# REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, December 1, 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 – December 1, 2025**

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held December 1, 2025.

## B. ADOPTION OF MINUTES

**1. Regular Council Meeting – November 17, 2025**

That Council adopt the Minutes of the Regular Council meeting held November 17, 2025.

## C. DELEGATIONS

## D. PRESENTATIONS

## E. REPORTS TO COUNCIL

**1. Bylaws in Process to be Abandoned**
**Report 25-190**
File LS 3900-25

That Council abandon the following bylaws:

## E. REPORTS TO COUNCIL

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1230380 BC Ltd. / Flat Architecture Inc.) Bylaw 2021 No. 5619".

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lehigh Hanson Materials Ltd.) Bylaw 2020 No. 5623", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm.

**2. 2025 BC Vision Zero Road Safety Grant Program**
**Report 25-193**
File ENG 1855-95

That Council authorize an application to the BC Vision Zero Road Safety Grant Program for $20,000 of funding towards the Walnut Grove Drive Traffic Calming Project.

**3. Celebrate Canada Grant Application**
**Report 25-194**
File ENG 1855-35

That Council approve submission of a grant application to the Celebrate Canada Grant for $50,000 towards Canada Day 2026 Events within the Township of Langley.

**4. 2026/27 BC Air Access Program Grant Application**
**Report 25-195**
File ENG 1855-35

That Council approve the submission of a grant application to the 2025 British Columbia Air Access Program for funding of $2,000,000 for the Airfield Electrical and Lighting Systems Upgrade Project.

That Council approve the consolidation of $658,697 of the existing 2025 Airport Capital carryforward budget to the Airfield Electrical and Lighting Systems Upgrade Project and, if successful in receiving Provincial funding, approve $141,303 of additional funding from the Airport Reserve.

**5. Fort Langley Cenotaph Restoration**
**Report 25-192**
File PW 4100-01

That Council direct staff to proceed with previously approved Fort Langley Cenotaph restoration works and, if necessary, replace the entire cenotaph for an estimated total cost of $35,000, funded from the existing Fort Langley Cemetery Improvements (CEM1008) Capital Project.

## F. BYLAWS FOR FIRST AND SECOND READING

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

**1. Rezoning Application No. 100771**
**(Diack / 25027 – 52 Avenue)**
**Bylaw No. 6144**
**Report 25-191**
File CD 11-02-0071

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Diack) Bylaw No. 6144 rezoning approximately 0.63 ha (1.55 ac) of land located at 25027 – 52 Avenue to Suburban Residential Zone SR-3B to facilitate subdivision to create two residential lots, 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. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
3. Construction of the north half of 52 Avenue in accordance with the Township's Subdivision and Development Servicing Bylaw.
4. Provision of a final tree management plan, incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of restrictive covenants acceptable to the Township:
    a. notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities
    b. identifying the units (Minimum 5% single family lots) required to comply with the adaptable housing requirement.
6. Review of the existing exterior design control agreement for alignment with the Salmon River Uplands Planning Framework and amend as appropriate including designation of a new Design Consultant.
7. As per the applicant's proposal in support of the proposed rezoning application, provision of $125,000 as a voluntary amenity contribution.
8. Payment of applicable supplemental Rezoning fees and Development Engineering and Green Infrastructure Services administration fees.

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

**Explanation – Bylaw No. 6144**

Bylaw No. 6144 creates a Suburban Residential Zone SR-3B consistent with the Memorandum of Understanding between the Township and Metro Vancouver and rezones land at 25027 - 52 Avenue from Suburban Residential Zone SR-1 to Suburban Residential Zone SR-3B to facilitate a subdivision to create two lots.

## H. BYLAWS FOR CONSIDERATION AT THIRD READING

## I. BYLAWS FOR FINAL ADOPTION

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

   That Council give final 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.

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 final 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 final 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.

## I. BYLAWS FOR FINAL ADOPTION

**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 final 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.

**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.

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

That Council give final reading to Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 6161.

## I. BYLAWS FOR FINAL ADOPTION

**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".

## J. MAYOR AND COUNCIL REPORT

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

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

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

1. **Capital Request – 86 Avenue Roadworks: 200 Street to 202B Street**

   That Council authorize the use of an additional $1,500,000 for the construction of 86 Avenue from 200 Street to 202B Street, funded by $462,920 from the 2024 Prior Year Surplus, $733,640 from Road Development Cost Charges (DCC), $7,410 from Capital Projects Reserve, $293,040 from Water DCC and $2,990 from Water Capital Works Reserve with proposed funding to be reduced if the TransLink Bus Speed Reliability (BSR) application for up to $1,400,000 is approved.
   **CARRIED**

   Section 90(1) (k) Negotiations

The following item has been brought forward from the November 17, 2025 Closed Council Meeting for public information:

2. **2026 Council Appointments of Community Members to Township of Langley Council Advisory Committees Report C25-38**
   File LS 0540-01

   **Agricultural Advisory Committee**

   **MOTION**
   Moved by Mayor Woodward,
   Seconded by Councillor Ferguson,

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

That Kaicheng Zhu be appointed as the Youth Representative for the Agricultural Advisory Committee for a two-year term beginning January 1, 2026.
**CARRIED**

**MOTION**
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council appoint the following community members to the Agricultural Advisory Committee for a two-year term beginning January 1, 2026.

- Chelsea Allison, Agri-Tourism
- Andy Hamer, Farming
- Scott Janzen, Food Processing
- Rayburn Ross, Farming
- Oeds Smid, Farming

**CARRIED**

**Heritage Advisory Committee**

**MOTION**
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council appoint the following community members to the Heritage Advisory Committee for a two-year term beginning January 1, 2026.

- Remi Camparmo
- Fred Pepin
- Tami Quiring

**CARRIED**

**Recreation, Culture and Parks Advisory Committee**

**MOTION**
Moved by Councillor Mayor Woodward,
Seconded by Councillor Ferguson,
That Council appoint the following community members to the Recreation, Culture and Parks Advisory Committee for a two-year term beginning January 1, 2026.

- Erin Barbour
- Manjit Brar
- Shannon Cook
- Tom Louie
- Laura Stepney
- Jami Watson

**CARRIED**

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

**Seniors Advisory Committee**

**MOTION**
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Kaicheng Zhu be appointed as the Youth Representative for the Seniors Advisory Committee for a two-year term beginning January 1, 2026.
**CARRIED**

**MOTION**
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council appoint the following community members to the Seniors Advisory Committee for a two-year term beginning January 1, 2026.

- Chelsea Archer
- Shaun Bennett
- Lilianne Fuller
- Sarb Rai
- Pamela Sutherland
- Sherry Tingley

**Agricultural Advisory Committee**

**MOTION**
Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson,
That Councillor Whitmarsh be named as a Council Representative for the Agriculture Advisory Committee.
**CARRIED**

Section 90(1) (a) Personnel

## M. FOR INFORMATION

1. **Accessibility Plan "What We Heard" Report and Next Steps**
   Memorandum – Community and Policy Planning Division
   File LSP00018

2. **Presentation to Council**
   File 0550-10

   Request from Kellen Taniguichi, Communications Officer, Surrey Langley Skytrain Project, to provide a 10-minute presentation to Council at the January 26, 2026 Regular Council Meeting.

## M. FOR INFORMATION

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

**4. Seniors Advisory Committee**
Minutes – November 19, 2025
File 0540-20

## N. MOTIONS ARISING FROM INFORMATION

## O. OTHER BUSINESS

Councillor Richter provided the following Notice of Motion at the November 17, 2025 Regular Council Meeting:

**1. Acting Mayor Rotation**

That Council amend the Acting Mayor rotation to remove Councillor Whitmarsh and split the remaining time equally between Councillor Ferguson and Councillor Martens.

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

**2. Water and Sewer Flat Rate and Meter Adjustments**

That Council directs staff to review, consider and recommend adjustments for Council's consideration within the draft 2026 Utility Rate Bylaw for multi-family, townhouse and secondary suite flat rate levies and applicable meter sizes fixed capital portions.

**3. Langley Meadows Park**

That Council directs staff to include within the Draft 2026 Capital Budget a potential capital project for potential improvements to Langley Meadows Park including a picnic shelter and other improvements that may be appropriate for Council to consider.

## P. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (e) Property
Item E.2 - Section 90(2) (b) Intergovernmental Relations
Item F.1 - Section 90(1) (k) Negotiations
Item F.2 - Section 90(1) (i) Solicitor-Client
Item H.1 - Section 90(1) (g) Legal
Item H.2 - Section 90(1) (k) Negotiations
Item I.1 - Section 90(1) (g) Legal

## Q. TERMINATE

# REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, November 17, 2025 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

**PRESENT:** Mayor E. Woodward

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

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.

## COUNCILLOR WHITMARSH'S OPENING STATEMENT

Councillor Whitmarsh began by thanking residents and all the other candidates for their participation in the by-election. He also thanked his team of family, friends and associates that worked with him during the by-election. He commented that he is excited to be back on Council as he has been in Langley for the last 24 years raising his children and now grandchildren in the community.

He believes that it is important that there is balanced, thoughtful growth with fiscal responsibility and affordability as Langley moves forward. Councillor Whitmarsh included the expectation that Langley should have a strong community, not with just Langley, but with our neighbours like local municipalities around us and our not-for-profit groups.

He concluded by thanking staff for providing an orientation over the last several weeks as there have been changes over the last three years.

## A. ADOPTION AND RECEIPT OF AGENDA ITEMS

### 1. Regular Council Meeting – November 17, 2025

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held November 17, 2025.

**AMENDMENT**
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That Council amend Item Q, Closed Meeting Agenda to remove Item F.1.
**DEFEATED**

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

**AMENDMENT**
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That Council amend item M.1 to say “Carried by those present”.

**MOTION RULED OUT OF ORDER**
Mayor Woodward ruled the motion out of order.

**CHALLENGE TO THE CHAIR**
Councillor Richter challenged the Chair.

The question was called on the motion to sustain the Chair, and it was
**CARRIED**

Councillors Kunst, Martens and Richter opposed.

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

Councillor Richter opposed.

## B. ADOPTION OF MINUTES

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

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held November 3, 2025.
**CARRIED**

Councillor Richter opposed

## B. ADOPTION OF MINUTES

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

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Public Hearing meeting held November 3, 2025.
**CARRIED**

## C. DELEGATIONS

## D. PRESENTATIONS

## E. REPORTS TO COUNCIL

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

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

**MAYOR DECLARES CONFLICT OF INTEREST**

Mayor Woodward declared a Conflict of Interest under Section 100 of the Community Charter due to a pecuniary interest and left the meeting at 1:44pm.

Councillor Ferguson assumed the position of Chair.

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

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
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.

## E. REPORTS TO COUNCIL

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.
**CARRIED**

Mayor Woodward re-entered the meeting at 1:52pm and resumed the position of Chair.

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

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
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.

## E. REPORTS TO COUNCIL

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.

**CARRIED**

Councillor Richter opposed.

**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

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

**COUNCILLOR DECLARES CONFLICT OF INTEREST**

Councillor Ferguson declared a Conflict of Interest under Section 100 of the Community Charter due to a pecuniary interest and left the meeting at 1:56pm.

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

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

Councillor Ferguson re-entered the meeting at 1:57pm.

## E. REPORTS TO COUNCIL

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

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

## F. BYLAWS FOR FIRST AND SECOND READING

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

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give first reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (2025 OCP Update) Bylaw No. 6200.

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

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

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

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

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

## F. BYLAWS FOR FIRST AND SECOND READING

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".
**CARRIED**

**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

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

## F. BYLAWS FOR FIRST AND SECOND READING

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.
**CARRIED**

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

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

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council give first, second, and third reading to Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6179.
**CARRIED**

Councillor Richter opposed.

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

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

**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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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.

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

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.
**CARRIED**

Councillor Richter opposed.

## H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

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

Councillor Richter opposed.

## I. BYLAWS FOR FINAL ADOPTION

## J. ITEMS FROM PRIOR MEETINGS

### 1. Motion to Reconsider

Moved by Councillor Richter,
Seconded by Councillor Whitmarsh,
That Council reconsider the following motion:

## J. ITEMS FROM PRIOR MEETINGS

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

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

**DEFEATED**

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

## K. MAYOR AND COUNCIL REPORT

Councillor Pratt congratulated the organizers of Murrayville Remembrance Day, noting it was the best attended ceremony he can recall.

Councillor Baillie reported that the Aldergrove Legion's Remembrance Day saw strong turnout and included active participation from the armed forces. He also noted that he attended an event at Langley Events Centre recognizing nine local athletes receiving U.S. field lacrosse scholarships, with three of the nine recipients coming from Langley.

Councillor Ferguson reported that he attended the Remembrance Day ceremony, as well as the Derek Doubleday Arboretum.

Councillor Kunst reported that she attended the Murrayville Remembrance Day ceremony, noting it was very well organized. She also attended the Vimy Ridge memorial at Derek Doubleday and thanked staff for their great work.

Mayor Woodward reported that the Fort Langley Remembrance Day ceremony was very well executed and thanked airport staff for ensuring there were no overhead aircraft during the event.

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

Councillor Baillie provided an update from the Metro Vancouver Water Committee, noting concerns about insufficient transmission lines and the fact that most of the Township is not serviced by water mains. He reiterated that he has raised this issue repeatedly and hopes Metro will now give it the necessary attention.

Councillor Ferguson advised he had learned at the Zero Waste Committee that the Aldergrove waste and recycling depot will be making improvements, with operations expected to be up and running soon as part of modernization efforts. He also reported that the long-range liquid waste plan has been presented and has received very positive feedback.

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

Councillor Pratt reported that planning exercises are currently underway for the Metro Housing Committee. He noted that there is currently no Metro Vancouver Housing located in the Township, but expressed hope that this may change in the future.

## 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:

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

**MOTION**
Moved by Councillor Richter,
Seconded by Councillor Whitmarsh,
That Council amend the Acting Mayor rotation to remove Councillor Whitmarsh and split the remaining time equally between Councillor Ferguson and Councillor Martens.

**MOTION RULED OUT OF ORDER**
Mayor Woodward ruled the motion out of order.

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

**CHALLENGE TO THE CHAIR**
Councillor Richter challenged the Chair.

The question was called on the motion to sustain the Chair, and it was **CARRIED**

Councillors Kunst, Martens, Richter and Whitmarsh opposed.

## 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

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

## O. MOTIONS ARISING FROM INFORMATION

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

## O. MOTIONS ARISING FROM INFORMATION

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.

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

That Council directs staff to conduct public consultation with multiple options to determine the preferred long-term configuration of off-leash dog park facilities within Old Yale Park, including, but not necessarily limited to, multiple separated areas and other improvements.
**CARRIED**

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

**2. 209A Street Traffic Calming Neighbourhood Ballot Update**
Memorandum – Engineering Division
File 5460-04-20-054

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council endorses completion of 209A Street traffic calming measures and the upgrade of the conversion of temporary road narrowing at 84 Avenue and 209A Street to a permanent installation with pedestrian

detection as soon as practical within 2026 with traffic calming funding to be finalized within the 2026 budget.
**CARRIED**

Councillor Richter opposed.

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council endorses the staff recommendation of proceeding with Option 1, with replacement and expansion of the Strawberry Hill Reservoir to be fully funded within the 2026 Budget.
**CARRIED**

Councillor Richter opposed

## O. MOTIONS ARISING FROM INFORMATION

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

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council endorses the staff recommendation of proceeding with conceptual roadway configuration options and high-level cost estimates to be undertaken and completed prior to the September 2026/2027 school year.
**CARRIED**

## P. OTHER BUSINESS

**1. Military Housing**

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

Councillor Richter opposed.

Councillor Richter provided the following Notice of Motion for consideration at the December 1, 2025 Regular Council Meeting:

**2. Acting Mayor Rotation**

That Council amend the Acting Mayor rotation to remove Councillor Whitmarsh and split the remaining time equally between Councillor Ferguson and Councillor Martens.

## P. OTHER BUSINESS

### 3. Holiday Lights in Williams Park Update

Moved by Councillor Baillie,
Seconded by Mayor Woodward,
That the option for booths and tip taps to donate be retained for the 2025 Holiday Lights in Williams Park, in addition to online options.
**CARRIED**

## Q. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (a) Personnel
Item E.2 - Section 90(1) (k) Negotiations
Item F.1 - Section 90(1) (g) Legal
**CARRIED**

Councillor Richter opposed.

## R. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That the meeting terminate at 2:56pm
**CARRIED**

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | DECEMBER 1, 2025 – REGULAR MEETING | **REPORT:** | 25-190 |
| **FROM:** | LEGISLATIVE SERVICES DIVISION | **FILE:** | 3900-25 |
| **SUBJECT:** | BYLAWS IN PROCESS TO BE ABANDONED | | |

**RECOMMENDATIONS:**

**That** Council abandon the following bylaws:

> "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1230380 BC Ltd. / Flat Architecture Inc.) Bylaw 2021 No. 5619".
>
> "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lehigh Hanson Materials Ltd.) Bylaw 2020 No. 5623", and
>
> "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004".

**BACKGROUND/HISTORY:**

Each year, staff do a review of Bylaws that have received three readings from Council but will not be proceeding to final reading for various reasons. Staff are recommending that Council abandon bylaws that are not proceeding to final adoption. The report includes a table that provides the background as to why the bylaws have not proceeded. A copy of each Bylaw is also attached to this report.

**DISCUSSION/ANALYSIS:**

To keep the Township of Langley Bylaws current and up-to-date, bylaws that are currently sitting at third reading longer than one year are reviewed annually to ensure they are continuing to be being actively pursued. This report and accompanying motions provide the tools necessary to abandon bylaws no longer progressing to final reading.

The table attached includes information for the bylaws that staff are recommending for abandonment. These bylaws have been withdrawn by the applicant or staff have advised they will not be continuing to adoption.

Respectfully submitted,

Kim Stepto
DEPUTY TOWNSHIP CLERK
for
LEGISLATIVE SERVICES DIVISION

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

| **CONCURRENCES** | |
|---|---|
| **Division / Department** | **Name** |
| Community Development Division | S. Richardson |

ATTACHMENT A Bylaws to be abandoned chart
ATTACHMENT B Copies of bylaws to be abandoned

# ATTACHMENT A

**Bylaws to be Abandoned**

| Bylaw Number | Bylaw Name | Reason for abandonment |
|---|---|---|
| 5619 | Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1230380 BC Ltd. / Flat Architecture Inc.) Bylaw 2021 No. 5619 | Proponent has submitted a new proposal |
| 5623 | Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lehigh Hanson Materials Ltd.) Bylaw 2020 No. 5623 | Application cancelled by proponent |
| 6004 | Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004 | Community and Policy Planning have advised to abandon as it did not receive Ministry of Agriculture and Food approval |

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**
**AMENDMENT (1230380 BC LTD. / FLAT ARCHITECTURE INC.)**
**BYLAW 2021 NO. 5619**

**EXPLANATORY NOTE**

Bylaw 2021 No. 5619 rezones land in the 20100 Block of 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-147 to facilitate the development of a 40 unit townhouse project.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**
**AMENDMENT (1230380 BC LTD. / FLAT ARCHITECTURE INC.)**
**BYLAW 2020 NO. 5619**

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 (1230380 BC Ltd. / Flat Architecture Inc.) Bylaw 2021 No. 5619".

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-147" after the words "Comprehensive Development Zone CD-146"
   b. Adding to Section 110.1 after the words "CD-146" the words "CD-147 – 5000 $m^2$"
   c. Adding after Section 1046 "Comprehensive Development Zone CD-146" the following as Section 1047 "Comprehensive Development Zone CD-147"

1047 **COMPREHENSIVE DEVELOPMENT ZONE CD-147**

**Uses Permitted**

1047.1 In the CD-147 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) *residential uses* in accordance with Section 1047.2

**Density**

1047.2 The *floor space ratio* permitted shall not be less than 0.9 *or* greater than 1.2.

**Lot Coverage**

1047.3 *Building* and structures shall not exceed a *lot coverage* of 49%.

**Siting of Buildings and Structures**

1047.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

**Height of Buildings and Structures**

1047.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall not exceed three *storeys* plus a rooftop patio access and will be in accordance with a Development Permit. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

**Subdivision Requirements**

1047.6 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

**Landscaping, Screening and Fencing**

1047.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

**Parking and Loading**

1047.8 Parking and loading shall be provided in accordance with Section 107.

**Age Friendly Amenity**

1047.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

**Development Permit Requirements**

1047.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

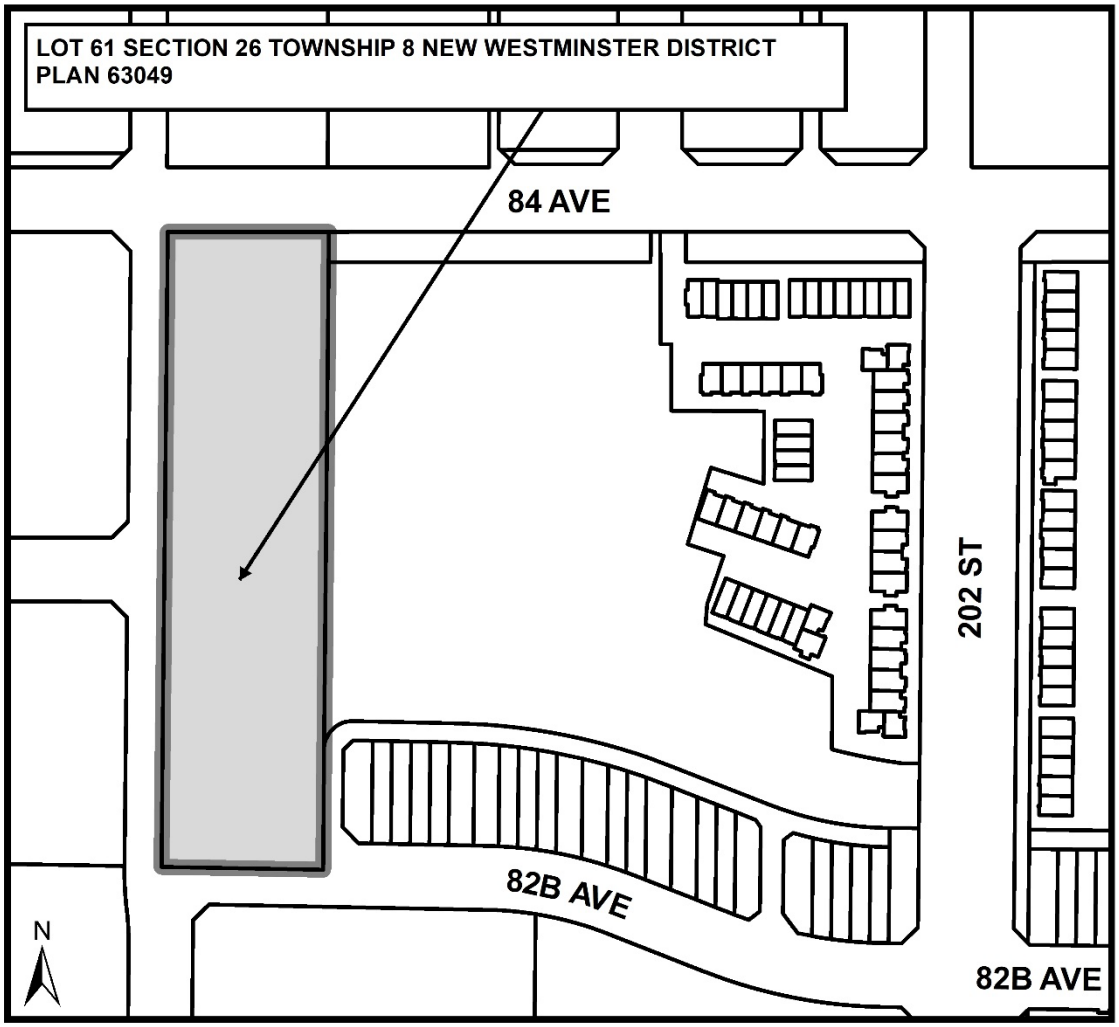
Lot 61 Section 26 Township 8 New Westminster District Plan 63049

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-147.

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 18 | day of | October | , 2021. |
| READ A SECOND TIME the | 18 | day of | October | , 2021. |
| NOTICE WAS ADVERTISED the | 21, 28 | day of | October | , 2021. |
| READ A THIRD TIME the | 01 | day of | November | , 2021. |
| RECEIVED THE APPROVAL OF THE MINSTRY OF TRANSPORTATION AND INFRASTRUCTURE the | 02 | day of | February | , 2023. |
| ADOPTED the | | day of | | , 2023. |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5619



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**
**AMENDMENT (LEHIGH HANSON MATERIALS LTD.) BYLAW 2020 NO. 5623**

**EXPLANATORY NOTE**

Bylaw 2020 No. 5623 amends the text of Heavy Industrial Zone M-3 to accommodate construction of an asphalt batch plant on a 7.5 ha (18.6 ac) property located at 20111 - 102B Avenue.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (LEHIGH HANSON MATERIALS LTD.) BYLAW 2020 NO. 5623**

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 (Lehigh Hanson Materials Ltd.) Bylaw 2020 No. 5623".

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

   (1) amending "Section 703 – Heavy Industrial Zone M-3" by adding as Section 703.1(10) after Section 703.1(9) the following:

   "asphalt batch plant on Lot A (see BP211607) District Lot 50 Group 2 New Westminster District Plan 1115."

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 21 | day of | September | , 2020 |
| READ A SECOND TIME the | 21 | day of | September | , 2020 |
| NOTICE WAS ADVERTISED on the | 24 | day of | September | , 2020 |
| and the | 01 | day of | October | , 2020 |
| READ A THIRD TIME the | 05 | day of | October | , 2020 |
| ADOPTED the | | day of | | , 2021 |

_____ Mayor _____ Township Clerk

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

# TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (MIGRANT AGRICULTURAL WORKER ACCOMMODATION) FARM BYLAW NO. 6004

## EXPLANATORY NOTE

Bylaw No. 6004 amends Township of Langley Zoning Bylaw 1987 No. 2500 with an objective to bring the Zoning Bylaw to current standards to house migrant agricultural workers in the Rural Zones working under the Federal Seasonal Agricultural Worker Program (SAWP).

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**
**AMENDMENT (MIGRANT AGRICULTURAL WORKER ACCOMMODATION)**
**FARM BYLAW NO. 6004**

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 (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004".

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

    a) Replacing Section 102 – Definition "Migrant Agricultural Worker Accommodation" with the following:

    ""MIGRANT AGRICULTURAL WORKER ACCOMMODATION" means temporary housing for migrant agricultural workers."

    b) Replacing Section 201.5 1) with the following:

    "*Migrant Agricultural Worker Accommodation* shall be permitted on *farms* requiring *farm* help."

    c) Replacing 201.5 2) with the following:

    "Accommodation ratios of *migrant agricultural worker* to farm building floor area and number of farm workers shall comply with the relevant requirements set out by the Government of Canada, Province of BC, and conditions by the Agricultural Land Commission."

    d) Replacing Section 201.5 3) with the following:

    "The property owner shall register a restrictive covenant on the property if the *migrant agricultural worker accommodation* is not subject to Agricultural Land Commission approval, stating that:

        a) The new *migrant agricultural worker accommodation* will only be used by *migrant agricultural workers.*
        b) That the owner will remove the *migrant agricultural worker accommodation* and restore the land to *agricultural use* if the *migrant agricultural worker accommodation* is vacant for two (2) consecutive years.
        c) A minimum financial security, equal to the cost to remove a "Dwelling, Manufactured Home", or to demolish or convert an "Additional Farm House" as the case may be, shall be provided to the Township of Langley. This security may be drawn upon by the Municipality should

the owner fail to remove, demolish or convert the *migrant agricultural worker accommodation* as required in this Bylaw.

d) If the security is not sufficient to cover the costs incurred by the Municipality, the Owner shall pay the balance owing to the Municipality. If unpaid after December 31st of any calendar year, such unpaid fees and charges accrue interest and are recoverable in the same manner as property taxes.

e) Replacing Section 201.5 4) with the following:

The *migrant agricultural worker accommodation* can be used to house *migrant agricultural workers* employed on other *farm* operations, subject to approval of the Agricultural Land Commission.

f) Deleting Section 201.5 5)

g) Replacing Section 201.5 6) with the following:

The minimum floor area per *migrant agricultural worker* in the *migrant agricultural worker accommodations*, including living and sleeping areas, and minimum requirements for common facilities such as kitchen, laundry, washroom, shower, and storage areas shall comply with the requirements by the Government of Canada and the Province of BC.

h) Deleting Section 201.5 7)

i) Replacing Section 201.5 10) with the following:

All *migrant agricultural workers accommodation* shall comply with the relevant siting requirements, including any conditions specified by the Agricultural Land Commission.

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 25 | day of | March | , 2024 |
| READ A SECOND TIME the | 25 | day of | March | , 2024 |
| PUBLIC HEARING HELD the | 29 | day of | April | , 2024 |
| READ A THIRD TIME the | 29 | day of | April | , 2024 |
| RECEIVED THE APPROVAL OF THE MINISTRY OF AGRICULTURE the | | day of | | , 2024 |
| ADOPTED the | | day of | | , 2024 |

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | DECEMBER 1, 2025 - REGULAR MEETING | **REPORT:** | 25-193 |
| **FROM:** | ENGINEERING DIVISION | **FILE:** | 1855-95 |
| **SUBJECT:** | 2025 BC VISION ZERO ROAD SAFETY GRANT PROGRAM | | |

**RECOMMENDATION:**

**That** Council authorize an application to the BC Vision Zero Road Safety Grant Program for $20,000 of funding towards the Walnut Grove Drive Traffic Calming Project.

**ANALYSIS:**

The Province of BC, through the British Columbia Injury Research and Prevention Unit, offers the 2025 Vision Zero Road Safety Grant program funding of up to $20,000 for the design and installation of low-cost road infrastructure improvements that increase safety for vulnerable road users. The grant program requires project activities to be completed between April 1, 2026, and March 31, 2027.

Staff are proposing the traffic calming project on Walnut Grove Drive for application submission, based on the project's alignment with the program's goals and the recent neighbourhood ballot results supporting traffic calming measures for Walnut Grove Drive. The project, while still in development, is expected to include common traffic calming measures such as the installation of multiple speed humps, signage, and road markings.

**Financial Implications:**

The total cost of improvements is still being determined, but should the Township be successful in receiving funding from the Vision Zero Road Safety Grant, $20,000 would be available towards the project.

Respectfully submitted,

Karl Neufeld-Peters
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | DECEMBER 1, 2025 - REGULAR MEETING | **REPORT:** | 25-194 |
| **FROM:** | ENGINEERING DIVISION | **FILE:** | 1855-35 |
| **SUBJECT:** | CELEBRATE CANADA GRANT APPLICATION | | |

**RECOMMENDATION:**

**That** Council approve submission of a grant application to the Celebrate Canada Grant for $50,000 towards Canada Day 2026 Events within the Township of Langley.

**ANALYSIS:**

Annually, Heritage Canada offers funding to municipalities and other organizations covering 100% of eligible costs for events running from June 21 to July 1, 2026, to celebrate and promote one or more of the following days: National Indigenous Peoples Day, Saint Jean-Baptiste Day, Canadian Multiculturalism Day, and Canada Day. Events must be free of charge and open to the public.

A successful grant application would enhance the existing budget, enabling a more comprehensive and elaborate Canada Day celebration. For 2026, an application for $50,000 is proposed, which would supplement the existing budget and facilitate a larger Canada Day celebration to take place.

**Financial Implications:**

Should the Township be successful in the grant application, it would allow the event to be expanded beyond the current base budget of $90,000. If the grant application is not successful, staff will proceed with organizing an event within the approved Operating Budget.

Respectfully submitted,

Karl Neufeld-Peters
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

| **CONCURRENCES** | |
|---|---|
| **Division / Department** | **Name** |
| FINANCE DIVISION | S. Ruff |
| RECREATION, ARTS AND CULTURE DIVISION | R. Stare |

Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | DECEMBER 1, 2025 - REGULAR MEETING | **REPORT:** | 25-195 |
| **FROM:** | ENGINEERING DIVISION | **FILE:** | 1855-35 |
| **SUBJECT:** | 2026/27 BC AIR ACCESS PROGRAM GRANT APPLICATION | | |

**RECOMMENDATIONS**:

**That** Council approve the submission of a grant application to the 2025 British Columbia Air Access Program for funding of $2,000,000 for the Airfield Electrical and Lighting Systems Upgrade Project.

**That** Council approve the consolidation of $658,697 of the existing 2025 Airport Capital carryforward budget to the Airfield Electrical and Lighting Systems Upgrade Project and, if successful in receiving Provincial funding, approve $141,303 of additional funding from the Airport Reserve.

**EXECUTIVE SUMMARY:**

The Province of British Columbia provides annual funding through the BC Air Access Program (BCAAP) to support airside infrastructure improvements at public-use airports. Eligible projects can receive up to $2,000,000 per year, covering 90% of approved costs. Applications for the 2026 intake are due January 16, 2026.

Langley Regional Airport requires significant upgrades to its airfield electrical and lighting systems, as well as rehabilitation of Runway 01/19 and associated drainage improvements. The total cost to complete all work concurrently is estimated at $5,990,000.

To manage financial risk and operational impacts, staff recommend a phased approach:

- Phase One: Upgrade airfield electrical and lighting systems to LED technology, including runway edge and threshold lights, signage, and Precision Approach Path Indicator (PAPI) units.
- Phase Two: Complete runway pavement rehabilitation and drainage improvements.

This approach prioritizes critical electrical infrastructure, which poses a higher risk of failure and operational disruption.

**PURPOSE:**

The purpose of this report is to request Council authorization for a $2,000,000 grant submission to the 2025 BCAAP and required additional Township contributions for completing the Airfield Electrical and Lighting Systems Upgrade Project.

**BACKGROUND/HISTORY**:

In 2021, a qualified professional was hired to conduct a Runway Feasibility Study for the Airport. The overall objective was to evaluate and assess Runway 01/19's pavement and associated electrical systems and fixtures. A pavement condition assessment conducted on June 23, 2021, resulted in the condition of the runway ranging from fair to poor, with excessive transverse cracks, bumps, and dips in localized areas, and surface distress that ranged from low to high severity defects.

At that same time, airfield lighting and electrical systems were evaluated and determined that the runway edge and end lighting, windsocks, illuminated and non-illuminated signage and the PAPI units should be replaced with new LED Technology. As suppliers have discontinued the manufacturing of the current airfield fixtures, it is becoming increasingly difficult and cost-prohibitive to source the parts for ongoing maintenance.

In 2023, Council directed staff to obtain the final design and project costs to make the Runway Rehabilitation Project shovel-ready to apply for funding opportunities during the 2023-2024 BCAAP intake. A qualified professional was engaged to develop detailed design drawings and cost estimates for Runway 01/19 resurfacing, airfield drainage improvements, airfield lighting upgrades, and improvements to associated taxiways.

An application to the prior year's intake of BCAAP was unsuccessful due to the program being oversubscribed.

**Current Assessment**:

Based on the previous investigations and design work by qualified professionals, it was determined that the following work is required:

- upgrading the airfield electrical and lighting systems to LED, including runway edge lights, runway end and threshold lights, airfield signage, and PAPI
- installation of new LED Taxiway Edge Lighting and installation of PAPI units for the secondary Runway 07/25 to ensure compliance with airport regulatory requirements
- 65mm depth mill overlay of Runway 01/19
- re-grading of associated runway shoulder areas
- pavement markings
- improving drainage to decrease standing water throughout the airfield

Staff recommend that a phased implementation strategy be adopted for the project. However, considering the critical vulnerabilities identified within the electrical infrastructure, staff are recommending that the airfield electrical and lighting systems upgrade now be prioritized as Phase One. The pavement rehabilitation and drainage improvements are advised for Phase Two, contingent upon the availability of fiscal resources.

Despite the observable deterioration of the pavement condition, the risk profile associated with the airfield lighting system has escalated to a critical threshold. A comparative risk analysis demonstrates that while pavement degradation proceeds in a gradual manner, due to the runway crack seal program, the lighting system is currently subject to risk of significant failure that jeopardizes the Airport's level of service.

The electrical infrastructure includes lighting transformers and control boards that have been in service for over 28 years, which have experienced increased maintenance and difficulty in sourcing replacement components.

During the summer of 2025, a significant failure was experienced and resolved by the manufacturer, providing their last remaining control board from their testing inventory, as the controller is no longer in production. This experience has highlighted the depletion of available replacement component stock and provides a risk for the Airport of experiencing future maintenance situations.

**ANALYSIS**:

The execution of airfield lighting and electrical systems upgrades for the Airport will include the installation of modern LED lighting, thereby yielding reduced energy consumption and lower annual operating costs. Furthermore, updating the critical infrastructure will expand the replacement component supply chain, mitigating the risk of service interruptions.

Aviation regulations prohibit aircraft from landing on runways without functional airfield lighting during hours of darkness. This regulatory constraint impacts winter months, where earlier sunsets curtail the window for daylight operations. The inability to support night operations during these periods has resulted in declining flight volumes, which directly impact AvGas and Jet Fuel sales.

Completion of Phase Two of the project is important to ensure the runway and associated features provide a safe operating environment for aviation activities. Completing this project will significantly extend the service life and year-round functionality of Runway 01/19 and will allow for a full range of operating activities. Drainage improvements will be completed to the airfield at the same time to decrease the risk of standing water, which can cause premature failure of airfield assets and attract birds, a known risk to aviation.

**Project Timeline**:

Phase One of the project would require upgrading airfield lighting to LED and the installation of LED Taxiway Edge lighting and PAPI for Runway 07/25, and all other necessary documentation required for application to the British Columbia Air Access Program.

Phase Two of the project is “shovel-ready” with detailed drawings, tender documents, and cost estimates, which would be subject to available funding and Council direction. The scheduling of Phase Two would result in an estimated two-to-three-month closure of Runway 01/19, with work occurring overnight within the intersection of both runways. This would allow for aircraft movements to still occur during daylight hours for fixed-wing aircraft on Runway 07/25.

**Financial Implications:**

Staff have identified $658,697 of the existing 2025 Airport Capital Budget that has previously been approved and is available for this project. Conditional on the BCAAP funding being awarded, the additional required funding from the Township would be $141,303 for Phase One, which is proposed to come from the Airport Reserve.

Under a phased approach, an estimated 10% increase for Phase Two works is presented in the following table, with costs contingent on market conditions.

| Item | Phase One | Phase Two |
|---|---|---|
| Airfield Electrical and Lighting Systems Upgrade | $2,800,000 | $0 |
| Runway 01/19 Rehabilitation | $0 | $3,510,000 |
| Existing Budget | $658,697 | $0 |
| BCAAP Funding | $2,000,000 | $2,000,000 |
| **Total Funding Required:** | **$141,303** | **$1,510,000** |

Individual phases would be eligible for annual BCAAP funding of up to $2,000,000 per year, but there is no guarantee that the Township would be successful in securing funding that is distributed throughout the Province of BC over multiple years.

Details of the funding required are listed in the following capital project sheets.

It is anticipated that annual operating costs for additional airfield lighting will be offset by the cost savings of switching existing airfield fixtures from halogen to LED technology, with additional cost savings accruing to airport operations.

The second phase of works would be subject to Council's consideration of funding and any direction to seek BCAAP funding in a subsequent year.

| Township of Langley<br>Capital Project Description | | | | | | |
|---|---|---|---|---|---|---|
| **Project Title:** | Airfield Electrical and Lighting System Upgrade and Runway 01/19 Rehabilitation | | | | | |
| | CFWD 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
| Requested Amount | | $2,141,303 | $3,510,000 | | | |
| Budget Remaining | $658,697 | | | | | |
| Total Projected Cost | $658,697 | $2,141,303 | $3,510,000 | | | |

| | |
|---|---|
| Project Description *(Phased Project) | Conducting a 65mm (millimetre) mill and pave of Runway 01/19, upgrading airfield lighting to LED, upgrading current wiring and cabling, and drainage upgrades to reduce the impacts to the pavement and standing water on runway areas. |
| Project Justification and Consequences of Not Proceeding *(Phased Project) | Current runway pavement has exceeded its cost-effective life cycle and cannot be reliably maintained through typical pavement maintenance techniques such as crack-sealing.<br><br>Airfield lighting is reaching the end of its life cycle and is recommended for upgrades to LED to ensure regulatory compliance and operational cost savings.<br><br>Airfield drainage upgrades are required in conjunction with pavement overlay to preserve the new runway surface from standing water and reduce the impacts of extreme temperature fluctuations and pavement deterioration from frost heave. |

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

| | | | |
|---|---|---|---|
| Length of Project (years): | 2 | Initial Year of Approval: | 2026 |

| Township of Langley<br>Capital Project Description | | | | | | |
|---|---|---|---|---|---|---|
| **Project Title:** Airfield Electrical and Lighting System Upgrade and Runway 01/19 Rehabilitation | | | | | | |
| **Proposed Funding Sources** | | | | | | |
| Proposed Funding Sources | CFWD 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
| Reserve Future Capital Expenditure | | | | | | |
| Operating Revenue | | | | | | |
| Prior Year's Surplus | | | | | | |
| Federal / Provincial / Other Grants | | $2,000,000 | | | | |
| Development Cost Charges | | | | | | |
| Reserve: Airport | $13,180 | $141,303 | | | | |
| Reserve: Capital Projects | $645,517 | | | | | |
| Debt | | | | | | |
| TransLink | | | | | | |
| **Total Currently Funded** | **$658,697** | **$2,141,303** | | | | |
| **Total Currently Unfunded** | | | **$3,510,000** | | | |

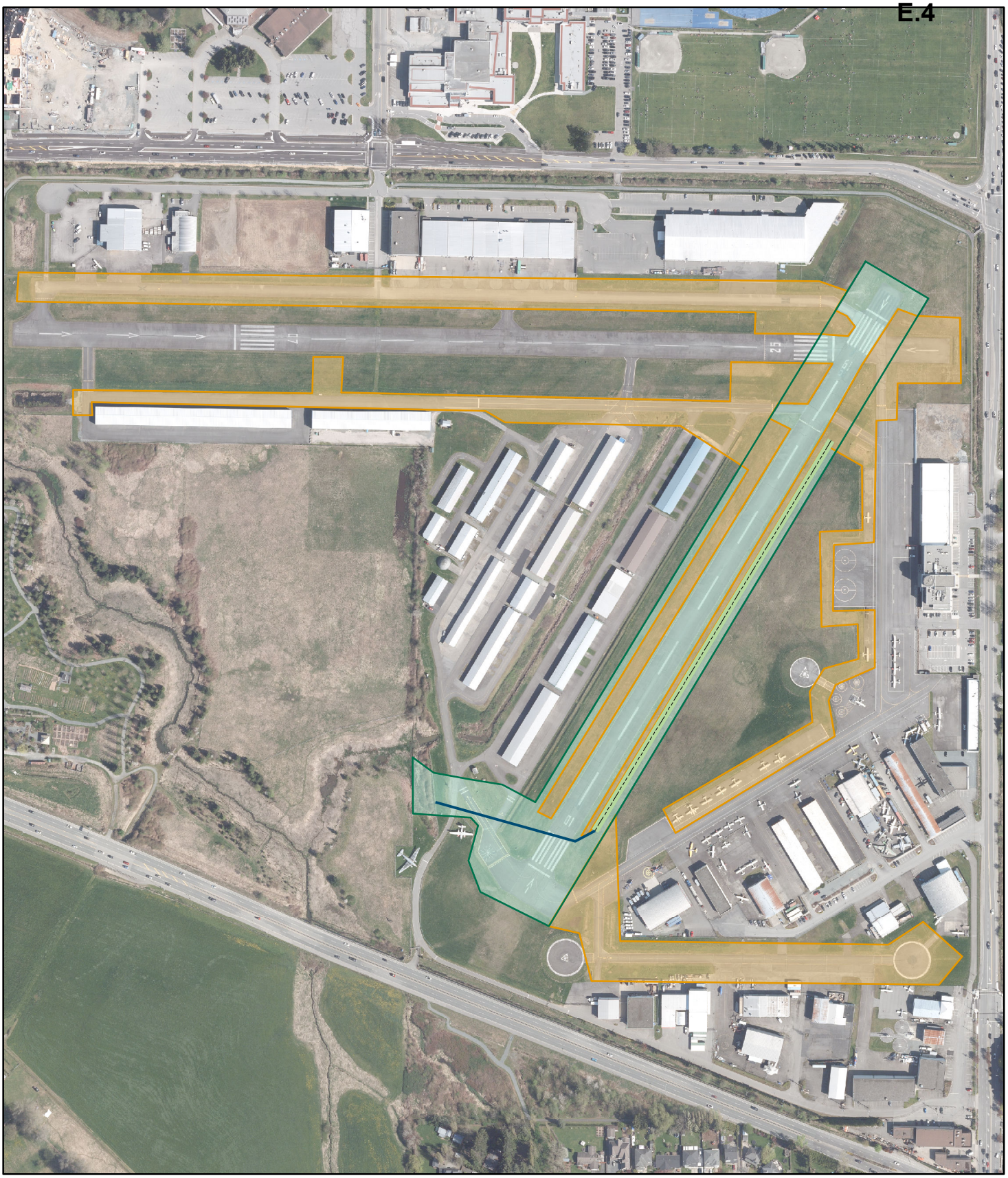
Respectfully submitted,

Ryan Chapman
MANAGER, ADMINISTRATION AND BUSINESS SERVICES
for
ENGINEERING DIVISION

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

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

ATTACHMENT A YNJ Phased Runway Improvements



**Langley Regional Airport (YNJ) Phased Runway Improvements**

- Phase 1: Airfield Electrical and Lighting Systems Upgrade
- Phase 2: Runway 01/19 Rehabilitation and Drainage Improvement Area
- Culvert to outflow
- Parallel Drainage Improvements

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Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | DECEMBER 1, 2025 - REGULAR MEETING | **REPORT:** | 25-192 |
| **FROM:** | PUBLIC WORKS DIVISION | **FILE:** | 4100-01 |
| **SUBJECT:** | FORT LANGLEY CENOTAPH RESTORATION | | |

**RECOMMENDATION:**

**That** Council direct staff to proceed with previously approved Fort Langley Cenotaph restoration works and, if necessary, replace the entire cenotaph for an estimated total cost of $35,000, funded from the existing Fort Langley Cemetery Improvements (CEM1008) Capital Project.

**EXECUTIVE SUMMARY:**

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

Staff met with stakeholders on May 2, 2025, at the Fort Langley Cemetery and later with the Heritage Advisory Committee on August 19, 2025, to review consultant recommendations and risk mitigation strategies. Stakeholders provided input on the cenotaph's history and prior incidents of damage.

A secondary assessment conducted on September 5, 2025, identified additional fractures and chipping. The consultant concluded that removing the cross-section for repair carries a significant risk of structural failure. As directed by Council on July 21, 2025, staff installed a decorative barricade on October 15, 2025, to ensure public safety.

The consultant recommends continuing stabilization efforts; however, given the newly identified deficiencies, the cross is unlikely to remain structurally sound. If failure occurs during stabilization, full cenotaph replacement is advised. Prior to any removal, precise measurements and detailed documentation will be completed to ensure that, if restoration proves impossible, a replica can be produced with a high degree of accuracy.

Alternatively, Council could choose to retain the cenotaph in its current state with the barrier in place to protect it and minimize risk in the event of a failure. However, this option could significantly impact future Remembrance Day ceremonies if failure occurs without sufficient time for replacement, which is currently estimated at ten months.

**PURPOSE:**

To provide Council with an update on the Fort Langley Cenotaph restoration, summarize stakeholder feedback, and seek approval for the amended restoration plan.

**BACKGROUND/HISTORY:**

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

In early 2025, staff engaged qualified professionals experienced in cemetery monument restoration to complete a comprehensive cleaning and conduct a condition assessment. The assessment identified two fractures and recommended exploring restoration options to mitigate the risk of future failure.

At the January 27, 2025, Regular Meeting, Council directed staff to report back with potential options for restoring the cenotaph at the Fort Langley Cemetery.

On April 7, 2025, staff presented Report 25-46 at the Regular Meeting, outlining options and recommendations. Council referred the report to the Heritage Advisory Committee, the Fort Langley Remembrance Day Committee, the Fort Langley Community Association, and the Aldergrove Legion for feedback.

On May 2, 2025, staff held a site meeting with the Fort Langley Community Association, the Fort Langley Remembrance Day Society, and the Langley Heritage Society to review the consultant's recommendations. Discussions focused on safety concerns and restoration, with agreement that any future development should involve continued stakeholder input.

At the May 26, 2025, Regular Meeting, Council directed staff to provide a detailed condition report and organize a stakeholder engagement session.

On July 21, 2025, staff presented Report 25-114 summarizing engagement feedback, which largely supported restoring the cenotaph. The report recommended installing a barrier to prevent further damage and removing the cenotaph for restoration after November 11, 2025. Council directed staff to install the barrier and proceed with restoration following consultation with the Heritage Advisory Committee.

On August 19, 2025, staff met with the Heritage Advisory Committee to review restoration risks and strategies. The committee recommended a secondary assessment to identify additional deficiencies.

On September 5, 2025, a qualified professional completed the secondary technical assessment, identifying further fractures and chipping. The consultant concluded that removing the cross-section for repair carried a high risk of structural failure and advised against sealing fractures, as this could trap moisture and accelerate deterioration.

On October 15, 2025, in accordance with Council's July 21, 2025, direction, staff installed a decorative barricade around the cenotaph to ensure public safety ahead of the planned restoration period. A photograph of the cenotaph with the barrier installed is included as Attachment A.

**DISCUSSION/ANALYSIS:**

Following the September 5, 2025, inspection, the consultant advised continuing stabilization efforts but warned that removing the cross-section for repair carries a significant risk of structural failure.

The Township should therefore be prepared for full replacement, which could take up to ten months. The consultant also advised against sealing fractures, as this could trap moisture and accelerate deterioration.

Given the newly identified fractures and chipping, the cross is unlikely to remain structurally sound. If failure occurs during stabilization, the entire cenotaph should be replaced with a replica. This approach is necessary because sourcing matching stone is not feasible, and using mismatched materials would compromise the appearance and integrity of the cenotaph.

Based on the consultant's recommendations, staff advise proceeding with restoration as previously directed by Council, with the contingency that if the cross fails during the process, the cenotaph be replaced with a full replica.

Before any removal, precise measurements and detailed documentation will be completed to ensure that, if restoration proves impossible, a replica can be produced with a high degree of accuracy.

**Financial Implications:**

Staff confirm that the cenotaph restoration and decorative barrier are fully funded through the existing Fort Langley Cemetery Improvements (CEM1008) Capital Project. Council has already approved $2,000 for the barrier and $17,500 for restoration from this project, which will proceed as planned. If full cenotaph replacement becomes necessary, the total cost of $35,000 can also be funded from the existing capital allocation.

**Optional Recommendations/Alternatives:**

Retain the cenotaph in its current state with the barricade in place to minimize risk in the event of sudden failure. This option could significantly impact future Remembrance Day ceremonies if failure occurs without sufficient time for replacement.

Respectfully submitted,

Hakim Bismel
INFRASTRUCTURE ASSETS MANAGER
for
PUBLIC WORKS DIVISION

ATTACHMENT A Fort Langley Cenotaph Decorative Barrier

# ATTACHMENT A



Township of Langley

Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | DECEMBER 1, 2025 - REGULAR MEETING | **REPORT:** | 25-191 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 11-02-0071 |
| **SUBJECT:** | REZONING APPLICATION NO. 100771 (DIACK / 25027 – 52 AVENUE) | | |

**PROPOSAL:**

Application to rezone approximately 0.63 ha (1.55 ac) of land located at 25027 – 52 Avenue to Suburban Residential Zone SR-3B to create two residential lots.

**RECOMMENDATION SUMMARY:**

That Council give first, second and third reading to Bylaw No. 6144 subject to eight (8) development prerequisites being satisfied prior to final reading.

**RATIONALE:**

The proposed development complies with the objectives of the Rural Plan.

**RECOMMENDATION:**

**That** Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Diack) Bylaw No. 6144 rezoning approximately 0.63 ha (1.55 ac) of land located at 25027 – 52 Avenue to Suburban Residential Zone SR-3B to facilitate subdivision to create two residential lots, 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. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
3. Construction of the north half of 52 Avenue in accordance with the Township's Subdivision and Development Servicing Bylaw.
4. Provision of a final tree management plan, incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of restrictive covenants acceptable to the Township:
    a. notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities
    b. identifying the units (Minimum 5% single family lots) required to comply with the adaptable housing requirement.
6. Review of the existing exterior design control agreement for alignment with the Salmon River Uplands Planning Framework and amend as appropriate including designation of a new Design Consultant.
7. As per the applicant's proposal in support of the proposed rezoning application, provision of $125,000 as a voluntary amenity contribution.

8. Payment of applicable supplemental Rezoning fees and Development Engineering and Green Infrastructure Services administration fees.

**EXECUTIVE SUMMARY:**

Coastland Engineering & Surveying has applied to rezone approximately 0.63 ha (1.55 ac) of land located at 25027 – 52 Avenue to Suburban Residential Zone SR-3B to create two (2) residential lots. The application is consistent with the intent of the Township of Langley's Official Community Plan's Rural designation and the Rural Plan's Salmon River Uplands designation. Staff recommend that Council consider the rezoning request, subject to the completion of eight (8) development prerequisites.

**PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 6144.

**REFERENCE:**

| | |
|---|---|
| **Owner:** | Ronald Diack<br>25027 – 52 Avenue<br>Langley BC V4W 1G1 |
| **Agent:** | Coastland Engineering and Surveying Ltd.<br>101, 19292 – 60 Avenue<br>Surrey, BC V3S 3M2 |
| **Legal Description:** | Lot 9 Section 2 Township 11 New Westminster District Plan EPP78943 |
| **Location:** | 25027 – 52 Avenue |
| **Area:** | 0.63 ha (1.55 ac) |
| **Official Community Plan:** | Rural |
| **Rural Plan:** | Salmon River Uplands |
| **Existing Zoning:** | Suburban Residential Zone SR-1 |
| **Proposed Zoning:** | Suburban Residential Zone SR-3B |
| **Agricultural Land Reserve:** | Not in ALR |

**BACKGROUND/HISTORY:**

The subject site is one of nine lots created through a subdivision in 2018 that included registration of an exterior design control agreement for dwelling unit design consistent with the existing rural character.

On April 17, 2023, Council authorized execution of a Memorandum of Understanding (MOU) with Metro Vancouver for areas marked Rural within the Sewerage Area or Sewerage Extension Areas to interpret “low density forms of residential” in the Regional Growth Strategy’s (RGS) Rural land use designation as permitting minimum lot sizes equivalent to half acre lots (Attachment B).

The Rural Plan contains a Planning Framework for the Salmon River Uplands with the aim of maintaining the rural residential and agricultural uses (Attachment C). The applicant has provided a response to how the rezoning and subdivision are consistent with the framework (Attachment D).

**DISCUSSION/ANALYSIS:**

- Coastland Engineering & Surveying Ltd. has applied on behalf of the owner to rezone the subject property from Suburban Residential Zone SR-1 to Suburban Residential Zone SR-3B to facilitate a subdivision to create two residential lots.
- A 507 $m^2$ (5,460 $ft^2$) accessory building / shop is currently located on proposed Lot 2. The proponent indicates they intend to convert the accessory building / shop into a single family dwelling.

**Adjacent Uses:**

| | Existing Use | Rural Community Plan Designation | Existing Zoning |
|---|---|---|---|
| **North:** | Single family dwellings | Salmon River Uplands (not within the ALR) | Suburban Residential Zone SR-1 |
| **South:** | 52 Avenue beyond which are rural residential properties in the ALR | Agricultural/Countryside | Rural Zone RU-3 |
| **East:** | Single family dwellings | Salmon River Uplands (not within the ALR) | Suburban Residential Zone SR-1 |
| **West:** | Single family dwelling adjacent to 249B Street | Salmon River Uplands (not within the ALR) | Suburban Residential Zone SR-1 |

**Regional Policy Context:**

- The Metro Vancouver Regional Growth Strategy (RGS) designates the property as rural within the sewerage area. The rural designation intends to protect the existing character, landscapes and environmental qualities of rural communities. On April 17, 2023, Council authorized execution of a MOU with Metro Vancouver for areas marked Rural within the sewerage Area or Sewerage Extension Areas to interpret "low density forms of residential" in the RGS Rural regional land use designation as permitting minimum lot sizes equivalent to half acre lots and permit flexibility for minor lot-size variances to accommodate topographic, environmental or other land use constraints (Attachment B).
- As noted in the MOU, the rural regional land use designation provides flexibility for minor lot-size variances to accommodate site-specific topographic, environmental or other land use constraints as considered by the Township. Staff note these constraints are not present on the subject site, therefore the minimum lot area of 0.5 ac (2,023 $m^2$) applies.
- The Township of Langley Zoning Bylaw 1987 No. 2500 currently does not include a zone with a minimum lot size of 0.5 ac (2,023 $m^2$). To ensure consistency with the MOU, the applicant has applied for a new Suburban Residential Zone SR-3B with a minimum lot area of 0.5 ac (2,023 $m^2$). Required frontage 27.45m (90 ft) and depth of 30.5 m (100 ft) of the proposed zone are consistent with the Suburban Residential Zone SR-3.
- Proposed lot sizes of 0.73 ac (2,940 $m^2$) and 0.83 ac (3,340$m^2$) (Attachment A) and are consistent with the policy context of the RGS, Official Community Plan (OCP) and Rural Plan.

**Salmon River Uplands Policy Framework:**

- The Township's OCP designates the subject property as Rural and the Township's Rural Plan designates the property as Salmon River Uplands. These designations are intended to preserve the rural residential character of the area and rural residential and agricultural uses, respectively. The application is consistent with the intents of the plans.
- The Salmon River Uplands designation outlines a planning framework for development proposals to consider. The applicant has provided a response to the Salmon River Uplands Planning Framework (Attachment D).

**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 Salmon River Uplands Planning Framework 5.7.1(D)(2) includes consideration of a cash-in-lieu mechanism as a T rail Connectivity and Greenway Amenity in order to advance the objectives of a trail connectivity plan for acquisition of lands to complete trail infrastructure.

The applicant proposes a $125,000 voluntary amenity contribution in consideration of the above noted policy and framework in support of the proposed rezoning application.

**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 |
|---|---|---|---|---|---|
| 24 | 20 | 0 | 0 | 2 | 22 |

- The Tree Protection and Replacement Plan proposes retaining of trees, shrubs and groundcovers on the site, as well as two municipal street trees.

**Policy Considerations:**

The proposed rezoning to Suburban Residential Zone SR-3B and subdivision to create two lots with proposed lot sizes of 0.29 ha (0.73 ac) and 0.33 ha (0.85 ac) are consistent with the policy context of the RGS, OCP and Rural Plan including the Salmon River Uplands Planning Framework. Staff recommend Council give first, second and third reading to Bylaw No. 6144 (subject to eight (8) development prerequisites).

Respectfully submitted,

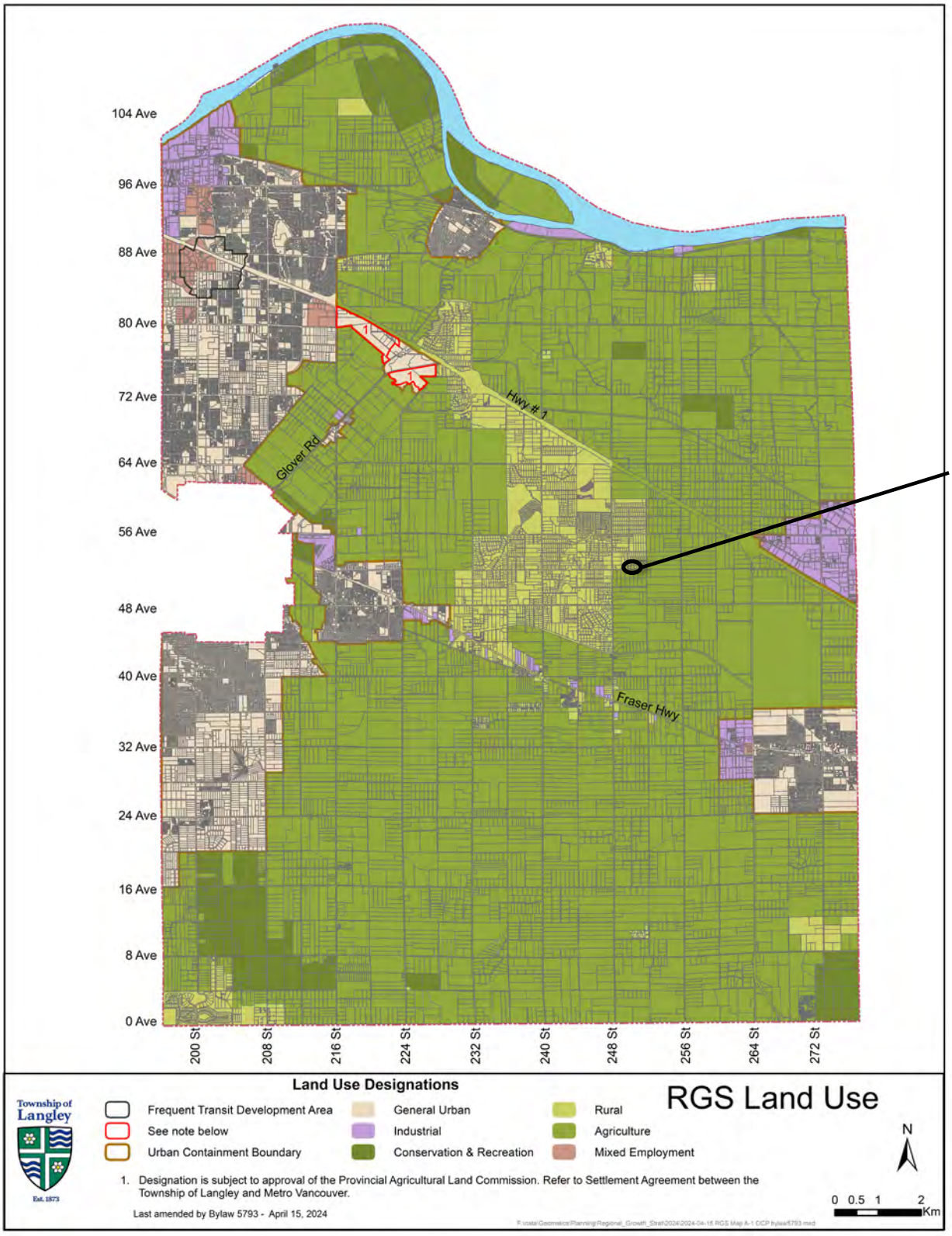
Lindsay Roberts
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

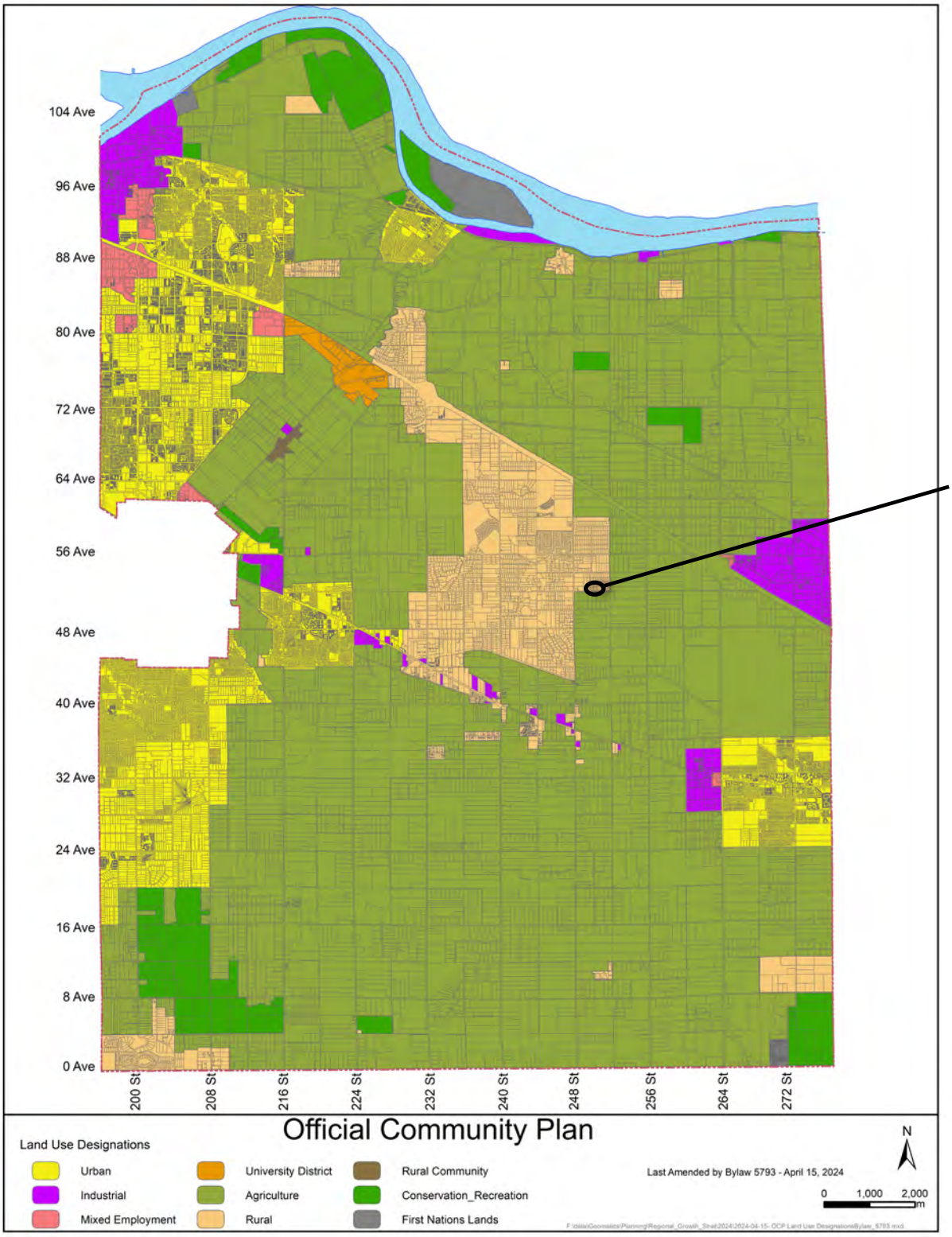
ATTACHMENT A Maps and Graphics
ATTACHMENT B Memorandum of Understanding
ATTACHMENT C Salmon River Uplands Framework
ATTACHMENT D Applicant Response to SRU Framework

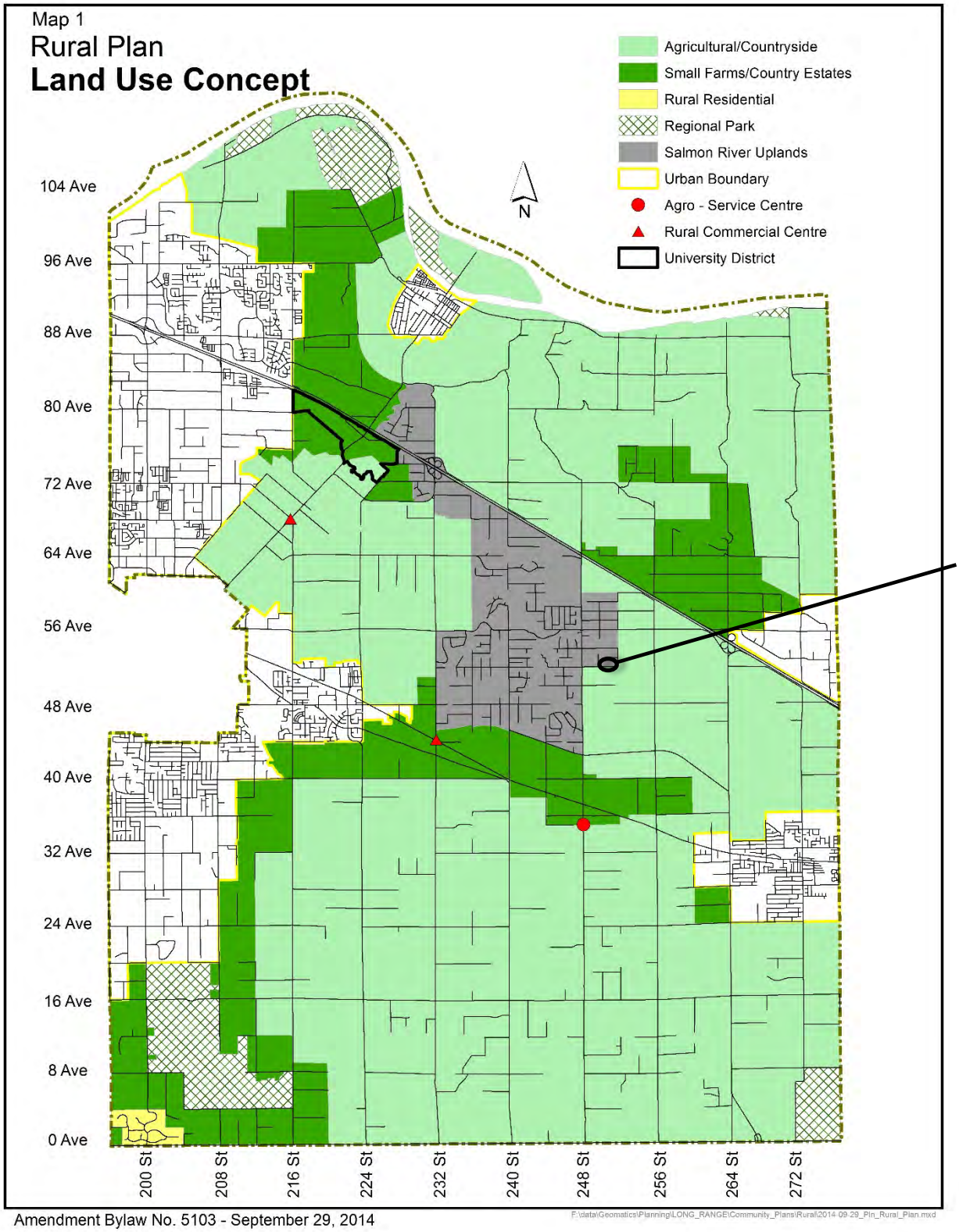
ATTACHMENT A

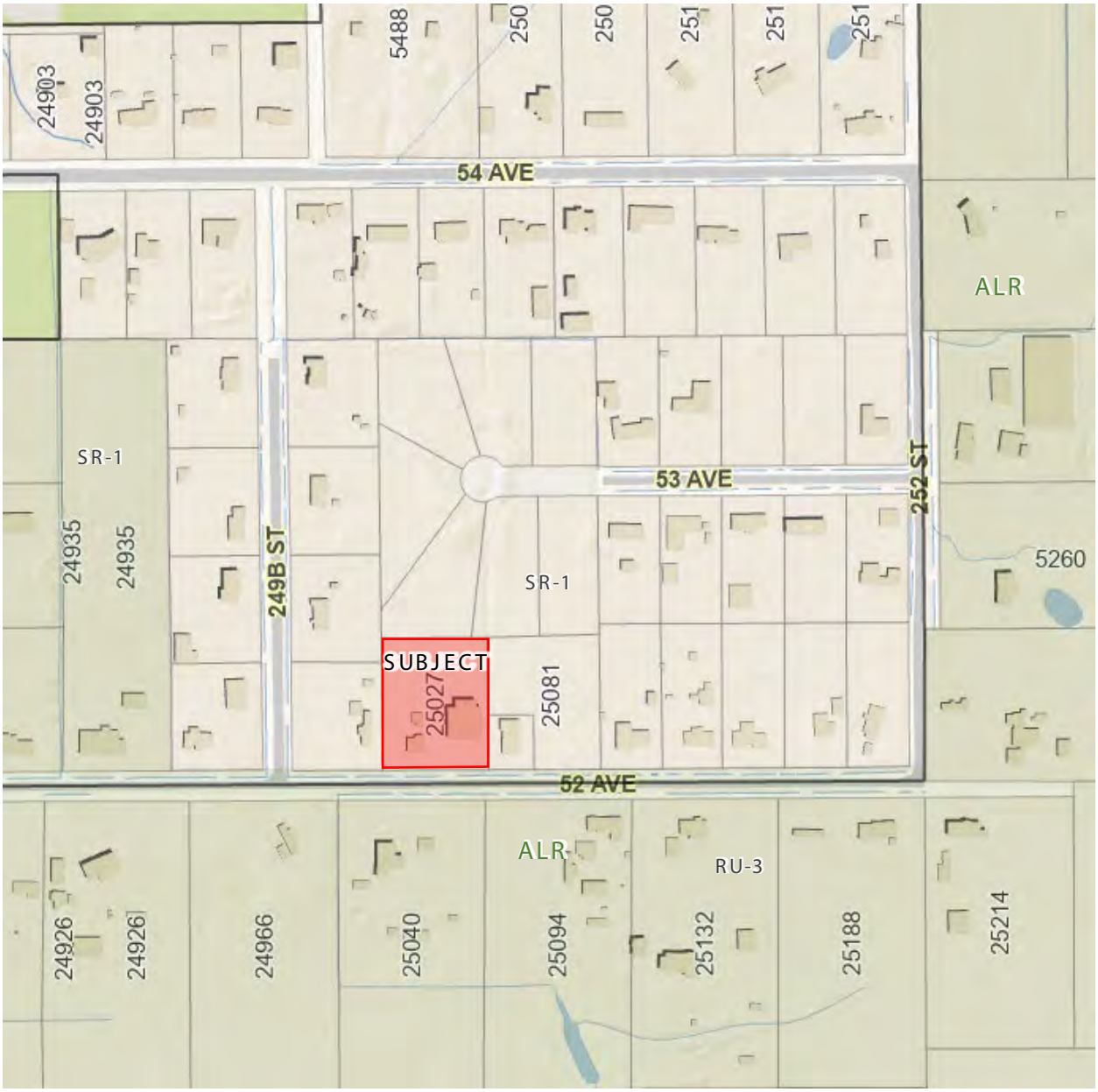



**AERIAL CONTEXT MAP**

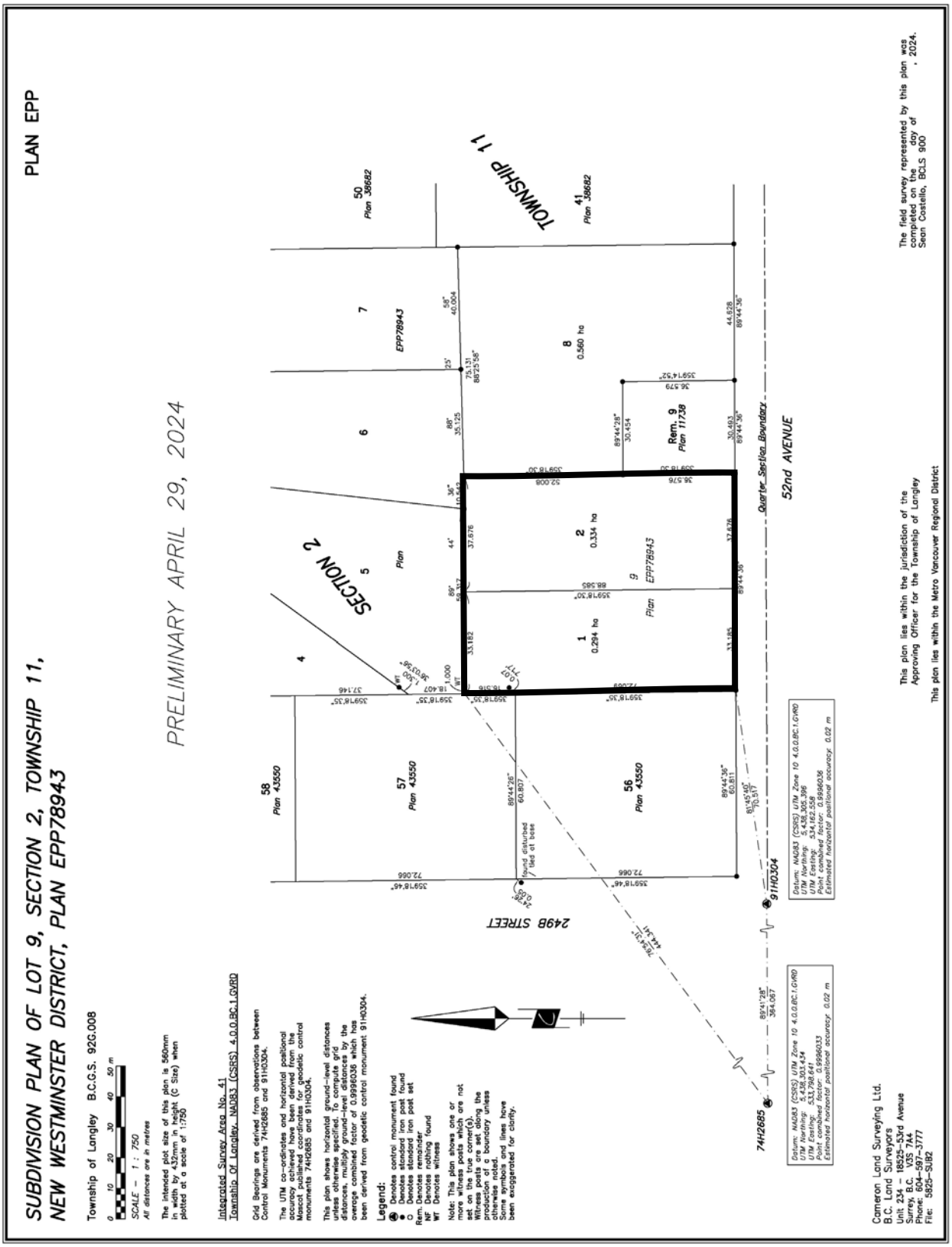

104 Ave
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200 St
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216 St
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232 St
240 St
248 St
256 St
264 St
272 St
Hwy # 1
Glover Rd
Fraser Hwy
1
1
SUBJECT
Land Use Designations
Township of Langley
Est. 1873
Frequent Transit Development Area
See note below
Urban Containment Boundary
General Urban
Industrial
Conservation & Recreation
Rural
Agriculture
Mixed Employment
RGS Land Use
N
1. Designation is subject to approval of the Provincial Agricultural Land Commission. Refer to Settlement Agreement between the Township of Langley and Metro Vancouver.
Last amended by Bylaw 5793 - April 15, 2024
0 0.5 1 2
Km


104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
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272 St
SUBJECT
Official Community Plan
Land Use Designations
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Community
Conservation_Recreation
First Nations Lands
Last Amended by Bylaw 5793 - April 15, 2024
N
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Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
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56 Ave
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24 Ave
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SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014-09-29_Pln_Rural_Plan.mxd




**ZONING BYLAW NO. 2500**




**DRAFT SUBDIVISION PLAN – SUBMITTED BY APPLICANT**

# MEMORANDUM OF UNDERSTANDING

**BETWEEN:**

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

(the "**Township**")

**AND:**

**METRO VANCOUVER REGIONAL DISTRICT**

("**Metro Vancouver**")

**WHEREAS:**

A. The Township of Langley, as a signatory to Metro 2050, the regional growth strategy, is committed to the shared regional growth strategy's goals, strategies and policy actions including but not limited to limiting sprawl, directing growth to Urban Centres and along transit corridors, and protecting important lands like the region's agricultural, ecologically sensitive, and industrial lands;

B. Metro Vancouver, as the steward of Metro 2050, is committed to supporting its member jurisdictions in meeting their local aspirations as laid out in their Official Community Plans, while implementing the goals, strategies and policy actions laid out in Metro 2050;

C. Policy Action 1.4.3 c) of Metro 2050 states that Member Jurisdictions will specify the allowable density and form for any lands with a Rural regional land use designation in Regional Context Statements;

D. The Township is seeking clarity on the definition of allowable density for the Metro 2050 Rural land use designation for the area in the Township known as the Salmon River Uplands, shown as the "Subject Area" on Schedule A;

E. As indicated in Policy Action 6.9.1 and on Map 12 of Metro 2050, the Salmon River Uplands area is a unique geography within the region that has a distinct planning history and background;

F. Metro 2050 indicates that the region's Rural regional land use designated lands are intended to protect the existing character, landscapes, and environmental qualities of rural communities outside the Urban Containment Boundary, and that land uses in these areas may include low density forms of residential; and

G. In the Salmon River Uplands area, the Township intends to:

a. limit growth in lands with the Rural land use designation to lots that are at minimum half (½) an acre in size, recognizing that the area has legacy developments with lots that may be smaller than half (½) an acre; and
b. not develop Agricultural Land Reserve lands.

**NOW THEREFORE** the parties agree as follows:

1. Within the areas marked as "Rural within the Sewerage Area" and "Sewerage Extension Areas" within the "Subject Area" on Schedule A, "low density forms of residential" in the Rural regional land use designation of Metro 2050 will be interpreted as permitting minimum lots sizes equivalent to half (½) acre lots.

2. Within the Subject Area on Schedule A, the Rural regional land use designation of Metro 2050 provides flexibility for minor lot-size variances to accommodate site topographic, environmental, or other land use constraints, as appropriate. These considerations may be considered on a case-by-case basis by the Township of Langley.

3. Within the Subject Area on Schedule A, land uses established and subdivisions registered at the Land Title and Survey Authority of British Columbia prior to February 24, 2023, being the date of adoption of Metro 2050, will, for the purposes of Policy Action 6.9.1 of Metro 2050, be considered as being consistent with the applicable regional land use designation for lands within the Subject Area as of February 24, 2023.

SIGNED this _____ day of _____, 2023.

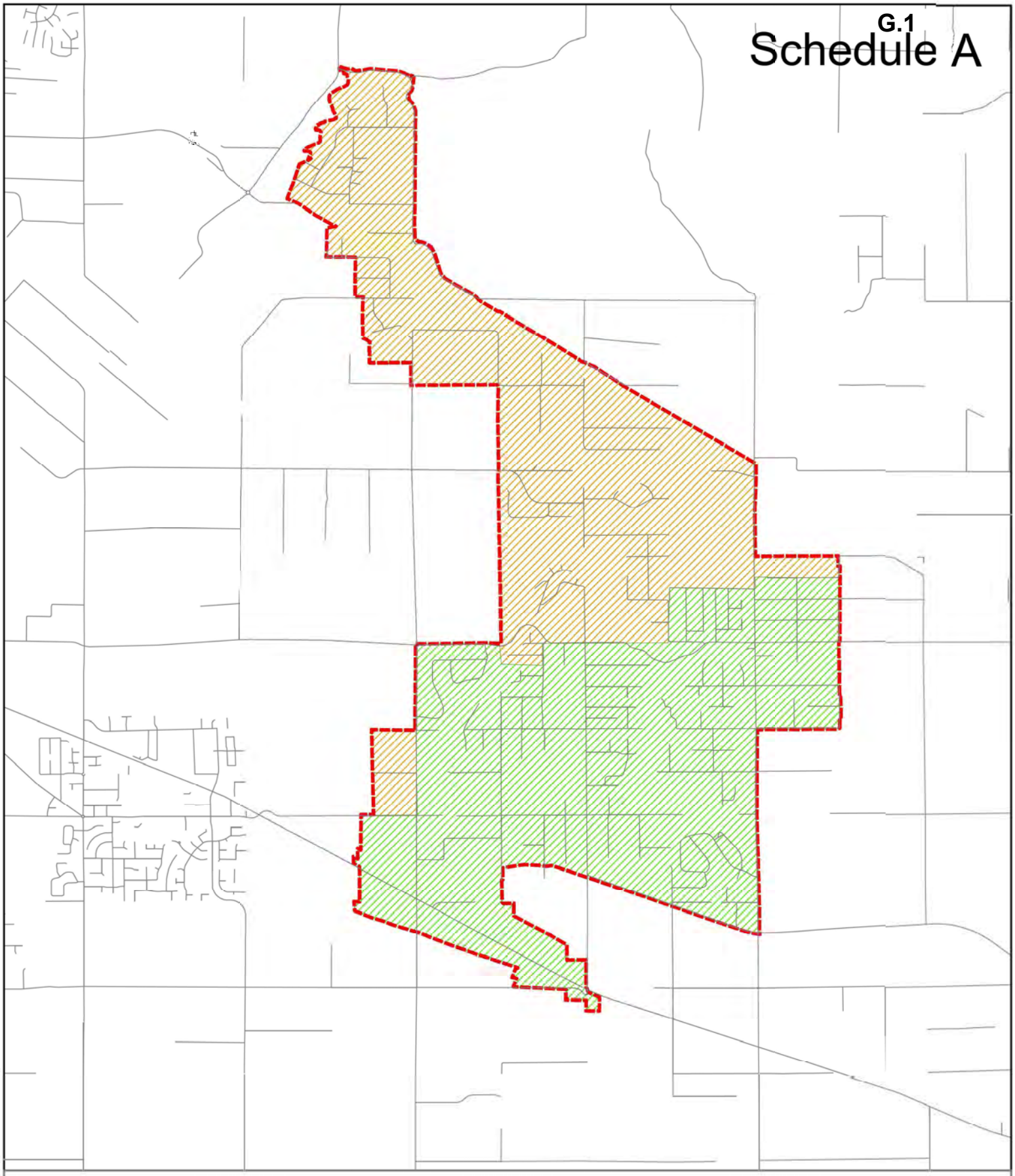
**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

_____
Mark Bakken
Chief Administrative Officer

**METRO VANCOUVER REGIONAL DISTRICT**

_____
Jerry W. Dobrovolny, P.Eng., MBA
Chief Administrative Officer

# Schedule A


Subject Area
N
Subject Area
Rural Within Sewerage Area
Sewerage Extension Areas
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#5983
11/03/24

## 5.7 SALMON RIVER UPLANDS

### 5.7.1 Planning Framework

The Salmon River Uplands (SRU) area shall be maintained for rural residential and agricultural uses.

The Township of Langley's various adopted bylaws, policies, strategies and plans shall be used in considering development applications in the SRU area including, but not limited to, the Official Community Plan, the Zoning Bylaw, the Subdivision and Development Servicing Bylaw, the Climate Action Strategy, the Community Forest Management Strategy and the Master Transportation Plan. In addition, development proposals shall be required to consider and undertake the following:

A. Climate Action

1. Utilize nature-based solutions and green infrastructure for land-use planning strategies that address climate adaptation and mitigation.
2. Integrate design with an inter-disciplined approach to ensure coordination amongst the various qualified professionals, in order to advance best management practices, within a collaborative framework.
3. Enhance development standards to augment existing servicing bylaw requirements, to demonstrably integrate natural features and functions.

B. Stormwater Management

1. Utilize best management practices to address stormwater run-off, detention control and discharge including consideration of erosion control and water run-off quality issues.
2. Promote the utilization of low impact development strategies and water sensitive urban designs including the implementation of such measures as pervious pavements, bioswales, rain gardens.
3. Ensure the preservation of natural areas and drainage patterns and provide for: ground infiltration of rainwater at individual lot level, protection of water quality flows into the Salmon River and preservation of the natural ecosystems to the extent possible.
4. Utilize the principles of holistic, integrated and coordinated watershed and land-use planning to protect sensitive environmental areas in the Salmon River Uplands and to reduce potential flooding downstream.

C. Ecological Protection

1. Incorporate measures to protect and enhance biodiversity through the creation of public parks, green spaces and landscape enhancements adjacent to public trails.
2. Consider enhanced parks and green spaces to support ecological protection and mitigate climate impact of development.
3. Provide for ecological connectivity utilizing existing watershed characteristics, drainage areas and other ecosystem components, wildlife migration and to enhance habitat.

D. Trail Connectivity and Greenway Amenity

1. Consider a cohesive and interconnected trail network plan to provide for enhanced recreational and alternative multi-modal transportation opportunities in the local context.

2. Consider a cash-in-lieu mechanism in order to advance the objectives of a trail connectivity plan for acquisition of lands necessary to complete trail infrastructure designed to meet the municipal objectives.

E. Water Servicing

1. Consider a water use planning document for the area to include further detailed information regarding the objectives, principles and techniques to inform further development criteria with respect to effectively managing water resources including protection of groundwater, consideration of water metering for the municipal water supply system and other water conservation measures and initiatives.
2. Design strategies to protect water resources and manage water demands based on planning to reduce negative impacts to the local aquifer and to enhance water conservation for the area.

F. Protection of Rural Character

1. Consider form, siting and character development permit guidelines as principles and standards to be applied to protect the rural character of the area including historic attributes, streetscapes and view corridors.
2. Reduce land-use conflicts by minimizing density around the ALR as much as possible and incorporating appropriate buffers and transitions, where applicable.
3. Examine spatial clustering and other metrics as an opportunity to create and enhance privacy, green space and other values in the area in consideration of the zoning bylaw provisions.

Coastland engineering & surveying ltd.

M.E. HELLE, A.Sc.T., CPWI 3

Willowbrook Business Centre
#101 - 19292 - 60th Avenue
Surrey, B.C. V3S 3M2
Tel: 604-532-9700
Fax: 604- 532-9701
E-mail: genmail@coastland.bc.ca

Incorporated 1976 Civil Engineering Consultants • Land Development • Municipal Engineering

March 31, 2025

Our File: 2932
Langley File: 11-02-0071

Township of Langley
Planning Department
20338 – 65 Avenue
Langley, BC V2Y 3J1

**Attention: Lindsay Roberts**

Dear Madame:

**Re: 25027 – 52 Avenue - Diack**

Further to your email from March 6, 2024 and our subsequent conversations, the following are our responses to policy 5.7.1, A through F of the Salmon River Uplands Planning Framework.

## A. Climate Action

1. This is a two-lot project where the existing home will be retained. By keeping the home, septic area, and landscaped yard, the project eliminates the need for additional materials and avoids constructing an entirely new residential home.
    - Tree retention is maximized.
    - No new roads or servicing mains are required.
2. Given the small scale of this project, opportunities to implement best management practices (BMPs) are limited. However, retaining the existing home and numerous trees represents the primary BMPs utilized.
3. Existing trees and site grading will be preserved where practical.

## B. Stormwater Management

1. On-lot infiltration will reduce stormwater run-off. This approach enhances downstream erosion control and improves water quality.
2. 52nd Avenue's cross-section will remain unchanged, ensuring that the existing swale system continues to collect road drainage. Given the existing frontage conditions, rain gardens or a bio-swale are not feasible.
3. Tree retention and maintained grading help preserve the natural drainage pattern and surrounding ecosystem. On-lot infiltration further enhances water quality and minimizes excess runoff.
4. See item #3 above.

## C. Ecological Protection

1. This is a two-lot project where the existing home is being retained.
2. This is a two-lot project where the existing home is being retained.
3. By retaining existing trees, maintaining site grading, and utilizing on-lot infiltration, the project supports wildlife migration and helps preserve the downstream drainage ecosystem.

## D. Trail Connectivity and Greenway Amenity

1 & 2. Our clients are offering a voluntary community amenity contribution for the additional proposed lot to support Trail Connectivity and Greenway Amenities.

## E. Water Servicing

1 & 2. This section is not applicable, as the area is already serviced by municipal water.

- The existing well will be capped and abandoned, reducing drawdown on the local aquifer.
- On-lot stormwater infiltration will contribute to recharging the local aquifer.

## F. Protection of Rural Character

1. Building design guidelines will be registered on-site to ensure consistency with the adjacent development (constructed under Township of Langley File #11-02-0061).
2. The Agricultural Land Reserve (ALR) exists on the south side of 52nd Avenue. The existing fencing will be retained to maintain the streetscape's consistency.
3. Tree and fence retention along 52nd Avenue will enhance privacy and preserve the rural character.

We trust that the above and attached information will address the Townships comments and allow this project to continue forward with the rezone and subdivision application process. Please feel free to contact our office should you have any further questions or require additional information.

Yours truly,

**COASTLAND ENGINEERING & SURVEYING LTD.**



Michael E. Helle, A.Sc.T., CWPI 3

MEH/cme

G:\2932\PLANNING\2932 ADDRESSING TOWNSHIP STAFF COMMENTS.DOCX

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**
**AMENDMENT (DIACK) BYLAW NO. 6144**

**EXPLANATORY NOTE**

Bylaw No. 6144 creates a Suburban Residential Zone SR-3B consistent with the Memorandum of Understanding between the Township and Metro Vancouver and rezones land at 25027 - 52 Avenue from Suburban Residential Zone SR-1 to Suburban Residential Zone SR-3B to facilitate a subdivision to create two lots.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (DIACK) BYLAW NO. 6144**

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 (Diack) Bylaw No. 6144".

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

(1) Adding to the Table of Contents and Section 104.1 – Zones the words "Suburban Residential Zone SR-3B" after the words "Suburban Residential Zone SR-3A"
(2) Adding to Section 110.1 the words, "SR-3B – 2,023 $m^2$ 27.45 m 30.5 m" after the words "SR-3A – 1,765 $m^2$ 27.45 m 30.5 m"
(3) Adding after Section 304 "Suburban Residential Zone SR-3A" the following as Section 305 "Suburban Residential Zone SR-3B"

305 **SUBURBAN RESIDENTIAL ZONE SR-3B**

**Uses Permitted**

305.1 In the SR-3B 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) *residential uses* subject to Section 305.2
4) *hobby beekeeping* subject to Section 104.18

**Residential Uses**

305.2 One (1) *single family dwelling* is permitted on any one (1) *lot*, plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite.*

**Lot Coverage**

305.3 1) *Buildings* and *structures* shall not cover more than 33% of the *lot area*.
2) *Accessory buildings* and *structures* shall not exceed a total of 80$m^2$ of ground floor *building area*.

**Siting of Buildings and Structures**

305.4 1) Principal *buildings* and *structures* shall be sited in accordance with Section 303.4 1).
2) A*ccessory buildings* and *structures* shall be sited in accordance with Sections 303.4 2) and 303.4 3).

**Height of Buildings and Structures**

305.5 The *height* of principal and *accessory buildings and structures* shall be in accordance with Section 303.5.

**Parking and Loading**

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

**Subdivision Requirements**

305.7 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.

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

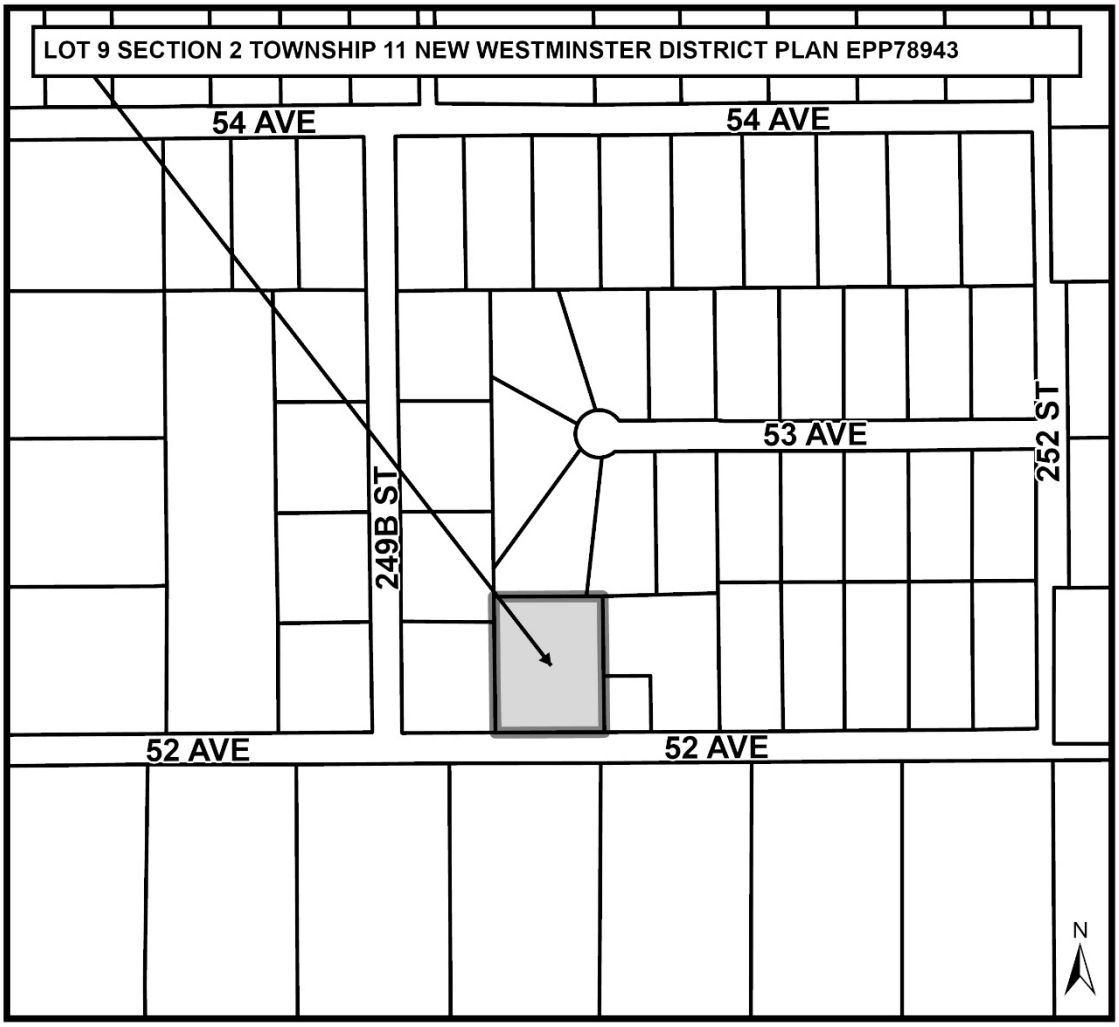
Lot 9 Section 2 Township 11 New Westminster District Plan EPP78943

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Suburban Residential Zone SR-3B.

| | | | | |
|---|---|---|---|---|
| NOTICE WAS ADVERTISED the | 24 | day of | November | , 2025 |
| READ A FIRST TIME the | | day of | | , 2025 |
| READ A SECOND TIME the | | day of | | , 2025 |
| READ A THIRD TIME the | | day of | | , 2025 |
| ADOPTED the | | day of | | , 2025 |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 6144



**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 |

| | | |
|---|---|---|
| | | |
| 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 17 day of November , 2025
READ A SECOND TIME the 17 day of November , 2025
READ A THIRD TIME the 17 day of November , 2025
ADOPTED the day of , 2025

_____ Mayor _____ Township Clerk

**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;

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 17 | day of | November | , 2025 |
| READ A SECOND TIME the | 17 | day of | November | , 2025 |
| READ A THIRD TIME the | 17 | day of | November | , 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 FIRST TIME the | 17 | day of | November | , 2025 |
| READ A SECOND TIME the | 17 | day of | November | , 2025 |
| READ A THIRD TIME the | 17 | day of | November | , 2025 |
| ADOPTED the | | day of | | , 2025 |

_____ Mayor _____ Township Clerk

**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.

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 17 | day of | November | , 2025 |
| READ A SECOND TIME the | 17 | day of | November | , 2025 |
| READ A THIRD TIME the | 17 | day of | November | , 2025 |
| ADOPTED the | | day of | | , 2025 |

_____ 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.

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 17 | day of | November | , 2025 |
| READ A SECOND TIME the | 17 | day of | November | , 2025 |
| READ A THIRD TIME the | 17 | day of | November | , 2025 |
| ADOPTED the | | day of | | , |

_____ Mayor _____ Township Clerk

**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 | 17 | 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

# M E M O R A N D U M

| | | | |
|---|---|---|---|
| **TO:** | MAYOR AND COUNCIL | **DATE:** | DECEMBER 1, 2025 |
| **FROM:** | COMMUNITY AND POLICY PLANNING DIVISION | **FILE NO:** | LSP00018 |
| **SUBJECT:** | ACCESSIBILITY PLAN 'WHAT WE HEARD' REPORT AND NEXT STEPS | | |

The purpose of this memorandum is to provide Mayor and Council with an update on what we heard from the public engagement for the Accessibility Plan.

Public Engagement

From May to July 2025, the Township of Langley conducted a series of engagement activities for the Accessibility Plan. Engagement included an external Stakeholder Workshop held on May 7, 2025, pop-up events across the Township on various dates and a public survey that ran from May 29 to July 6, 2025. In total, 27 participants attended the External Stakeholder Workshop, approximately 660 people engaged through pop-up events and 379 survey responses were received. Additional opportunities for public feedback were also available through the project website and email submissions.

Key themes heard throughout engagement (not in any order) were:

- strong support for developing an Accessibility Plan and recognition of its importance for inclusion and equity
- ways to improve barriers in the built environment and communication
- suggestions for more inclusive programming, training for staff on accessibility awareness and implementation of accessibility standards
- a desire for continued collaboration with people with disabilities and accessibility advocates in shaping Township initiatives

A full summary of the engagement activities and feedback can be found in the What We Heard Report on the project website at tol.ca/accessibilityplan and attached to this memorandum.

Next Steps

Feedback from the public engagement will be incorporated into a set of draft action items, which will inform the draft Accessibility Plan. It is anticipated that the draft plan will be presented to Council in early 2026.



# What We Heard: Accessibility Engagement

## Accessibility Plan

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# Executive Summary

The Township of Langley is developing its Accessibility Plan under the *Accessible BC Act* (2021) to help identify, remove and prevent barriers faced by people with disabilities.

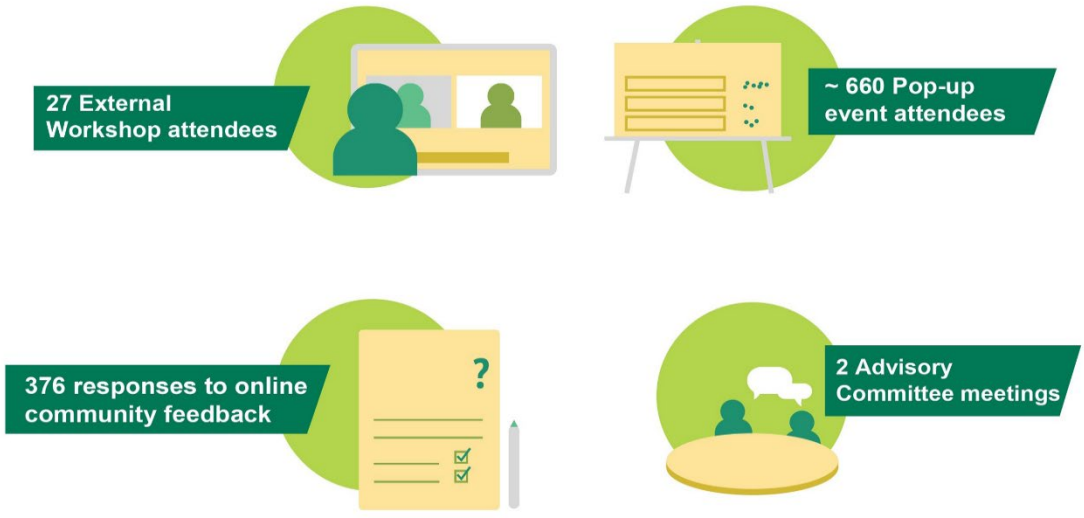
Between April and July 2025, the Township conducted a series of engagement activities to gather feedback and shape the Accessibility Plan. Engagement included public surveys, stakeholder workshops and pop-up events held across the Township. Through these activities more than 1,000 participants — including residents, community organizations and advisory committee members — shared their experiences, challenges and ideas for improving accessibility.

The purpose of this engagement was to gain a broad understanding of accessibility barriers and opportunities within Township services, facilities, and the broader community. Participants identified both successes and ongoing challenges across key areas such as buildings and public spaces, transportation and mobility, communication and information, employment, and community participation.

Several common themes emerged throughout the engagement process.

- The need for improved physical accessibility in public buildings, parks and trails.
- Transportation and mobility barriers including limited accessible transit and sidewalk connectivity.
- The importance of clear, accessible communication and digital content.
- The value of inclusive community programs and increased public awareness about accessibility.
- Collaboration with people with lived experience in shaping future accessibility initiatives is imperative.

The insights gathered through this process will guide the development of the Township's Accessibility Plan ensuring that accessibility improvements are informed by those with lived experience and reflect the community's priorities.



# 1.0 Introduction

## 1.1 Project Background

On June 17, 2021, the Province of British Columbia enacted the *Accessible BC Act* creating a legal framework to identify, remove and prevent barriers to full and equal participation for people with disabilities. Through the Accessible BC Regulation, the Act requires “prescribed organizations,” including local governments, to meet new accessibility obligations.

As a prescribed organization, the Township of Langley must:

- establish an accessibility committee
- develop an accessibility plan
- provide a public feedback mechanism on accessibility

On April 17, 2023, Council approved the terms of reference for an Accessibility Committee and the development of an Accessibility Plan in alignment with the *Accessible BC Act*.

In fall 2024, the Township formally established its Accessibility Committee which held its first meeting on October 30, 2024. The Committee was expected to meet four times per year over a two-year term with members invited to reapply for future terms. Its responsibilities include:

- identifying barriers faced by those interacting with the Township
- advising on strategies to remove and prevent barriers
- supporting the development and review of the Township’s Accessibility Plan

Following both the Act and Council direction, the Township has been actively preparing an Accessibility Plan. The Plan aims to identify, remove and prevent accessibility barriers and must be developed in consultation with the Accessibility Committee and reviewed at least every three years.

## 1.2 Project Process and Timeline




The Accessibility Plan is being completed in four primary phases, with a fifth indicating the ongoing monitoring and evaluation (feedback mechanism) of accessibility at the Township. This report marks the end of Phases 2 (Public Engagement) and Phase 3 (Priorities and Action Planning) and moves the project into Phase 4 (Drafting the Plan).

## 1.3 Engagement Purpose

Engaging with those who live, work, play and learn in the Township is a fundamental part of developing the Accessibility Plan. The engagement period included seeking feedback from external stakeholders and the public. The purpose of this engagement was to identify barriers to those with diverse abilities and highlight any successes. Identifying these barriers will inform the foundation of the plan and guide the development of various actions. Whereas the successes will allow the Township to determine where there is already momentum that the plan can continue to build on.

# 2.0 How We Engaged

## 2.1 External Stakeholder Workshop

On May 7, 2025, the Township of Langley hosted two half-day stakeholder workshops to gather input from local individuals and organizations involved in or impacted by accessibility-related matters in the community.

The sessions followed a World Café format allowing two discussion groups to explore a series of guiding themes. These themes were adapted from established principles and standards in the BC Accessibility Planning Guide.

Invitations were extended to 60 stakeholder groups including local service providers, advocacy groups and members of the Township's Accessibility Committee. A total of 27 participants attended the workshops, 23 of which were representing 13 community organizations[1] and four were members of the Accessibility Committee.

In addition to the workshops, the Township held four one-on-one virtual meetings with individuals[2] who could not attend the workshop.

## 2.2 Advisory Committee Meetings

On April 9 and 16, 2025 Township staff held an engagement workshop with the Recreation, Culture and Parks Advisory Committee and the Seniors Advisory Committee members.

## 2.3 Pop-up Engagement Events

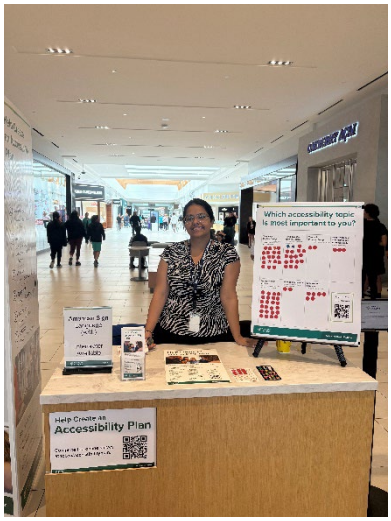
Engagement events included 10 pop-ups in communities across the Township to raise awareness about the Accessibility Plan and encourage participation in the online community survey.

These events were strategically held at community hubs at times during the day intended to maximize engagement with seniors, families and individuals with and without disabilities.










[1] Spinal Cord Injury BC, Milieu Family Services, Langley Seniors Resource Society, Pacific Developmental Pathways, School District #35, Fraser Health, Inclusion Langley, Langley Seniors in Action, Lower Fraser Aboriginal Society, Accessible Garden, Alzheimer Society of BC, and Provincial Outreach Program: Deaf and Hard of Hearing (POPDHH).
[2] Inclusion Langley Society, Langley Division of Family Practice, Canadian National Institute for the Blind (CNIB), and Stepping Stone Community Services Society.

At each event, staff were available to engage directly with the public, answer questions and distribute project materials such as rack cards and informational handouts. An interactive dot activity was also offered where participants were invited to indicate which accessibility-related areas they felt the Township should prioritize when drafting the plan, noting all the mentioned areas are equally important. This activity served as a quick and accessible way to gather community input.

The following table summarizes the details of pop-up locations. The locations with an asterisk "*" indicate that American Sign Language (ASL) interpreters were available at the event.

| Date | Time | Neighbourhood | Location |
|---|---|---|---|
| May 30, 2025 | 4:30pm - 6:30pm | Willoughby | Langley Events Centre (LEC) Banquet Hall |
| June 2, 2025 | 10:00am – 2:00pm | Aldergrove | Senior's Fair |
| June 11, 2025 | 1:00pm – 3:00pm | Willoughby | Muriel Arnason library |
| June 12, 2025 | 5:00pm – 7:00pm | Murrayville | W.C. Blair* |
| June 13, 2025 | 2:00pm – 4:00pm | Brookswood | Brookswood Library |
| June 14, 2025 | 10:30am - 12:30pm | Willowbrook | Willowbrook Shopping Centre* |
| June 18, 2025 | 10:30am - 12:30pm | Fort Langley | salishan Place by the River |
| June 18, 2025 | 4:00pm – 6:00pm | Walnut Grove | Walnut Grove Community Centre* |
| June 20, 2025 | 2:30pm - 4:30pm | Aldergrove | Aldergrove Community Centre |
| July 3, 2025 | 4:30pm - 8:30pm | Willoughby | Langley Farmers' Market/Summer Nights Concert at the LEC |

## 2.4 Community Survey

The online community survey was open from May 29 to July 6, 2025. The survey asked respondents to share their experiences, ideas and concerns related to accessibility. In total, the online survey received 376 responses.

# 3.0 What We Heard

## 3.1 What We Heard: External Stakeholder Workshop

The external workshops held on May 7, 2025 included a staff presentation providing background information and an outline of the process. The workshops followed a World Café format to encourage informal round-table discussions and peer-to-peer learning.

Four key themes were developed for the workshop discussions utilizing the eight types of accessibility standards the *Accessibility BC Act* names that an Accessibility Plan should consider. Participant input will be used to inform which standards the Township should prioritize. The four key themes were:

1. Inclusive Service Design and Delivery
2. Built Environment and Public Spaces
3. Accessible Communication and Engagement
4. Accessible Procurement

For each theme, participants were asked to reflect on and discuss:

a) existing barriers to accessibility

b) current successes that could be built upon

c) ideas for improvement to make the Township more inclusive

The following subsections summarize key insights and themes that emerged from each area of discussion.

### 3.1.1 Inclusive Service Design and Delivery

The Inclusive Service Design and Delivery theme focuses on the accessibility of arts, recreation and cultural programming, as well as transportation options and housing. Participants discussed a range of barriers that limit inclusion, highlighted successes and identified areas for improvement.

a) Barriers

- Limited availability of accessible and affordable housing options across the Township.
- Civic facilities and recreational programs are not always designed with accessibility in mind.
- Accessibility features (e.g., ramps, door openers, washrooms) are inconsistent across facilities.
- Lack of awareness or difficulty navigating accessible features in public spaces.
- Stigma and stereotypes continue to contribute to exclusion.
- Pedestrian infrastructure, including crossings, sidewalks and signals, often present mobility or sensory barriers.
- Public transit options are limited or not well-connected for people with disabilities.
- Accessible parking spaces are scarce and construction zones often block accessible routes.

b) Current Successes

- Touchless pedestrian signal buttons installed at some crossings (e.g., in Murrayville at 222 Street and 48 Avenue).
- Chirped pedestrian signals at Fraser Hwy and 264 Street.
- Transit services are gradually improving.

c) Opportunities for Improvement

- Integrate accessible and universal design early in public and private development.
- Improve accessibility in recreation facilities.
- Expand and promote accessible cultural and wellness programs including those for invisible disabilities.
- Enhance staff training to support inclusive service delivery.
- Improve registration platforms and centralize accessibility information online.
- Increase awareness of accessible transit features and pedestrian safety improvements.
- Support initiatives that promote age- and disability-friendly services in the community.

### 3.1.2 Built Environment and Public Spaces

The Built Environment and Public Spaces theme explores accessibility experiences and ideas related to parks, trails, recreation facilities and the built environment including public buildings. Participants discussed a range of barriers that limit inclusion, highlighted successes and identified areas for improvement.

a) Barriers

- Many washroom and building doorways are too narrow for mobility devices.
- Some “accessible” areas require extra effort to reach such as additional stairs or steps.
- Facilities lack consistency in providing appropriate railings or barrier-free options.
- Inappropriate surfaces and narrow aisles limit maneuverability in indoor spaces.
- Elevators are often not fully accessible: missing braille or tactile buttons and auditory floor indicators, requiring card swipes, or using touchscreens that are not user friendly.
- Trail surfaces that are gravel or uneven require continuous maintenance, adequate turning radius and accessible entry points.
- Signage is often unclear, uses complex language and lacks tactile or braille elements.
- Information and maps for parks and trails are not always accessible or easy to find.
- Sidewalks can be hazardous due to snow/ice removal delays and uneven or loose surfaces.
- Placement of accessible buttons (i.e. Door activators, signal buttons, etc.) is inconsistent or difficult to reach.

b) Current Successes

- Derek Doubleday Park features accessible exercise equipment.
- Greenways are recognized as a positive example of inclusive trail design.
- Accessible lifts at community pools.
- Recent use of modern signalization standards in some locations improves safety and accessibility.

c) Opportunities for Improvement

- Conduct accessibility assessments of all Township facilities. Move beyond basic code requirements (e.g., BC Building Code) toward universal design standards.
- Involve people with lived experience in reviewing plans and development guidelines.
- Provide more covered rest areas in parks and along trails.
- Enhance elevator accessibility with auditory floor indicators and tactile controls (e.g., using CNIB Clear Print standards).
- Create an online map or app showing accessible features in public spaces, including options for low-vision or blind users (e.g., beacon technology, QR codes, Google Maps Explore).
- Install trail signage with braille, raised lettering, strong contrast and large fonts.

### 3.1.3 Accessible Communication and Engagement

The Accessible Communication and Engagement theme focuses on how residents access information, receive information/public engagement updates and participate in Township public engagement opportunities. Participants discussed a range of barriers that limit inclusion, highlighted successes and identified areas for improvement.

a) Barriers

- Notification timelines for events and public engagement updates are often too short.
- Communications are mostly in English and not offered in multiple formats (e.g., ASL, braille, audio, translated languages).
- Township websites and printed materials (e.g., newspapers, postcards) are not fully accessible for people with visual, hearing, or cognitive disabilities.
- Website layout is cluttered and not screen-reader friendly; CAPTCHA images and small fonts can pose barriers.
- Feedback mechanisms are unclear, especially for raising accessibility concerns.
- Terminology used in communications is sometimes outdated or non-inclusive (e.g., "hearing impaired").
- Emergency procedures and signage including visual fire alarms in facilities may not be accessible.

- Public engagement events need to be advertised earlier and in accessible formats to improve accessibility.
- PowerPoint presentations and visual content often lack screen reader compatibility or image descriptions (such as alternative text[3]).

b) Current Successes

- Dedicated accessibility engagement workshops, like this one, are a positive step.

c) Opportunities for Improvement

- Use a variety of communication formats including print, braille, audio, video, plain language and ASL.
- Improve website accessibility (e.g., screen reader compatibility, font size, dark/light modes, alt text and color contrast).
- Promote inclusive communication practices on social media (e.g., closed captioning, ASL interpretation, audio descriptions).
- Create accessible virtual tours of civic facilities and explain what to expect before arrival.
- Post event information earlier and offer quiet times or sensory-friendly engagement options.
- Add accessibility information and directions to all public engagement locations including signage and nearby transit routes.
- Include a feedback phone line or email with trained staff who understand accessibility needs.
- Provide accessibility scorecards for engagement venues and civic facilities.
- Partner with accessibility organizations to guide communication and engagement design.
- Offer in-person support at public events to welcome and assist people with disabilities.
- Educate staff and volunteers on inclusive language and communication practices (e.g., CNIB training).
- Advocate for virtual engagement options like online open houses and meetings.
- Regularly check in with community members to review and improve communication strategies.
- Design materials with inclusive terminology (e.g., “an individual with a hearing loss,” “accessible parking,” “diverse abilities”).
- Add plain language summaries and alternative text to presentations and ask about sensory accommodations in advance.

### 3.1.4 Accessible Procurement

The Accessible Procurement theme focuses on accessible employment practices, training opportunities, vendor selection, and accessible equipment procurement. Participants were invited to discuss a range of barriers that limit inclusion, highlighted successes and identified areas for improvement. The provided input

[3] Alternative text (alt text) is a written description of images and graphics.

included a wide discussion on accessible procurement across the employment community not only specific to the Township of Langley practices.

a) Barriers

- Limited awareness and application of accessible employment practices including hiring and accommodations such as sensory and neurodivergent needs.
- Inconsistent representation of staff with a lived accessibility experiences in organizational roles and training development.
- Potential physical barriers such as inaccessible washrooms, inadequate signage and meeting spaces not designed for all abilities.
- Communication challenges including unclear signage and inaccessible payment terminals.
- Insufficient coordination between vendors and Township to ensure accessibility needs are met.

b) Current Successes

- None were identified.

c) Opportunities for Improvement

- Foster an organizational culture that is inclusive, adaptable and proactive in accommodating diverse needs.
- Ensure employment postings clearly welcome applicants of all abilities and offer necessary accommodations.
- Include people with lived experience in staff training development and consult them regularly.
- Provide comprehensive employee training on disability awareness, sensory needs and accessible service delivery.
- Develop accessibility standards and checklists for procurement processes and vendor selection.
- Upgrade facilities to include features such as accessible fire alarms, door operators and large-print signage.
- Encourage peer-to-peer sharing of accessibility best practices and create “inclusive employer” recognition programs.
- Advocate for and invest in accessible equipment, communication aids and event interpreters.
- Collaborate with external organizations and municipalities to learn and implement successful accessibility practices.

## Workshop Closing Reflections

At the conclusion of the workshop, participants were invited to share their insights by responding to two key reflection questions:

### Question 1: What is one thing that will make the Township more accessible?

Participants emphasized the need for a more inclusive and coordinated approach to accessibility. Key suggestions included:

- improving communication and public awareness through consistent, inclusive language, educational campaigns and visible leadership support
- integrating accessibility into all levels of decision-making by embedding it into Council agendas, Township policies and staff training
- enhancing physical and transportation accessibility by widening doors, improving pedestrian signals and exploring community shuttle services
- strengthening partnerships with disability organizations and continue to support the Accessibility Committee to guide long-term improvements
- providing support tools such as an accessibility helpline and financial subsidies to help residents with disabilities access programs and services

### Question 2: How would you like to be able to share feedback with the Township of Langley about ways to improve accessibility?

Participants shared several ways the Township could make it easier to provide feedback on accessibility improvements.

- Offer multiple feedback channels, including in-person options, online forms and accessible tools such as speech-to-text and QR codes in public spaces (e.g., parks, trails and telephone poles).
- Ensure feedback mechanisms are easy to navigate, trackable and inclusive of people with different communication needs.
- Use social media and the Township website more effectively, ensuring platforms are interactive, clear about where to submit feedback and linked to accessible feedback portals.
- Partner with community organizations to support residents in submitting feedback particularly those who may need help using digital tools.
- Collect feedback from frontline staff and ensure it reaches the appropriate teams or individuals within the Township.
- Strengthen the Accessibility Committee so it can proactively provide feedback and be consulted regularly by Council.

## 3.2 What We Heard: Advisory Committee Meetings

On April 9 and 16, 2025, Township staff held engagement workshops with the Recreation, Culture and Parks Advisory Committee and the Seniors Advisory Committee. Each session included an overview of the Accessibility Plan process, vision and goals, followed by facilitated engagement questions. Discussions also took place during the Accessibility Committee meetings on February 4 and July 2, 2025, focusing on legislation, stakeholder engagement and accommodations for public events.

The following summarizes key points raised during these discussions:

a) Barriers

- Limited accessible communication at Township events for the deaf and hard of hearing, including the absence of ASL interpreters.
- Deaf space principles not currently considered in mobility plans.
- Concerns about insufficient budget for accessibility features such as visual fire alarms.
- Barriers for visually impaired persons and wheelchair users including street crossing infrastructure, elevator button height, short elevator door timing and inward-opening washroom doors.
- Lack of government and public support for accessibility initiatives.
- Infrastructure issues such as unrepaired sidewalks and delays in snow removal including snow piled in accessible parking spaces.
- Inadequate public transit options.
- Limited availability of accessible accommodations and confusion between “adaptable” and “accessible” units.
- Accessibility gaps in private business parking lots.
- Inconsistent accessibility across civic buildings.
- Website navigability challenges.
- Misunderstanding of interpreter requests for the deaf as language translation for non-English speakers.
- Absence of an accessibility checklist for Township events.
- Uncertainty about the accessibility of destinations creating “destination anxiety.”
- Gaps in Township event accommodations including insufficient seating, lighting, signage, quiet spaces and accessible washrooms.
- Physical barriers at events such as uneven pavement and lack of covered drop-off areas.
- Limited training for Township staff on accessibility including recreation staff and instructors.
- Curb letdowns not located near accessible parking spaces.
- Current accessible parking signage not reflective of updated accessibility symbols.

b) Successes

- Accommodations provided for deaf employees within the Township.
- Increasing presence of curb cutouts with tactile strips in the community.

c) Opportunities for Improvement

- Standardize accessibility features across all Township facilities.
- Incorporate Deaf Space principles into mobility and building planning.
- Mandate visual fire alarms in public spaces.
- Improve physical infrastructure for accessibility including street crossings, elevator systems and washroom design.
- Review snow removal protocols to protect accessible routes and parking.
- Increase the supply of accessible accommodations and improve public understanding of related terminology.
- Enhance website design for better navigation and usability.
- Provide education and clarity on interpreter services for the deaf and hard of hearing.
- Develop and implement an accessibility checklist for Township events.
- Promote accessibility information for destinations through mapping tools such as the “Accessibility Now” website.
- Create a communication plan to share small wins and build community support via social media and Township web platforms.
- Engage with a broad range of stakeholders including disability advocacy organizations, seniors’ groups, faith communities and service providers.
- Ensure public engagement events include diverse accommodations (e.g., braille materials, large print, sensory accommodations, accessible rest areas, guide dog facilities).
- Promote engagement opportunities through varied communication channels including social media, podcasts, printed flyers and health-based outreach.
- Provide targeted accessibility training for Township staff and instructors.
- Update accessible parking signage with inclusive symbols.
- Consider hidden disability identifiers such as the sunflower lanyard program for internal staff awareness and training.

## 3.3 What We Heard: Pop-up Engagement Events

From May to July 2025, Township staff hosted pop-up engagement events at ten community locations to raise awareness about the Accessibility Plan and encourage participation in the online survey. Approximately 660 passersby were engaged. Most conversations were brief and focused on promoting the survey and raising awareness of accessibility.

Common themes raised during these informal interactions included:

- requests for more accessible and inclusive infrastructure including washrooms, buildings and outdoor spaces
- concerns about sidewalk maintenance, uneven pavement and pathway obstructions
- comments regarding signage, wayfinding and communication of accessibility features
- feedback related to public transportation and paratransit services
- requests for improved outreach and engagement with equity-deserving groups
- interest in inclusive recreation programs and social participation opportunities
- comments regarding accessibility training and accountability across Township departments

Each pop-up event also included an interactive dot board activity. This activity presented a simplified version of a key survey question, asking participants to identify their top accessibility priority. Each participant was given one sticker dot and asked to place it under the category they considered the most important.

### Question: Which accessibility topic is most important to you?

A total of 179 dots were collected across the ten events. The top three categories selected were:

- 45 dots - Transportation Design (e.g., sidewalks, bike paths, trails, bus stops, road crossings)
- 42 dots - Parks and Open Spaces Design (e.g., sports fields, picnic areas, playgrounds)
- 39 dots - Township Facility design (e.g., recreation and community centres, pools, community rooms, washrooms)

Other categories identified included:

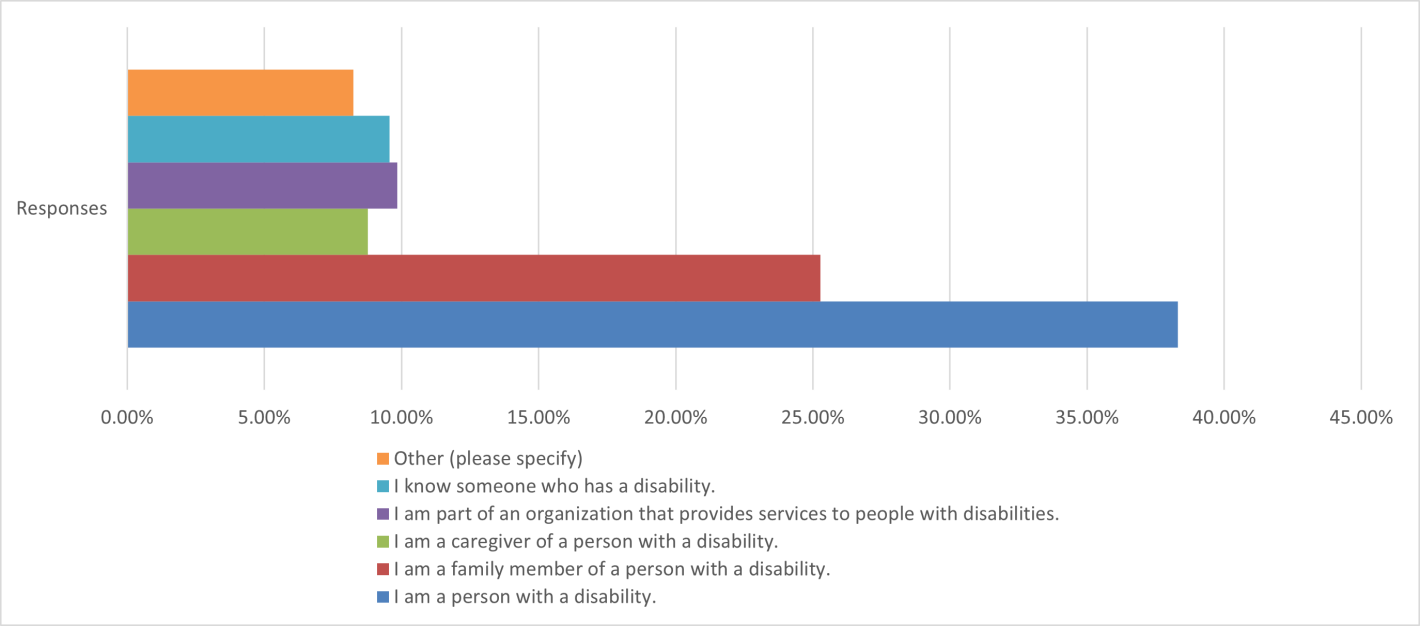
- 20 dots - Finding Information (e.g., forms and applications, signage, website)
- 16 dots - Employment Services (e.g., applying, hiring, training)
- 9 dots - Township Program Design (e.g., recreation programs, events)
- 8 dots - Staff Awareness and Knowledge of Accessibility (e.g., staff interaction)

## 3.4 What We Heard: Community Survey

Between May 29 and July 6, 2025, a total of 376 community members participated in the online survey to share their experiences, ideas and concerns related to accessibility.

The following section summarizes the key findings from this survey. It is important to note that this was a non-probability (convenience) sample, meaning participation was open and voluntary rather than randomly selected. While the results may not be statistically representative of the entire population, they offer valuable and actionable insights based on the volume and diversity of responses received.

### Question 1. Please choose from the list below which option best describes you (376 responses)




The responses are ranked as follows:

- 38.3% identified as a person with a disability
- 25.27% identified as a family member of a person with a disability
- 8.78% identified as a caregiver of a person with a disability
- 9.84% identified as a part of organization that provides services to people with disabilities
- 9.57% identified as someone who has a disability
- 8.24% selected “Other” and were invited to provide further context regarding their situation.

Common themes among the “Other” category included: Older adults or senior residents.

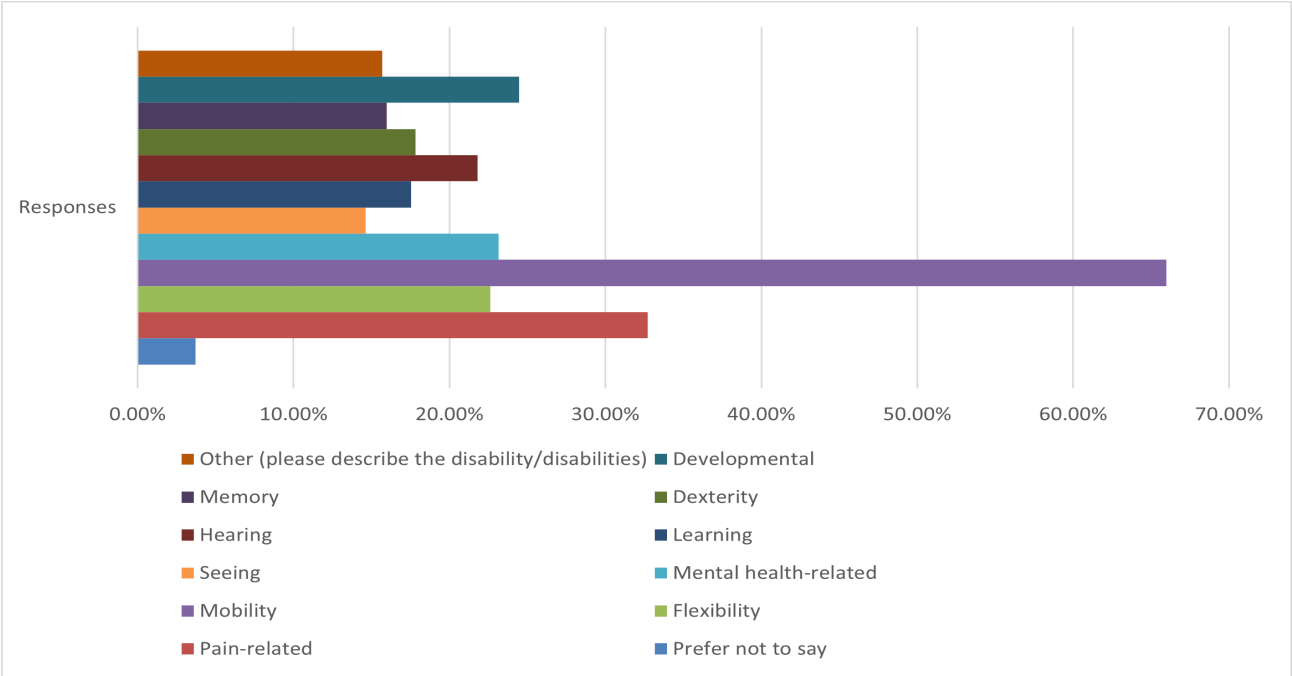
- Individuals with indirect lived experience (e.g., neighbours of persons with disabilities)
- Individuals with temporary disabilities
- Accessibility advocates or individuals with interest in inclusion
- People who identified with multiple roles listed in the options above

## Question 2. If you are part of an organization, please specify the organization (76 responses)

Respondents identified affiliations with a variety of organizations across different sectors. Those organizations are:

- Langley School District
- Langley Christian School
- Connect Communities
- Inclusion Langley Society
- Langley Seniors in Action
- Power for All Adventure Therapy Charity
- Spinal Cord Injury BC
- BC Hands & Voices
- Fraser Valley Brain Injury Association
- Canadian Deafblind Association - BC Chapter
- Milieu Family Services
- Explorations funded by Community Living BC (CLBC)
- Cure SMA Canada
- City of Surrey
- Neurodivergent Consultant
- Inter Resource Consulting Ltd
- Special Olympics Langley

## Question 3. Please specify the type of disability/disabilities. * (Select all that apply) (376 responses)



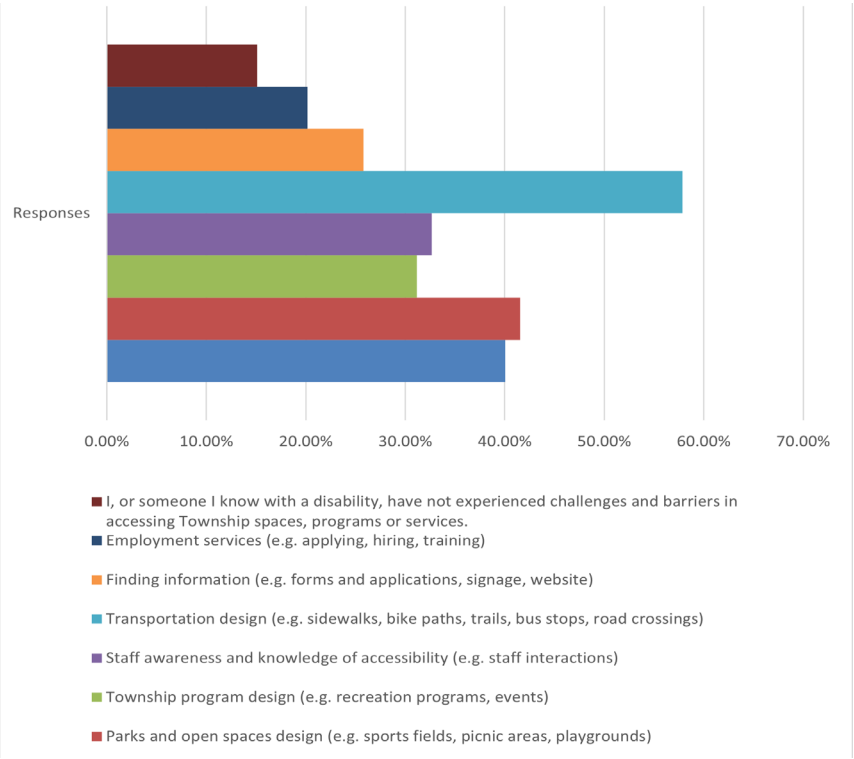
The responses are ranked (in order of frequency/popularity) as follows:

- 66% mobility-related
- 23% mental health-related
- 22% hearing-related
- 15.7% selected “Other” and were invited to provide further context regarding their disability or disabilities.

Common themes among the “Other” category included:

- Deafness or hearing loss
- Autism Spectrum Disorder (ASD) and attention deficit hyperactivity disorder (ADHD)
- Traumatic and acquired brain injuries
- Neurological conditions such as Multiple Sclerosis (MS) and Parkinson’s Disease
- Amputations and physical disabilities requiring mobility aids (e.g., wheelchair users)
- Cognitive impairments and executive function challenges
- Chronic health conditions such as cancer and diabetes
- Sensory and communication disabilities, including aphasia

## Question 4. In which of these spaces, programs or services have you or a person you know with a disability experienced challenges or barriers? (Select all that apply) (337 responses)




Respondents were invited to select one or more Township spaces, programs, or services where they or someone they know with a disability have experienced challenges or barriers.

The top three responses are ranked as follows:

- 57.86% selected Transportation design (e.g. sidewalks, bike paths, trails, bus stops, road crossings)
- 41.54% selected Parks and open spaces design (e.g. sports fields, picnic areas, playgrounds)
- 40.06% selected Township facility design (e.g. recreation and community centres, pools, community rooms, washrooms)

Other responses identified were:

- 32.64% for Staff awareness and knowledge of accessibility (e.g. staff interactions)
- 31.16% for Township Program Design (e.g. recreation programs, events)
- 25.82% for Finding Information (e.g. forms and applications, signage, website)
- 20.18% for Employment Services (e.g. applying, hiring, training)
- 15.13% for I, or someone I know with a disability, have not experienced challenges and barriers in accessing Township spaces, programs or services

## Question 5. Please describe challenges or barriers experienced with Township facility design (e.g. recreation and community centres, pools, community rooms, washrooms). Specify what space you were trying to access, and what happened.
## (91 responses)

Respondents were invited to describe specific challenges or barriers encountered when accessing Township facilities. The most common themes identified included:

1. Washrooms
    - Low toilets, poorly placed grab bars and lack of contrast in surfaces.
    - Inconsistent or inaccessible design/layout.
    - Automated features (flushing/dryers) not suitable for all users.
    - Lack of adult-sized changing tables and parent/caregiver-friendly stalls.
2. Building Access
    - Absence or malfunctioning of automatic doors.
    - Narrow doorways, steep entrances, or sloped sidewalks that limit mobility.
3. Pools
    - Difficulty accessing pools due to lack of steps, lifts, or accessible showers.
    - Need for visual emergency systems for Deaf and Hard of Hearing individuals.
    - Staff training needed to support pool users with diverse abilities.
    - Slippery change rooms and inaccessible design.
4. Recreation Facilities
    - Lack of adaptive equipment and sensory rooms.
5. Parking
    - Accessible parking stalls too small, far, or limited in number.
    - Lack of ramps or level entryways from parking lots to building entrances.

## Question 6. Provided an opportunity to share a file. (3 responses)

## Question 7. Please describe challenges or barriers experienced with Township parks and open spaces design (e.g. sports fields, picnic areas, playgrounds). Specify what space you were trying to access, and what happened.
## (94 responses)

Respondents were invited to provide comments describing the challenges or barriers they experienced with Township Parks and Open Spaces Design. The following recurring themes were identified as concerns at some of the parks:

- Some uneven trail surfaces with narrow paths that may have missing ramps or letdowns.
- Limited maintenance during snow, ice, or rain.
- Shortage of inclusive play equipment (e.g., sensory elements, disc swings).
- Limited accessible washrooms, and picnic tables.
- Lack of accessible parks or shade structures.
- Narrow gates, lack of railings, loose gravel surfaces, steep slopes and challenging circulation design.
- Frequent closure of access routes during maintenance with no alternatives.
- Inconsistent accessible or tactile signage in parks.
- Misaligned or inadequate accessible parking stalls.

### Question 8. Provided an opportunity to share a file.
### (3 responses)

### Question 9. Please describe challenges or barriers experienced with Township program design (e.g. recreation programs, events). Specify what program you were trying to access, and what happened.
### (67 responses)

Respondents were invited to describe their experiences with Township program design. The following recurring themes were identified:

1. Township Programs
    - Insufficient adaptable programming for all ages and disability types.
    - Lack of one-on-one support workers and inclusion in program planning.
    - Need for ASL interpretation, autism-sensitive programming and sensory-friendly events.
    - Scheduling and staffing lack disability inclusion awareness.
    - Limited adapted aquatic programming and staff awareness of accessibility needs.
2. Special Events
    - Limited accessible viewing areas or seating at events.
    - Lack of captioning and ASL interpretation during public gatherings and sports games.
3. Information and Awareness
    - Poor marketing of accessible programs.
    - Lack of plain language or translated materials (including ASL).
    - Limited outreach or promotion of inclusive offerings.
4. Staff Support

- Staff not trained to assist children or adults with disabilities (deaf, neurodivergent, physically disabled).
- Need for better signage, orientation, and low-literacy communication.

### Question 10. Provided an opportunity to share a file.
### (1 response)

### Question 11. Please describe challenges or barriers experienced with staff awareness and knowledge of accessibility (e.g. staff interactions). Specify why you were interacting with staff, and what happened.
### (59 responses)

Respondents were invited to describe their experiences when interacting with Township staff. The key themes that emerged are summarized below:

- Consistent and improved communication support for deaf individuals is needed.
- Limited understanding of how to support diverse needs.
- Knowledge gaps regarding neurodiversity, mobility, and hearing/vision disabilities.
- Requests for visual identification tools (e.g., wristbands, Access Cards) to help staff identify and better assist individuals with disabilities.
- Interest in virtual ASL/interpreting tools.
- Need for consistent customer service training across staff.

### Question 14. Please describe challenges or barriers experienced with Township transportation design (e.g. sidewalks, bike paths, trails, bus stops, road crossings). Specify what you were trying to access, and what happened.
### (117 responses)

Respondents were invited to describe their experiences when interacting with Township transportation design. The key themes that emerged are summarized below:

1. Sidewalks
    - Issues with ice, snow and inconsistent maintenance affecting mobility and safety.
    - Some uneven, sloped, cracked, or obstructed sidewalks creating hazards for users.
    - Lack of curb letdowns and cutouts not properly aligned with trails or crossings.
    - Steep ramps, narrow openings and sidewalk barriers limit mobility device access.
    - Need for vibrating crosswalk buttons and visual/color-coded cues to aid navigation.
    - Safety concerns related to e-bikes and scooters on sidewalks.

- Need for accessibility-focused wayfinding and mapping tools.

2. Pedestrian Crossings
    - Short crosswalk signal times, especially near busy intersections.
    - Lack of audible and tactile walk signals (Audible Pedestrian Signal systems).
    - Inaccessible or poorly located crosswalk push buttons.
    - Lack of pedestrian infrastructure in rural areas such as lights and sidewalks.
    - Traffic calming needed in parks and school zones.
3. Bus Stops and Public Transit
    - Lack of signage indicating accessibility status of bus stops.
    - Difficulty accessing medical facilities due to poor transit connectivity.
    - Design issues with curbs at bus stops create hazards for wheelchair users.
    - Need for more integrated/shared accessible transit options.
4. Trails and Roads
    - Trails and road shoulders are uneven, muddy, or lack seating.
    - Curb letdowns misaligned with trails.
    - Construction detours pose safety risks with lack of safe dedicated alternative routes.
    - Inadequate wayfinding from parking to entrances.
    - Heat refuge is insufficient for wheelchair users.

### Question 15. Provided an opportunity to share a file.
### (2 responses)

### Question 16. Please describe challenges or barriers experienced with trying to find Township information (e.g. forms and applications, signage, website). Specify what information you were trying to access, and what happened.
### (50 responses)

Respondents were invited to describe their experiences when trying to access Township information. The key themes that emerged are summarized below:

1. Announcements
    - Lack of visual notifications for pool closures and emergencies.
    - Absence of ASL interpreters and captions for public communications.
    - Need for multi-language and paper-based alternatives for seniors.
2. Finding Information

- Difficulties navigating the Township website.
- Online forms inaccessible to screen readers or assistive tech.
- Lack of information on available disability programs.
- Desire for simplified web design and visual navigation tools.

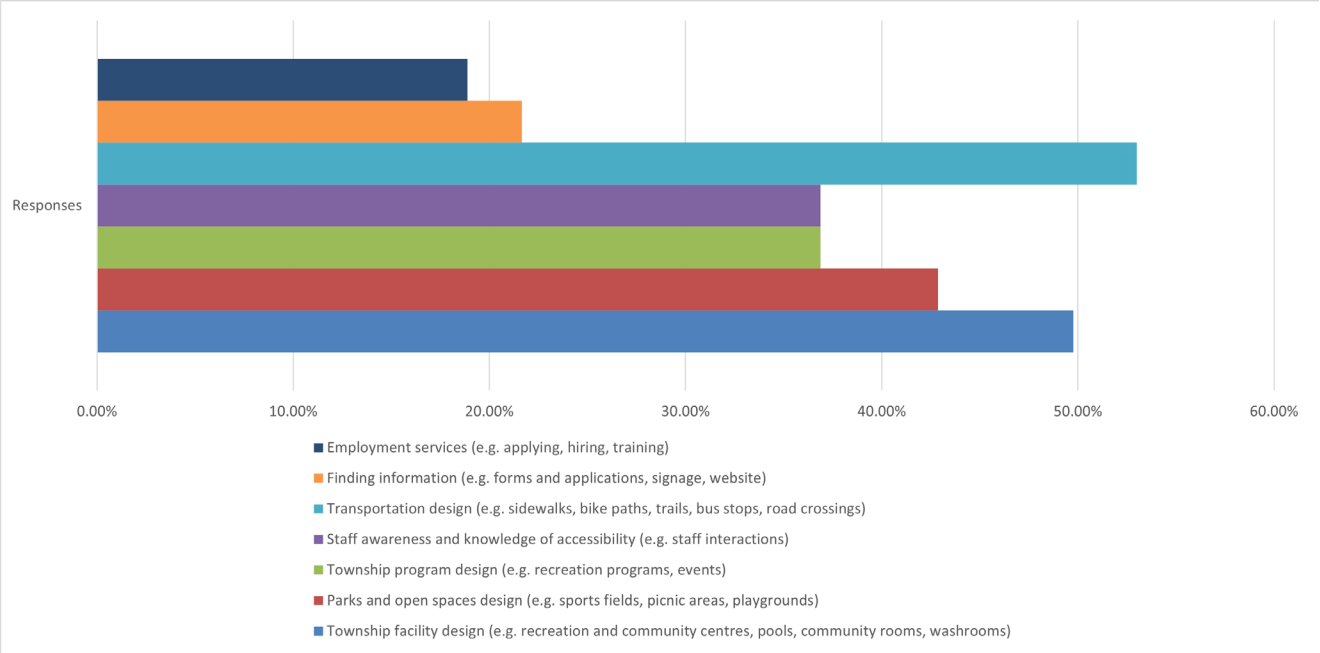
3. Public Engagement
    - Online-only engagement tools are inaccessible to some.
    - Need for printed materials, public signage and wider marketing.
    - Accessible programs for residents should be made visible to the general public.
4. Staff Interaction
    - Staff provide inconsistent or limited help with navigating services or forms.
    - Difficulty reaching the right person; broken website links.
5. General Barriers
    - Accessibility accommodations missing in emergency planning.
    - Booking tools not optimized for mobile or assistive tech.

## Question 17. Please describe challenges or barriers experienced with trying to access Township employment services (e.g. applying, hiring, training).Specify what you were trying to do regarding employment, and what happened.
## (36 responses)

Respondents were invited to describe their experiences when interacting with Township employment services. However, the provided input included a wide discussion on employment across the community not only specific to the Township of Langley practices. The key themes that emerged are summarized below:

- interviews not scheduled with accessibility in mind; accommodations not proactively offered
- no ASL interpreter or Deaf representation in hiring processes
- need for accessible hiring platforms and staff education on workplace disabilities
- concerns about bullying and misinformation related to disabilities during the hiring or onboarding process
- opportunities for employment accommodations for the interview process are not mentioned on the Township website
- unclear if the Township offers formal accommodations for employees with disabilities

## Question 18. Identify your top priority accessibility topics that you would like the Township to consider for possible future enhancements? (Maximum 4)
## (217 responses)




Respondents were invited to select up to four accessibility topics they would like the Township to prioritize for future improvements.

- 53.00% selected Transportation design (e.g. sidewalks, bike paths, trails, bus stops, road crossings)
- 49.77% selected Township facility design (e.g. recreation and community centres, pools, community rooms, washrooms)
- 42.86% selected Parks and open spaces design (e.g. sports fields, picnic areas, playgrounds)

Other responses identified were:

- 36.87% for Township program design (e.g. recreation programs, events)
- 36.87% Staff awareness and knowledge of accessibility (e.g. staff interactions)
- 21.66% for Finding information (e.g. forms and applications, signage, website)
- 18.89% for Employment services (e.g. applying, hiring, training).

## Question 19. Do you have any other comments about accessibility in the Township?
## (81 responses)

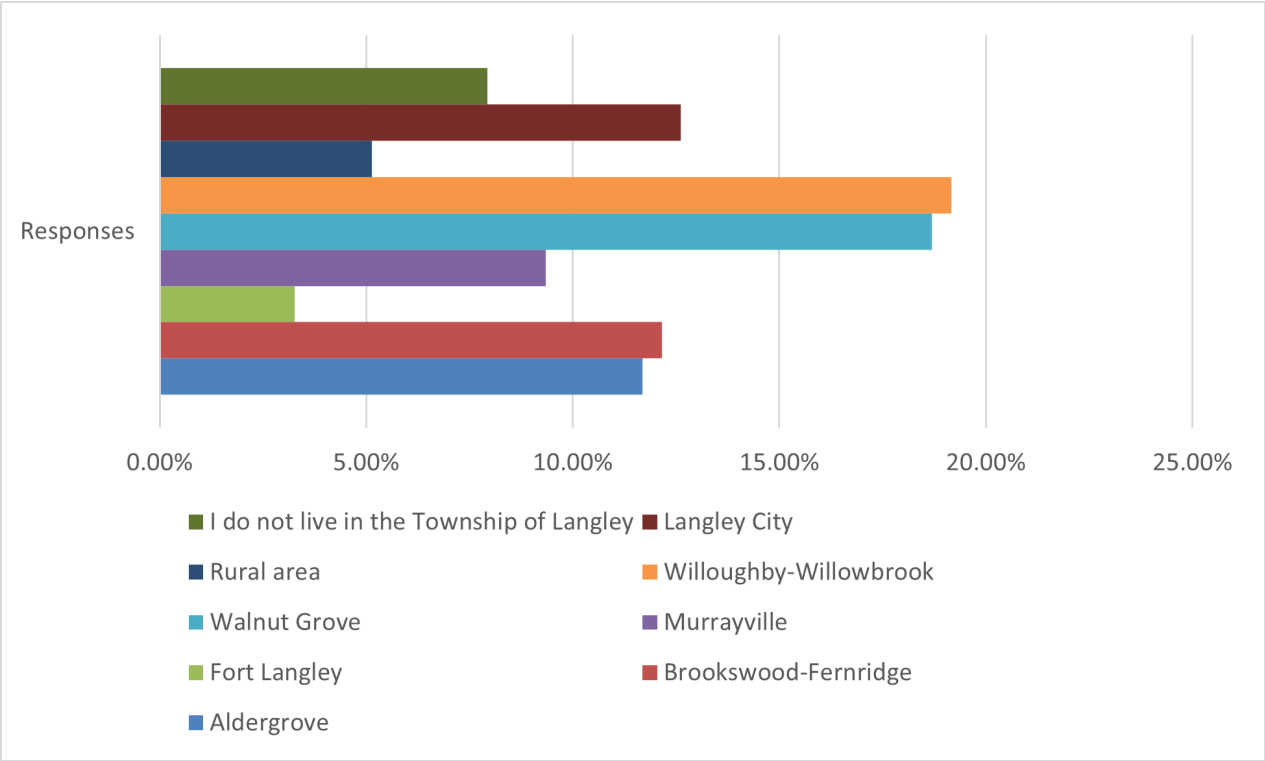
Respondents were invited to share additional feedback regarding accessibility in the Township.

The comments provided a range of suggestions and reflections. The key themes that emerged are summarized below:

- Requests for more community awareness on disability rights and inclusion through forums, flyers and public education.
- Suggestions to collaborate with local organizations such as Community Living BC (CLBC) and Inclusion Langley.

- Advocacy for representation of people with dual-sensory loss (e.g., deaf blindness) on accessibility committees, recognizing the unique and complex nature of these experiences.
- Emphasis on designing spaces that consider sensory needs including appropriate lighting and the addition of sensory rooms in public facilities.
- Continued advocacy for accessible and inclusive housing options.
- Positive feedback acknowledging the Township and Council's progress in fostering inclusion.
- Encouragement to continue prioritizing accessibility, particularly in recreational opportunities for children with disabilities.

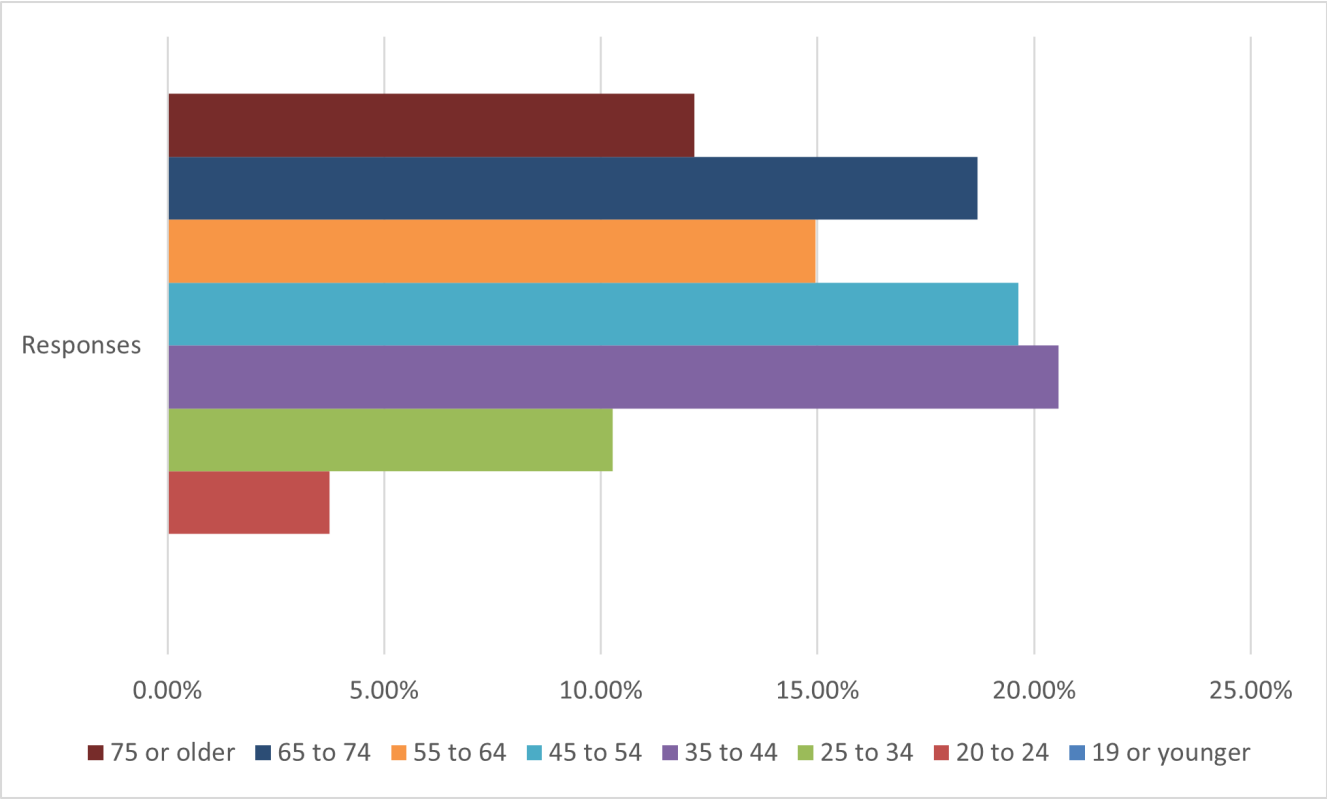
## Question 20. Which community do you currently live in? (214 responses)




Respondents were invited to select the community they currently live in.
The top three responses are ranked as follows:

- 19.16% selected Willoughby–Willowbrook
- 18.69% selected Walnut Grove
- 12.62% selected Langley City
- 12.15% for Brookswood–Fernridge
- 11.68% for Aldergrove
- 9.35% for Murrayville
- 7.94% for outside the Township
- 5.14% for Rural areas
- 3.27% for Fort Langley

## Question 21. What age category do you fall into? (214 responses)




Respondents were invited to select their age group.

The top three responses are ranked as follows:

- 20.56% ages 35 to 44
- 19.63% ages 45 to 54
- 18.69% ages 65 to 74
- 14.95% for ages 55 to 64
- 12.15% for ages 75 or older
- 10.28% for ages 25 to 34
- 3.74% for ages 20 to 24
- 0% for ages 19 or younger

## Question 22. Please provide your email address if you wish to receive a notification about a potential future Township of Langley accessibility survey. (95 responses)

# 4.0 Next Steps

As the project moves into Phase 4, the draft Accessibility Plan will be prepared based on the results of the previous phases 1 to 3. Phase 4 will involve consultation with internal Township departments, the Accessibility Committee and eventually bringing a draft plan to Council for consideration.



**From:** Taniguchi, Kellen TIC:EX
**To:** legservicesinfo
**Subject:** Presentation to council request
**Date:** Wednesday, November 19, 2025 3:51:34 PM
**Attachments:** image001.png
image002.png
image003.png

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**External email. Verify sender and confirm content is safe.**

Hello,

I am reaching out to see if we can schedule a presentation for a project update for the Surrey Langley SkyTrain Project for Monday, January 26, 2026.

Looking forward to discussing further!

Thanks,
Kellen

**Kellen Taniguchi | Communications Officer**
**Surrey Langley SkyTrain Project**

Surrey Langley SkyTrain

**Transportation Investment Corporation**
**E:** kellen.taniguchi@ticorp.ca
surreylangleyskytrain.ca

Township of Langley

Est. 1873

# RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

November 12, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

## M I N U T E S

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

E. Barbour, A. Bayona, A. Castro, N. Tiessen

**Staff:**
C. Quin, Recording Secretary
K. Young, Deputy Director, Recreation, Arts and Culture

**Guest:**
H. Scoular, Library Manager, Fraser Valley Regional Library

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

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

## A. APPROVAL AND RECEIPT OF AGENDA ITEMS

**1. Recreation, Culture, and Parks Advisory Committee**
**November 12, 2025**

Moved by A. Castro,
Seconded by E. Barbour,
That Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the November 12, 2025 meeting.
**CARRIED**

## B. ADOPTION OF MINUTES

**1. Recreation, Culture, and Parks Advisory Committee**
**October 8, 2025**

Moved by E. Barbour,
Seconded by A. Castro,
That the Recreation, Culture, and Parks Advisory Committee adopt the minutes of the October 8, 2025 meeting.
**CARRIED**

## C. DELEGATIONS AND PRESENTATIONS

### 1. Library Services

Heather Scoular, Library Manager of Fraser Valley Regional Library provided a presentation.

Serving Library Customers in a Complex World
- Equity, Diversity and Inclusion
- Reconciliation
- Sustainability
- Rapidly Evolving Technologies – Artificial Intelligence
- Inflation – widening gap between rich/poor
- Homelessness – mental health crisis
- Rapid change in all aspects of life

Township Libraries Programs and Services
- Accessible for all – No late fees
- Access to over 1 million items
- Programs to support early literacy and lifelong learning
- Access to Wi-Fi and Computers
- Knowledgeable Staff
- Low-cost printing and copying
- Study spaces to support students and entrepreneurs
- STEAM programs, The Playground and Digital Literacy

Early Literacy Programs are Core
- Every Township Library offers Babytime and Storytime year round
- Supporting family literacy is a core part of our literacy strategy
- All programming staff trained in delivering early literacy programs
- We are developing more sensory storytimes

21st Century Literacies
- Reading/Comprehension
- Creativity
- Critical Thinking
- Coding and Robotics
- Technology Skills
- Computational Thinking
- AI Literacy

Bridging the Digital Divide
- Digital Literacy for all
- Providing Access to Computers, printers
- One on one Book a Librarian Teck Sessions
- Informal Technology Education
- Connecting customers to the digital world
- Connection to friends

## C. DELEGATIONS AND PRESENTATIONS

The Playground:
- STEAM (Science, Technology, Engineering, Art, Math)
- Exposure to the Trades
- Nintendo Switch 2
- Radon Detectors saving lives
- Gimbal Video Stabilizer

Township Libraries:
- Creative Spaces
- Outdoor Spaces
- Connecting Spaces
- Servicing Seniors and Marginalized Communities
- Partnering with Schools
- Supporting Literacy
- Summer Reading Club for all Ages
- AI Literacy
- Beyond the Buzz – The Future of AI Adoption
- New Programs and Services for 2026
- Meeting Booths

## D. REPORTS

### 1. Co-Chairperson's Report

J. Clegg reported on his recent visit to Noel Booth Park for an exhibition softball game and how he likes to help with the tidy up of fall leaves.

Councillor Pratt reported that the Murrayville Remembrance Day ceremony was well attended. He further reported that a resilient oak tree from Vimy Ridge survived to be replanted for Remembrance Day at the Walk to Remember memorial in Derek Doubleday Arboretum.

Councillor Pratt reported that Councillor Baillie and himself toured the Smith Athletic Park.

Councillor Baillie reported the Aldergrove Legion Remembrance Day was well attended.

Councillor Baillie reported on the Report to Council regarding a pilot project to retrofit up to 25 baffle gate locations throughout the Township.

### 2. Museum Advisory Group Report

No report

## E. CORRESPONDENCE

## F. WORK PROGRAM

### 1. 2025 Annual Report

**MOTION**
Moved by A. Bayona,
Seconded by E. Barbour,
That the Recreation, Culture, and Parks Advisory Committee receive and endorse the Recreation, Culture, and Parks Advisory Committee 2025 Annual Report and ask staff to forward it to Council for information.
**CARRIED**

## G. COUNCIL REFERRALS

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

### 1. Yorkson Community Park

A. Castro reported on her recent visit to Yorkson Community Park and commented on how impressive the design and development of this park is.

## I. NEXT MEETING

**Date**: January 14, 2026
**Location**: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
**Time**: 7:00 pm

## J. TERMINATE

Moved by A. Bayona,
Seconded by A. Castro,
That the meeting terminate at 8:25pm.
**CARRIED**

**CERTIFIED CORRECT:**

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

# SENIORS ADVISORY COMMITTEE

Wednesday, November 19, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

## MINUTES

**Present:**
K. Ludlam, Community Co-Chair
Councillor T. Baillie, Council Co-Chair

P. Chhina, S. Hedao, A. Nierop, and S. Tingley

**Guest:**
P. Fassbender, Jenny Gaglardi Place

**In Attendance:**
P. Crump, Langley Seniors in Action

**Staff:**
A. Jensen, Manager, Strategic and Social Planning
K. Stepto, Deputy Township Clerk

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

K. Ludlam acknowledged the Traditional Territories of the Coast Salish Peoples.

## A. APPROVAL AND RECEIPT OF AGENDA ITEMS

### 1. Seniors Advisory Committee – November 19, 2025

Moved by P. Chhina,
Seconded by S. Tingley,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the November 19, 2025 meeting.
**CARRIED**

## B. ADOPTION OF MINUTES and RECEIVAL OF NOTES

### 1. Seniors Advisory Committee – September 17, 2025

Moved by P. Chhina,
Seconded by S. Tingley
That the Seniors Advisory Committee adopt the Minutes of the September 17, 2025 meeting.
**CARRIED**

## B. ADOPTION OF MINUTES and RECEIVAL OF NOTES

### 2. Seniors Advisory Committee – October 15, 2025

Moved by A. Nierop,
Seconded by S. Hedao,
That the Seniors Advisory Committee receive the Notes of the October 15, 2025 meeting.
**CARRIED**

## C. DELEGATIONS AND PRESENTATIONS

### 1. Peter Fassbender, Jennie Gaglardi Place

Peter Fassbender, CLA Housing Society, provided a presentation regarding the Jennie Gaglardi Place Affordable Housing project. The following information was provided:

- Christian Life Assembly (CLA) donated the land for this project.
- BC Housing provided funds from the "Building BC: Community Housing Fund" to build the complex.
- The Township of Langley waived $3 million in Development Cost Charge fees.
- CLA had to re-zone the land from institutional for residential.
- The project provides three levels of subsidy for renters:
    - Deep Subsidy – renters pay no more than $300 per month for any size unit subject to income level
    - Rent geared to income (30% of salary)
    - Below market rent (10% below the market rate)
- Rental units are available for all ages and demographics.
- CLA hired a consultant to put together their proposal to BC Housing and present it to the BC Housing Executive.
- CLA formed a housing society to organize the project and create the bylaws, criteria for renters etc. A consultant was also hired to assist with these aspects of the project.
- Jennie Gaglardi Place will provide other supports such as programs and services for the residents.
- A Property Management company has been hired to screen the applicants and run the day-to-day tasks.
- BC Housing provides an annual operating subsidy.
- CLA has a 60-year contract with BC Housing.

## D. REPORTS

### 1. Co-Chair Reports

K. Ludlam commented on the many Remembrance Day Ceremonies throughout the Township.

## D. REPORTS

Councillor Baillie reported that he attended the Legion on Remembrance Day and noted that security costs have risen for organized events due to the Lapa Lapu tragedy.

## E. CORRESPONDENCE

## F. WORK PROGRAM

### 1. Housing Statistics

A. Jensen provided Senior Housing Data.

### 2. Terms of Reference Review

The committee determined that review of the Terms of Reference will be part of the 2026 Work Plan.

### 3. 2025 Annual Report

Moved by S. Hedao,
Seconded by A. Nierop,
That the Seniors Advisory Committee receive the Seniors Advisory Committee 2025 Annual Report and ask staff to forward it to Council for information.
**CARRIED**

## G. COUNCIL REFERRALS

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

Council passed the following resolution at the October 20, 2025 Regular Council Meeting:

### 1. *Senior's Advisory Committee Meeting Start Time*

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

Discussion ensued and the committee decided that the new meeting time will be 4:00 – 6:00pm starting in January 2026.

## I. NEXT MEETING

**Date**: Wednesday, January 21, 2026
**Location**: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
**Time**: 4:00pm

## J. TERMINATE

The meeting terminated at 9:00pm.

**CERTIFIED CORRECT:**

Community Representative Co-Chair

Council Representative Co-Chair