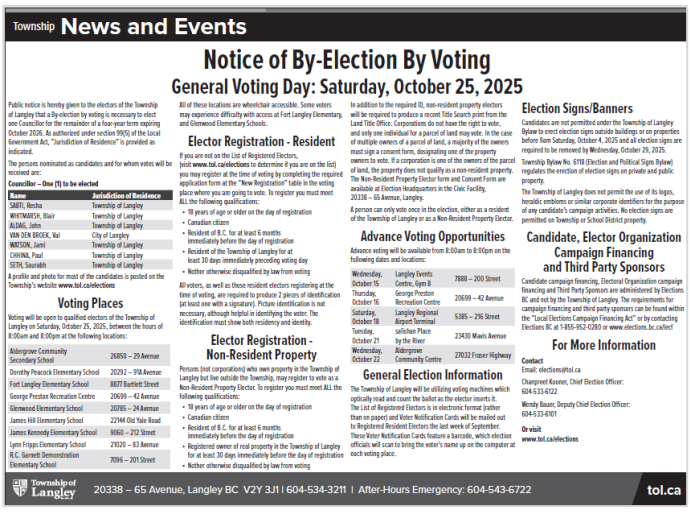
- Councillor **$4,420.77**

The **Cumulative Advertising Limit** is $161,967.47 and applies to directed and issue advertising in all election areas in the Province. The total value of sponsored advertising cannot exceed this limit.

**For Further Information, Contact:**

- **elections@tol.ca**
- Chanpreet Kooner, Chief Election Officer at 604-533-6122
- Wendy Bauer, Deputy Chief Election Officer at 604-533-6101 or visit:
- **www.tol.ca/elections**
- Election Headquarters, Civic Facility Forth Floor, 20338 – 65 Avenue, Langley BC
- Elections BC: **https://elections.bc.ca**

Township of Langley | 20338 – 65 Avenue, Langley BC V2Y 3J1 | 604-534-3211 | **tol.ca/elections**



Township **News and Events**

## Notice of By-Election By Voting

### General Voting Day: Saturday, October 25, 2025

Public notice is hereby given to the electors of the Township of Langley that a By-election by voting is necessary to elect one Councillor for the remainder of a four-year term expiring October 2026. As authorized under section 59(5) of the Local Government Act, "Jurisdiction of Residence" is provided as indicated.

The persons nominated as candidates and for whom votes will be received are:

**Councillor – One (1) to be elected**

| Name | Jurisdiction of Residence |
|---|---|
| SABRI, Rosha | Township of Langley |
| WHITMARSH, Blair | Township of Langley |
| ALDAG, John | Township of Langley |
| VAN DEN BROEK, Val | City of Langley |
| WATSON, Jami | Township of Langley |
| CHHINA, Paul | Township of Langley |
| SETHI, Saurabh | Township of Langley |

A profile and photo for most of the candidates is posted on the Township's website **www.tol.ca/elections**

### Voting Places

Voting will be open to qualified electors of the Township of Langley on Saturday, October 25, 2025, between the hours of 8:00am and 8:00pm at the following locations:

| | |
|---|---|
| Aldergrove Community Secondary School | 26850 – 29 Avenue |
| Dorothy Peacock Elementary School | 20292 – 91A Avenue |
| Fort Langley Elementary School | 8877 Bartlett Street |
| George Preston Recreation Centre | 20699 – 42 Avenue |
| Glenwood Elementary School | 20785 – 24 Avenue |
| James Hill Elementary School | 22144 Old Yale Road |
| James Kennedy Elementary School | 9060 – 212 Street |
| Lynn Fripps Elementary School | 21020 – 83 Avenue |
| R.C. Garnett Demonstration Elementary School | 7096 – 201 Street |

All of these locations are wheelchair accessible. Some voters may experience difficulty with access at Fort Langley Elementary and Glenwood Elementary Schools.

### Elector Registration - Resident

If you are not on the List of Registered Electors, (visit **www.tol.ca/elections** to determine if you are on the list) you may register at the time of voting by completing the required application form at the "New Registration" table in the voting place where you are going to vote. To register you must meet ALL the following qualifications:

- 18 years of age or older on the day of registration
- Canadian citizen
- Resident of B.C. for at least 6 months immediately before the day of registration
- Resident of the Township of Langley for at least 30 days immediately preceding voting day
- Nother otherwise disqualified by law from voting

All voters, as well as those resident electors registering at the time of voting, are required to produce 2 pieces of identification (at least one with a signature). Picture identification is not necessary, although helpful in identifying the voter. The identification must show both residency and identity.

### Elector Registration - Non-Resident Property

Persons (not corporations) who own property in the Township of Langley but live outside the Township, may register to vote as a Non-Resident Property Elector. To register you must meet ALL the following qualifications:

- 18 years of age or older on the day of registration
- Canadian citizen
- Resident of B.C. for at least 6 months immediately before the day of registration
- Registered owner of real property in the Township of Langley for at least 30 days immediately before the day of registration
- Nother otherwise disqualified by law from voting

In addition to the required ID, non-resident property electors will be required to produce a recent Title Search print from the Land Title Office. Corporations do not have the right to vote, and only one individual for a parcel of land may vote. In the case of multiple owners of a parcel of land, a majority of the owners must sign a consent form, designating one of the property owners to vote. If a corporation is one of the owners of the parcel of land, the property does not qualify as a non-resident property. The Non-Resident Property Elector form and Consent Form are available at Election Headquarters in the Civic Facility, 20338 – 65 Avenue, Langley.

A person can only vote once in the election, either as a resident of the Township of Langley or as a Non-Resident Property Elector.

### Advance Voting Opportunities

Advance voting will be available from 8:00am to 8:00pm on the following dates and locations:

| | | |
|---|---|---|
| Wednesday, October 15 | Langley Events Centre, Gym B | 7888 – 200 Street |
| Thursday, October 16 | George Preston Recreation Centre | 20699 – 42 Avenue |
| Saturday, October 18 | Langley Regional Airport Terminal | 5385 – 216 Street |
| Tuesday, October 21 | salishan Place by the River | 23430 Mavis Avenue |
| Wednesday, October 22 | Aldergrove Community Centre | 27032 Fraser Highway |

### General Election Information

The Township of Langley will be utilizing voting machines which optically read and count the ballot as the elector inserts it. The List of Registered Electors is in electronic format (rather than on paper) and Voter Notification Cards will be mailed out to Registered Resident Electors the last week of September. These Voter Notification Cards feature a barcode, which election officials will scan to bring the voter's name up on the computer at each voting place.

### Election Signs/Banners

Candidates are not permitted under the Township of Langley Bylaw to erect election signs outside buildings or on properties before 9am Saturday, October 4, 2025 and all election signs are required to be removed by Wednesday, October 29, 2025.

Township Bylaw No. 6118 (Election and Political Signs Bylaw) regulates the erection of election signs on private and public property.

The Township of Langley does not permit the use of its logos, heraldic emblems or similar corporate identifiers for the purpose of any candidate's campaign activities. No election signs are permitted on Township or School District property.

### Candidate, Elector Organization Campaign Financing and Third Party Sponsors

Candidate campaign financing, Electoral Organization campaign financing and Third Party Sponsors are administered by Elections BC and not by the Township of Langley. The requirements for campaign financing and third party sponsors can be found within the "Local Elections Campaign Financing Act" or by contacting Elections BC at 1-855-952-0280 or www.elections.bc.ca/lecf

### For More Information

**Contact**

Email: elections@tol.ca

Chanpreet Kooner, Chief Election Officer: 604-533-6122

Wendy Bauer, Deputy Chief Election Officer: 604-533-6101

**Or visit**

**www.tol.ca/elections**

Township of Langley | 20338 – 65 Avenue, Langley BC V2Y 3J1 | 604-534-3211 | After-Hours Emergency: 604-543-6722 | **tol.ca**



## 2025 Council By-election Information

On Saturday, October 25, 2025, the Township of Langley will hold a Council By-election for one (1) Councillor.

General Voting Day is Saturday, October 25, 2025 at nine (9) locations, and Advance Voting is between October 15 and 22, 2025 at five (5) locations, from 8:00am to 8:00pm on all days.

For more information on voting, the candidates, voting dates and locations, and to check if you are registered to vote, visit www.tol.ca/elections

www.tol.ca/elections



## 2025 Council By-election Information

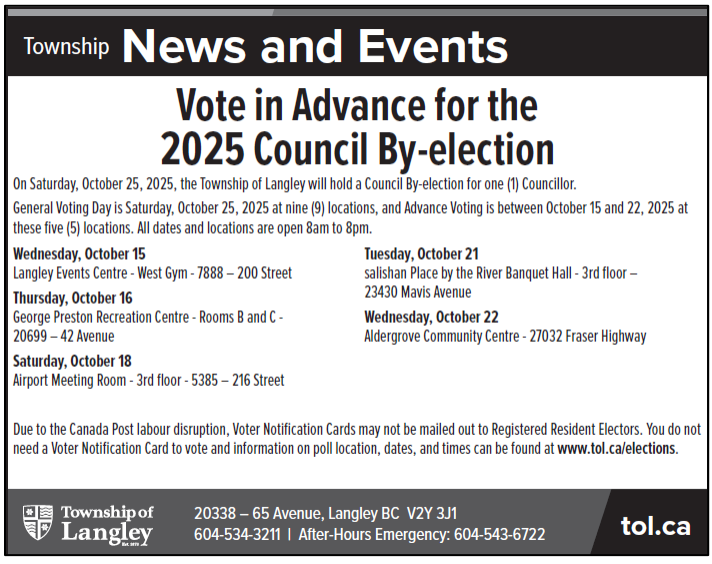
On Saturday, October 25, 2025, the Township of Langley will hold a Council By-election for one (1) Councillor.

General Voting Day is Saturday, October 25, 2025 at nine (9) locations, and Advance Voting is between October 15 and 22, 2025 at five (5) locations, from 8:00am to 8:00pm on all days.

Due to the Canada Post labour disruption, Voter Notification Cards will not be mailed out to Registered Resident Electors. **However, you do not need a Voter Notification Card to vote.**

For more information on voting, the candidates, voting dates and locations, and to check if you are registered to vote, visit **www.tol.ca/elections** or call 604-532-7360.

604-532-7360 | www.tol.ca/elections



Township **News and Events**

## Vote in Advance for the 2025 Council By-election

On Saturday, October 25, 2025, the Township of Langley will hold a Council By-election for one (1) Councillor.

General Voting Day is Saturday, October 25, 2025 at nine (9) locations, and Advance Voting is between October 15 and 22, 2025 at these five (5) locations. All dates and locations are open 8am to 8pm.

**Wednesday, October 15**
Langley Events Centre - West Gym - 7888 – 200 Street

**Thursday, October 16**
George Preston Recreation Centre - Rooms B and C - 20699 – 42 Avenue

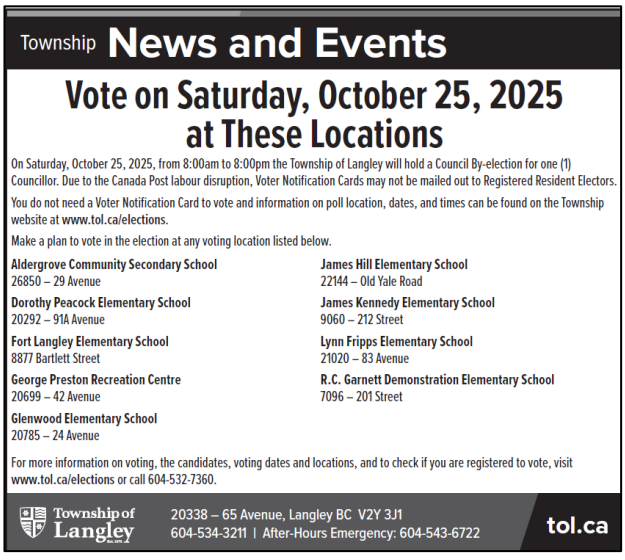
**Saturday, October 18**
Airport Meeting Room - 3rd floor - 5385 – 216 Street

**Tuesday, October 21**
salishan Place by the River Banquet Hall - 3rd floor – 23430 Mavis Avenue

**Wednesday, October 22**
Aldergrove Community Centre - 27032 Fraser Highway

Due to the Canada Post labour disruption, Voter Notification Cards may not be mailed out to Registered Resident Electors. You do not need a Voter Notification Card to vote and information on poll location, dates, and times can be found at **www.tol.ca/elections**.

Township of Langley | 20338 – 65 Avenue, Langley BC V2Y 3J1 | 604-534-3211 | After-Hours Emergency: 604-543-6722 | **tol.ca**



Township **News and Events**

## Vote on Saturday, October 25, 2025 at These Locations

On Saturday, October 25, 2025, from 8:00am to 8:00pm the Township of Langley will hold a Council By-election for one (1) Councillor. Due to the Canada Post labour disruption, Voter Notification Cards may not be mailed out to Registered Resident Electors.

You do not need a Voter Notification Card to vote and information on poll location, dates, and times can be found on the Township website at **www.tol.ca/elections**.

Make a plan to vote in the election at any voting location listed below.

**Aldergrove Community Secondary School**
26850 – 29 Avenue

**Dorothy Peacock Elementary School**
20292 – 91A Avenue

**Fort Langley Elementary School**
8877 Bartlett Street

**George Preston Recreation Centre**
20699 – 42 Avenue

**Glenwood Elementary School**
20785 – 24 Avenue

**James Hill Elementary School**
22144 – Old Yale Road

**James Kennedy Elementary School**
9060 – 212 Street

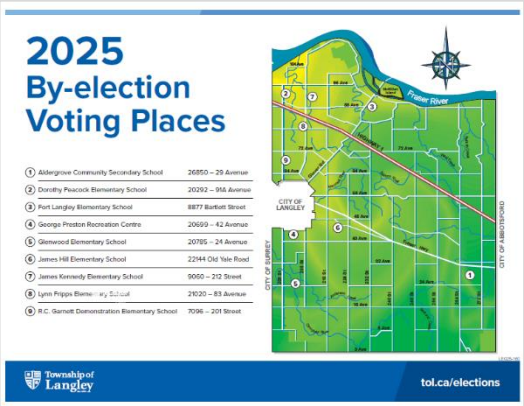
**Lynn Fripps Elementary School**
21020 – 83 Avenue

**R.C. Garnett Demonstration Elementary School**
7096 – 201 Street

For more information on voting, the candidates, voting dates and locations, and to check if you are registered to vote, visit **www.tol.ca/elections** or call 604-532-7360.

Township of Langley | 20338 – 65 Avenue, Langley BC V2Y 3J1 | 604-534-3211 | After-Hours Emergency: 604-543-6722 | **tol.ca**

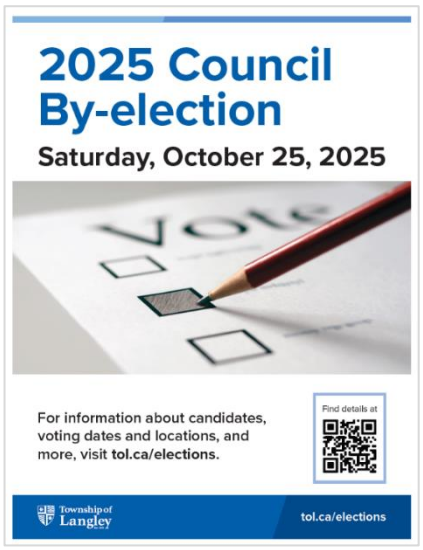
# Print Materials Examples - Rack cards, posters, community signs, and digital signage

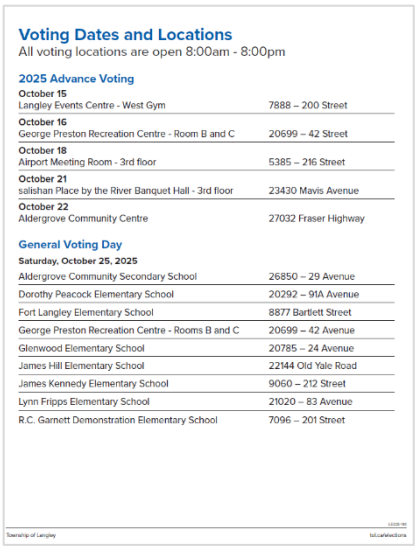


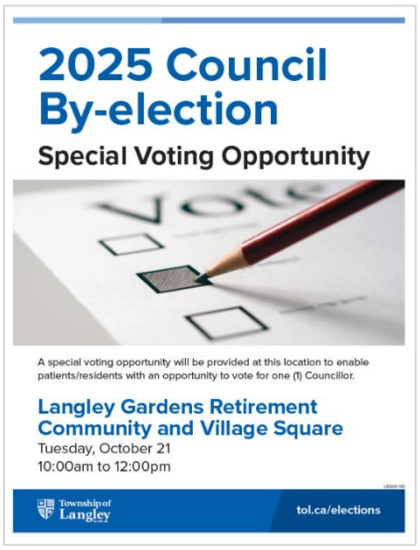






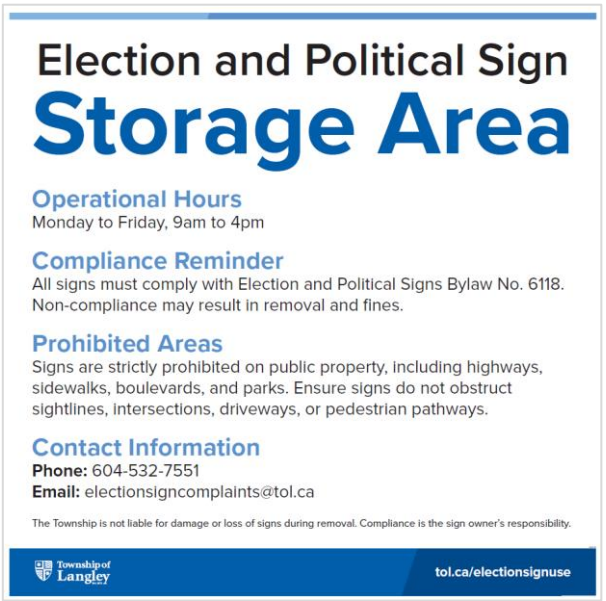




# Community Signage Examples



Township of Langley
Est. 1873

# M E M O R A N D U M

| | | | |
|---|---|---|---|
| **TO:** | MAYOR AND COUNCIL | **DATE:** | NOVEMBER 17, 2025 |
| **FROM:** | INFORMATION TECHNOLOGY DIVISION | **FILE NO:** | 0710-01 |
| **SUBJECT:** | WI-FI AND MONITOR FOR THE DEREK DOUBLEDAY ARBORETUM | | |

The purpose of this memorandum is to provide Mayor and Council an update on the implementation of Wi-Fi and monitor in the Rotary Interpretive Centre at the Derek Doubleday Arboretum.

On July 7, 2025, Council approved the option for a 1Gbps business internet service over copper/coaxial cable using existing Township conduit. The capital cost to provide a presentation monitor and Wi-Fi is $45,200, comprised of:

a) $3200 for the supply and install of a 65” 4K TV display,
b) $16,000 for the physical network infrastructure, and
c) $26,000 for the installation of internet service.

The annual operating cost for 1Gbps business internet service will be $2600.

Monitor

The 65” 4K professional display has been ordered. The installation of the wall mounted TV with a 25-foot HDMI cable to allow for the displaying of content from a laptop is expected to be completed by December 19, 2025.

Wi-Fi

To provide Wi-Fi within the Rotary Interpretive Centre at the Derek Doubleday Arboretum, a physical network and the business internet service from a telecommunications provider are required.

The physical network equipment has been ordered. Walk throughs for installation planning have taken place with Parks, Facilities, and IT. Work is underway to have the network ready for when the business internet service becomes available.

The business internet service is a customized build due to the use of The Township’s conduit. The contract for the internet service was signed by the Township in late September. Work has been scheduled by the telecommunications provider with an estimated completion timeframe of March 2026.

Wi-Fi within the Rotary Interpretive Centre at the Derek Doubleday Arboretum is expected to be available for user groups by April 2026.

Township of Langley
Est. 1873

# MEMORANDUM

**TO:** MAYOR AND COUNCIL **DATE:** NOVEMBER 17, 2025

**FROM:** ENGINEERING DIVISION **FILE NO:** 5460-04-20-054

**SUBJECT:** 209A STREET TRAFFIC CALMING NEIGHBOURHOOD BALLOT UPDATE

This memorandum presents the results of the neighbourhood ballot regarding traffic calming measures for 209A Street between 83 Avenue and 84 Avenue.

The completion of new developments along 83 Avenue has raised concerns from residents regarding increased traffic volumes on 209A Street. To address these concerns, the following traffic calming measures are proposed:

- installation of three speed humps along 209A Street; and
- conversion of the temporary road narrowing at 84 Avenue and 209A Street to a permanent installation using concrete curb and gutter, replacing the existing delineator posts.

As 209A Street does not front a school or park, the Township's Neighbourhood Traffic Calming Policy No. 05-110 requires a neighbourhood ballot with a minimum of 60 percent support from respondents to proceed with the potential implementation of traffic calming measures.

On August 5, 2025, ballot packages were mailed to 35 eligible addresses fronting 209A Street between 83 Avenue and 84 Avenue. Property owners were invited to vote online or by returning a physical ballot to the Township's Civic Facility. The deadline for returning ballots was September 1, 2025. Of the ballots received, 96 percent of respondents supported the proposed traffic calming measures, exceeding the 60 percent threshold required under the Policy.

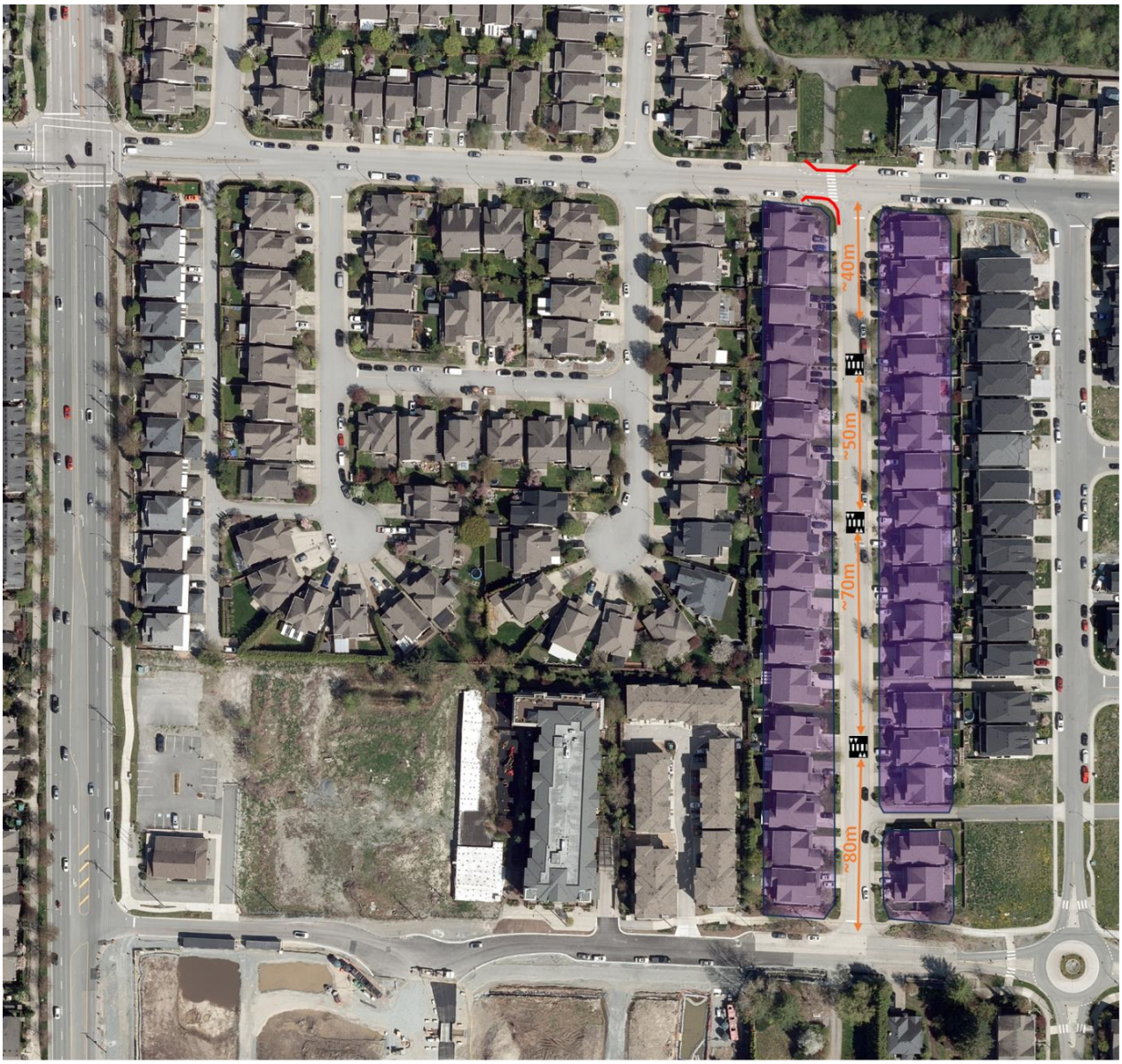
A summary of the ballot distribution and results is provided below:

| Item | Total | Percentage |
|---|---|---|
| Ballots mailed out | 35 | 100% |
| Number of ballot responses received | 24 | 69% |
| Number of owners not responding or ballots not valid | 11 | 31% |
| Number in support | 23 | 96% |
| Number not in support | 1 | 4% |

Following the successful ballot, traffic calming measures for 209A Street and the intersection at 84 Avenue will proceed to planning for 2026. Staff will confirm prioritization and provide Council with an update in Q2 2026, subject to available funding.

ATTACHMENT A Traffic Calming Ballot Area

# ATTACHMENT A




**Legend**

| | |
|---|---|
| | 50 Km/h Speed Humps (7 m wide) |
| | Permanent Curb Bulge |
| | Ballot distribution area |

Township of Langley
Est. 1873

# M E M O R A N D U M

| | | | |
|---|---|---|---|
| **TO:** | MAYOR AND COUNCIL | **DATE:** | NOVEMBER 17, 2025 |
| **FROM:** | ENGINEERING DIVISION | **FILE NO:** | 5330-27-108 |
| **SUBJECT:** | STRAWBERRY HILL RESERVOIR REPLACEMENT – PUBLIC ENGAGEMENT SURVEY RESULTS | | |

The purpose of this memorandum is to provide Mayor and Council with an update on the results of the public engagement survey conducted online for the Strawberry Hill Reservoir Replacement Project.

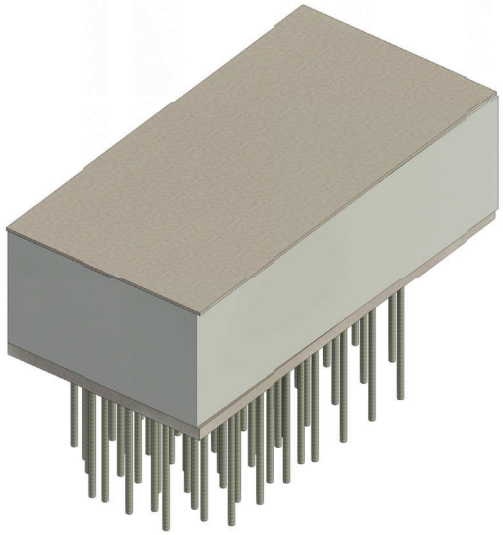
Staff conducted an online public engagement through a dedicated webpage, which was launched on September 8, 2025. An online survey was made available through the webpage to gather community input and seek feedback from affected residents and the broader community on two proposed locations for the new reservoir, located either north (Option 1) or south (Option 2) of the existing reservoir, as shown in Attachment A. The online survey remained open for three weeks, ending on September 29, 2025.

Attachment B provides a summary of the survey results for the proposed reservoir replacement project. A total of 453 responses were received through the online survey, with over 90 percent of the respondents living in the area, many of whom travel through or visit the area recreationally. The results indicated that 58.5 percent supported locating the new reservoir north of the existing site, while 36.9 percent preferred the south location, and 4.6 percent had no preference. Notably, School District #35 and Alex Hope Elementary School support the north location, citing reduced impacts on daily school and community activities by protecting recreational spaces as the most important factor in site selection. Overall, community response toward the project was positive, with 65 percent of respondents being supportive or very supportive, 25.7 percent neutral, and 9.3 percent unsupportive.

Staff plan to proceed with detailed design for the north reservoir location (Option 1) fronting 85 Avenue while focusing on incorporating feedback received through public engagement. This includes prioritizing preservation of recreational space, visual integration with natural surroundings, and opportunities for environmental enhancement through replanting and landscaping. Staff will continue to coordinate with stakeholders, including School District #35 and Alex Hope Elementary School, throughout the design phase to ensure impacts to daily school operations and recreational spaces are minimized.

ATTACHMENT A Strawberry Hill Reservoir Options

ATTACHMENT B Online Public Engagement – Survey Results



1 OPTION 1




ARCHITECTURE 49

ARCHITECTURE49
150 ISABELLA STREET, SUITE 1001| OTTAWA, ON, CANADA K1S 1V7
Phone: 613-238-0441| ottawa@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

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THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED.
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PERMISSION BY ARCHITECTURE49 INC.

SEAL

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW: TRUE NORTH

DIGITAL REFERENCE: EDIT FAMILY AND ADD QR CODE FOR BIM 360 SITE. REMOVE HIDDEN LINE.

PROJECT NO.: Project Number CONTRACT NO.:
DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

EDIT FAMILY AND ADD BUILDING FOOTPRINT KEYPLAN HERE. REMOVE TEXT AND HIDDEN LINE. ADD SHADED AREAS WITH YES/NO PARAMATERS TO CONTROL VISIBILITY OF BUILDING PARTS.

NO. DATE ISSUED
PROJECT

# STRAWBERRY HILL RESEVROIR OPTIONS

DRAWING TITLE

## OPTION 1 - SITE

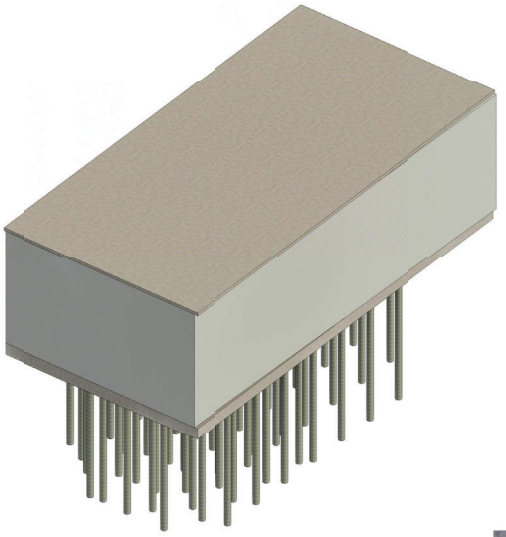
DRAWING NO. A.1

PRINT DATE: : 2025-07-07 11:08:41 AM

ATTACHMENT A
N.4



ARCH1 (30" x 36" | 610mm x 914mm)



1 OPTION 2




ARCHITECTURE 49

ARCHITECTURE49
150 ISABELLA STREET, SUITE 1001| OTTAWA, ON, CANADA K1S 1V7
Phone: 613-238-0441| ottawa@architecture49.com | architecture49.com

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THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW: TRUE NORTH

DIGITAL REFERENCE: EDIT FAMILY AND ADD QR CODE FOR BIM 360 SITE. REMOVE HIDDEN LINE.

PROJECT NO.: Project Number CONTRACT NO.:
DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

EDIT FAMILY AND ADD BUILDING FOOTPRINT KEYPLAN HERE. REMOVE TEXT AND HIDDEN LINE. ADD SHADED AREAS WITH YES/NO PARAMATERS TO CONTROL VISIBILITY OF BUILDING PARTS.

NO. DATE ISSUED
PROJECT

**STRAWBERRY HILL RESERVOIR OPTIONS**

DRAWING TITLE

**OPTION 2 - SITE**

N.4

DRAWING NO. A.2

PRINT DATE: : 2025-07-07 11:08:46 AM

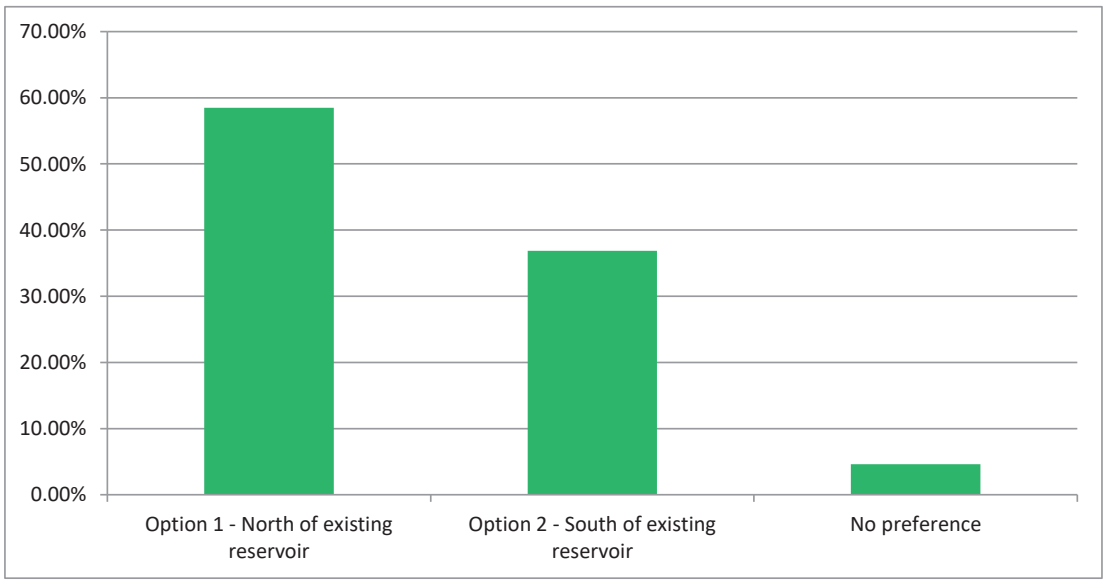


ARCH (24" x 36") ( 610mm x 914mm)

**Strawberry Hill Reservoir Replacement**

## Q1. Which location are you the most supportive of?

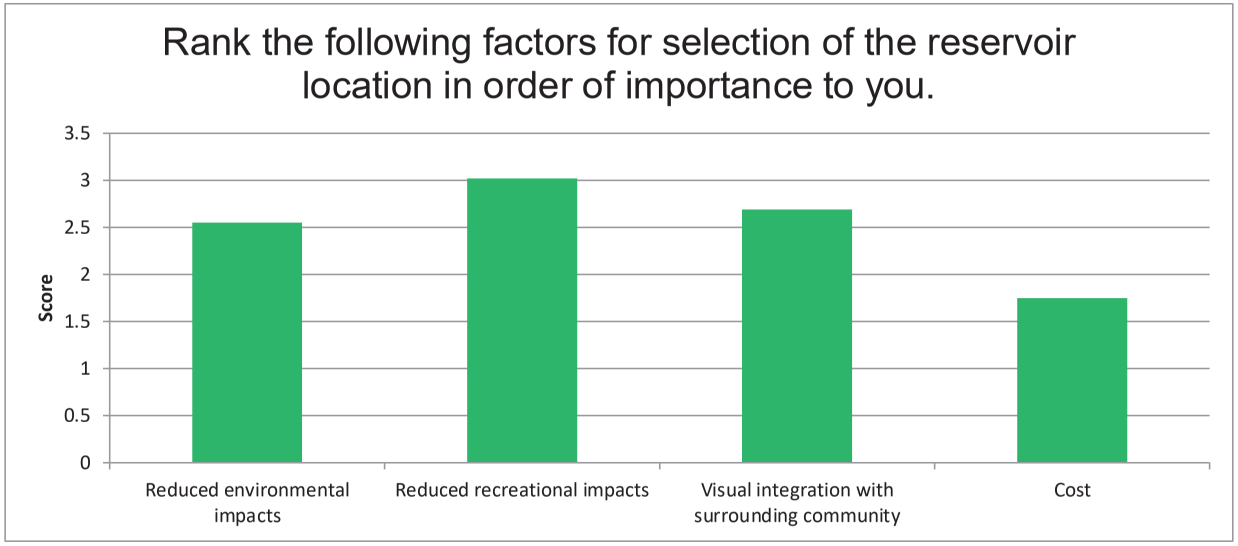
Answered: 453 Skipped: 0




| Answer Choices | Responses | |
|---|---|---|
| Option 1 - North of existing reservoir | 58.50% | 265 |
| Option 2 - South of existing reservoir | 36.87% | 167 |
| No preference | 4.64% | 21 |
| **Total** | | **453** |

**Q2. Rank the following factors for selection of the reservoir location in order of importance to you.**

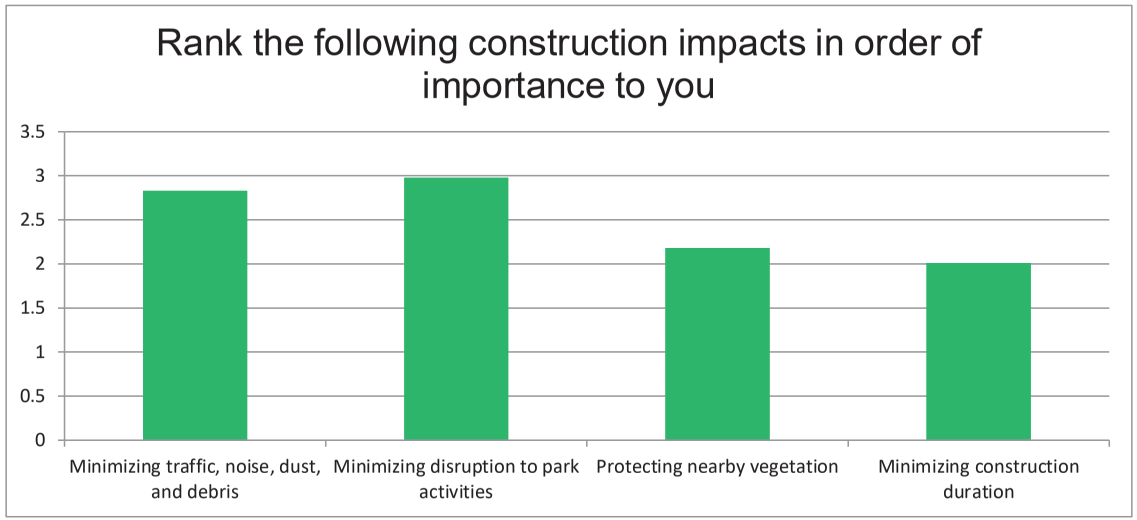
Answered 453 Skipped 0




| Rank | 1 | | 2 | | 3 | | 4 | | Score |
|---|---|---|---|---|---|---|---|---|---|
| Reduced environmental impacts | 19.21% | 87 | 33.55% | 152 | 29.80% | 135 | 17.44% | 79 | **2.55** |
| Reduced recreational impacts | 46.36% | 210 | 20.09% | 91 | 22.52% | 102 | 11.04% | 50 | **3.02** |
| Visual integration with surrounding community | 25.83% | 117 | 33.11% | 150 | 25.39% | 115 | 15.67% | 71 | **2.69** |
| Cost | 8.61% | 39 | 13.25% | 60 | 22.30% | 101 | 55.85% | 253 | **1.75** |

**Q3. Rank the following construction impacts in order of importance to you.**

Answered 453 Skipped 0

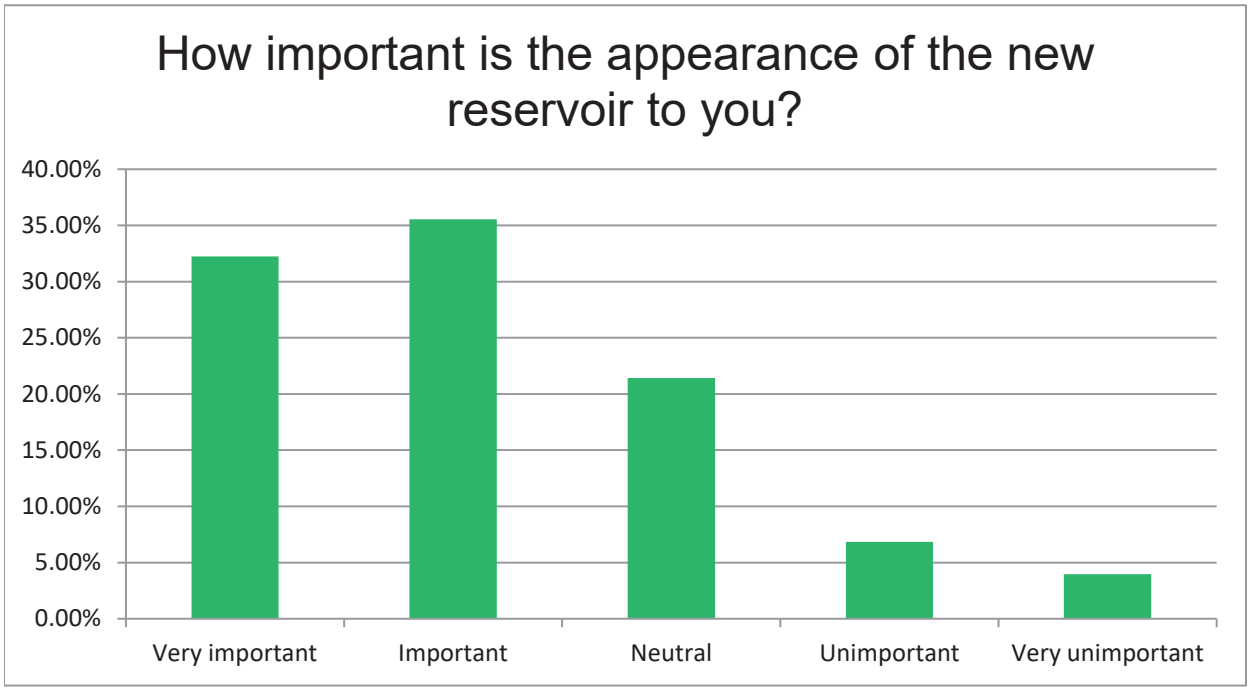



| Rank | 1 | | 2 | | 3 | | 4 | | Score |
|---|---|---|---|---|---|---|---|---|---|
| Minimizing traffic, noise, dust, and debris | 27.15% | 123 | 38.63% | 175 | 24.28% | 110 | 9.93% | 45 | **2.83** |
| Minimizing disruption to park activities | 43.05% | 195 | 23.84% | 108 | 20.75% | 94 | 12.36% | 56 | **2.98** |
| Protecting nearby vegetation | 17.44% | 79 | 17.88% | 81 | 30.02% | 136 | 34.66% | 157 | **2.18** |
| Minimizing construction duration | 12.36% | 56 | 19.65% | 89 | 24.94% | 113 | 43.05% | 195 | **2.01** |

Strawberry Hill Reservoir Replacement

## Q4. How important is the appearance of the new reservoir to you?

Answered 453 Skipped 0

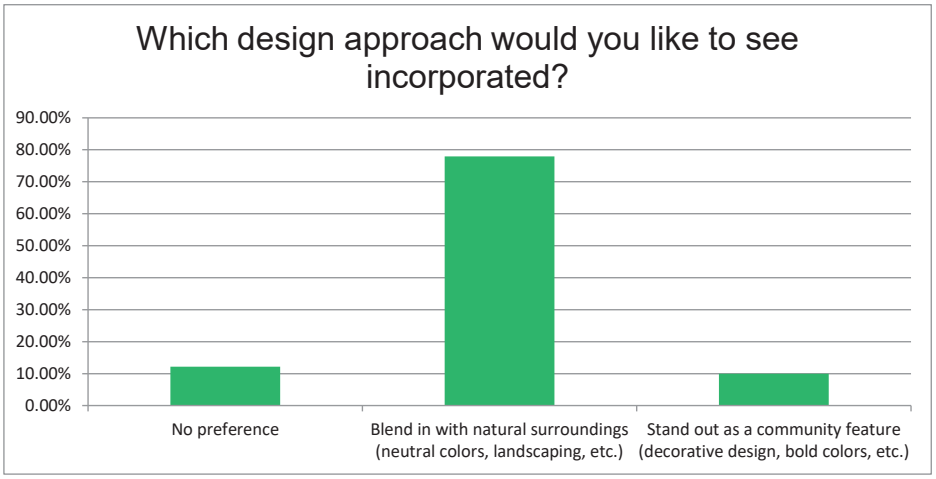



| Answer Choices | Responses | |
|---|---|---|
| Very important | 32.23% | 146 |
| Important | 35.54% | 161 |
| Neutral | 21.41% | 97 |
| Unimportant | 6.84% | 31 |
| Very unimportant | 3.97% | 18 |
| **Total** | | 453 |

Strawberry Hill Reservoir Replacement

**Q5. Which design approach would you like to see incorporated?**

Answered 453 Skipped 0

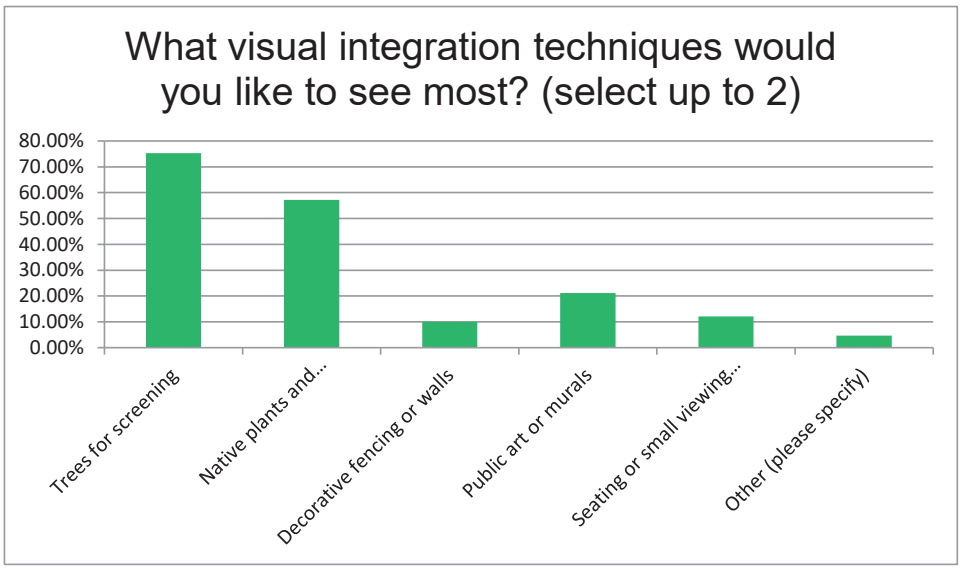



| Answer Choices | Responses | |
|---|---|---|
| No preference | 12.14% | 55 |
| Blend in with natural surroundings (neutral colors, landscaping, etc.) | 77.92% | 353 |
| Stand out as a community feature (decorative design, bold colors, etc.) | 9.93% | 45 |
| **Total** | | **453** |

Strawberry Hill Reservoir Replacement

**Q6. What visual integration techniques would you like to see most? (select up to 2)**

Answered 453 Skipped 0

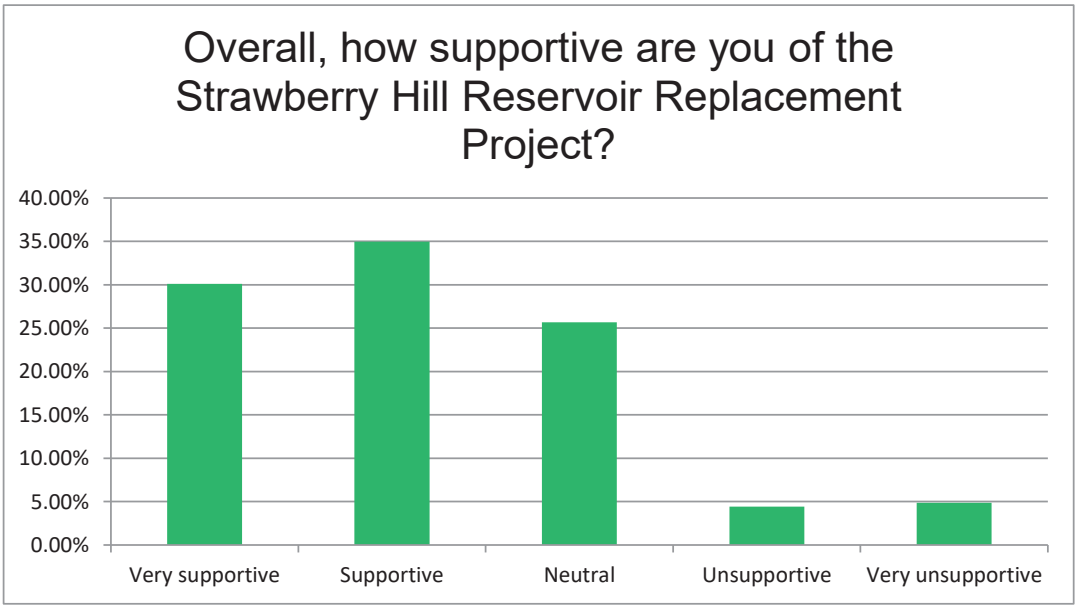



| Answer Choices | Responses | |
|---|---|---|
| Trees for screening | 75.28% | 341 |
| Native plants and pollinator-friendly gardens | 57.17% | 259 |
| Decorative fencing or walls | 9.93% | 45 |
| Public art or murals | 21.19% | 96 |
| Seating or small viewing area | 12.14% | 55 |
| Other (please specify) | 4.64% | 21 |
| Total Respondents: 453 | | |

Strawberry Hill Reservoir Replacement

**Q7. Overall, how supportive are you of the Strawberry Hill Reservoir Replacement Project?**

| Answered | 452 | Skipped | 1 |
|---|---|---|---|

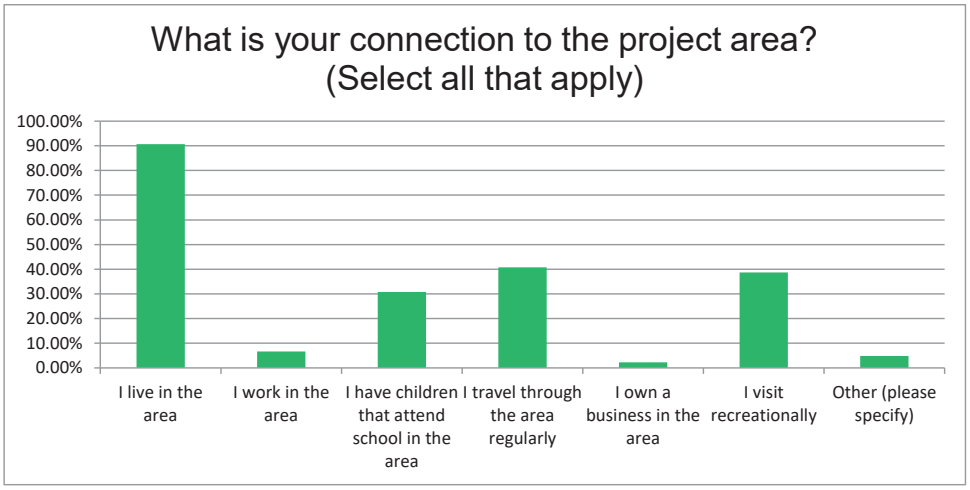



| Answer Choices | Responses | |
|---|---|---|
| Very supportive | 30.09% | 136 |
| Supportive | 34.96% | 158 |
| Neutral | 25.66% | 116 |
| Unsupportive | 4.42% | 20 |
| Very unsupportive | 4.87% | 22 |
| **Total** | | 452 |

Strawberry Hill Reservoir Replacement

**Q8. What is your connection to the project area? (Select all that apply)**

Answered 452 Skipped 1

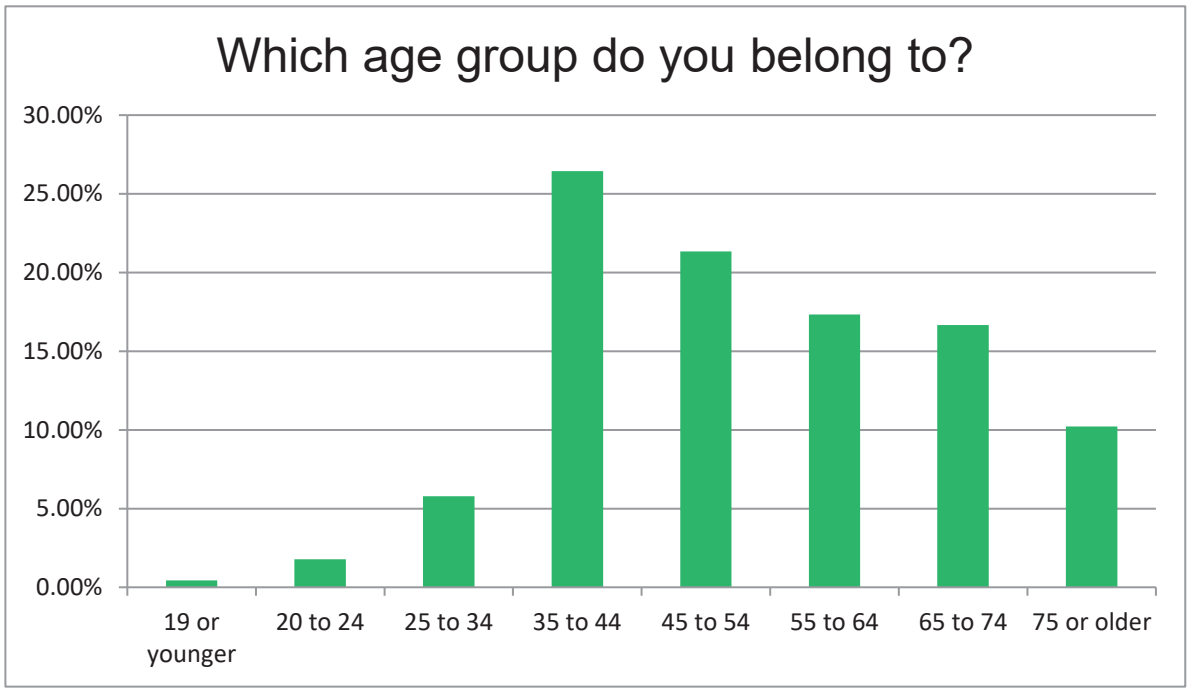



| Answer Choices | Responses | |
|---|---|---|
| I live in the area | 90.71% | 410 |
| I work in the area | 6.64% | 30 |
| I have children that attend school in the area | 30.75% | 139 |
| I travel through the area regularly | 40.71% | 184 |
| I own a business in the area | 2.21% | 10 |
| I visit recreationally | 38.72% | 175 |
| Other (please specify) | 4.87% | 22 |
| Total Respondents: 452 | | |

Strawberry Hill Reservoir Replacement

## Q9. Which age group do you belong to?

**Answered** 450 **Skipped** 3




| Answer Choices | Responses | |
|---|---|---|
| 19 or younger | 0.44% | 2 |
| 20 to 24 | 1.78% | 8 |
| 25 to 34 | 5.78% | 26 |
| 35 to 44 | 26.44% | 119 |
| 45 to 54 | 21.33% | 96 |
| 55 to 64 | 17.33% | 78 |
| 65 to 74 | 16.67% | 75 |
| 75 or older | 10.22% | 46 |
| **Total** | | **450** |

Township of Langley
Est. 1873

# MEMORANDUM

**TO:** MAYOR AND COUNCIL **DATE:** NOVEMBER 17, 2025

**FROM:** ENGINEERING DIVISION **FILE NO:** 5460-04-20-049

**SUBJECT:** WALNUT GROVE DRIVE TRAFFIC CALMING NEIGHBOURHOOD BALLOT UPDATE

---

This memorandum provides Mayor and Council with an update on the results of the neighbourhood ballot regarding traffic calming for Walnut Grove Drive between 88 Avenue and 212 Street.

Staff submitted a memorandum to Council at the July 21, 2025, Regular Meeting with an outline of the work plan for the Walnut Grove Drive Review. The memorandum also outlined the proposed actions, timelines, and neighbourhood ballot area (Attachment A) for traffic calming.

In August 2025, staff consulted with the Langley RCMP, Township Fire Department, BC Emergency Health Services, School District No. 35, Coast Mountain Bus Company, and the Recreation, Arts and Culture Division. No objections or concerns were raised regarding the potential application of traffic calming measures outlined in the Neighbourhood Traffic Calming Policy (the Policy) along Walnut Grove Drive.

A neighbourhood ballot was conducted in September 2025 to gauge support for traffic calming on Walnut Grove Drive between 88 Avenue and 212 Street. The ballot was conducted in a manner consistent with the previous July 21, 2025, memorandum to Council and the Policy. A total of 1,067 ballot packages were mailed to eligible addresses in the ballot area with multiple voting methods provided. Of those who responded to the ballot, 76 percent expressed support for traffic calming measures, exceeding the 60 percent minimum threshold required under the Policy. A summary of the mailout and ballot results is provided below.

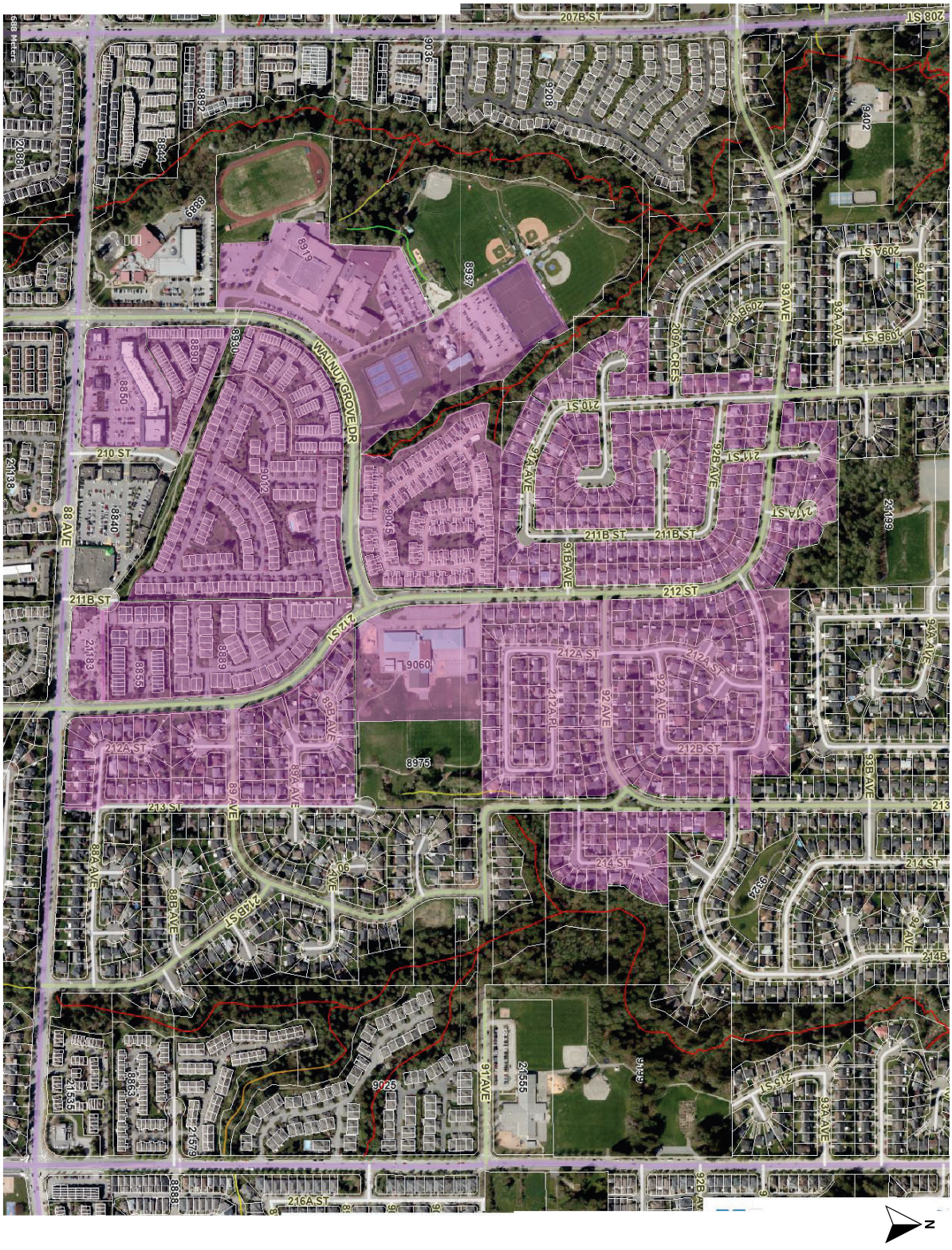
| Item | Total | Percentage |
|---|---|---|
| Ballots mailed out | 1,067 | 100% |
| Number of ballot responses received | 527 | 49% |
| Number of owners not responding or ballots not valid | 540 | 51% |
| Number in support | 402 | 76% |
| Number not in support | 125 | 24% |

Based on the ballot results, staff will proceed with the development of a traffic calming plan for Walnut Grove Drive. This work will be coordinated with the ongoing review of other potential elements of the corridor, including bi-directional or unidirectional bike lanes, traffic signal or intersection improvements, and on-street parking, to ensure a holistic and efficient approach to corridor enhancements.

Staff will bring forward a report in Q1 2026 for Council's consideration, presenting recommendations and conceptual roadway configuration options that incorporate various features (e.g., bike lanes, parking lanes, left-turn lanes, medians, pedestrian crossings, traffic signals, and traffic calming measures), along with associated high-level cost estimates.

ATTACHMENT A Traffic Calming Ballot Area

**Ballot Area**


207B ST
208 ST
WALNUT GROVE DR
210 ST
211 ST
211B ST
212 ST
212A ST
212B ST
213 ST
214 ST
214B ST
215 ST
216A ST
88 AVE
88A AVE
88B AVE
89 AVE
89A AVE
89B AVE
91 AVE
91A AVE
91B AVE
92 AVE
92A AVE
92B AVE
93 AVE
93A AVE
93B AVE
94 AVE
94A AVE
209A CRES
209B PL
209A ST
209B ST
214A ST
9060
8875
N

Township of Langley
Est. 1873

# M E M O R A N D U M

| | | | |
|---|---|---|---|
| **TO:** | MAYOR AND COUNCIL | **DATE:** | NOVEMBER 17, 2025 |
| **FROM:** | ENGINEERING DIVISION | **FILE NO:** | 5400-01 |
| **SUBJECT:** | WINTER MAINTENANCE PREPAREDNESS – 2025/26 SEASON | | |

The purpose of this memorandum is to inform Mayor and Council of preparations currently underway pursuant to the Township of Langley's annual operating procedures relating to winter maintenance for the coming 2025/26 winter season.

Staff have been preparing for winter maintenance concerning personnel, equipment, and materials, including planning trial runs on priority routes to familiarize drivers with the routes and to test equipment. As part of the annual training process, which will take place in mid-November, staff will review the loading of brine and salt, plowing techniques, safe driving in winter conditions, and review routes and priorities.

**Winter Outlook:**

Each winter season presents unique challenges, with snow and ice accumulations varying based on geography, temperatures, and fluctuating wind directions across the Township. This variability necessitates a nimble response program that can adapt to changing conditions. Indicators point to climate change continuing to have a dramatic influence on weather patterns.

Various sources are used in projecting winter weather forecasts. The current 2025/26 winter season forecasts are predicting La Niña conditions with colder than average temperatures likely to be experienced, and above average levels of precipitation in the form of rainfall and snow.

**Policy:**

The Township's response to winter events is based on Council adopted bylaws and policies. Adherence to the policies ensures a prescribed level of service for various areas with transparency and consistency. The policies utilize a hierarchical, prioritized approach in responding to the conditions, as described below:

**Snow and Ice Control – Roadways and Sidewalks Policy No. 05-102:**

Policy No. 05-102 defines parameters under which snow and ice are cleared based on road classifications:

- first priority routes, which include arterials, major collectors, bus routes, and school zones, are attended to prior to second priority routes
- second priority routes include commercial and industrial areas and secondary through roads in residential areas
- third priority routes include remaining residential areas and are cleared only in specific circumstances and only after first and second priority routes have been cleared.

Resources are redirected back to first priority routes if poor road conditions persist or deteriorate. Overtime is approved as needed for crews to achieve desirable conditions on first priority routes. Overtime is generally not authorized for second priority routes, and third priority routes are only completed during regular working hours.

Policy No. 05-102 defines parameters under which snow and ice are cleared based on high-volume pedestrian routes that are outside of industrial, commercial and institutional areas, and lacking residential property frontage:

- first priority routes, which are high pedestrian traffic sidewalks that are main thoroughfares to school, bus stops, hilly areas or known icy locations
- second priority routes, which are high pedestrian traffic sidewalks that are not a main thoroughfare to a school or bus stop location
- third priority routes are all remaining designated Township sidewalk areas.

Staff overtime hours are approved for first priority routes when conditions warrant. Minimal overtime is authorized for second priority routes. Third priority routes are only completed during regular working hours and only after first and second priorities are complete. Resources are redirected back to first priority routes if winter conditions deteriorate.

**Snow and Ice Control – Parks and Trails No. 05-118:**

Policy No. 05-118 was adopted by Council in 2019 and defines parameters under which snow and ice conditions are responded to on trails, park walkways, and park and cemetery parking lots.

- first priority routes include high pedestrian thoroughfares to schools or bus stops, hilly areas, and known icy locations in addition to paved parking lots utilized by businesses, organizations, special events, and schools
- second priority routes, which include all other high pedestrian traffic trails, pathways, and paved parking lots, are cleared after
- third priority routes include remaining parks, walkways and gravel parking lots, attended to after first and second priority routes are under control.

Staff overtime hours are approved for first priority routes when conditions warrant. Overtime is generally not authorized for second priority routes. Third priority routes are only completed during regular working hours. Resources are redirected back to first priority routes if winter conditions deteriorate.

Both policies are applied utilizing routing and location maps, which are reviewed annually, considering newly constructed roads, parks, and trails added through development and capital projects, as well as public feedback. Revisions are incorporated as warranted. Minor route changes for the upcoming season will mostly include areas in Willoughby, as well as new traffic-calmed areas.

**Resources:**

Staff resources are deployed based on winter shifts to allow an appropriate level of support. This means that for any given shift, there are fewer staff resources available to undertake other work. During prolonged snow events, staff transition to 12-hour shifts to facilitate 24-hour.

The Township has over 50 vehicles and pieces of equipment utilized for snow and ice control. This includes 13 tandem axle trucks, 22 two-ton trucks, eight tractors for sidewalks, and two utility vehicles for trails, all of which can be outfitted with plows and either salt/sand spreaders or brine tanks. Additionally, backhoes, graders, tractors, and small snow-blowing equipment are also utilized.

The Township has progressively expanded its salt brine production, storage, and dispensing capabilities, enabling staff to pretreat more routes ahead of snow and ice events. The current storage capacity is approximately 7,400 tonnes of rock salt across three storage sites throughout the Township. During the 2024/25 winter season, a total of 1,700 tonnes of salt was used, 554 tonnes for producing 1,895,000 litres of brine solution and 1,146 tonnes for direct surface application.

The current program is based upon experiences gained during previous winter seasons, and utilizes staff, equipment, and material resources effectively and efficiently to ensure consistent levels of service established pursuant to Council-adopted policies.

**Sidewalk Clearing:**

The Traffic and Highways Bylaw identifies the responsibility of property owners, as stated below:

> *Snow Removal*
>
> *509 Owner or occupiers of real property:*
>
> *(1) zoned as urban residential, multiple family residential or residential mobile home park, fronting designated pedestrian routes shall remove snow and ice from the sidewalks and walkways fronting on the real property owned or occupied by them within twenty- four (24) hours of first accumulation of such snow and ice; or*
>
> *(2) zoned as commercial, industrial or institutional, shall remove snow and ice from the sidewalk and walkways fronting or abutting on real property owned or occupied by them by 10:00 in the forenoon.*

To facilitate compliance, four new Operations Maintenance Workers were approved and hired in 2025 for sidewalk maintenance.

**Summary:**

- staff are prepared, and sufficient resources are available to respond to winter events this season
- weather forecasts predict a La Niña winter with colder-than-average temperatures and significant levels of precipitation in the form of either rain or snow
- staff follow Council Policies to guide snow and ice control priorities
- increased use of salt brine assists in preventative measures on roads, parks, parking lots, trails, and sidewalks
- as the Township’s inventory of roads, parks, and trails infrastructure increases, more resources and funding levels will be necessary to meet operational levels of service pursuant to current Council Policies.

Township of Langley

Est. 1873

# HERITAGE ADVISORY COMMITTEE

Wednesday, November 5, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

## MINUTES

**Present:**
T. Quiring, Community Co-Chair
Councillor B. Martens, Council Co-Chair
Councillor M. Kunst, Council Co-Chair

L. Chalus, J. Foulkes, R. Genberg, B. Mason, A. Smyth and T. Taylor

**Staff**
S. Mikicich, Manager, Community Planning and Major Projects
A. Bouchard, Planner I
K. Christian, Arts and Heritage Curator
K. Stepto, Deputy Township Clerk

**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**
**November 5, 2025**

Moved by A. Smyth,
Seconded by L. Chalus,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the November 5, 2025 meeting.
**CARRIED**

## B. ADOPTION OF MINUTES

**1. Heritage Advisory Committee**
**October 1, 2025**

Moved by B. Mason,
Seconded by T. Taylor,
That the Heritage Advisory Committee adopt the minutes of the October 1, 2025 meeting.
**CARRIED**

## C. DELEGATIONS AND PRESENTATIONS

### 1. Heritage Inventory & Register Update

A. Bouchard provided a presentation regarding the Heritage Inventory and Register Update. She noted that staff are reviewing these tools with the following objectives:

- Clarify the purpose of the Heritage Inventory
- Optimize the Heritage Inventory as an information tool
- Determine a process for advancing properties from the Heritage Inventory to the Community Heritage Register for formal recognition of heritage value
- Improved public access to heritage information

List of Heritage Information and Protection Tools:

- Heritage Inventory (Identification)
- Community Heritage Register (Formal recognition of heritage value)
- Heritage Conservation Areas (Protection)
- Heritage Revitalization Agreements (Protection)
- Heritage Conservation Covenant (Protection)
- Heritage Designation (Protection)

Heritage Initiatives:

- Heritage Strategy (2012)
- Heritage Building Incentive Program (2014) – incentivizes protection and addition to the Register
- Historic Context Statement and Thematic Framework (2017) – establishes historic themes that should be reflected in sites added to the Register
- Heritage Gap Analysis (2019) – list of currently unrecognized/unprotected sites1
- Township of Langley Heritage Evaluation System (2021 – establishes values-based approach for additions to the Register)

Moving forward, staff plan the following updates:

Heritage Inventory:

- Clarify the purpose
- Update evaluation framework for adding properties (Replace the existing 2010 Evaluation Criteria with the 2021 Values-Based Heritage Evaluation System)
- Update addition process
- Increase visibility (online mapping tool, enhance “Our Shared History” on tol.ca)

Community Heritage Register:

- Build a current database of property owners
- Promote awareness
- Identify high-opportunity sites for Register consideration

## C. DELEGATIONS AND PRESENTATIONS

- Continue to use Values-based Heritage Evaluation System
- Produce Statements of Significance for individual sites proposed for addition to the Register

## D. REPORTS

### 1. Co-Chair Reports

Councillor Martens reported that memorial crosswalks have been installed at the three driveway entrances to the Aldergrove Royal Canadian Legion Branch. These crosswalks are a visible reminder of the community's gratitude to local veterans for their service.

Councillor Kunst reported that the Township of Langley and the City of Gwangyang, Republic of Korea, have established a Friendship City relationship.

She further reported that the Heritage Alteration Permit application for Fort Langley Properties (9100 Block of Glover Road) was passed by Council at the October 20, 2025 Regular Council Meeting.

### 2. Report from Staff Liaison

S. Mikicich reported that the proposed HRA application for the Berry Store is proceeding.

### 3. Heritage Curator's Report

K. Christian provided the following update:

- The Facilities team is continuing to work on the HVAC system,
- The floor in the gallery will be inspected every six months,
- The current RFP for exhibits will close on November 25, 2025,
- A temporary exhibit will open in May 2026,
- The call for Museum Advisory Group members will close November 14, 2025.

### 4. Heritage Review Panel

No report.

### 5. Langley Pioneer Recognition Committee Report

R. Genberg reported that the committee will not be meeting again until 2026.

### 6. Museum Advisory Group Report

No report.

## E. CORRESPONDENCE

## F. 2025 WORK PROGRAM

### 1. Introduction of draft 2026 Work Plan

Staff provided the draft 2026 Work Plan.

Project priorities for 2026 include:

Update the 2012 Heritage Strategy:

- A review of existing strategies and their implementation status and current relevance,
- Integration of findings and recommendations from previous HAC Task Forces
- Include new priorities as identified by the Committee.

Rural Heritage:

- Raise awareness of Langley's rural heritage and conservation options as appropriate, through online information, tours and other methods.
- Expand the representation of Langley's rural heritage buildings on the Community Heritage Register and examine options and incentives for conservation and ongoing legal protection.

Information, Education and Awareness

- Continue to implement the recommendations of the Heritage Information, Education and Awareness Task Force including through the website, interpretive signage and new initiatives.

The committee was asked to review the draft Work Plan and bring any further suggestions to the December meeting.

## G. COUNCIL REFERRALS

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

### 1. Langley Heritage Society Update

J. Foulkes reported that a chain link fence has been installed around the Marr residence.

### 2. Alder Grove Heritage Society Update

T. Quiring provided the following update:

- "No Stone Left Alone" ceremony is taking place at Aberdeen Cemetery on November 6, 2025. 71 deceased veterans to be recognized.

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

- A meeting took place with TOL Parks staff to discuss moving the Shortreed cabin to, and rehabilitating Aldergrove Kinsmen Heritage Park.
- The AGM will take place in December.
- The Museum will close December 15 until February 2026.

## I. NEXT MEETING

**Date**: Wednesday, December 3, 2025
**Location**: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
**Time**: 7:00pm

## J. TERMINATE

Moved by T. Taylor,
Seconded by L. Chalus,
That the meeting terminate at 8:30pm.
**CARRIED**

**CERTIFIED CORRECT:**

Community Representative Co-Chair

Council Representative Co-Chair