REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, April 13, 2026 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 – April 13, 2026

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held April 13, 2026.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – March 23, 2026

That Council adopt the minutes of the Regular Council meeting held March 23, 2026.

2. Public Hearing Meeting – March 23, 2026

That Council adopt the minutes of the Public Hearing meeting held March 23, 2026.

C. DELEGATIONS

1. Vancouver Regional Construction Association
File 0550-07

Request by the Vancouver Regional Construction Association to appear before Council to discuss rising construction costs, prolonged approval timelines and regulatory complexity that create challenges for projects intended to deliver housing and critical infrastructure.

C. DELEGATIONS

2. Grace Muller
BC Farm Museum Association
File 0550-07

Request by Grace Muller, BC Farm Museum Association, to appear before Council to provide an update on the museum expansion project.

3. Janet Andrews
New Westminster & District Labour Council
File 0550-07

Request by Janet Andrews, New Westminster & District Labour Council, to appear before Council to discuss the Day of Mourning for workers killed and injured on the job.

4. Patricia Wilson
MS Canada
File 0550-07

Request by Patrica Wilson, MS Canada, to appear before Council to discuss that April is MS Awareness Month in Canada.

5. Bob Langston
File 0550-07

Request by Bob Langston to appear before Council to discuss removal of an oak tree on his property and replacement in a more appropriate location.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Interim Housing Target Report
Report 26-40
File CPP LSP00014

That Council authorize staff to submit the interim Housing Target Report, presented as Attachment A to this report, to the Minister of Housing and Municipal Affairs in accordance with the *Housing Supply Act*.

E. REPORTS TO COUNCIL

2. Langley Meadows Park Improvements
Report 26-38
File CP 0810-30

That Council endorse the revised concept plan for Langley Meadows Park as outlined in this report.

That Council refer the Park Improvements as described in this report to the 2027 - 2031 Capital Budget process.

3. Reservoir Park Concept Plan Update
Report 26-39
File CP 0810-30

That Council approve the updated Reservoir Park Concept Plan as outlined in this report.

That Council refer the Park Improvements as described in this report to the 2027 - 2031 Capital Budget process.

4. 2026 Firesmart Community Funding and Supports Application
Report 26-32
File ENG 1855-35

That Council authorize an application to the Union of British Columbia Municipalities 2026 FireSmart Community Funding and Supports Program for $150,000 of funding towards the Wildland Program, Capabilities, and Equipment project.

5. 2026 Additional ICBC Funding and Safety Project Funding
Report 26-35
File ENG 1855-50

That Council direct staff to apply for additional funding from Insurance Corporation of British Columbia's Road Improvement Grant Program for $139,000 towards 208 Street Phase 1 and 2, replacing funding from the Capital Projects Reserve.

That Council authorize the use of $20,000 from the Capital Projects Reserve for the installation of pedestrian-activated Rectangular Rapid Flashing Beacons at the crosswalk on the west leg of 48 Avenue of the Murrayville Five Corners Roundabout, subject to the ICBC Road Improvement funding being approved.

That Council authorize the use of $65,000 from the Capital Projects Reserve for the installation of an overhead flashing beacon at the intersection of 56 Avenue and 224 Street, subject to the ICBC Road Improvement funding being approved.

E. REPORTS TO COUNCIL

That Council direct staff to submit a capital request for the detailed design of eastbound and westbound left-turn lanes and a traffic signal at 56 Avenue and 224 Street, for consideration in the 2027 – 2031 Financial Plan, at a total cost of $250,000 funded by $247,500 from Roads DCCs and $250,000 from the Capital Projects Reserve.

That Council authorize the use of $45,000 from the Capital Projects Reserve for the resurfacing of the playground at Richard Bulpitt Park, subject to the ICBC Road Improvement funding being approved.

6. 2026 Province of BC Disaster Resilience & Innovation Funding Program
Report 26-36
File ENG 1855-35

That Council authorize an application to the 2026 Province of British Columbia Disaster Resilience & Innovation Funding program for $10,200,000 of funding for Stream 2 – Structural Projects, as presented in this report.

7. Mixed-Use Developments – Zoning Bylaw Parking Changes
Report 26-33
File ENG 5480-01

That Council direct staff to submit budget requests to complete a "Zoning Bylaw Mixed-Use Parking and Bylaw Amendments Study" at a cost of $75,000, and to add $20,000 to the base budget to resource ongoing monitoring and assessment of parking in mixed-use applications, for Council's consideration within the 2027 – 2031 Financial Plan.

8. Walnut Grove Drive Traffic Calming Plan
Report 26-37
File ENG 5460-04-001

That Council endorse the Walnut Grove Drive Traffic Calming Plan, as illustrated in Attachment A, at an estimated cost of $56,000, and direct staff to include this project in the 2027 – 2031 Financial Plan for Council consideration.

That Council endorse the Walnut Grove Secondary School Driveway Signalization Plan, as illustrated in Attachment B, and direct staff to include $110,000 for detailed design of the driveway relocation and traffic signals in the 2027 – 2031 Financial Plan for Council consideration.

That Council endorse Option 1 - Uni-directional Protected Bike Lanes as illustrated in Attachment C, and direct staff to include $190,000 for detailed design of the protected bike lanes in the 2027 – 2031 Financial Plan for Council Consideration.

E. REPORTS TO COUNCIL

9. Agricultural Land Commission Application No. 100473
(Porterfield / 9491 – 222 Street)
Report 26-34
File CD 11-31-0029

That Council advise the Agricultural Land Commission that the subdivision application submitted on behalf of the owners of the property located at 9491 – 222 Street (including road dedication), within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Item G.1 was deferred at the December 15, 2025 Regular Council Meeting:

1. Rezoning Application No. 100637
(Infinity Properties Ltd. / 23700 Block Of 56 Avenue)
Bylaw No. 5782
Report 25-203
File CD 11-09-0034

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Infinity Properties Ltd.) Bylaw No. 5782 rezoning a portion of a 43.6 ha (107.8 ac) site located in the 23700 Block of 56 Avenue to Suburban Residential Zone SR-3 to facilitate development of 58 single family 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. Provision of a Storm Water Management Plan and securing stormwater management facilities subject to submission, review and acceptance by the Township of geotechnical and hydrogeological reports to confirm the adequacy of the lands to support the proposed land use.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

4. Provision of road dedications, widenings and necessary traffic improvements for 56 Avenue and five new roads internal to the site (including pedestrian connections/trails both within the project and to a future trail network) in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
5. Provision of a final tree management plan and trail connections / open space plan, including final acceptance of open space design and tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Dedication of streamside protection and enhancement areas and greenspace consistent with the site plan.
7. Registration of restrictive covenants acceptable to the Township:
    a. identifying the units (minimum 5%) required to comply with the adaptable housing requirements in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities
    c. for provision of an exterior design control agreement
    d. prohibiting vehicular access to Road B for Lots 18 – 23.
8. As per the applicant's proposal in support of the proposed rezoning application, provision of $1,380,200 as a voluntary amenity contribution.
9. Compliance with the 5% Neighborhood Park Land Acquisition Policy.
10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

Explanation – Bylaw No. 5782

Bylaw No. 5782 rezones the southern portion of property located in the 23700 Block of 56 Avenue from Rural Zone RU-1 to Suburban Residential Zone SR-3 to accommodate a subdivision of 58 single family lots.

2. 2026 Fees and Charges Amendment Bylaw
Bylaw No. 6205
Report 26-29
File FIN 1810-20

That Council give first, second and third reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6205.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 6205

Bylaw No. 6205 amends the Fees and Charges Bylaw 2007 No. 4616 as amended, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services and consolidation of the Township of Langley Fees and Charges Bylaw:

- Schedule 1: PARKS
- Schedule 2: CEMETERIES
- Schedule 4: FINANCE
- Schedule 6: POLICE
- Schedule 7: FIRE
- Schedule 8: TRANSPORTATION
- Schedule 9: SOLID WASTE
- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 13: STORMWATER
- Schedule 17: RECREATION, ARTS AND CULTURE

H. BYLAWS FOR THIRD READING

Item H.1 was deferred at the March 23, 2026 Public Hearing:

1. Small-Scale Multi-Unit Housing (SSMUH) Development Permit Area Bylaw No. 6116
Report 26-26
File CPP LRP00026

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council grant third reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Small-Scale Multi-Unit Housing (SSMUH) Development Permit Area Designation) Bylaw No. 6116.

Explanation – Bylaw No. 6116

Bylaw No. 6116 amends: (1) Langley Official Community Plan Bylaw 1979 No. 1842 by adding Schedule 4 - Development Permit Area: Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH) as Schedule 4 of Schedule A; (2) Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 by distinguishing which forms of development are subject to the Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH);

H. BYLAWS FOR THIRD READING

and (3) Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 and (4) Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw 1987 No. 2527 by referencing the Form and Character Guidelines for Small-Scale Multi-Unit Housing.

2. Rezoning Application No. 100733
(West Creek Farms Ltd. / 25044 – 88 Avenue)
Bylaw No. 5899
Report 24-116
File CD 11-26-0022

That Council give third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (West Creek Farms Ltd.) Bylaw No. 5899.

Explanation – Bylaw No. 5899

Bylaw No. 5899 amends Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue.

I. BYLAWS FOR FINAL ADOPTION

1. Official Community Plan Amendment and
Rezoning Application No. 100270 (Saffron Living Inc. /
6842 and 6868 – 202B Street and 20309, 20339 and
20347 - 68 Avenue)
Bylaw No. 5924
Bylaw No. 5925
Report 23-173
File CD 08-14-0224

That Council give final reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Saffron Living Inc.) Bylaw No. 5924; and

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Saffron Living Inc.) Bylaw No. 5925.

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 5924

Bylaw No. 5924 amends the Central Gordon Estate Neighbourhood Plan for 2.0 ha (5.0 ac) of land located at 6842 and 6868 - 202B Street and 20309, 20339 and 20347 - 68 Avenue to increase the allowable density in the Townhouse 15 UPA land use designation on a site specific basis to 20 UPA. The amendment is required to facilitate the development of 100 townhouse units.

Explanation – Bylaw No. 5925

Bylaw No. 5925 rezones 2.0 ha (5.0 ac) of land located at 6842 and 6868 - 202B Street and 20309, 20339 and 20347 - 68 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-115 to accommodate the development of 100 townhouse units.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of September 11, 2023 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on September 25, 2023 with third reading given on September 25, 2023.

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

M. FOR INFORMATION

1. **2026 Traffic Calming Program**
   Memorandum – Engineering Division
   File 5460-04-001

2. **2025 Soil Deposit Permit and Stop Work Order Statistics**
   Memorandum – Engineering Division
   File 5280-14

3. **213 Street Road and Sidewalk Improvements Update**
   Memorandum – Engineering Division
   File 8330-01

M. FOR INFORMATION

4. Fort Langley Waterfront Update
Memorandum – Corporate Projects Division
File 0810-30

5. Agricultural Advisory Committee
Minutes – February 25, 2026
File 0540-20

6. Agricultural Advisory Committee
Minutes – March 25, 2026
File 0540-20

7. Seniors Advisory Committee
Minutes – March 18, 2026
File 0540-20

8. Metro Vancouver Liquid Waste Committee Manager's Report
File 0400-65

N. MOTIONS ARISING FROM INFORMATION

1. Agricultural Advisory Committee Recommended Motion
File 0540-20

That Council approve the Terms of Reference for the Agricultural Bylaw Review Task Force, presented as Attachment A.

O. OTHER BUSINESS

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

1. Township of Langley Agritech Strategy

Whereas:

1. The Milner-Langley area is the birthplace of agriculture in British Columbia.
2. The Township of Langley has the most farms in the Metro Vancouver Regional District.
3. The Township of Langley is home to (a) major food processing and production companies such as Bimbo, Britco, FG Deli Group (formerly Freybe Gourmet Foods), Ocean Spray of Canada, and JD Sweid, (b) largest concentration of estate wineries in the Lower Mainland, and (c) a significant cluster of food distribution centres for major food-related companies such as Costco, Overwaite Food Group, and Tim Horton's.

O. OTHER BUSINESS

Therefore, be it resolved that Council direct staff to develop a framework and terms of reference to initiate a Township of Langley Agritech Strategy.

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 C.1 - Section 90(1) (g) Legal
Item F.1 - Section 90(1) (e) Property
Item G.1 - Section 90(1) (k) Negotiations
Item H.1 - Section 90(1) (a) Personnel
Item H.2 - Section 90(1) (g) Legal

Q. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, March 23, 2026 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, W. Bauer, J. Chu, S. Richardson, S. Mikicich, S. Ruff, A. Ruhl, and J. Winslade

V. Burnett

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – March 23, 2026

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held March 23, 2026.
CARRIED

Councillor Richter opposed

B. ADOPTION OF MINUTES

1. Regular Council Meeting – March 9, 2026

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the minutes of the Regular Council meeting held March 9, 2026.
CARRIED

C. DELEGATIONS

1. Daniel Snyder
Langley Community Action Team
File 0550-07

D. Snyder, Langley Community Action Team, appeared before Council alongside community members affected by the toxic drug crisis, to discuss a proposal for the creation of a permanent public memorial to honour those lost to toxic drug poisoning. He reported that over 400 lives have been lost in Langley since 2016 and that these losses continue despite expanded services. They ask Council to honor a memorial for those lost to toxic drug use. Drug use is often stigmatized, and breaking silence on these deaths helps to break this stigma. A memorial would serve as a shared space for remembrance and reflection. They ask Council to support this initiative by referring the proposed project to the Township's parks planning staff. They ask that the memorial be placed within an existing or future Township park, consideration of financial or in-kind support from the Township, that the memorial is inclusive and community led, and that it is in collaboration with families, artists, and Township staff.

MOTION
Moved by Councillor Martens,
Seconded by Councillor Baillie,
That the delegation from the Langley Community Action Team be referred to staff to report back on potential locations, designs, associated costs, and potential funding sources for a memorial for victims of the toxic drug crisis.
CARRIED

2. Jaime Dickson and Dianne Kask
File 0550-07

J. Dickson and D. Kask appeared before Council to discuss increased pedestrian safety on Highway 13 at 264 Street between 32 Avenue and 28 Avenue. J. Dickson's son lost his life while crossing this intersection. They explained that this intersection is not in a residential area, and that it requires further safety measures so that those travelling down 264 Street turning on to Fraser Highway are fully aware of pedestrians crossing. Overhead pedestrian lights must be added to this crosswalk so that drivers can see that someone is crossing. She requests a lit-up pedestrian picture sign to alert drivers that someone is walking. Protection must be put in place from 30A Avenue to 28 Avenue including a raised paved sidewalk and a wide white line to alert drivers. The white line should be installed from Fraser Highway to 32 Avenue. They request that money from the 2026 Budget be used for this. Overgrown bushes create a blind spot, and pedestrians have limited crossing time. They request that the bushes at the northwest corner on Fraser Highway and 264 Street be removed, the corner modified to better accommodate semi-trucks, and installation of pedestrian safety lighting be installed for better visibility.

C. DELEGATIONS

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That delegation from J. Dickson and D. Kask be referred to staff to report back to Council no later than the end of Q2, 2026 and that the Mayor forwards correspondence to the Ministry of Transportation in advance of the report.
CARRIED

3. Jag Sohi
File 0550-07

J. Sohi appeared before Council on behalf of 27A Avenue neighbourhood between 200 and 203 Street to discuss authorizing street parking on 27A Avenue. When his home was initially purchased, parking was permitted, this was something residents relied on. There is a lack of parking available and that puts stress on residents. He noted that restrictions had been put in place due to perceived width limitations, and to ensure emergency vehicles can pass safely. Without parking there is a decrease in accessibility for residents and visitors as there are many houses with multigenerational families. The proposed solution is to allow parking on one side only so that there is still adequate space for emergency vehicles to pass. They ask that the Township to reaccess the parking restrictions and explore design and adjustments to achieve a reasonable parking solution.

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That the delegation from J. Sohi be referred to staff to provide Council further information.
CARRIED

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Tenant Relocation Policy
Report 26-24
File CPP LSP00004

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council endorse the draft Tenant Relocation Policy presented substantially in the form provided as Attachment A to this report.

E. REPORTS TO COUNCIL

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That the draft Tenant Relocation Council Policy be referred back to staff for tenant protection to instead be considered with a new Tenant Protection Bylaw, with additional provisions as outlined within Provincial Policy Manual: Tenant Protection Bylaws dated March 2025, as it may be appropriate for Council to consider.
CARRIED

2. 2026 Transit Minor Betterments Program
Grant Applications
Report 26-28
File ENG 1855-35

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council authorize an application to the Transit Minor Betterments Program for $100,000 of funding towards the Road Widening: 86 Avenue 200 Street to 202 Street project.

That Council authorize an application to the Transit Minor Betterments Program for $100,000 of funding towards the Road Widening: 208 Street 76 Avenue to 81 Avenue and Road Widening: 208 Street 81 Avenue to 84 Avenue projects.
CARRIED

3. Willoughby Community and Neighbourhood Plan Updates
Report 26-30
File CPP LRP00027

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council direct staff to change the proposed land use designations for the following areas in the draft Willoughby Transit Corridor Plan to Special Study Area:

a. Properties east of 202A Street between 73A Avenue and 76 Avenue, from Rowhouse/Townhouse; and

b. Properties south of 80 Avenue and north of 78 Avenue (alignment) between 200 Street and 202A Street (from High Density Mixed Use, Medium Density Mixed Use and Institutional)

CARRIED

E. REPORTS TO COUNCIL

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council direct staff to undertake public engagement on the draft Willoughby Community Plan, draft Willoughby Transit Corridor Plan, as amended, proposed policy and land use changes for a consolidated Gordon Neighbourhood Plan and draft Development Permit Guidelines for Transit-Oriented Development, presented in this report as Attachments A, B, C, D and E respectively.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100305 and Development Permit Application No. 101474 (1349557 BC Ltd. / 7342 – 208 Street)
Bylaw No. 6198
Bylaw No. 6199
Report 26-31
File CD 08-24-0098

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
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 (Smith Neighbourhood Plan) Bylaw No. 5973 Amendment (1349557 BC Ltd.) Bylaw No. 6198 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1349557 BC Ltd.) Bylaw No. 6199 rezoning 1.0 ha (2.5 ac) of land located at 7342 – 208 Street to Comprehensive Development Zone CD-217 and CD-218 subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. In accordance with the Smith Neighbourhood Plan secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services to the acceptance of the Township and School District.
2. Completion of a Development Works Agreement (if required) securing off-site servicing (as required by the Smith Neighbourhood Plan).
3. 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.
4. Provision of road dedications, widenings and necessary traffic improvements (including any necessary statutory rights-of-way)

F. BYLAWS FOR FIRST AND SECOND READING

including 208 and 208A Street and 73A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Smith Neighbourhood Plan.

5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
6. Compliance with Age-Friendly Amenity Area requirements.
7. 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).
8. Registration of restrictive covenant acceptable to the Township:
    a. prohibiting parking on internal strata townhouse roadways (other than clearly identified parking spaces)
    b. identifying a minimum of 5% of townhouse units and 10% of apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
9. Dedication and construction of a 4.5 m wide street greenway on the east side of 208 Street to the acceptance of the Township including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
10. Finalization of landscape plans.
11. Compliance with the Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
12. As per the applicant's proposal in support of the proposed Neighbourhood Plan Amendment and rezoning application, provision of $2,215,213 as a voluntary amenity contribution.
13. Compliance with Official Community Plan Policy 3.1.9 (Family-Friendly Units), if applicable.
14. 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 (Smith Neighourhood Plan) Bylaw No. 5973 Amendment (1349557 BC Ltd.) Bylaw No. 6198 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council at time of final reading of Rezoning Bylaw No. 6199 authorize issuance of Development Permit No. 101474 subject to the following conditions:

F. BYLAWS FOR FIRST AND SECOND READING

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

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

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

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6198 and 6199 in conjunction with the hearing for proposed Development Permit No. 101474.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That development prerequisite #1 be removed, with all subsequent conditions renumbered.

That Bylaw No. 6198 be amended to add under 2(d) the following:
“e) Amending Section 11.2.1 to add the sentence “This prerequisite does not apply for lands included in the 7A and 7B detention catchments, south of 76 Avenue or east of 208 Street.”
CARRIED

Councillors Martens and Richter opposed

F. BYLAWS FOR FIRST AND SECOND READING

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

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR THIRD READING

1. Official Community Plan Amendment Application No. 100230 (Sidhu / 24281 Fraser Highway)
Bylaw No. 6033
Report 24-182
File CD 10-27-0073

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give third reading to "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033".

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council refer H.1 back to staff to work with the proponent on a potential land use proposal more consistent with low impact principles outlined within the Fraser Highway Employment Lands Reference Plan, improved sensitivity to adjacent residential, rural uses, and a review of the regional context of this area of Fraser Highway.
CARRIED

Councillors Kunst and Richter opposed

I. BYLAWS FOR FIRST, SECOND AND THIRD READING AND FINAL ADOPTION

1. Zoning Bylaw Amendment – Bus Rapid Transit Parking Reduction
Bylaw No. 6209
Report ENG 26-27
File Eng 5260-26-025

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council give first, second, third reading to Township of Langley Zoning Bylaw 1987 No. 2500, Amendment Bylaw No. 6209.

I. BYLAWS FOR FIRST, SECOND AND THIRD READING AND FINAL ADOPTION

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That locations i) and ii), 96 Avenue and 199A Street and 96 Avenue and 201 Street, respectively, indicated on Map Attachment A and listed under 2(4)(a), be removed, with all subsequent locations renumbered.

That the distance of 200 metres indicated on Map Attachment A and outlined within 2(4)(a) be changed to 400 metres.

DEFERRAL
Moved by Councillor Kunst,
Seconded by Councillor Richter,
That item I.1 be deferred to April 13, 2026 Regular Council Meeting.
DEFEATED

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

AMENDMENT
The question was called on the Amendment and it was
CARRIED

Councillor Kunst and Richter opposed

THIRD READING, AS AMENDED
The question was called on the Third Reading, as amended, and it was
CARRIED

Councillor Richter opposed

FINAL ADOPTION, AS AMENDED
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council give final adoption to Township of Langley Zoning Bylaw 1987 No. 2500, Amendment Bylaw No. 6209, as amended.
CARRIED

Councillor Richter opposed

MEETING RECESSED
The meeting recessed at 3:19pm.

MEETING RECONVENED
The meeting reconvened at 3:29pm.

J. BYLAWS FOR FINAL ADOPTION

1. Langley 2026-2030 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 6207
Bylaw No. 6206
Report 26-22
File FIN 1700-80

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to the Langley 2026 – 2030 Five-Year Financial Plan Bylaw No. 6207.

That Council give final reading to the Development Cost Charge Reserve Fund Expenditure Bylaw No. 6206.
CARRIED

Councillors Kunst, Martens, Richter, and Whitmarsh opposed

2. Amenity Cost Charges Bylaw
Bylaw No. 6115
Report 26-207
File CPP LSP00007

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council give final reading to the revised Amenity Cost Charges Bylaw No. 6115.
CARRIED

K. ITEMS FROM PRIOR MEETINGS

1. Susan Gorris
Art in the Country
File 0550-07

Moved by Councillor Richter,
Seconded by Councillor Whitmarsh,
That the delegation of Susan Gorris be referred to staff for review and a report back to Council, which should include possible venues where her mural could be displayed.
CARRIED

Mayor Woodward and Councillors Baillie, Pratt, and Rindt opposed

RECONSIDERATION
Mayor Woodward directed reconsideration of the motion in accordance with Section 131 of the *Community Charter:*

K. ITEMS FROM PRIOR MEETINGS

Moved by Councillor Richter,
Seconded by Councillor Whitmarsh,
That the delegation of Susan Gorris be referred to staff for review and a report back to Council, which should include possible venues where her mural could be displayed.
DEFEATED

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

L. MAYOR AND COUNCIL REPORT

Councillor Ferguson presented photos of an upgraded Metro Vancouver recycling centre concept for Aldergrove. He stated that during the atmospheric river infrastructure held, thanks to staff, the drainage system is working well. The Junior All Native Basketball Tournament was held at LEC, 150 teams played and 2,400 people in attendance for the finals. He presented a photo of The Early Beats for the 50-year celebration of the MG Jaguar Club.

Councillor Martens attended the Langley Chambers Women's Business Network International Women's Day Luncheon. It included a panel of women healthcare specialists.

Councillor Baillie reported that the Aldergrove Skating Club had a show at the ice rink at the Aldergrove Community Centre. He mentioned that he attended Seedy Saturday held at the Arboretum. He went to Firehall 3 to check on renovations.

Councillor Kunst congratulated the Trinity Western Men's Volleyball team on their win in the 2026 Youth Sports Championship. She attended the City of Langley volunteer banquet and she heard from federal MPs and provincial MLAs. She noted that the BC Farm Museum cleanup day will be held on March 28, 2026.

Councillor Richter watched the television show Tracker on CTV, she was pleased to see that Township Hall was featured on the show. She thanked the staff for their support of the film industry.

Councillor Whitmarsh highlighted a presentation at the Langley Aldergrove Rotary Club from the Rolling Barage.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following item has been brought forward from the January 29, 2024 Closed Council Meeting:

1. **Township of Langley Housing Authority**
   Constitution and Bylaws
   Report C24-02
   File BLSI LSP00021

   That Council direct staff to incorporate a Society, under the laws of British Columbia, for the purpose of establishing a Township of Langley Housing Authority.
   CARRIED

   Councillor Richter opposed

   Section 90(1) (g) Legal

O. FOR INFORMATION

1. **Dale Ball Disc Golf Update**
   Memorandum – Corporate Projects Division
   File 6125-20-LPAS1

2. **Salmon River Pump Station Upgrades –**
   Public Engagement Survey Results
   Memorandum – Engineering Division
   File 5330-21-091

3. **Heritage Advisory Committee**
   Minutes – March 4, 2026
   File 0540-20

4. **Recreation, Culture, and Parks Advisory Committee**
   Minutes – March 11, 2026
   File 0540-20

P. MOTIONS ARISING FROM INFORMATION

1. **Heritage Advisory Committee Recommended Motion**
   File 0540-20

   Moved by Mayor Woodward,
   Seconded by Councillor Pratt,
   That Council approve a Heritage Building Incentive Program grant of $4,750, as per Community Charter requirements for commercial properties, for the exterior painting of the Mathews Cash Grocery.
   CARRIED

P. MOTIONS ARISING FROM INFORMATION

2. Recreation, Culture, and Parks Advisory Committee
Recommended Motion
File 0540-20

Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council does not acquire the artwork from S. Gorris based on the current Council Policy 060-24 “Public Art”.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That Council direct staff to update the *Council Policy 06-24, Public Art* and that staff invite S. Gorris to resubmit her art under the revised policy once it is completed.
DEFEATED

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

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

Councillor Richter opposed

Q. OTHER BUSINESS

1. Fraser Highway and 268 Street in Aldergrove

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council directs staff to Report to Council on potential upgrades and improvements for 268 Street and Fraser Highway, including, but not necessarily limited to, full signalization.
CARRIED

R. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item C.1 - Section 90(1) (g) Legal
Item F.1 - Section 90(1) (e) Property
Item F.2 - Section 90(1) (e) Property

Item G.1 - Section 90(1) (k) Negotiations
Item J.1 - Section 90(1) (g) Legal
Item J.2 - Section 90(1) (k) Negotiations
Item J.3 - Section 90(1) (g) Legal
Item J.4 - Section 90(1) (g) Legal
Item J.5 - Section 90(1) (g) Legal
Item J.6 - Section 90(1) (g) Legal
CARRIED

Councillor Richter opposed

S. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That the meeting terminate at 4:44pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, March 23, 2026 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

S. Richardson, W. Bauer, V. Burnett

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing – March 23, 2026

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing held March 23, 2026.
CARRIED

B. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100310 (Marziale / Zaitsoff / 8080 and 8126 – 197 Street) Bylaw No. 6194 Bylaw No. 6195 Report 26-21

File CD 08-27-0081

B. PUBLIC HEARING

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Marziale / Zaitsoff) Bylaw No. 6194", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Marziale / Zaitsoff) Bylaw No. 6195".

Explanation – Bylaw No. 6194

S. Richardson explained that Bylaw No. 6194 amends the Willoughby Community Plan by redesignating the properties located at 8080 and 8126 - 197 Street from Suburban Residential to Multi Family. Bylaw No. 6194 also amends the Latimer Neighbourhood Plan by redesignating the properties located at 8080 and 8126 – 197 Street from Single Family (1 UPA) to Rowhouse/Townhouse (22 UPA).

Explanation – Bylaw No. 6195

S. Richardson explained that Bylaw No. 6195 rezones land located at 8080 and 8126 – 197 Street to Comprehensive Development Zone CD-131 to permit development of approximately 71 townhouse units.

There were no submissions from the public.

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council consider third reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Marziale / Zaitsoff) Bylaw No. 6194", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Marziale / Zaitsoff) Bylaw No. 6195
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council grant third reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Marziale / Zaitsoff) Bylaw No. 6194", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Marziale / Zaitsoff) Bylaw No. 6195
CARRIED

B. PUBLIC HEARING

2. Small-Scale Multi-Unit Housing (SSMUH) Development Permit Area Bylaw No. 6116
Report 26-26
File CPP LRP00026

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Small-Scale Multi-Unit Housing (SSMUH) Development Permit Area Designation) Bylaw No. 6116".

Explanation – Bylaw No. 6116

S. Richardson explained that Bylaw No. 6116 amends: (1) Langley Official Community Plan Bylaw 1979 No. 1842 by adding Schedule 4 - Development Permit Area: Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH) as Schedule 4 of Schedule A; (2) Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 by distinguishing which forms of development are subject to the Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH); and (3) Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 and (4) Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw 1987 No. 2527 by referencing the Form and Character Guidelines for Small-Scale Multi-Unit Housing.

Submissions from the public.

1. J. Hansen, a Langley resident, was in attendance and he stated that he opposes the bylaw due to the design consultant requirement and a lack of clarity, creating barriers. He states that multiplexes can encourage affordable housing, and he supports them.

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council consider third reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Small-Scale Multi-Unit Housing (SSMUH) Development Permit Area Designation) Bylaw No. 6116
CARRIED

Mayor Woodward opposed

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council grant third reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Small-Scale Multi-Unit Housing (SSMUH) Development Permit Area Designation) Bylaw No. 6116.

B. PUBLIC HEARING

DEFFERAL
Moved by Councillor Pratt,
Seconded by Mayor Woodward,
That third reading of item B.2 be deferred to the April 13, 2026 Regular Council Meeting.
CARRIED

3. Rezoning Application No. 100733
(West Creek Farms Ltd. / 25044 – 88 Avenue)
Bylaw No. 5899
Report 24-116
File CD 11-26-0022

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (West Creek Farms Ltd.) Bylaw No. 5899"

Explanation – Bylaw No. 5899

S. Richardson explained that Bylaw No. 5899 amends Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue.

Submissions from the public:

1. P. Baxter, an Abbotsford resident, was in attendance and expressed support.
2. B. Jalbert, Select Roses Ltd., was in attendance and stated his support.
3. S. Swallow, a Langley resident, was in attendance and stated her opposition due to the business being an industrial manufacturing plant on agricultural land, environmental concerns for West Creek, and operating on a floodplain.
4. T. Grant, a Langley resident, was in attendance and expressed support. She noted that the activities conducted on the farm are agricultural practices.
5. S. Hope, a Langley resident, was in attendance and expressed support.
6. L. Perrin, an Abbotsford resident, was in attendance and expressed opposition due to contamination of the salmon habitat in West Creek, breach of 30 metre set back rule, and the Water Sustainability Act.
7. J. Leuba, a Glen Valley resident, was in attendance and stated his opposition due to the business being an industrial operation on agricultural land and operation on a floodplain.
8. J. Crocock, a Glen Valley resident, was in attendance and stated his opposition due to impacts on neighbours including dust and odours.
9. M. Swallow, a Glen Valley resident, was in attendance and expressed opposition due to dust, trucks, and water dumping into West Creek.

B. PUBLIC HEARING

10. L. Chalus, a Langley resident, was in attendance and expressed support. She noted that rejection of the application would disrupt agricultural operations in Langley.
11. K. Alhgren, a Glen Valley resident, was in attendance and expressed opposition due to the industrial operation on agricultural land, and conflict with the 2025 OCP.
12. T. Townsley, a Fernridge resident, was in attendance and expressed support.
13. J. Nunnikhoven, a Langley resident, was in attendance and stated his support. He noted that they are agronomy based and therefore a farm.
14. D. Kleingeltink, a Glen Valley resident, was in attendance and expressed support. He read a letter from I. Payton, Delta South MLA, expressing support.
15. L. Lightfoot, a Langley resident, was in attendance and stated her opposition due to impacts on the environment and salmon population in West Creek.
16. M. Kato, an Abbotsford resident, was in attendance and expressed support.
17. L. Smit, an Abbotsford resident, was in attendance and expressed support.
18. L. Krabbendam, a Chilliwack resident, was in attendance and stated her support. She explained the impact on business and customers should West Creek Farms be closed.
19. C. Jansen, an Abbotsford resident, was in attendance and expressed support.
20. B. Minter, a Chilliwack resident, was in attendance and stated his support.
21. D. Vanbelle, an Abbotsford resident, was in attendance and expressed support. He noted that West Creek is vital to the community.
22. A. Anderson, a Langley resident, was in attendance and stated his support.
23. H. Roose, a Langley resident, was in attendance and expressed his support.
24. M. Ghaffari, a Glen Valley resident, was in attendance and stated her opposition due to industrial practices taking place on agricultural land.
25. L. Sawatsky, a Langley resident, was in attendance and expressed opposition due to odours, noises, and chemical dust. She also expressed concerns about flooding.
26. N. Gelderman, an Abbotsford resident, was in attendance and stated his support.
27. R. Wein, a Langley resident, was in attendance and expressed his support. He noted that West Creek provides a specialized product that is relied upon.
28. L. Johnson, GardenWorks, was in attendance and expressed her support.

B. PUBLIC HEARING

29. C. Roger Bersford, BC Landscape and Nursery, was in attendance and stated her support.
30. G. Innis, Glen Valley Watershed Society, was in attendance and expressed his opposition due to environmental concerns and operation on a floodplain.
31. B. Gilbert, a Langley resident, was in attendance and provided a letter from K. Ottens expressing opposition. He also expressed his own concerns regarding operation on a floodplain, noise, and operation of industrial business on agricultural land.
32. D. Davis, a Langley resident, was in attendance and expressed his support and noted that agricultural businesses should be protected on ALR land.
33. T. Lightfoot, a Langley resident, was in attendance and stated his opposition, he suggested that the operation move locations.
34. M. McEvan, a Chilliwack resident, was in attendance and stated her support.
35. L. Perrin spoke for a second time and stated that West Creek Farms is not excused from laws and regulations, and that they have not applied for the Underwater Sustainability Act.
36. K. Alhgren spoke for a second time, she noted that laws must be followed and that there are locations that would be more suitable.
37. J. Crocock spoke for a second time and stated that an industrial operation would be better suited to a different location.
38. L. Chalus spoke for a second time and stated that that West Creek Farms has looked at other location options and that the costs would be astronomical.
39. B. Gilbert spoke for a second time and explained that West Creek Farms was given a year to move and options and that they did not.

The following written submissions were received from the public:

1. K. Ahlgren, Friends of Glen Valley, expressing opposition in 11 written submissions due to the following: misapplication of “farm use” status, fraudulent or inaccurate site disclosure of industrial activities, statutory conflict of the 2025 OCP and Local Government Act, operating without meeting proper zoning requirements, concerns regarding procedural integrity, and failure to meet 30-meter riparian area regulations by operating a HydraFiber unit within 30-meters of a Class A salmon habitat. Friends of Glen Valley objects to the rescheduling of the Public Hearing, for the following reasons: the applicant had 10 years of notice, the unavailability of an agrologist does not change statutory facts including operating on a floodplain, and ensuring the integrity of the OCP.
2. M. Swallow, a Langley resident, expressing opposition due to their operations being on an agriculturally zoned area, excessive amounts of effluent contamination, and lack of provision for excess water amounts.
3. B. Gilbert, a Langley resident, expressing opposition due to the business being an industrial operation in a rural community, noise,

B. PUBLIC HEARING

trucks, chemical fertilizer dust, and odors. He also cited concern for wetlands and fish habitats.

4. L. Perrin, West Creek Awareness Group, expressing opposition due to the impact on West Creek and its fish population, and noncompliance with 30-metre set back rule.
5. L. and G. Sawatsky, Langley residents, expressing opposition due to the business being an industrial operation on agricultural land, strong odors and loud noises, chemical stack dust, potential effects on the flood plains, and potential for wells to be contaminated.
6. M. Homan, a Langley resident, expressing opposition due to the business being an industrial operation on agricultural land and disruption of the rural community.
7. J. Crocock, a Langley resident, expressing opposition due to disruption of the rural community. Photos of dust and machinery were also provided in an additional submission.
8. R. and H. Vanderwal, Langley residents, expressing support and asking for support in allowing this essential service to continue.
9. D. V. Belle, a Langley resident, expressing support.
10. N. Sinclair, Pacific West Perennial Growers Ltd., expressing support.
11. M. Dhami, Greenland Growers Nursery Ltd., expressing support.
12. B. Dewit, Riverside Cranberries, expressing support.
13. M. Hunter, Hunters Garden Centre and Flower Shop, expressing support.
14. B. Diachuk, a Langley resident, expressing support.
15. C. Herman, a Langley resident, expressing support.
16. C. Smith, C&C Growers Inc., expressing support.
17. M. Sigurdson, McEwan Electric Ltd., expressing support.
18. A. Reimer, Reimer's Nurseries Ltd., expressing support.
19. J. Folkerts, Linnaea Nurseries Ltd., expressing support.
20. M. van der Zalm, Van Der Zalm + Associates, expressing support.
21. K. Young, TSC Nursery Sales Ltd., expressing support.
22. B. Vandermey, Holden Lake Farm, expressing support.
23. H. Roos, DeVry Greenhouses Ltd., expressing support.
24. M. Vandergugten, a Langley resident, expressing support.
25. T. Vaandrager, Vaandrager Nurseries, expressing support.
26. J. Wisselink, a Langley resident, expressing support and concern over potential loss of food security and job security.
27. L. Smit, Bradner's Growing Concern Ltd., expressing support.
28. J. Aujla, JRT Nurseries Inc., expressing support.
29. G. Lewis, Phoenix Perennials and Specialty Plants Ltd., expressing support and concern for the potential disruption of an essential service.
30. R. Triveri and B. Hardy, Grow & Gather, expressing support.
31. P. Voogt, Green Flora Greenhouses, expressing support.
32. B. Jalbert, Select Roses Ltd., expressing support.
33. R. Harvey, a Langley resident, expressing support.
34. J. Galovich, West Creek Farms, expressing support.
35. A. Hollister, a Langley resident, expressing support.
36. A. Fleming, Vancouver Park Board, expressing support.

B. PUBLIC HEARING

37. L. Johnson, Canada Gardenworks Ltd., expressing support.
38. J. Polevaya, ZinCo Canada Inc., expressing support.
39. J. Nunnikhoven, Axiom Turf Inc., expressing support.
40. E. Voogt, a Langley resident, expressing support.
41. B. and G. Macadam, Langley residents, expressing support.
42. B. MacKenzie, a Langley resident, expressing support.
43. D. Jalbert, a Langley resident, expressing support.
44. E. Van Huizen, Ground Effects Nursery, expressing support.
45. P. Erikson, Erikson's Daylily Gardens, expressing support.
46. A. Vander eyk, Scania Greenhouses Ltd., expressing support.
47. B. Mooney, Golden Spruce Nurseries, expressing support.
48. C. Welfing, a Langley resident, expressing support.
49. J. VanderMey, West Coast Floral Ltd., expressing support and concern for loss of critical specialized products.
50. M. Cormier, Glorius Organics Farm Co-op, expressing support.
51. J. Vrieselaar, a Langley resident, expressing support.
52. G. Wong, Meadowlands Horticultural Inc., expressing support.
53. C. Draaistra, The Grounds Guys of Abbotsford, expressing support.
54. R. Wein, Clearview Horticultural Products, expressing support.
55. A. Kormilo, West Creek Farms, expressing support.
56. A. Bajaj, West Creek Farms, expressing support.
57. P. DeVrij, DeVry Greenhouses Ltd., expressing support.
58. K. and T. Segler, The Greenery Family, expressing support.
59. D. Khosa, Greater Valley Nursery Ltd., expressing support.
60. S. Kaur, West Creek Farms, expressing support.
61. L. Krabbendam, West Creek Farms, expressing support.
62. G. Aujla, a Langley resident, expressing support.
63. D. VanderEnde, Burnaby Lake Greenhouses, expressing support.
64. A. Fulton, Rubicon Organics, expressing support.
65. K. Wildeboer, TG Nursery & Sons Ltd., expressing support.
66. I. Dhillon, West Creek Farms, expressing support.
67. K. Dhillon, West Creek Farms, expressing support.
68. E. Ocsko, a Langley resident, expressing support.
69. L. Robinson, Watermark Gardens, expressing support.
70. F. Jansen, a Langley resident, expressing support.
71. J. Chesterton, Twisted Roots Plant Co. Ltd., expressing support.
72. S. Kaur, West Creek Farms, expressing support.
73. T. Hobbs, Southlands Nursery Ltd., expressing support.
74. L. DiMeglio, a Langley resident, expressing support.
75. J. Moyo, West Creek Farms, expressing support.
76. R. Baker, a Langley resident, expressing support.
77. M. Grant, a Langley resident, expressing support.
78. R. van der Zalm, Art's Nursery Garden & Home Ltd., expressing support.
79. S. Klassen, Vanbelle Nursery, expressing support.
80. M. Thunstrom, West Creek Farms, expressing support.
81. G. Wong, Meadowlands Horticultural Inc., expressing support.
82. R. Aulakh, West Creek Farms, expressing support.
83. M. Vandenberg, Vandenberg Landscapes, expressing support.

B. PUBLIC HEARING

84. C. Jansen, West Creek Farms, expressing support.
85. J. Jones, West Creek Farms, expressing support.
86. D. de Jongh, Paridon Horticultural Ltd., expressing support.
87. S. Carothers, West Creek Farms, expressing support.
88. M. Splinter, a Langley resident, expressing support.
89. M. Beaton, West Creek Farms, expressing support.
90. C. and G. Krecsy, Little White House & Co., expressing support.
91. J. Bateman, Independent Contractors and Business Association, expressing support.
92. B. Minter, Country Garden Ltd., expressing support.
93. C. Bouma, Crafted in the Country, expressing support.
94. E. Wilson, Superior Farms Inc., expressing support and concern for their customers and the local economy.
95. S. Conkin, West Creek Farms, expressing support.
96. E. de Zwaan, Myrtle Meadows Hop Farm, expressing support.
97. H. Rosen, Figaro's Garden, expressing support.
98. H. Bouwman and R. Vanderwal providing historical background information, including previous public hearings, neighbourhood concerns, response to these concerns such as noise, odour, dust, and floodplain management plans, and supporting documents.
99. C. Berrisford, BC Landscape & Nursery Association, expressing support.
100. A. van den Brink, a Langley resident, expressing support.
101. N. Tatineni, Sekhon & Sons, expressing support.
102. J. Thompson, PlanBee Native Plants, expressing support.
103. J. Levelton, East Richmond Nurseries Inc., expressing support.
104. T. Knight, Birch Grove Nursery, expressing support.
105. L. and M. Anderson, Aldor Acres Christmas Tree Farm, expressing support.
106. S. Mosterman, Mosterman Plants Inc., expressing support.
107. M. Inniss, Glen Valley Watersheds Society, expressing opposition due to environmental concerns such as operation on a floodplain, and operating beside a sensitive stream.
108. D. Hansen, a Langley resident, expressing opposition due to noise, dust, and traffic.
109. P. and V. Hendriks, A. Simonson, S. McDonald, and R. and S. Henly, Langley residents, expressing support.
110. J. Marsh, a Langley resident, expressing opposition due to noise from equipment and trucks.
111. J. Dewitt, J. DeWitt Enterprises Ltd., expressing support.
112. E. Onderwater, a Langley resident, expressing support.
113. M. Walker, a Langley resident, expressing opposition due to noise and dust.
114. K. Ottens, a Langley resident, expressing opposition due to noise, dust, industrial strength lights, and improperly operating an industrial operation on agricultural land.
115. J. Schulz, a Langley resident, expressing opposition due to the business being an industrial operation on protected farmland.

B. PUBLIC HEARING

116. L. and T. Lightfoot, Langley residents, expressing opposition due to negative effects on salmon and their habitat.
117. H. Whittell, a Langley resident, expressing support.
118. M. Kato, Kato's Nursery Ltd., expressing support.
119. J. Roberts, Wagner Hills, expressing support.
120. L. Sison, Canadian Nursery Landscape Association, expressing support.
121. A. Numada, a Langley resident, expressing opposition due to noise, dust, and to support the preservation of agricultural land.
122. M. Hoehn, a Langley resident, expressing opposition due to the business being an industrial operation on protected farmland.
123. L. Pasacreta, BC Council of Garden Clubs, expressing support.
124. A. Zunk, a Langley resident, expressing opposition due to industrial noise and activity generated from the site.
125. M. Hunt, a Langley resident, expressing opposition due to the business being a processing and distribution facility in an agricultural area.
126. L. Birch, a Langley resident, expressing opposition due to noise from machinery.
127. S. Vander Waal, Rainbow Greenhouses Inc., expressing support.
128. S. Barclay, Richmond Garden Club, expressing support.
129. A. Miller Chamaa, a Langley resident, expressing support.
130. A. Johnsen Howkins, Specimen Trees Wholesale Nurseries Ltd., expressing support.
131. Y. Krupa, a Langley resident, expressing opposition due to the business being an industrial operation on protected farmland.
132. D. Page, a Langley resident, expressing opposition due to potential damage to aquatic ecosystems, and industrial activities causing odour, noise, lighting, and traffic.
133. Z. Fleming, Pacific Agricultural Consulting Ltd., expressing support and stating that evidence conducted by Pacific Agricultural Consulting Ltd. shows that this operation is compatible with agricultural and land use objectives, aligned with the planning framework, and ultimately there are no environmental impacts on the subject property.
134. R. Jacobi, a Langley resident, expressing support.
135. F. Mcneill, a Langley resident, asking Council to reaffirm their original decision to not grant third reading.

MEETING RECESSED
The meeting recessed at 10:09pm.

MEETING RECONVENED
The meeting reconvened at 10:17pm.

B. PUBLIC HEARING

Explanation by the proponent.

H. Bouwman, owner of West Creek Farms, was in attendance and stated that West Creek Farms was identified as an essential service by the ALC. They employ about 50-60 full-time and casual staff. They strive to provide a good environment, and to be good neighbours. They ask that a permitted use clause be added to the agricultural zoning. Amend current zoning to permit farm related use. They were classified as a farm for 30 years, then reclassified in 2015, in 2023 the ALC permitted the farm related use. Mitigation actions taken include:

- They now source spent mushroom substrate from distributor to lessen odour.
- Testing done on stack emissions and implemented a dust collection system. They have installed a machine that reconstitutes dust.
- Assessment done of traffic, about 1% of traffic in fort Langley glen valley area, there has been no increase.
- Tree barrier implemented to mitigate noise, dust, and smell.
- No flood waters reached the top of bank in past 40 years.
- Slow-release fertilizers only.

A noise assessment and mitigation test was done and results showed that 24 activities are within bylaw requirements, and of 27 activities three were exceeding the noise bylaw.

D. Melnychuck, professional agrologist, was in attendance and commented that he assisted West Creek Farms. He noted that West Creek has operated at this location without any environmental issues for 40 years. They have allocated resources to implement operational resources. They provide specialized products and play a vital role in BC horticulture. He asks Council to approve this rezoning and to recognize the critical role of West Creek Farms. Water quality testing has been done, and it is meeting water quality standards. He states that the Township has a duty to support agriculture and food production.

R. Vanderwal, owner of West Creek Farms was in attendance and noted that there is a buffer in place to protect the river. They work with agrologists to foster an even healthier riparian area. An assessment was done by Envirowest consultants, and they concluded that there were no environmental concerns regarding pollution of fish. Water samples are regularly taken from the creek, and they consistently show they are not polluting the water course. She explained that moving their operation would be very difficult as property that is at least 10 acres is rare. They engaged an agrologist that found West Creek's closure would cause significant disruption in the supply chain.

K. Alberts was in attendance and provided a brief history of the farm, as well as the Township's regulations regarding agriculture. West Creek Farms follows the Township's official plan and permits non-farm use on agricultural

B. PUBLIC HEARING

land if it contributes to agriculture. Food supply chains can be impacted by outside factors, so it is important to support local agriculture.

C. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That the meeting terminate at 11:28pm
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Council Delegation Request

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

1 Delegate Information

Applicant/Organization name			
Vancouver Regional Construction Association			
Address		City	Postal code
3636 E 4th Avenue		**Vancouver**	**V5M 1M3**
Primary phone	Secondary phone	Email	
778-387-4647		**sajjid@impactcanada.com**	

2 Council Meeting Information

Council meeting date

04/13/2026 **at 1:30pm**

3 Topic

See page 2

4 Additional Information

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

Desired resolution

Work directly with Mayor and Council to develop and implement efficiencies.

Office use only	
☐ Approved ☐ Declined ☐ Other _____	☐ Applicant informed

SEE NEXT

Dear Mayor and Council,

I am writing on behalf of Jeannine Martin, President of the Vancouver Regional Construction Association (VRCA), and more than 1000 construction companies and construction-related firms working across the Lower Mainland, including here in Langley.

Just like Council, our members are deeply invested in the success of your community - as employers, taxpayers, and partners in delivering the housing and infrastructure residents rely on. In Langley, VRCA members are currently delivering, or preparing to deliver, projects that support local jobs, apprenticeships, and new housing supply across multiple tenures.

Unsurprisingly, our members are increasingly concerned that rising construction costs, prolonged approval timelines, and regulatory complexity are creating real challenges for projects intended to deliver housing and critical infrastructure. There is a strong opportunity for collaboration between Council, municipal staff, and industry to identify practical solutions that uphold high standards while improving predictability and efficiency, reducing costs and building our future workforce.

VRCA requests the opportunity to provide Council with industry perspectives during the week of April 13th, setting the stage for future open communication that advances our shared objectives. VRCA is committed to being a constructive partner and to supporting the Township of Langley as it responds to growth pressures and community expectations.

Thank you for your time and for your continued service to the residents of Langley.

Sincerely,

Sajjid

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Grace Muller
Date: Tuesday, March 17, 2026 9:22:30 AM

Please note the following response to Delegation Requests has been submitted at Tuesday March 17th 2026 9:21 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  4/13/2026
- **Name of delegate or organization wishing to appear**
  BC Farm Museum Association
- **Topic**
  Express thanks for ongoing support and update Council on Farm Museum expansion progress.
- **Purpose of presentation**
  Other
- **for other, describe here:**
  category: information and request further support
- **Desired resolution**
  Council commits to further support.
- **Full name**
  Grace Muller
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)
- **Alternate Phone**

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Janet Andrews
Date: Thursday, March 26, 2026 11:12:51 AM
Attachments: Township of Langley Municipal DoM Letter 2026.pdf

---

Please note the following response to Delegation Requests has been submitted at Thursday March 26th 2026 11:07 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  4/13/2026

- **Name of delegate or organization wishing to appear**
  New Westminster & District Labour Council

- **Topic**
  April 28 Day of Mourning

- **Purpose of presentation**
  Other

- **for other, describe here:**
  please see attached letter

- **Desired resolution**
  On behalf of our members, their families and all workers living and/or working in your community, we have four requests of your Council:
  • We request you declare April 28th as the official "Day of Mourning for Workers Killed and Injured on the Job", and if your Council issues proclamations we would appreciate a copy. A copy of our Proclamation is enclosed to assist Council.
  • We also request that Council observe one minute of silence in the Council Chambers at the evening Council meeting on or before April 28th.
  • We thank you for your leadership in your workplace by encouraging your staff to observe one minute of silence at 11:00 a.m. on April 28th.
  • Finally, we request an opportunity to appear as a delegation to make a 5-minute presentation at the April 13, 2026, regular Council meeting. A union member residing in the city will be presenting on behalf of the Labour Council. Our presentation will include up-to-date information on workers' health & safety issues, WorkSafeBC

regulatory reviews and/or changes that have impacted BC's workplace accident and fatality rates.

- **Full name**
  Janet Andrews

- **Email address**
  admin@nwdlc.ca

- **Address**
  105-3920 Norland Avenue, Burnaby

- **Primary Phone**
  604-291-9306

- **I would like to attach a presentation or additional information for Council**
  Yes

- **File upload**
  1. Township of Langley Municipal DoM Letter 2026.pdf [843.8 KB]

[This is an automated email notification -- please do not respond]

NEW WESTMINSTER &
DISTRICT LABOUR COUNCIL

Christy Slusarenko, President
Janet Andrews, Secretary-Treasurer
Chartered By The Canadian Labour Congress

March 26, 2026

Mayor Eric Woodward, Township of Langley
20338 65 Avenue
Langley, BC
V2Y 3J1

Dear Mayor Woodward and Members of Council,

The New Westminster & District Labour Council represents over 71,000 affiliated union members in 14 communities in the Lower Mainland.

In 1984 our national organization, the Canadian Labour Congress (CLC), introduced the annual day of remembrance for workers killed and injured on the job. April 28th was chosen because this was the day that the third reading took place for the first comprehensive Workers' Compensation Act (Ontario 1914) in Canada. The "Workers Mourning Day Act" (Bill C223) became law on February 1, 1991, an Act which states "the day of April 28th shall be respected as the day of official recognition". The day of recognition was proclaimed by the government of British Columbia in 1989.

On behalf of our members, their families and all workers living and/or working in your community, we have **four requests of your Council**:

- We request you **declare April 28th** as the official "Day of Mourning for Workers Killed and Injured on the Job", and if your Council issues proclamations we would appreciate a copy. A copy of our Proclamation is enclosed to assist Council.
- We also request that **Council observe one minute of silence** in the Council Chambers at the evening Council meeting on or before April 28th.
- We thank you for your leadership in your workplace by **encouraging your staff to observe one minute of silence at 11:00 a.m. on April 28th.**
- Finally, we request **an opportunity to appear as a delegation** to make a 5-minute presentation at the April 13, 2026, regular Council meeting. A union member residing in the city will be presenting on behalf of the Labour Council. Our presentation will include up-to-date information on workers' health & safety issues, WorkSafeBC regulatory reviews and/or changes that have impacted BC's workplace accident and fatality rates.

There will be remembrances across Canada on April 28th for workers who have been killed on the job, and to recognize those who have suffered from workplace injury, accident or disease. Please join us on Tuesday, April 28th at 11 am at Westminster Pier Park in New Westminster as we mourn for those who have died from workplace accidents or disease and recommit ourselves to fight for the living.

Sincerely,

Janet Andrews
Secretary-Treasurer

JA/am
encl: Proclamation Sample

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Patricia Wilson
Date: Tuesday, March 31, 2026 10:07:24 PM

Please note the following response to Delegation Requests has been submitted at Tuesday March 31st 2026 10:06 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  4/13/2026

- **Name of delegate or organization wishing to appear**
  Patricia Wilson, volunteer for MS Canada

- **Topic**
  May is MS Awareness in Canada. I would like to present to council details about Multiple Sclerosis and ask for their support to create awareness by signing a proclamation and fly an MS Canada.

- **Purpose of presentation**
  Request letter of support

- **Desired resolution**
  Agreement for the month of May to sign a proclamation, fly an MS Canada flag and illuminate a landmark in RED on May 30th for World MS Day!

  If that date is not available, can I request to present on April 27th, please?
  My presentation will be delivered closer to the date.

- **Full name**
  Patricia Wilson

- **Email address**
  FOIPPA s. 22

- **Address**
  FOIPPA s. 22

  Primary Phone
  FOIPPA s. 22

Council Delegation Request

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

1 Delegate Information

Applicant/Organization name			
Bob Langston			
Address FOIPPA s.22(1)		City **Langley**	Postal code FOIPPA s 22(1)
Primary phone FOIPPA s.22(1)	Secondary phone	Email FOIPPA s.22(1)	

2 Council Meeting Information

Council meeting date
04/13/2026 **at 1:30pm**

3 Topic

I am requesting approval to remove an existing oak tree on my property and replace it with a new tree in a more appropriate location. The current tree is situated approximately 18 inches from my incoming municipal water line, creating a foreseeable risk of root interference and potential damage.

Under the current interpretation of Township bylaws, I am unable to take proactive action unless the pipe is already failing. Attempts to follow the process, including consultation with the Township arborist and multiple approved arborists, have not resulted in a viable path forward, as assessments are considered speculative without visible damage.

As the water line is my responsibility as a homeowner, I am seeking Council's consideration to allow preventative action in this case. More broadly, this situation highlights the need for flexibility within the bylaw to support reasonable, proactive property maintenance.

4 Additional Information

Purpose of presentation ☐ Information only ☐ Request letter of support ☐ Request funds
☒ Other **Request for tree replacement permit**

Desired resolution
I am requesting approval (a permit) to remove the existing tree and replace it with a new one in a more appropriate location to prevent potential damage to my water line.

Office use only	
☐ Approved ☐ Declined ☐ Other _____	☐ Applicant informed

SEE NEXT

April 3, 2026

Dear Mayor and Council Members,

I am writing to request your consideration regarding a tree removal permit for my property, and to express concern about how current bylaw interpretations are preventing reasonable, proactive maintenance.

I have an oak tree located in my front yard, with the incoming municipal water line situated approximately 18 inches to the west of the tree. This proximity creates a foreseeable risk that the tree's roots could interfere with the pipe, potentially resulting in damage or rupture. My intention is to address this risk proactively by removing the tree and replanting a new one in a more appropriate location, thereby avoiding the disruption and cost associated with a future water line failure.

I understand that a permit is required. Upon applying, a site visit was conducted by the Township's arborist, Samuel Zang, who indicated he would follow up. After approximately three weeks, my application was denied. I was advised that the tree is healthy and that further input from an additional arborist would be required.

I subsequently contacted three approved arborists. Each declined involvement, noting that without visible or confirmed damage to the pipe, any assessment would be speculative. One arborist stated plainly that without direct inspection of the pipe, determining risk is largely guesswork.

Further communication with Township staff clarified that even if I were to hand-dig to inspect the pipe, this would contravene Bylaw 5.3 Item A due to the risk of damaging tree roots. More concerning, I was informed that even if damage to the pipe were identified, a permit would not be approved unless the pipe was actively leaking. Staff also indicated that photographic evidence of damage would not be sufficient.

I have now been advised to obtain a report from a "plumbing engineer" confirming that the tree roots present a significant risk. However, if such an inspection requires exposing the pipe, this raises a further question of liability should the tree be damaged in the process.

I would also like to draw your attention to Bylaw 5.4 Item G, which allows for removal when a tree, by its size and species, is inappropriate for its location, supported by an arborist report. In this case, the issue is not the species itself, but the clearly unsuitable proximity to critical infrastructure.

The core issue is this: the tree was planted too close to the incoming water line. The water line is my responsibility as the homeowner, not the Township's. Yet the current interpretation of the bylaws prevents me from taking reasonable, preventative action to protect my property.

At present, the bylaws appear to allow action only after damage has occurred, rather than enabling homeowners to mitigate known risks in advance. I believe there should be a reasonable provision for proactive maintenance in situations such as this.

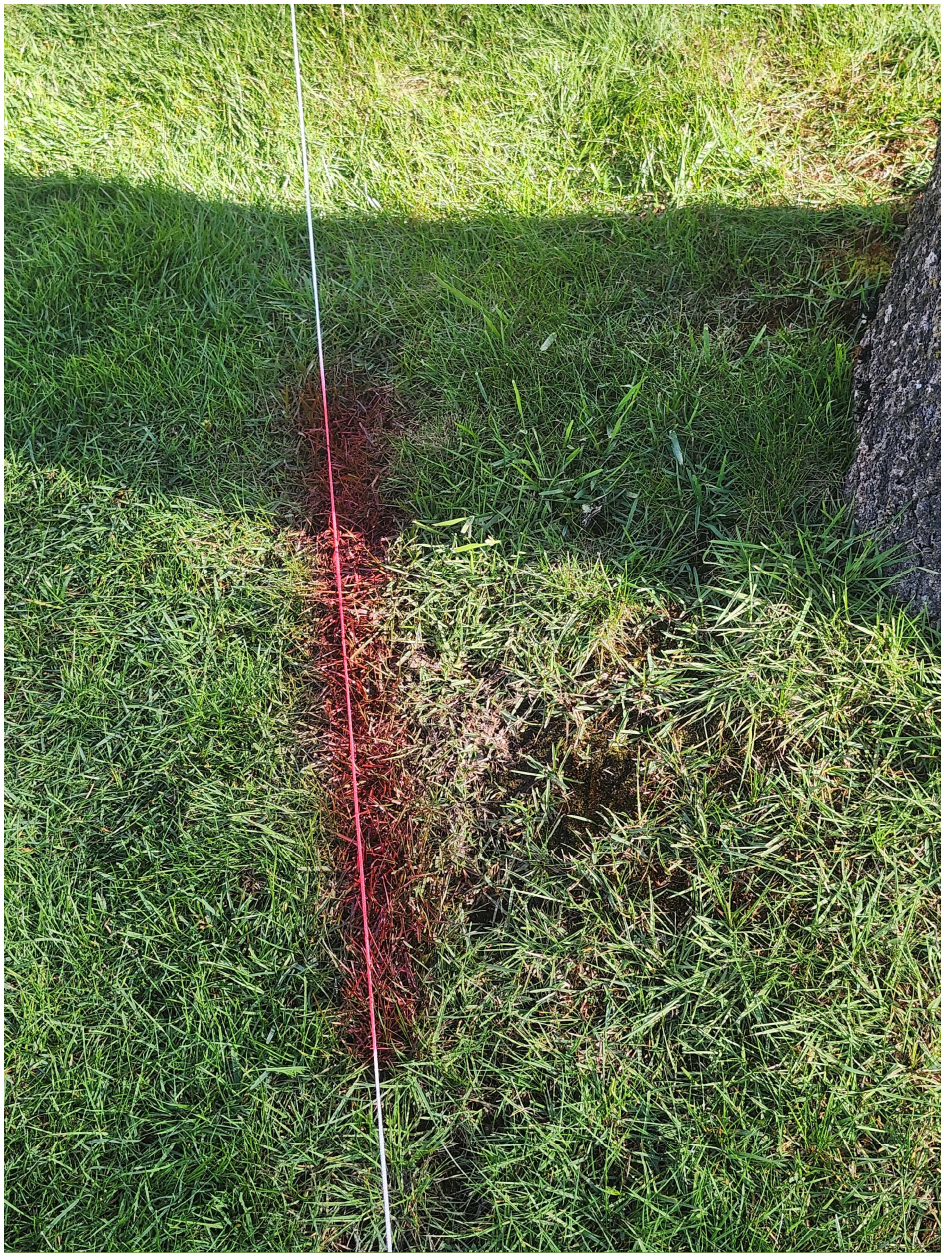
Accordingly, I respectfully request that the Township grant approval for the removal of the existing tree, with the condition that I will replace it with a new tree in a more appropriate location on my property.

Thank you for your time and consideration. I would welcome the opportunity to discuss this matter further.

Sincerely,

Bob Langston
FOIPPA s.22(1)







Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 13, 2026 - REGULAR MEETING	**REPORT:**	26-40
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE:**	LSP00014
SUBJECT:	INTERIM HOUSING TARGET REPORT		

RECOMMENDATION:

That Council authorize staff to submit the interim Housing Target Report, presented as Attachment A to this report, to the Minister of Housing and Municipal Affairs in accordance with the *Housing Supply Act*.

EXECUTIVE SUMMARY:

On August 18, 2025, the Minister of Housing and Municipal Affairs issued Order No. M264 under the *Housing Supply Act* and provided housing targets for the Township of Langley. The Township is required to report on its progress toward meeting the targets.

The interim Housing Target Progress Report (Attachment A) outlines the Township's progress toward the provincial requirement of supplying 6,596 net new housing units by August 31, 2030. Between September 1, 2025 and February 28, 2026 (the first report period), the Township achieved 1,001 net new units, surpassing the Year 1 target of 989 units. While the Province has also provided guidelines for reporting on unit size, tenure and affordability, the Township was unable to report detailed breakdowns for this period due to historical data limitations. However, updated data collection processes are now in place for future reporting.

Over the past year, the Township advanced several initiatives that support housing delivery such as updates to the Official Community Plan, various community plans, the Willoughby Community Plan and a new Willoughby Transit Corridor Plan. In addition, the Township has worked with the Province through the BC Builds program to create rental homes for middle-income residents across three projects.

Beyond the 1,001 net new units built during the interim reporting period, 979 units were issued through either a development permit or building permit. In addition, as of March 31, 2026, 6,765 units have received Third Reading in rezoning applications and are considered approved in principle, though many applicants are delaying advancement to Final Reading due to current economic conditions.

The interim Report will be submitted to the Minister of Housing and Municipal Affairs. The first annual Housing Target Progress Report is due by October 15, 2026. Township Council must receive the first annual progress report by October 15, 2026. While no Regular Meeting is scheduled for October 2026, the Minister expects Township Council to convene a Special Meeting to receive the report before the deadline.

PURPOSE:

To present Council with the interim Housing Target Progress Report for the September 1, 2025 to February 28, 2026 reporting period.

BACKGROUND/HISTORY:

On May 31, 2023, the *Housing Supply Act* was brought into effect. This legislation gives the Province the authority to set housing targets for 47 municipalities including the Township of Langley.

On August 18, 2025, the Minister of Housing and Municipal Affairs issued Order No. M264 under the *Housing Supply Act* and provided housing targets for the Township. The Order requires the Township to ensure 6,596 net new units are completed—meaning fully built and granted final inspection by August 31, 2030. The annual (cumulative) breakdown of required housing units is as follows:

- Year 1 (2026): 989 units
- Year 2 (2027): 2,045 units
- Year 3 (2028): 3,265 units
- Year 4 (2029): 4,749 units
- Year 5 (2030): 6,596 units

The Order also outlined expectations for the mix of housing by unit size (number of bedrooms), tenure and affordability (see Table 1). These figures are not part of the formal Housing Target Order itself, but the Township is expected to report on them.

Table 1 – Housing Target Guidelines

Total Units	Units by Size			Units by Tenure		Units by Rental Market Rate		Supportive Rental Units
	Studio/1 bedroom	2 bedrooms	3 or more bedrooms	Rental	Owned	Below Market	Market	
6,596	**3,758**	**1,185**	**1,652**	**3,008**	**3,588**	**1,481**	**1,527**	**211**

Housing Target Progress Reports must be received by Council within 45 days of the end of each reporting period. The reporting periods are as follows:

- Interim reporting period: September 1, 2025 – February 28, 2026
- Year 1 reporting period: September 1, 2025 – August 31, 2026
- Year 2 reporting period: September 1, 2026 – August 31, 2027
- Year 3 reporting period: September 1, 2027 – August 31, 2028
- Year 4 reporting period: September 1, 2028 – August 31, 2029
- Year 5 reporting period: September 1, 2029 – August 31, 2030

The Province requires an interim report to be submitted at the halfway point of the Year 1 reporting period. The Progress Report for the interim reporting period must be received by Council by April 14, 2026 and submitted to the Province shortly thereafter. The Progress Report must also be posted to the Township's website as soon as possible.

DISCUSSION/ANALYSIS:

The interim Housing Target Progress Report Form (Attachment A) has been prepared. The form includes seven sections, each of which is summarized below.

Section 2: Number of Net New Units

This section reports the number of net new units for the interim reporting period, calculated as completions minus demolitions. The Province considers completions to be occupancy permits issued, however, the Township does not track occupancy permits but instead tracks final inspections. Thus, the net new units refer to final inspections issued minus demolitions. With

1,031 units completed and 30 demolished, the period saw 1,001 net new units. The Year 1 target is 989 units, meaning the Township has already achieved the Year 1 target.

Section 3: Number of Housing Units by Category and Type
This section reports on a breakdown of net new units by unit size (number of bedrooms), tenure and rental affordability to track progress relative to the guidelines identified in Table 1 above.

The Township had not historically collected building permit data on unit size, tenure, or rental affordability. The completed units referenced in the interim Progress Report are based on building permits issued before this information was collected. Accordingly, numerical figures are not reported in this section and an explanation of data limitations is included. The number of secondary suites completed in the interim reporting period is included as that data is already collected.

Future reporting periods will be more complete as the data collection processes have been updated to align with the provincial requirements.

Section 4: Municipal Actions and Partnerships to Enable More Housing Supply
This section provides a list of actions undertaken by the Township in the last 12 months to help achieve housing targets, as follows:

- Official Community Plan Update
- Community Plans Update
- Willoughby Community Plan Update
- Willougby Transit Corridor Plan
- Gordon Neighbourhood Plan Consolidation
- Three BC Builds projects

Section 5: Approved Housing Development Applications
This section reports the number of housing units that obtained rezoning approval/adoption, development permit issuance, or building permit issuance during the interim reporting period. Each project should be recorded only once, using the most current application type. As a result, no rezoning applications are recorded, since every rezoning application was paired with a development permit and therefore categorized under development permits. Between September 1, 2025, and February 28, 2026, the Township approved/gave issuance to 979 housing units in total. Of these, 730 units were approved through development permits and associated rezonings (where applicable), while the remaining 249 units were approved through building permits.

Section 6: Withdrawn or Not Approved Development Applications
This section asks for a list and summary of development applications that have been withdrawn or not approved. During the interim reporting period, the Township did not deny any development applications.

In total, 95 applications were withdrawn during the interim reporting period. Of these, 94 were building permit applications and one was a rezoning application. The Township does not consistently track the reasons for withdrawn building permits, but withdrawals can occur for a variety of routine administrative reasons. For example, applicants may submit duplicate applications in error, or they may apply under the wrong application type and need to withdraw and resubmit correctly.

The proposed unit counts associated with withdrawn applications are not considered reliable as the Township does not verify proposed unit numbers until an application is formally issued.

There was one rezoning application that was withdrawn within the interim reporting period. This was an application for commercial use; the application was cancelled due to no response from the applicant.

Section 7: Other Information
This section provides space for any additional context the Township wishes to highlight regarding progress toward the housing target. It is noted that 6,765 residential units had received Third Reading and are therefore considered '*approved in principle'* as of March 31, 2026. This represents a substantial volume of housing that is effectively positioned to proceed but is currently awaiting action from applicants to meet their outstanding conditions.

Before a project can receive final adoption, applicants must complete all required conditions of approval. Applicants typically complete these requirements only when they are prepared to advance to construction. Under current economic conditions, many applicants are choosing to delay fulfilling these obligations until market conditions become more favourable.

Next Steps:

Following Council receiving the interim Housing Target Progress Report, the report must be submitted to the Minister of Housing and Municipal Affairs and posted to the Township's website as soon as possible.

Pursuant to the Minister's Order, the first annual report must be received by Council by October 15, 2026. While no Regular Council Meeting is scheduled within this window, the Minister expects that a Special Meeting be convened so that the report can be formally received prior to the deadline of October 15, 2026. As a result, the report will be brought forward at a Special Meeting.

Respectfully submitted,

Alyssa Bouchard
PLANNER
for
COMMUNITY AND POLICY PLANNING DIVISION

ATTACHMENT A Interim Housing Target Progress Report Form

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

ATTACHMENT A

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the *Housing Supply Act* (Act). The information provided will be evaluated to determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at **Housing.Targets@gov.bc.ca** as soon as practicable after Council resolution.

Do not submit the form directly to the Minister's Office.

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

Section 1: MUNICIPAL INFORMATION	
Municipality	Township of Langley
Housing Target Order Date	August 18, 2025
Reporting Period	Interim
Date Received by Council Resolution	April 13, 2026
Date Submitted to Ministry	TBD
Municipal Website of Published Report	www.tol.ca
Report Prepared By	☒ Municipal Staff ☐ Contractor/External
Municipal Contact Info	*Alyssa Bouchard, Planner I, abouchard@tol.ca, 604-533-6023*
Contractor Contact Info	☒ N/A *(name, position/title, email, phone)*

Section 2: NUMBER OF NET NEW UNITS

Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.

Section 8 must be completed if a housing target has not been met for the reporting period.

	Completions (Reporting Period)	**Demolitions** (Reporting Period)	**Net New Units** (Reporting Period)	**Net New Units** (Since HTO Effective Date)
Total	1,031	30	1,001	1,001

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)

Record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.

	Completions (Reporting Period)	**Demolitions** (Reporting Period)	**Net New Units** (Reporting Period)	**Net New Units** (Since Effective HTO Date)
Units by Size				
Studio	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1
One Bedroom	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1
Two Bedroom	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1
Three Bedroom	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1
Four or More Bedroom[1]	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

Units by Tenure				
Rental Units[2] – Total	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2
Rental – Purpose Built	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2
Rental – Secondary Suite	29	0	29	29
Rental – Accessory Dwelling	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2
Rental – Co-op	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2
Owned Units	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2
Units by Rental Affordability				
Market	SEE NOTE 3	SEE NOTE 3	SEE NOTE 3	SEE NOTE 3
Below Market[3] - Total	SEE NOTE 3	SEE NOTE 3	SEE NOTE 3	SEE NOTE 3
Below Market - Rental Units with On-Site Supports[4]	SEE NOTE 3	SEE NOTE 3	SEE NOTE 3	SEE NOTE 3

Note 1: The Township of Langley did not historically collect information on unit sizes. This data has only recently been added to the Township's data collection process. As a result, the completed units referenced in this interim report came from Building Permit applications submitted before unit size information was collected.

Note 2: The Township of Langley did not historically collect information on unit tenure. This data has only recently been added to the Township's data collection process to align with Housing Target Order reporting requirements. As a result, the completed units referenced in this interim report came from Building Permit applications submitted before unit tenure information was collected.

Note 3: The Township of Langley did not historically collect information on unit rental affordability. This data has only recently been added to the Township's data collection process to align with Housing Target Order reporting requirements. As a result, the completed units referenced in this interim report came from Building Permit applications submitted before unit rental affordability information was collected.

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

Official Community Plan Update – The Township of Langley completed an update of the Official Community Plan to boost housing supply, and follow mandated requirements from the Ministry of Housing.

Community Plans Update – The Township of Langley also completed an update of several Community Plans to align with the newly updated Official Community Plan.

Willougby Community Plan Update – The Township of Langley is in the process of updating the Willoughby Community Plan to boost housing supply.

Willoughby Transit Corridor Plan – The Township of Langley is in the process of developing a new Willoughby Transit Corridor Plan for the 200 Street Corridor.

Gordon Neighbourhood Plan Consolidation – The Township of Langley is in the process of consolidating two existing neighbourhood plans (Central Gordon and Northeast Gordon) with the intent to simplify the regulatory framework, align with the broader Willoughby Community Plan Update and explore increasing residential densities, where appropriate.

BC Builds Projects – the Township of Langley has worked with the BC Builds Program through the Province to permit 3 rental housing projects.

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

The Township of Langley has ongoing agreements with Katzie First Nation ("Katzie 2") and Kwantlen First Nation ("McMillan Island 6") to provide water and sewer services.

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the **most current** application type. Provide the estimated number of new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
Applications	--	5	171	176
New Units	--	730	249	979
Unit Breakdown				
Units by Size				
Studio	--	35	7	42
One Bedroom	--	249	90	339
Two Bedroom	--	333	72	405
Three Bedroom	--	113	80	193
Four or More Bedroom[1]	--	--	--	--
Units by Tenure				
Rental Units[2] – Total[2]	--	SEE NOTE 4	SEE NOTE 4	--
Rental – Purpose Built	--	SEE NOTE 4	SEE NOTE 4	--
Rental – Secondary Suite	--	SEE NOTE 4	32	--
Rental – Accessory Dwelling	--	SEE NOTE 4	SEE NOTE 4	--
Rental – Co-op	--	SEE NOTE 4	SEE NOTE 4	--
Owned Units	--	SEE NOTE 4	SEE NOTE 4	--
Units by Rental Affordability				
Market	--	SEE NOTE 5	SEE NOTE 5	--
Below Market[3] - Total	--	SEE NOTE 5	SEE NOTE 5	--
Below Market - Rental Units with On-Site Supports[4]	--	SEE NOTE 5	SEE NOTE 5	--

Note 4: The Township of Langley did not historically collect information on unit tenure. This data has only recently been added to the Township's data collection process to align with Housing Target Order

reporting requirements. As a result, the completed units referenced in this interim report came from Building Permit applications submitted before unit tenure information was collected.

Note 5: The Township of Langley did not historically collect information on unit rental affordability. This data has only recently been added to the Township's data collection process to align with Housing Target Order reporting requirements. As a result, the completed units referenced in this interim report came from Building Permit applications submitted before unit rental affordability information was collected.

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and the estimated number of proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	95	--
Proposed Units	13	--

B) Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

In total, there were 95 applications that were withdrawn within the Interim Reporting Period, 94 of which were building permits, and 1 was a rezoning. The Township of Langley does not necessarily track why building permits are withdrawn, but this can be for several reasons. For example, some applicants accidentally applied twice, so one of their applications was cancelled, or they applied for the wrong type of application.

In addition, the number of proposed units associated with the withdrawn applications was likely not accurate, as we did not confirm proposed units until the application was issued.

There was 1 rezoning application that was withdrawn within the Interim Reporting Period.

RZ100655
This was an application for commercial use; the application was cancelled due to no response from the applicant.

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to the municipality's effort and progress toward achieving the housing target.

As of March 31, 2026, a total of 6,765 residential units received Third Reading and were considered *Approved in Principle*. Before projects can receive final adoption, applicants must meet all required conditions of approval. These typically include actions such as dedicating land for road widening or entering into agreements for necessary works and services. Applicants generally only complete these conditions when they are ready to move forward with construction. Given current economic conditions, the Township is seeing many applicants choosing to delay meeting these requirements until market conditions improve.



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

[1] If needed due to data gaps, it is acceptable to report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.
[2] **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.
[3] **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.
[4] **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 13, 2026 - REGULAR MEETING	**REPORT:**	26-38
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	0810-30
SUBJECT:	LANGLEY MEADOWS PARK IMPROVEMENTS		

RECOMMENDATIONS:

That Council endorse the revised concept plan for Langley Meadows Park as outlined in this report.

That Council refer the Park Improvements as described in this report to the 2027 - 2031 Capital Budget process.

EXECUTIVE SUMMARY:

On December 1, 2025, Council directed staff to

> *"develop potential improvements to Langley Meadows Park including a picnic shelter and other improvements that may be appropriate for Council to consider."*

Staff have reviewed successful components implemented at other park locations and their feasibility for this specific location. Both new features, and repairs and upgrades of current amenities, have been considered. Staff recommend that the new revised concept plan for the park be endorsed, and the applicable budget considerations be referred to the future budget process.

PURPOSE:

The purpose of this report is to seek Council's endorsement of the revised concept plan for Langley Meadows Park, including specific proposed future improvements, and to obtain direction on consideration in the 2027 - 2031 Capital Budget process.

BACKGROUND/HISTORY:

Langley Meadows Park is located at 19893 64 Avenue, and adjacently south of Langley Meadows Elementary School. Development of the park occurred throughout the 1990's, beginning with the construction of two tennis courts within a stormwater detention area, followed by construction of the mixed-use baseball and soccer field, playground and parking lot. The heritage building Matheson House was relocated to the site in 2001 and the parking lot was reconfigured to accommodate the building. Playground equipment was replaced in 2011, and trail resurfacing has been ongoing as needed. The park is currently serviced by publicly accessible washrooms located within the school to the north, open when school is not in session. Access to these washrooms is limited by the distance from the sports fields and play area and are not within sight of the park due to the natural area in-between the park and school.

DISCUSSION/ANALYSIS:

Improvements for Council consideration include:

Washrooms (new)
A washroom facility is proposed near the existing baseball backstop and parking lot. This location will provide efficient access to park visitors and a feasible connection to the sanitary utility. Facility could include change tables, accessible stall(s), a drinking fountain with bottle filler, a maintenance utility room, and improved hard surfaces around that facility.

Pedestrian Pathway Lighting (new)
With British Columbia's move to permanent daylight-saving time now in effect, there will be reduced morning daylight during the fall and winter months, which directly overlaps with peak school travel periods for children and families using park trails that connect to Langley Meadows Elementary School. These trail connections function as key pedestrian corridors for students to and from school, including during early-morning arrivals, after-school programs, and winter-season dismissals when ambient light is limited. Installing pedestrian-scale pathway lighting along these connecting trail segments is recommended to improve visibility, reduce slip/trip risk, support personal safety and situational awareness, and provide more consistent, equitable access for students and caregivers during darker travel periods. Also recommended for lighting is a key pedestrian route from the park, connecting to 200 Street, that utilizes a public right of way over private Strata property, east of the park. Installation of the lights will require coordination with the Strata.

Racquet Courts (repair and upgrade)
The shared-use tennis and pickleball courts are proposed for colour resurfacing, fence repairs and net replacements as needed. This location continues to serve both tennis and pickleball players without known issues from players or nearby residents. The existing drinking fountain at the courts would be replaced with the current park standard model that includes a bottle filler.

Picnic Area (new)
A new picnic area located near the play equipment will provide picnic tables in a variety of quantities, including accessible styles and covered or uncovered configurations to cater to more diverse users and multiple groups.

Children's Play Area (new, replace and upgrade)
Existing play equipment was last updated in 2011. New play equipment with accessibility and play value improvements are proposed. Existing black rubber tile surfacing would be replaced with more vibrant coloured pour in place rubber to provide fall safety and visual interest and reduce heat absorption into the rubber. Seating and shade opportunities could be provided nearby.

Natural Area (upgrade)

Invasive species would be removed from the Matheson Creek natural area, and new plantings to prevent reinvasion would be planted.

Sportsfield and Baseball Diamond (improvements)
The existing sports field is in good condition with functioning irrigation, drainage, and healthy turf. Previously used for full size soccer that compromised the softball diamond, the field is most suitable and currently only used as a smaller 8 versus 8 youth soccer field. The softball diamond infield could be shifted east and reinstated to proper size. Utilizing the grass field for smaller youth soccer only, allows the infield to be brought back to proper surfacing and dimensions. The existing backstop and dugouts would be replaced and improved to current park standards that offer more durable construction and better foul ball containment. If the park areas are redeveloped, new and larger ball control fencing would be required to prevent ball egress to the new picnic area and to 64 Avenue.

FINANCIAL IMPLICATIONS

The concept for new and renewed facilities at Langley Meadows Park described in this report will have capital and operating cost implications. Staff will return to Council with refined cost estimates when they are confirmed through further design development. Capital and Operating costs will be brought forward as part of the 2027-2031 financial plan for consideration.

Respectfully submitted,

Scott Groves
DIRECTOR
for
CORPORATE PROJECTS DIVISION

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

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

ATTACHMENT A Langley Meadows Improvements Concept Plan

ATTACHMENT A

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 13, 2026 - REGULAR MEETING	**REPORT:**	26-39
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	0810-30
SUBJECT:	RESERVOIR PARK CONCEPT PLAN UPDATE		

RECOMMENDATIONS:

That Council approve the updated Reservoir Park Concept Plan as outlined in this report.

That Council refer the Park Improvements as described in this report to the 2027 - 2031 Capital Budget process.

EXECUTIVE SUMMARY:

At its December 15, 2025 Regular Meeting, Council carried the following motion:

> *"That the Smith Reservoir concept plan be referred to staff to make greater accommodations for year-round accessibility and more family friendly activities."*

In response, staff have prepared preliminary refinements intended to improve weather protection, comfort, and seasonal usability while maintaining safe structural performance on the reservoir roof. Canopy structures, where feasible, are expected to have minimal impact on pedestrian or service movement in the area and can enhance all-season usability.

Staff are also presenting additional options for winter interest and year-round comfort, including potential fire-related elements (e.g., natural gas-fueled features) and wind reduction/heating strategies at seating nodes.

This report outlines staff's proposed direction for incorporating these refinements into the next phase of design development, with cost and technical implications to be confirmed through future detailed design.

PURPOSE:

To inform Council of staff's intended refinements to the Reservoir Park Concept Plan in response to Council's motion to make greater accommodations for year-round accessibility and more family-friendly activities

BACKGROUND/HISTORY:

Reservoir Park, located in the Smith neighbourhood, is proposed as a public recreation and social gathering space integrated with the rooftop and surrounding landscape of the Metro Vancouver water reservoir facility on Township-owned property.

Council previously reviewed and provided direction on the concept planning and public engagement process for the site, including the development of a rooftop-focused social recreation venue concept featuring flexible gathering spaces, food and beverage service areas, seating nodes, and family-friendly activity opportunities.

Staff have since reviewed the concept plan with a focus on practical, structurally feasible measures that improve all-season comfort and usability, while maintaining safe operations and long-term asset performance.

DISCUSSION/ANALYSIS:

1. Strengthening Year-Round Use

   Staff's intent is to improve year-round comfort and usability—particularly during wet, windy, and cooler months—through targeted shelter, wind mitigation, and winter-interest elements, while respecting the structural and operational constraints associated with a rooftop reservoir environment.

   These refinements are being developed alongside the existing concept program (food and beverage service areas, seating nodes, and family-friendly activities) previously presented to Council.

2. Roofing/Shelter: Food Court Area

   Staff intend to:

   a. Advance a roofed structure over the food court area into the next phase of design development; and

   b. Relocate the long table under this shelter to improve all-season usability and user comfort.

   Staff will ensure the refinement is progressed through detailed design review, including structural confirmation, integration with servicing/lighting, and costing.

3. Additional Measures for Winter Interest and Comfort

   To support year-round accessibility and family-friendly use without relying solely on roof structures, staff will evaluate and prepare costing for the following measures:

   a. Fire-related elements (winter interest)
   Staff will explore the feasibility of incorporating two fire-related elements in locations generally identified in Attachment A. These may be natural gas-fuelled features, subject to technical review, safety requirements, and operational considerations.

   b. Wind mitigation and localized heating at seating nodes
   Staff will explore:

      i. Three-quarter height glass wind screens around some or all circular seating nodes to reduce wind exposure; and

      ii. Radiant heaters integrated into umbrella/shade elements (including potential material adjustments, such as aluminum sheeting, to support performance and integration).

These measures will be reviewed for usability, safety, maintenance, and lifecycle cost implications.

FINANCIAL IMPLICATIONS

The concept refinements described in this report will have capital cost implications. At this stage the roofed food court structure is expected to be the most substantial enhancement and will require structural and cost confirmation. The seating node wind screens/heaters and fire-related elements may be scalable and implemented in phases, subject to budget direction.

Staff will return to Council with refined cost estimates and proposed phasing options once structural feasibility, servicing requirements (including gas and electrical), and lifecycle considerations are confirmed through further design development. Capital and Operating costs will be brought forward as part of the 2027-2031 financial plan for consideration.

RISK AND OPERATIONAL CONSIDERATIONS

Staff will ensure further design development addresses:

a. Structural loading and reservoir roof performance;
b. Snow/rain management and drainage;
c. Safety and accessibility (including universal design considerations);
d. Maintenance and lifecycle costs; and
e. Appropriate risk management measures for any heating or flame elements in a public setting.

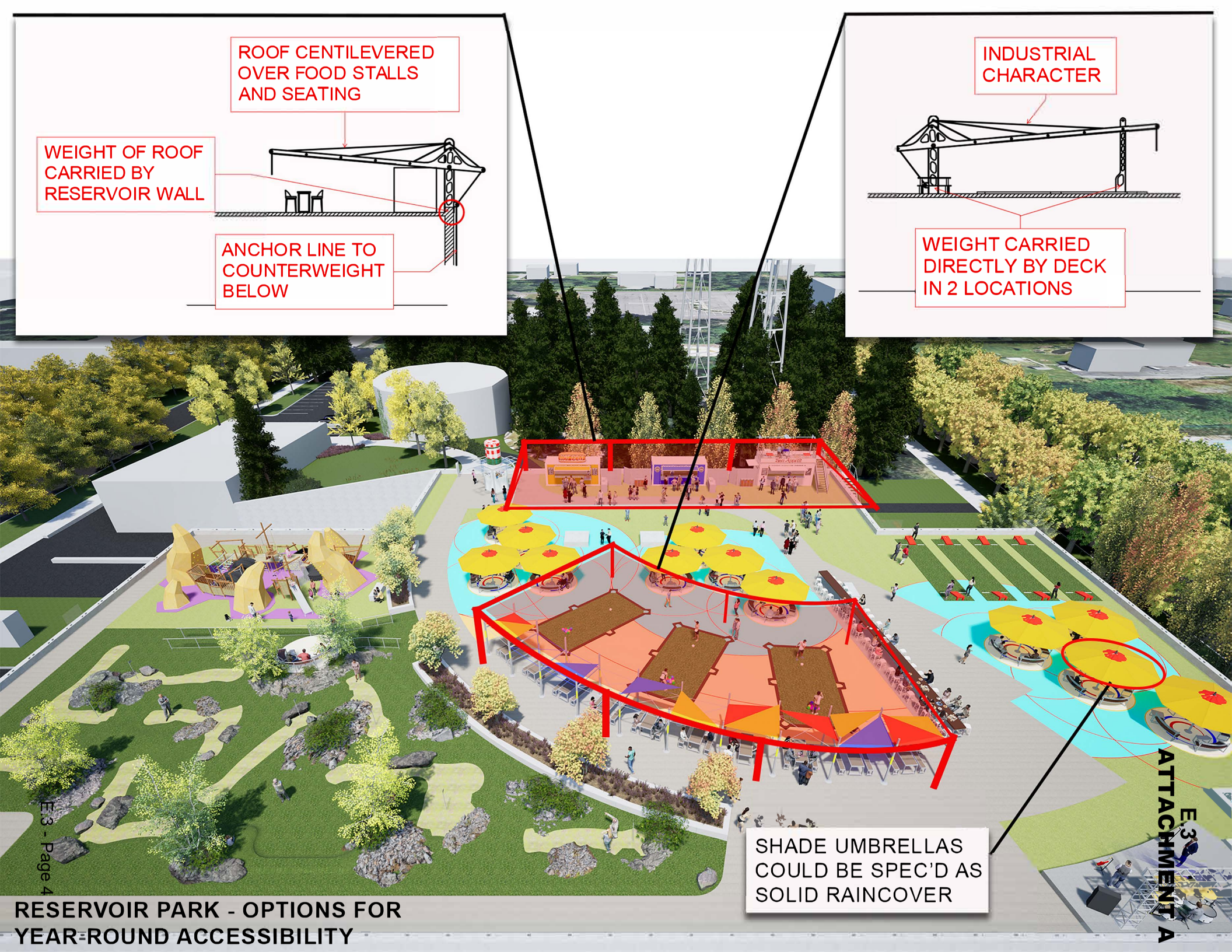
Respectfully submitted,

Scott Groves
DIRECTOR
for
COPORATE PROJECTS DIVISION

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

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

ATTACHMENT A Revised Reservoir Park Concept Plan



RESERVOIR PARK - OPTIONS FOR YEAR-ROUND ACCESSIBILITY

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 13, 2026 - REGULAR MEETING	**REPORT:**	26-32
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	2026 FIRESMART COMMUNITY FUNDING AND SUPPORTS APPLICATION		

RECOMMENDATION:

That Council authorize an application to the Union of British Columbia Municipalities 2026 FireSmart Community Funding and Supports Program for $150,000 of funding towards the Wildland Program, Capabilities, and Equipment project.

ANALYSIS:

Within the Community Resiliency Investment Program, the Union of British Columbia Municipalities (UBCM) offers funding for the 2026 FireSmart Community Funding with the intent to increase community resiliency by undertaking community-based FireSmart planning and activities that reduce the community's risk from wildfire. The program provides a cost share of 100% of eligible costs, up to a maximum of $150,000 in funding for lower risk of wildfire communities. Applications are due by April 30, 2026.

Staff are proposing the Wildland Program, Capabilities, and Equipment project for submission, which will be undertaken by the Township of Langley Fire Department. This project involves expanding Wildland fire training for personnel, certifying 44 additional deployable personnel, purchasing specialized equipment, and developing support plans with expert consultants. The project will also include a regional exercise to strengthen coordination and validate support planning.

Financial Implications:

Should the Township be successful in its application, it will receive $150,000 in funding, covering 100% of the project costs.

Respectfully submitted,

Karl Neufeld-Peters
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 13, 2026 - REGULAR MEETING	**REPORT:**	26-35
FROM:	ENGINEERING DIVISION	**FILE:**	1855-50
SUBJECT:	2026 ADDITIONAL ICBC FUNDING AND SAFETY PROJECT FUNDING		

RECOMMENDATIONS:

That Council direct staff to apply for additional funding from Insurance Corporation of British Columbia's Road Improvement Grant Program for $139,000 towards 208 Street Phase 1 and 2, replacing funding from the Capital Projects Reserve.

That Council authorize the use of $20,000 from the Capital Projects Reserve for the installation of pedestrian-activated Rectangular Rapid Flashing Beacons at the crosswalk on the west leg of 48 Avenue of the Murrayville Five Corners Roundabout, subject to the ICBC Road Improvement funding being approved.

That Council authorize the use of $65,000 from the Capital Projects Reserve for the installation of an overhead flashing beacon at the intersection of 56 Avenue and 224 Street, subject to the ICBC Road Improvement funding being approved.

That Council direct staff to submit a capital request for the detailed design of eastbound and westbound left-turn lanes and a traffic signal at 56 Avenue and 224 Street, for consideration in the 2027 – 2031 Financial Plan, at a total cost of $250,000 funded by $247,500 from Roads DCCs and $250,000 from the Capital Projects Reserve.

That Council authorize the use of $45,000 from the Capital Projects Reserve for the resurfacing of the playground at Richard Bulpitt Park, subject to the ICBC Road Improvement funding being approved.

EXECUTIVE SUMMARY:

The Insurance Corporation of British Columbia (ICBC) Road Improvement Grant Program provides funding to local governments for transportation safety improvements that reduce crash risk and improve safety outcomes. Staff are seeking Council direction to submit an additional ICBC funding application in the 2025/2026 intake for $139,000 to support the completion of 208 Street Phase I and II (64 Avenue to 76 Avenue). This project is currently projected to be delivered within the approved budget, and additional ICBC participation would allow an equivalent amount of Capital Projects Reserve funding to be reallocated to other time-sensitive safety priorities.

In parallel, staff completed technical reviews in response to Council direction and resident concerns regarding safety at two locations: Murrayville Five Corners Roundabout and 224 Street corridor/56 Avenue intersection.

At Murrayville Five Corners, the review identified pedestrian visibility constraints (notably due to the Heritage Pumphouse and nearby roadside objects), creating higher-risk conditions for drivers recognizing pedestrians at the west-leg crossing. As a practical near-term mitigation, staff recommend installing pedestrian-activated Rectangular Rapid Flashing Beacons (RRFBs) at the west-leg crosswalk at an estimated cost of $20,000, funded from the Capital Projects Reserve.

At 56 Avenue and 224 Street, the intersection operates as a rural-standard, two-way stop (stop control on 224 Street) on a high-volume, higher-speed arterial/truck route. Recent review work confirms the intersection is approaching the threshold where a signal could be considered (currently assessed at 91/100 of the signal warrant), and collision history indicates this intersection is a primary area of concern within the corridor. As an immediate safety enhancement, staff recommend installation of an overhead flashing beacon (red indications on 224 Street approaches and yellow indications on 56 Avenue) to improve intersection conspicuity and driver awareness, at an estimated cost of $65,000, funded from the Capital Projects Reserve.

Staff further recommend that Council direct staff to bring forward a 2027 – 2031 Financial Plan request for $250,000 to complete detailed design for a longer-term intersection improvement (eastbound and westbound left-turn lanes and a traffic signal), enabling refined costing and implementation planning when warranted and funding is available

Separately, as part of routine inspections and safety compliance responsibilities, staff identified an asset-management and risk issue at Richard Bulpitt Park. Independent third-party testing and field observations indicate the poured-in-place playground surfacing is exhibiting progressive deterioration, trip hazards, and is performing near the upper limit of allowable impact attenuation. While results remain technically within CSA requirements, the remaining safety margin is limited, particularly in winter conditions, indicating the surfacing has reached the end of its practical service life. Staff recommend $45,000 from the Capital Projects Reserve to replace the playground surface to maintain compliance and reduce risk, avoiding potential future closure of the play area if conditions worsen.

PURPOSE:

To seek Council approval to apply for $139,000 of additional ICBC funding towards the completion of 208 Street Phase I and II (64 Avenue to 76 Avenue), which allows for the redistribution of Capital Projects Reserve funding to complete safety projects.

ANALYSIS:

ICBC Improvement Grant:

Staff are proposing an additional application for the 2025/2026 funding year for $139,000 towards 208 Street Phase I and II (64 Avenue to 76 Avenue) (RDS1375) from the ICBC Road Improvement Grant Program. This capital project is currently projected to be completed on budget, and additional ICBC Funding will allow a corresponding amount of Capital Projects Reserve funding to be reallocated to other priorities.

Murrayville Five Corners Roundabout:

At the October 6, 2025, Regular Meeting, a resident appeared as a delegation and raised concerns regarding traffic at the roundabout. The concerns related to drivers failing to yield to pedestrians or being unable to stop in time due to limited visibility. The delegate noted the presence of a daycare and nearby schools and expressed concern about the roundabout's capacity and safety, given its unique five-legged configuration.

The delegate requested a site inspection of the roundabout, traffic calming measures, additional signage, and reduced speed limits. The delegate also requested a second driveway at 21580 – 48 Avenue to address concerns about exiting the property safely. Council referred the delegates' concerns and requests to staff for a review and report back to Council.

The roundabout is a single-lane configuration connecting 216 Street, 48 Avenue, and Old Yale Road, with an appropriate diameter, lane widths, central island, truck apron, splitter islands, pedestrian crossings, signage, and road markings consistent with design guidelines at the time of construction (circa 2006). To assess the adequacy and performance of the roundabout, staff undertook traffic and pedestrian counts, field observations, sightline assessments, and a collision review.

Traffic and pedestrian counts were undertaken on October 29, 2025, during morning, noon, and afternoon peak hours. This included periods where students were using the pedestrian crossings at the roundabout. It was observed that the vehicle peak hour of traffic did not overlap the pedestrian peak hour, which reduces potential conflicts between vehicles and pedestrians.

A review of available ICBC collision records from 2022 to 2024 indicates an absence of fatalities or injuries to vulnerable road users such as cyclists and pedestrians. Over 35% of the collisions were rear-end collisions occurring at the right turn channels, which is typical for this type of intersection design.

Staff also undertook on-site observations and spot speed measurements using a radar device to assess operations at the roundabout. Observations noted isolated instances of motorists exiting the roundabout at higher speeds on both the westbound 48 Avenue and northwest-bound Old Yale Road legs. However, it was observed that drivers generally exited at reasonable speeds when pedestrians were visible and near the crosswalks.

An on-site review of sightlines for drivers entering and negotiating the roundabout was undertaken. It was determined that the Heritage Pump House restricts sightlines between drivers and pedestrians/signage using the west leg of 48 Avenue, who may be behind the pumphouse. There is also a hydro pole that further restricts sightlines. These sightline restrictions are evidenced in Figures 1 – 3.

The impact of the pumphouse on sightlines is further illustrated in Figure 4, with sightlines drawn from the driver's perspective to either side of the pumphouse. A pedestrian behind the pumphouse crossing the west leg of 48 Avenue is not visible to the driver at key times as they are negotiating the roundabout.

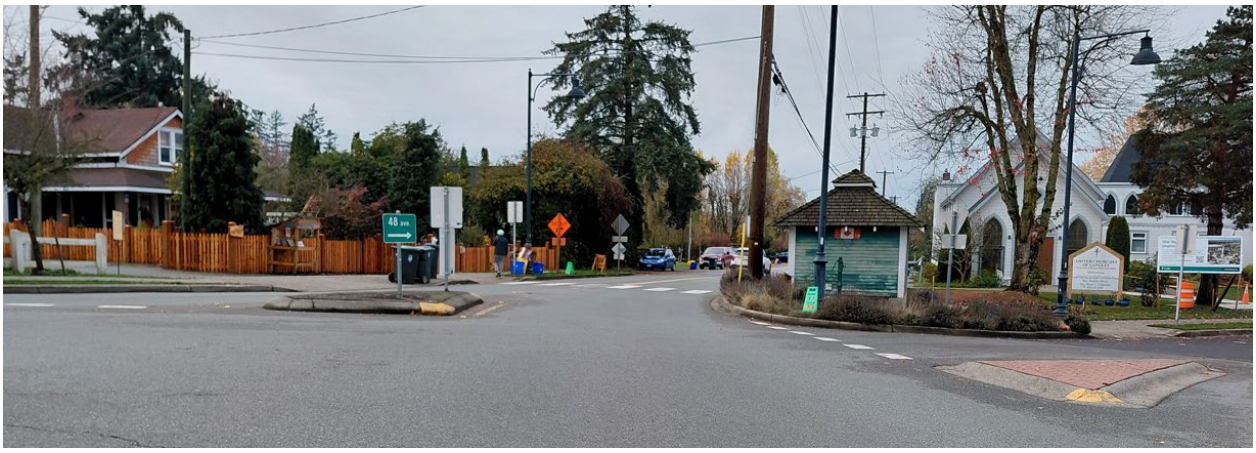


Figure 1: Sightlines for westbound traffic in the roundabout approaching 48 Avenue



Figure 2: Sightlines for 216 Street southbound traffic to westbound 48 Avenue



Figure 3: View from Old Yale Road entering the roundabout

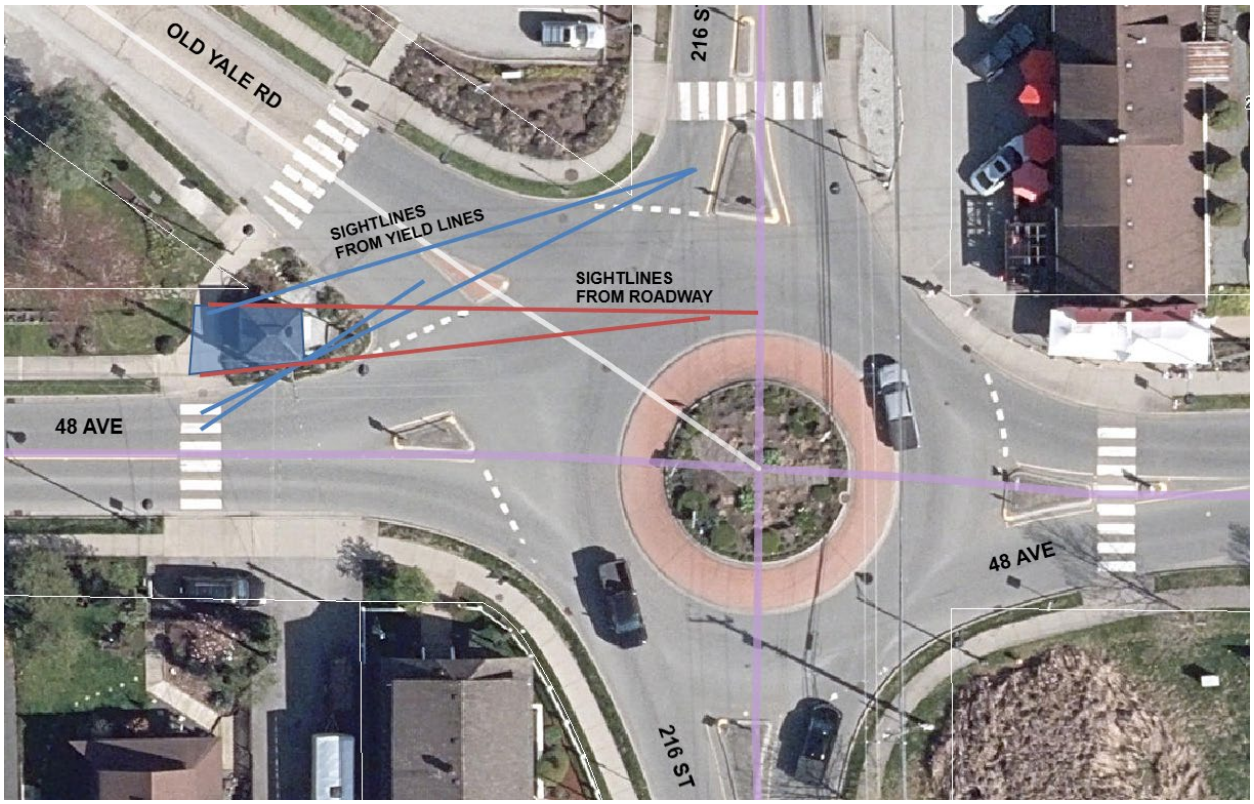


Figure 4: Sightline impact due to Heritage Pump House Location

Staff also undertook an evaluation of sightlines to signs approaching and within the roundabout. It was determined that vegetation on 216 Street going southbound was partially obstructing the visibility of the roundabout warning sign, as illustrated in Figure 5.



Figure 5: Southbound 216 Street – trees obstructing view of Roundabout Warning Sign

In the northbound direction approaching the roundabout, a tree is obstructing sightlines to the yield sign, as shown in Figure 6.



Figure 6: Northbound 216 Street – trees impacting the yield sign

The review also examined the private driveway at 21580 – 48 Avenue, located between the roundabout's crosswalk and yield line on the west leg, as illustrated in Figure 7. While the driveway functions adequately and includes a hammerhead turnaround to support vehicle movements, its position introduces an additional interaction point near a busy pedestrian area. The hammerhead on the boulevard, separate from pedestrian traffic along the sidewalk, allows motorists to enter the roadway front-facing and proceed into the roundabout.

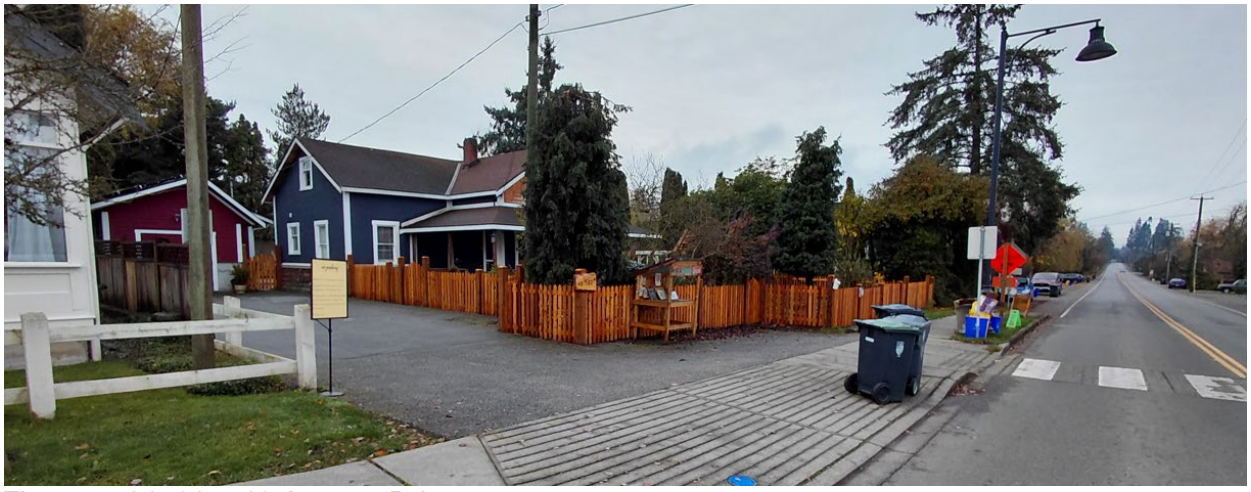


Figure 7: 21580 – 48 Avenue Driveway

The primary concerns identified with the current configuration and operation of the roundabout included:

- vehicle exit speeds
- vegetation partially blocking a roundabout warning sign
- a tree partially obstructing a yield sign
- pumphouse sightline obstruction of pedestrians and signs
- location of the driveway at 21580 – 48 Avenue.

Short-Term Improvements:

Staff will undertake the following improvements utilizing existing operational programs:

- installation of 30 km/h speed advisory tabs on roundabout warning signs
- relocation of the roundabout warning sign southbound on 216 Street
- relocation of the yield sign northbound on 216 Street
- installation of additional pedestrian crossing signs.

To address the concerns with the visibility of pedestrians behind the Heritage Pumphouse, while not a typical pedestrian crossing treatment, staff recommends the temporary installation of pedestrian-activated RRFBs at the pedestrian crossing on the west leg of the roundabout, including a third beacon in front of the hydro pole, where it will be visible to traffic in the roundabout. The estimated cost of this improvement is $20,000 and is proposed to be funded from the Capital Project Reserve.

Long-Term Improvement Option:

Despite the short-term improvement with the installation of RRFBs, the Pumphouse will continue to be an obstruction to visibility within the roundabout. Relocation of the pumphouse would improve sightlines and then allow for the removal of the RRFBs from the roundabout.

Relocation of the pumphouse, if feasible, should include a comprehensive review due to its heritage designation, significance to the local community, and limited boulevard space near the current site. Relocating the pumphouse should include thoughtful communication with the community, property owners near the roundabout, and in a manner intended to balance heritage values with safety objectives. Staff can include a funding request in the 2027 budget for Council's consideration of this relocation if so directed. Council may also wish to seek input on this relocation from the Heritage Advisory Committee.

Driveway Improvement:

The driveway at 21580 – 48 Avenue is located between the roundabout's crosswalk and yield line near a busy pedestrian area, which is not ideal. The addition of a second driveway to the property to the west does not address the issue with the existing driveway and creates another conflict point with traffic on 48 Avenue. However, the relocation of the existing driveway to the west would be beneficial in reducing conflict points. Staff will advise the property owner that they can apply for a driveway permit should they choose to relocate their driveway, at their cost, further to the west and that such an application is likely to be supported.

56 Avenue and 224 Street:

On September 5, 2025, there was a fatal motor vehicle collision at the intersection of 56 Avenue and 224 Street. Following the collision, concerns were raised by residents about the safety of the intersection and along the 224 Street corridor between 56 Avenue and Fraser Highway. At the Regular Meeting on October 6, 2025, Council passed the following resolution.

> *Whereas residents of Murrayville have expressed ongoing concerns regarding pedestrian and traffic safety along 224 Street from Fraser Highway north to 56 Avenue, and*
>
> *Whereas a petition signed by 283 residents, including residents from Sunridge Gardens (150 seniors), requesting the installation of painted crosswalks and a traffic assessment, and*
>
> *Whereas multiple accidents have recently occurred in the area, including incidents involving a cyclist and a motorcyclist, raising urgent safety concerns,*

Therefore be it resolved that Council direct staff to prepare a report on pedestrian and traffic safety improvements along 224 Street from Fraser Highway north to 56 Avenue, including but not limited to:

- *The installation of painted crosswalks at key intersections such as 50 Avenue and 224 Street*
- *A traffic safety assessment of the corridor, including pedestrian crossing volumes and vehicle speeds*
- *Recommendations for short- and long-term safety improvements, and further*

That staff report back to Council with options for consideration as soon as feasible.

Staff conducted traffic counts and on-site observations, followed by a comprehensive technical review to identify potential pedestrian and traffic safety improvements along 224 Street from Fraser Highway to 56 Avenue, as described in the following sections.

224 Street:

The portion of 224 Street between Fraser Highway and 56 Avenue is classified as a Minor Collector Road in the Township's 2009 Master Transportation Plan (MTP) and is not a designated Truck Route. Much of 224 Street traverses through the Agricultural Land Reserve (ALR) and was built to a rural standard with paved shoulders, which can be utilized by pedestrians and cyclists. An urban sidewalk is located on the west side of 224 Street between 50 Avenue and 52 Avenue, adjacent to single-family homes.

The posted speed limit on 224 Street is 50 km/h, with an average daily traffic volume of 2,065 vehicles. A speed survey conducted in November 2025 recorded an average speed of 68 km/h. The 85th percentile speed was 77 km/h, meaning 85% of vehicles travelled at or below 77 km/h. This data has been shared with the Langley RCMP to support targeted enforcement in the area.

50 Avenue and 224 Street Crosswalk Review:

Staff reviewed the potential installation of a signed and marked crosswalk at the intersection of 50 Avenue and 224 Street in accordance with Transportation Association of Canada (TAC) guidelines. It is noted that the east side of 224 Street at this location consists of ALR properties, with only one home and no commercial activity. Given the low pedestrian and vehicle volumes and surrounding rural land use, a signed and marked crosswalk at this location is not warranted.

56 Avenue and 224 Street Intersection:

A focus area of the review was the configuration and safety of the intersection of 56 Avenue and 224 Street. At this location, 56 Avenue is classified as a Major Arterial Road under the Township's MTP, with a posted speed limit of 60 km/h. It is also a designated Truck Route with an average daily traffic volume of 8,650 vehicles. A speed survey conducted on 56 Avenue in November 2025 recorded an average speed of 75 km/h and an 85th percentile speed of 83 km/h. Like the 224 Street data, staff have shared this information with Langley RCMP.

This intersection is two-way stop controlled, with stop signs on the northbound and southbound approaches of 224 Street. The intersection has been constructed to a rural standard and does not have marked crosswalks. A review of sightlines for vehicles entering 56 Avenue from 224 Street confirmed that existing sightlines are in good condition and provide clear visibility for drivers. In many cases, such as at this intersection, vehicles must stop at the stop bar and proceed forward until they are able to see vehicles approaching from the east and west. This can be done without the vehicle encroaching into the travel lanes on 56 Avenue.

Pedestrian Crosswalk:

When evaluating potential pedestrian crosswalk locations, staff follow guidelines published by the TAC. The evaluation considers a range of criteria, including pedestrian and vehicle volumes, proximity to existing crossings, land use, and collision history. As part of the review, a turning movement count was conducted at the intersection of 56 Avenue and 224 Street to collect data on vehicle, pedestrian, and cyclist movements. The results showed very low pedestrian and cyclist activity. Based on this data and TAC guidelines, a pedestrian crosswalk is not warranted at 56 Avenue and 224 Street.

All-Way Stop and Traffic Signal:

Like pedestrian crosswalks, staff also follow TAC guidelines when assessing the need for the installation of all-way stops and traffic signals. The evaluation process considers several criteria, including traffic volumes, intersection design, and collision history.

For an all-way stop to function effectively, traffic volumes should be reasonably balanced between the intersecting roads. However, 56 Avenue carries more than four times the number of vehicles as 224 Street. Additionally, traffic studies show that unwarranted all-way stops can lead to unnecessary delays and cause motorists to disregard them, often resulting in unintended consequences. Therefore, staff do not recommend implementing an all-way stop at this intersection.

Based on TAC guidelines, a traffic signal is not warranted at the intersection of 56 Avenue and 224 Street at this time. However, current traffic conditions meet 91/100 of the TAC warrant, whereby a traffic signal could be considered. Left-turn lanes are typically constructed when traffic signals are installed, as without them, a single left-turning vehicle can cause traffic backups.

ICBC Collision History:

Available ICBC collision data from 2019 to 2024 was reviewed for 224 Street between Fraser Highway and 56 Avenue. During these six years, there were no reported collisions at the intersection of 52 Avenue, and one reported collision at the intersection of 50 Avenue. At Fraser Highway, six collisions were recorded, primarily involving vehicles entering or exiting the intersection.

Most collisions occurred at the 56 Avenue and 224 Street intersection, with 36 collisions reported over the six years (2019 – 2024). The most common types of collisions were rear-end collisions along 56 Avenue and side-impact collisions involving vehicles entering from 224 Street.

There were no fatalities or pedestrian-related collisions reported during this timeframe (2019 – 2024). Intersections with higher traffic volumes, such as 56 Avenue, typically experience a greater number of collisions due to increased vehicle crossings.

Recommendations:

After completing the review and analysis of the corridor and intersection, staff concluded that the existing conditions meet TAC guidelines for all modes of travel. Based on current traffic volumes, the two-way stop control at 56 Avenue and 224 Street remains the most appropriate form of traffic control at this time. Due to the low pedestrian volume, no additional crosswalks or urban sidewalks are currently warranted along 224 Street.

However, as part of this review, staff identified potential enhancements that may further improve safety at the 56 Avenue and 224 Street intersection. The following improvements will be undertaken through existing operating programs and funding:

- installation of Intersection Ahead signs along 56 Avenue and Stop Ahead signs for northbound and southbound traffic on 224 Street to provide drivers with additional advance warning of the intersection
- renewing the white fog line on the southwest corner to improve visibility
- trimming and maintenance of trees/vegetation at the intersection during the growing season to maintain clear sightlines.

Recommended Short-Term Improvements:

In addition to the above-noted improvements, the installation of an overhead flashing beacon at the intersection (red on 224 Street and yellow on 56 Avenue) will improve the conspicuity of the intersection. These beacons would function similarly to those currently in place at 56 Avenue and 256 Street, providing advance warning for approaching drivers and helping to reduce collision risk. The primary goal is to improve driver awareness and overall intersection safety without creating unnecessary traffic delays or requiring expensive infrastructure upgrades. The estimated installation cost of an overhead flashing beacon is $65,000, and it is recommended to be constructed and funded using Capital Project Reserve funds.

Recommended Long-Term Improvements:

Longer-term improvement options at the intersection of 56 Avenue and 224 Street include:

- installation of eastbound and westbound left-turn bays along 56 Avenue
- traffic signal installation.

The installation of eastbound and westbound left-turn lanes on 56 Avenue would provide a safer refuge area for vehicles turning from 56 Avenue to 224 Street and separate the through and left-turning movements. Similar improvements have been undertaken at other rural intersections on higher volume arterial roads, such as 16 Avenue.

The intersection of 56 Avenue and 224 Street is also planned for a traffic signal once warranted and is included in the Development Cost Charge (DCC) Program for a value of $1,511,000. If not already completed, the installation of a traffic signal at the intersection should also include eastbound and westbound left-turn lanes.

The traffic conditions at the intersection currently meet 91/100 of the TAC warrant for the consideration of a traffic signal, and it is anticipated that traffic volumes will continue to rise with further growth in the Township. The cost of constructing the long-term option is dependent on a number of variables, including land acquisition, third-party utility impacts, and environmental considerations.

A detailed design would allow staff to bring forward a refined cost estimate for an intersection improvement with eastbound and westbound left-turn lanes and a traffic signal at a later date, once the detailed design is completed. Staff recommend including $250,000 for detailed design of the long-term intersection improvement in the 2027 – 2031 financial plan for the consideration of Council.

Richard Bulpitt Playground:

The playground at Richard Bulpitt Park was installed in 2014 and includes a poured-in-place (PIP) rubber safety surface. Over time, staff have observed gradual wear of the surfacing, including cracking, separation, and localized trip points. As part of regular asset management and safety review practices, staff arranged for an independent assessment of the surface condition.

A certified third-party playground inspector completed impact attenuation testing during both fall and winter conditions. The test results confirmed that the PIP surface currently remains within the CSA Z614 standard; however, performance is approaching the upper end of the allowable range.

With results nearing the maximum threshold, there is limited remaining performance margin. In addition to the testing results, staff noted:

- trip points associated with cracking and surface separation
- general aging and material loss
- increased wear in high-use areas, including under swings, at slide exits, and at transition points.

Based on the testing results and overall condition assessment, staff have determined that the PIP surfacing is reaching the end of its practical service life and should be replaced. Replacing the surface will help maintain compliance with CSA standards and support the continued safe use of the playground. The estimated replacement cost is $45,000, which staff propose funding from the Capital Project Reserve.



Figure 8: Richard Bulpitt Playground (2014)



Figure 9: Richard Bulpitt Playground (2026)



Figure 10: Richard Bulpitt Playground (2026)

Financial Implications:

The 208 Street Phase I and II project (64 Avenue to 76 Avenue) currently has $148,000 in capital projects funding. Staff are proposing to add $139,000 in ICBC funding to this project, which would free up $130,000 in Capital Projects funding that can be reallocated to the previously discussed safety projects as follows:

Project	ICBC Funding (decrease) / increase	Capital Projects Funding (decrease) / increase
208 Street Phase I and II (64 Avenue to 76 Avenue)	$139,000	($130,000)
Murrayville Five Corners RRFB		$20,000
56 Avenue and 224 Street Overhead Flasher		$65,000
Richard Bulpitt Playground Resurfacing		$45,000
Net Change	**$139,000**	**$0**

The remaining ICBC funding of $9,000 will be added to RDS1375 (208 Street Phase I and II), to be reviewed and potentially reallocated when the project is completed.

Staff recommend that the design of a traffic signal at 56 Avenue and 224 Street be included for consideration within the 2027 – 2031 Financial Plan. This project is DCC eligible and has an estimated cost of $250,000 and would be funded $2,500 from the Capital Projects Reserve and $247,500 Roads DCC. Further details of all projects are presented in the following tables for Council's consideration.

Township of Langley Capital Project Description						
Project Title:	Intersection Improvement: Murrayville Five Corners Roundabout					
	CFWD 2025	2026	2027	2028	2029	2030
Requested Amount		$20,000				
Budget Remaining						
Total Projected Cost		$20,000				

Project Description *(Phased Project)	Installation of Pedestrian-Activated Rectangular Rapid Flashing Beacon on the west leg of the roundabout.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The pumphouse creates a sightline concern with pedestrians crossing the west leg of the roundabout. Installation of RRFBs would provide advance warning to drivers of pedestrian crossings.

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

Length of Project (years):	1	Initial Year of Approval:	2026

Township of Langley Capital Project Description						
Project Title:	Intersection Improvement: Murrayville Five Corners Roundabout					
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						
Development Cost Charges						
Reserve: Capital Projects (Transfer from RDS1375)		$20,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$20,000**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Intersection Improvement: 56 Avenue and 224 Street					
	CFWD 2025	2026	2027	2028	2029	2030
Requested Amount		$65,000	$250,000			
Budget Remaining						
Total Projected Cost		$65,000	$250,000			

Project Description *(Phased Project)	Construction of an overhead flashing beacon at the intersection of 56 Avenue and 224 Street in 2026. Detailed design of eastbound/westbound left-turn lanes and a traffic signal in 2027.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The existing intersection currently operates as a two-way stop (northbound and southbound on 224 Street) with an average daily traffic volume of 8,650 vehicles on 56 Avenue and 2,065 vehicles on 224 Street. The installation of an overhead flashing beacon will improve the safety of the intersection. The intersection is at 91/100 of the warrant for a traffic signal.

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

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

Township of Langley Capital Project Description						
Project Title:	Intersection Improvement: 56 Avenue and 224 Street					
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						
Development Cost Charges						
Reserve: Capital Projects (Transfer from RDS1375)		$65,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$65,000**	**$0**			

Total Currently Unfunded			**$250,000**			

Estimated Annual Operating Impact (Overhead Flasher Only)	$1,250

Township of Langley Capital Project Description						
Project Title:	Richard Bulpitt Park Playground Surface Replacement					
	CFWD 2025	2026	2027	2028	2029	2030
Requested Amount		$45,000				
Budget Remaining						
Total Projected Cost		$45,000				

Project Description *(Phased Project)	Resurfacing of the playground surface at Richard Bulpitt Park.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Inspections have identified that the playground surface is operating near the upper limit of allowable impact thresholds and requires replacement. Should the replacement not occur, the playground may need to be closed.

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

Length of Project (years):	1	Initial Year of Approval:	2026

Township of Langley Capital Project Description						
Project Title:	Richard Bulpitt Park Playground Surface Replacement					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2026	2026	2027	2028	2029	2030
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects (Transfer from RDS1375)		$45,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$45,000**				

Total Currently Unfunded						

Respectfully submitted,

Richard Welfing
DIRECTOR, ENGINEERING
for
ENGINEERING DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 13, 2026 – REGULAR MEETING	**REPORT:**	26-36
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	2026 PROVINCE OF BC DISASTER RESILIENCE & INNOVATION FUNDING PROGRAM		

RECOMMENDATION:

That Council authorize an application to the 2026 Province of British Columbia Disaster Resilience & Innovation Funding program for $10,200,000 of funding for Stream 2 – Structural Projects, as presented in this report.

EXECUTIVE SUMMARY:

The Province of British Columbia is offering funding through the Disaster Resilience & Innovation Funding (DRIF) program. Historically, program funding was offered through two streams; however, Stream 1 - Foundational and Non-structural Projects is not accepting new applications for the 2026 intake. Municipalities can apply for up to three projects of Stream 2 – Structural Projects funding, and the province will cover 100% of the eligible costs to a maximum grant of up to $5,000,000 per project.

Staff are proposing three projects totaling $10,200,000 of Stream 2 funding, consisting of:

- Strawberry Hill Water Reservoir Replacement
- Culvert Replacement: 24 Avenue 25600 Block
- Salmon River Pump Station Additional Improvements

PURPOSE:

The purpose of this report is to seek Council's authorization to apply to the BC Disaster Resilience & Innovation Funding Program for three projects of Stream 2 – Structural Projects funding.

BACKGROUND/HISTORY:

Stream 1 – Foundational and Non-Structural Projects:

The Province of British Columbia is offering funding through the DRIF program to First Nations and local governments in BC to enhance their capacity to withstand and adapt to natural and climate-driven hazards. Historically, two streams of funding have been provided for projects that address hazards such as drought & water scarcity, erosion, extreme temperatures, floods, geohazards, seismic events, storms and other natural and climate-driven hazards. For the 2026 intake, the DRIF program has announced that new applications will not be accepted for Stream 1 funding for Foundational and Non-structural projects.

In July 2025, the Township of Langley submitted six projects to the 2025 DRIF program intake that were not funded because the program was oversubscribed.

Stream 2 – Structural Projects:

For Stream 2 funding, the province will cover 100% of eligible costs to a maximum grant of up to $5,000,000 per project. Municipalities can advance up to three prioritized projects before the application deadline of May 1, 2026.

Structural projects can include the construction, replacement or upgrading of infrastructure, installation of structural flood protection, slope stabilization, and public cooling/warming infrastructure. Natural infrastructure projects that use ecosystems to enhance biodiversity, reduce pollution, and build resilience to climate change are also eligible.

DISCUSSION/ANALYSIS:

Staff have reviewed the program guidelines and are proposing three projects for Stream 2 submission. For analysis, a table is included below providing the total estimated project costs, the potential grant amount, and the amount of funding the project has received through the Township's internal funding sources.

Stream 2 – Structural Project Options				
Rank	**Project**	**Total Estimated Cost**	**Potential Grant Amount**	**Current Approved Funding ***
1	Strawberry Hill Water Reservoir Replacement	$16,000,000	$5,000,000	$16,000,000
2	Culvert Replacement: 24 Avenue 25600 Block	$1,400,000	$1,400,000	$140,000
3	Salmon River Pump Station Additional Improvements	$3,800,000	$3,800,000	$0
	Total:	**$21,200,000**	**$10,200,000**	**$16,140,000**

*Note: Any grant funding amount received would reduce the Township's contribution

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

Strawberry Hill Water Reservoir Replacement:

The current Strawberry Hill Reservoir has significant leakage through the walls and buttresses, indicating deterioration and loss of circumferential post-tensioning, which is considered evidence of potential structural failure of the reservoir walls. Temporary repairs were completed in 2022 and are expected to extend the bridge's service life for an additional five years. Design is ongoing with construction anticipated to cost $16,000,000. This project is currently fully funded, and any additional grant funding would reduce the Township's contribution

Culvert Replacement: 24 Avenue 25600 Block:

The existing culvert at 24 Avenue and the 25600 Block is in poor operating condition. The new culvert will be designed and upsized to meet the current seismic and flood criteria, ensuring it remains operational during a hazard event. After design is complete, construction is currently anticipated to cost $1,400,000. This project currently has $140,000 of funding. Securing grant funding would allow construction to proceed without additional Township contributions.

Salmon River Pump Station Additional Improvements:

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

The proposed project under the DRIF program involves replacing the remaining two pumps that are not designed for fish passage, along with an upgrade to the electrical service for the pump station. These additional improvements would help protect aquatic life within the watercourse, increase pumping capacity, and improve electrical reliability. This will ensure the station can respond effectively in the event of a flood. The estimated cost for the additional pumps and electrical upgrades is $3,800,000 and would be fully funded from grant funding.

Financial Implications:

Should the Township be successful in receiving grant funding for any of the Stream 2 projects, work would proceed with significant provincial investment and reduced or no Township contribution.

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:	APRIL 13, 2026 - REGULAR MEETING	**REPORT:**	26-33
FROM:	ENGINEERING DIVISION	**FILE:**	5480-01
SUBJECT:	MIXED-USE DEVELOPMENTS – ZONING BYLAW PARKING CHANGES		

RECOMMENDATION:

That Council direct staff to submit budget requests to complete a "Zoning Bylaw Mixed-Use Parking and Bylaw Amendments Study" at a cost of $75,000, and to add $20,000 to the base budget to resource ongoing monitoring and assessment of parking in mixed-use applications, for Council's consideration within the 2027 – 2031 Financial Plan.

EXECUTIVE SUMMARY:

At the February 9, 2026, Regular Meeting, Council directed staff to bring forward the necessary amendments to the Zoning Bylaw, and any other required changes, to implement shared parking within mixed-use developments by the end of Q2 2026.

To support implementation, given the necessary technical expertise and internal workload capacity, it is required that the Township engage a qualified professional to complete a "Zoning Bylaw Mixed-Use Parking and Bylaw Amendments Study" to confirm where shared parking provisions should apply, identify eligible land uses, and establish a framework to guide parking studies for individual development applications.

Staff are seeking Council direction to include a $75,000 request and an annual operating $20,000 request in the 2027 – 2031 Financial Plan to enable completion of the study and to resource ongoing monitoring and assessment of shared parking performance in constructed mixed-use developments, including parking reviews and counts during peak demand periods to inform of any adjustments required following implementation.

PURPOSE:

To seek Council direction to resource the work required to implement shared parking in mixed-use developments, including completion of a qualified professional study and associated Zoning Bylaw amendments, and ongoing monitoring of outcomes.

DISCUSSION/ANALYSIS:

At its February 9, 2026, Regular Meeting, Council passed the following resolution:

> *That Council direct Staff to bring forward necessary changes to the Zoning Bylaw and any other required changes in order to implement shared parking within mixed-use developments, no later than the end of Q2, 2026.*

At that meeting, staff submitted Report 26-08 "Township-Wide Parking Study and Bylaw Review" for Council's consideration. The study included the following recommendations for Shared Parking in Mixed-Use areas:

- Implement provision to provide shared parking in mixed-use development meeting overall parking needs through the provision of fewer parking spaces in uses with complementary parking demand trends.
- Consider implementing shared parking to include the geographic applicability of these regulations, such as potentially restricting this practice to only high-density mixed-use centres and Transit Oriented Areas.

In order to implement the recommendations related to mixed-use parking, given the necessary technical expertise and internal workload capacity, it is required to engage the services of a qualified professional to undertake a "Zoning Bylaw Mixed-Use Parking Study and Bylaw Amendments" study. This study would provide technical guidance on which land uses would be eligible for mixed-use parking reductions and confirm which areas of the Township would be applicable, including proximity to existing and planned frequent transit areas. In addition, a framework for supporting parking studies for individual applications would be provided.

Additional staff resources are also required on an ongoing basis to monitor the effectiveness of these provisions, including parking reviews and complete counts in constructed developments. This monitoring is required to be completed outside of normal working hours during peak parking demand. Adjustments and refinements to the criteria established for subsequent applications may be required as a result of ongoing monitoring and to address any concerns noted.

Financial Implications:

The "Zoning Bylaw Mixed-Use Parking Study and Bylaw Amendments" described in this report will have cost implications. The anticipated one-time cost to complete the study is $75,000, which includes approximately 300 hours of staff and consultant resources. In addition, ongoing annual operating resources in the amount of approximately $20,000 will be required to monitor, review, and undertake parking assessments associated with mixed-use applications, representing approximately 200 hours annually.

Applicable capital and operating costs associated with this work would be advanced for Council's consideration through the 2027 – 2031 Financial Plan.

Respectfully submitted,

Paul Cordeiro
MANAGER, TRANSPORTATION ENGINEERING
For
ENGINEERING DIVISION

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 13, 2026 - REGULAR MEETING	**REPORT:**	26-37
FROM:	ENGINEERING DIVISION	**FILE:**	5460-04
SUBJECT:	WALNUT GROVE DRIVE TRAFFIC CALMING PLAN		

RECOMMENDATIONS:

That Council endorse the Walnut Grove Drive Traffic Calming Plan, as illustrated in Attachment A, at an estimated cost of $56,000, and direct staff to include this project in the 2027 – 2031 Financial Plan for Council consideration.

That Council endorse the Walnut Grove Secondary School Driveway Signalization Plan, as illustrated in Attachment B, and direct staff to include $110,000 for detailed design of the driveway relocation and traffic signals in the 2027 – 2031 Financial Plan for Council consideration.

That Council endorse Option 1 - Uni-directional Protected Bike Lanes as illustrated in Attachment C, and direct staff to include $190,000 for detailed design of the protected bike lanes in the 2027 – 2031 Financial Plan for Council Consideration.

EXECUTIVE SUMMARY:

At its May 26, 2025, Regular Meeting, Council passed a resolution directing staff to review traffic calming, signalization of the Walnut Grove Secondary School south driveway, on-street parking, and protected bike lanes along Walnut Grove Drive between 88 Avenue and 212 Street. A memorandum to Council dated July 21, 2025, outlined a proposed work plan, including the intended actions and timelines to address the four review areas: traffic calming, bi-directional bike lanes, traffic signal assessment, and parking review.

In fall 2025, stakeholder consultation and a community ballot were completed for traffic calming. Based on stakeholder and public input, a traffic calming plan was developed proposing four speed humps within the study area. Pedestrian crossing conditions were also reviewed at the Walnut Grove Community Park pathway connection near the tennis courts. Based on the pedestrian volume data collected, a marked crosswalk is not warranted in accordance with the Transportation Association of Canada (TAC) Pedestrian Crossing Control Guide. However, the proposed speed humps are expected to reduce vehicle speeds, improve crossing conditions, and enhance pedestrian safety at this location.

A traffic signal warrant assessment for the Walnut Grove Secondary School south driveway was also completed in accordance with TAC guidelines, together with a traffic operations analysis. The warrant assessment resulted in a score of 87, below the TAC threshold of 100 for signalization. However, the traffic operations analysis and field observations identified extended delays for traffic entering and exiting the school driveway, and related delays at the special crosswalk during peak school periods. Based on these findings, installation of a traffic signal is recommended to address the identified operational concerns.

Opportunities to increase on-street parking supply were reviewed; however, any meaningful increase would require conversion of the existing westbound curb travel lane. Due to safety considerations and the corridor's future function as a bicycle route, it is recommended that the available road space be preserved for cycling infrastructure and other priority curbside uses.

All Ages and Abilities (AAA) cycling facility options were also reviewed within the study area, including a multi-use pathway, bi-directional protected bike lanes, and uni-directional protected bike lanes. Based on a Multiple Account Evaluation (MAE), Option 1 – "Uni-directional protected bike lanes" is the preferred option for cycling infrastructure.

PURPOSE:

The purpose of this report is to present the findings of the Walnut Grove Drive Review and seek Council endorsement of the conceptual design options for Walnut Grove Drive between 88 Avenue and 212 Street and seek direction to include funding in the 2027 – 2031 Financial Plan for Council's consideration.

BACKGROUND/HISTORY:

At its May 26, 2026, Regular Meeting, Council passed the following resolutions:

> *Therefore be it resolved that:*
>
> 1. *Council directs staff to consult with the Fire Department, RCMP, and BC Ambulance Service in order to determine the preferred method of vertical traffic calming that could be implemented on Walnut Grove Drive,*
> 2. *Staff initiate the ballot process in the neighbourhood to determine the level of support for traffic calming measures, which may potentially include but are not limited to:*
>   - *Speed cushions,*
>   - *Curb bulb-outs at pedestrian crossings,*
>   - *Raised pedestrian crossings where feasible, and;*
>   - *Potential additional pedestrian crossings at select locations along Walnut Grove Drive.*
>
> *Be it further resolved that Council request that staff report to Council on the possibility of constructing a protected bi-directional bicycle path along Walnut Grove Drive without reducing the overall number of available street parking stalls.*
>
> 3. *Staff also explore the feasibility and potential costs of the following improvements:*
>   - *The installation of a fully signalized intersection at the Southern entrance to the Walnut Grove Secondary School parking lot, replacing the pedestrian controlled crosswalk to the North, and;*
>   - *The possibility of additional street parking on both sides of the street*
> 4. *Staff consider and report on the possibility of expanding the area of public consultation for this project, notwithstanding the fact that the petition process has clear policies regarding who can vote.*
>
> *That the motion regarding Traffic Calming on Walnut Grove Drive be referred to staff for a summary of requested actions and reviews with recommendations and alternatives for Council to consider.*

Staff submitted a memorandum to Council on July 21, 2025, outlining a proposed work plan that included stakeholder consultation, a community ballot on traffic calming, a review of traffic calming measures, a traffic signal warrant assessment, a parking review, and a review of road configuration options.

At the November 17, 2025, Regular Meeting, Council received the Walnut Grove Drive Traffic Calming Neighbourhood Ballot Update memorandum outlining the results of stakeholder consultation and the community ballot, and subsequently passed the following resolution:

> *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.*

DISCUSSION/ANALYSIS:

A review of Walnut Grove Drive was undertaken to confirm existing conditions and evaluate a range of safety and mobility improvements. The review considered feasible traffic calming measures informed by public and stakeholder input, potential pedestrian safety improvements, options to improve traffic control at the south entrance to Walnut Grove Secondary School (WGSS), on-street parking opportunities and constraints, and an All Ages and Abilities (AAA) cycling facility along the corridor.

Existing Conditions:

Walnut Grove Drive, between 88 Avenue and 212 Street, is classified as a Major Collector Road in the Township's 2009 Master Transportation Plan (MTP) and serves as a TransLink bus route. Adjacent land uses within the corridor include medium-density residential development, park, community centre, secondary school, and commercial/retail uses. The posted speed limit is 50 km/h, with a reduced 30 km/h school zone fronting the school and park. To assess existing conditions, staff completed turning movement counts, pedestrian counts, on-street parking occupancy surveys, a review of ICBC collision history, and field observations.

Traffic operations analysis was completed for the intersections of Walnut Grove Drive at 88 Avenue, 212 Street, and the WGSS south driveway during the AM and PM peak periods. The analysis indicated that the intersections at 88 Avenue and 212 Street currently operate at an acceptable level. In contrast, the WGSS south driveway experiences extended delays during the AM peak period.

A review of the five-year ICBC collision history (2020 to 2024) indicates that reported motor vehicle collision patterns are typical for this type of road. Collisions involving vulnerable road users were identified, including one pedestrian collision and two cyclist collisions at the 88 Avenue intersection, and one cyclist collision at the northern school driveway.

Field observations were undertaken to assess driver behaviour, pedestrian crossing activity, and school pick-up/drop-off operations. Driver yielding compliance at the existing special crosswalk was generally good. However, during peak school pick-up and drop-off periods, elevated pedestrian volumes at the special crosswalk resulted in extended vehicle delays in both directions on Walnut Grove Drive. Northbound queues were observed extending to 88 Avenue, and some impatient driver behaviour was noted. In addition, circulation within the school parking lot was observed to operate inefficiently during these periods due to unclear internal traffic control and frequent yielding to pedestrians at driveway crossings.

Staff engaged Langley School District No. 35 and WGSS regarding on-site traffic circulation and potential improvements within the study area, and will continue working with them to reduce off-site traffic impacts.

Traffic Calming:

Following the stakeholder consultation and community ballot in fall 2025, staff developed a traffic calming plan, as illustrated in Attachment A, consisting of four speed humps. The plan was developed in consultation with Fire, Police, Langley School District 35, Coast Mountain Bus, BC Emergency Health Services, and internal departments, including Parks, Road Operations, and Recreation, Arts and Culture. The proposed measures are intended to reduce vehicle operating speeds while minimizing impacts to on-street parking and maintaining flexibility for potential future corridor improvements. The speed humps would be installed on the portion of Walnut Grove Drive that has a posted speed limit of 30 km/h. Consistent with the Township's current practice, the existing school zone speed limit would be converted to a 24-hour school day speed limit following the implementation of the speed humps.

Traffic Signal Warrant:

A traffic signal warrant assessment was completed for the WGSS south driveway in accordance with Transportation Association of Canada (TAC) guidelines. The assessment considered pedestrian and vehicular volumes, adjacent land use, intersection geometry, and conflicts among road users. Based on the warrant analysis, the location achieved a score of 87 points, which is below the TAC warrant threshold of 100 points, whereby the installation of a traffic signal may be considered.

However, the traffic operations analysis and field observations identified operational concerns related to school access and pedestrian activity, including frequent vehicle-pedestrian conflicts at the school driveway and extended vehicle delays associated with the existing special crosswalk during peak school periods.

To address these issues and improve the level of safety, two upgrade options were considered:

1. Upgrading the existing “Special Crosswalk” with pedestrian activated overhead and side mounted amber flashing lights to a pedestrian signal with a flashing green/red signal display for motorists on Walnut Grove Drive.
2. Installing a full traffic signal, including re-alignment of the school driveway to align with the Townhouse driveway on the east side of the road, creating a 4-legged intersection.

Based on the review, Option 2, installation of a full traffic signal, is recommended. A full traffic signal would provide clearer assignment of right-of-way to all road users, improve overall intersection operation, and more effectively manage conflicts between pedestrian and vehicular movements. The recommended conceptual design, including realignment of the school's south driveway and replacement of the existing special crosswalk with a signal-controlled pedestrian crossing, is illustrated in Attachment B.

Pedestrian Crossings:

Pedestrian crossing opportunities along the corridor, including the Walnut Grove Community Park pathway connection near the tennis courts, were reviewed. Based on the pedestrian volume data collected, a marked crosswalk at this location is not warranted in accordance with the Transportation Association of Canada (TAC) Pedestrian Crossing Control Guide. Additionally, it is anticipated that the proposed speed humps, together with the revised school zone speed limit, will reduce vehicle operating speeds and enhance crossing opportunities for pedestrians at this location. As such, a marked crosswalk is not recommended, and conditions will continue to be monitored following implementation of the traffic calming measures.

Parking:

Parking occupancy surveys were undertaken to assess peak-period utilization of existing on-street parking within the study area. Surveys were completed during an early weekday morning and a weekend morning. The results indicate that on-street parking was near full occupancy during both survey periods.

Staff reviewed opportunities to increase the on-street parking supply within the existing roadway cross-section. Any meaningful increase in parking supply would require conversion of the existing westbound curb lane to parking. However, on-street parking is generally restricted adjacent to school and park frontages in the Township due to safety and sightline considerations. In addition, Walnut Grove Drive is identified as a future bicycle route in the draft Transportation and Mobility Strategy. As such, it is recommended that the available curbside space be preserved for future cycling infrastructure and other priority curbside uses.

All Ages and Abilities Cycling Facility:

Staff reviewed options for providing an All Ages and Abilities (AAA) cycling facility within the study area, including a multi-use pathway, a bi-directional protected bike lane, and uni-directional protected bike lanes. Following review, the multi-use pathway option was not identified as the preferred option due to limited boulevard width, the resulting need for sidewalk reconstruction, conflicts with existing light poles, impacts to trees and landscaping, and increased potential for pedestrian-cyclist conflicts within a shared space. As such, the bi-directional and uni-directional on-street protected bike lane options were advanced for further conceptual design. Both conceptual designs were developed to provide a near-term AAA cycling facility while minimizing the need for substantial reconstruction at the existing intersections of Walnut Grove Drive at 88 Avenue and at 212 Street.

Both bike lane options would result in the reduction of one westbound travel lane. Accordingly, a traffic operations analysis was undertaken to assess the traffic impacts of the lane reduction. The analysis indicates that overall intersection operations would remain within an acceptable level of service range and continue to operate within capacity. Although the northbound left-turn movement at 88 Avenue is projected to operate under poorer conditions, this is primarily due to the existing coordinated signal timing. Overall, the impact is considered acceptable at this stage, and signal timing can be further reviewed and optimized during detailed design.

A Multiple Account Evaluation (MAE) was undertaken to compare the two on-street protected cycling facility concepts: Option 1 - Uni-directional protected bike lane (Attachment C) and Option 2 - Bi-directional protected bike lane (Attachment D). Each option was assessed using qualitative evaluation criteria based on comparative benefits using a scale of 1 to 3, where 1 is low, 2 is medium, and 3 is high.

The evaluation results are summarized in the table below:

Evaluation Criteria	Option 1 – Uni-directional Protected Bike Lane		Option 2 – Bi-directional Protected Bike Lane	
	Rating	Comments	Rating	Comments
Network Connectivity	3	More direct and intuitive connections; easier to expand the network.	2	May require additional crossings, and it can be difficult to transition to one-way traffic.
Pedestrian Comfort and Safety	3	Increased protection on both sides and more predictable bicycle movements at crossings.	2	Increased separation from traffic on one side, but two-way bicycle movements may be less expected at crossings.
Cyclist Comfort and Safety	3	Protected facility with more conventional one-way operations and no opposing movement conflicts.	2	Increased protection for cyclists, but opposing bicycle movements creates more conflict potential.
Intersections and Conflict Zones	2	More conventional operations with fewer atypical conflict points.	1	More complex at intersections, driveways, and a greater workload for drivers.

Evaluation Criteria	Option 1 – Uni-directional Protected Bike Lane		Option 2 – Bi-directional Protected Bike Lane	
	Rating	Comments	Rating	Comments
Access to Destinations	3	More direct access to destinations on both sides of the corridor.	2	Some destinations require additional crossings or out-of-direction travel.
Motor Vehicle Traffic Operations	2	Expected to operate within acceptable LOS.	2	Expected to operate within acceptable LOS.
Transit	2	Some bus stop conflicts remain, but transit integration is simpler.	1	Higher conflict potential at bus stops and possible land impacts at one bus stop.
Parking	2	~4 parking spaces lost	3	~2 parking spaces lost
Cost	1	Higher implementation cost.	2	Lower initial implementation cost, but future network expansion may require major intersection upgrades.
Total	**21**		**17**	

Overall, Option 1 - Uni-directional protected bike lanes achieved the highest total MAE score. The higher score was primarily driven by stronger network connectivity, improved user comfort and safety, and more favourable performance at intersections and conflict zones, as well as reduced impacts to transit.

Financial Implications:

The proposed traffic calming measures on Walnut Grove Drive, the Walnut Grove Secondary School Driveway Signalization Plan, and Option 1 - Uni-directional Protected Bike Lanes described in this report will have capital cost implications. Estimated costs are as follows:

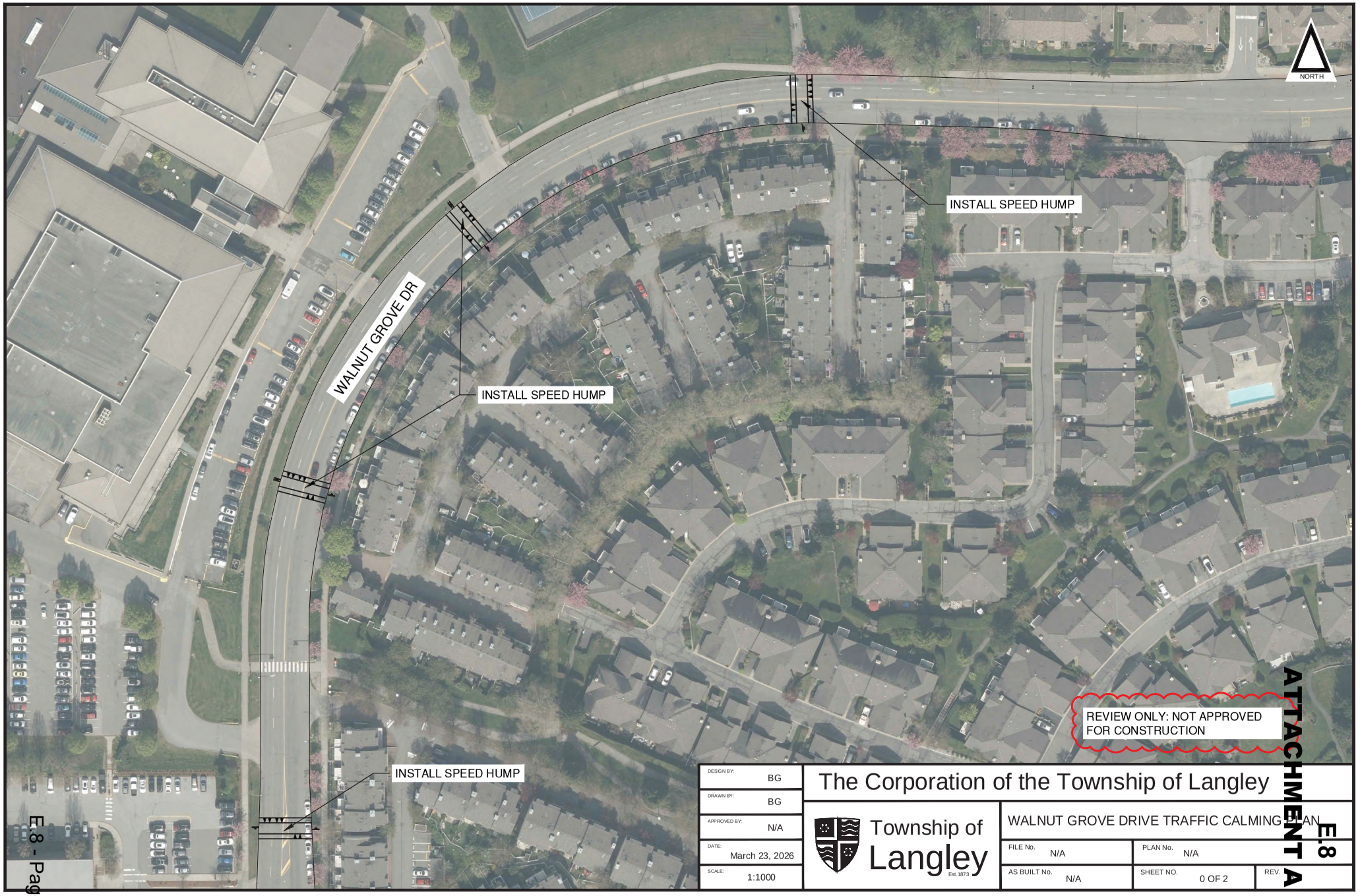
1. Traffic calming measures on Walnut Grove Drive (Attachment A): estimated construction cost of $56,000.
2. Walnut Grove Secondary School Driveway Signalization Plan (Attachment B): estimated detailed design cost of $110,000.
3. Option 1 - Uni-directional Protected Bike Lanes (Attachment C): estimated detailed design cost of $190,000, in addition to the $110,000 required for the Driveway Signalization Plan.

Following completion of the detailed designs, staff would report back to Council with construction cost estimates for the Driveway Signalization Plan and the Uni-directional Protected Bike Lanes. Applicable capital costs would be advanced for Council's consideration through a future financial plan process.

Respectfully submitted,

Paul Cordeiro
MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

ATTACHMENT A	Walnut Grove Drive Traffic Calming Plan
ATTACHMENT B	Walnut Grove Secondary School Driveway Signalization Plan
ATTACHMENT C	Option 1 - Uni-directional Protected Bike Lane Plan
ATTACHMENT D	Option 2 - Bi-directional Protected Bike Lane Plan



DESIGN BY:	BG
DRAWN BY:	BG
APPROVED BY:	N/A
DATE:	March 23, 2026
SCALE:	1:1000

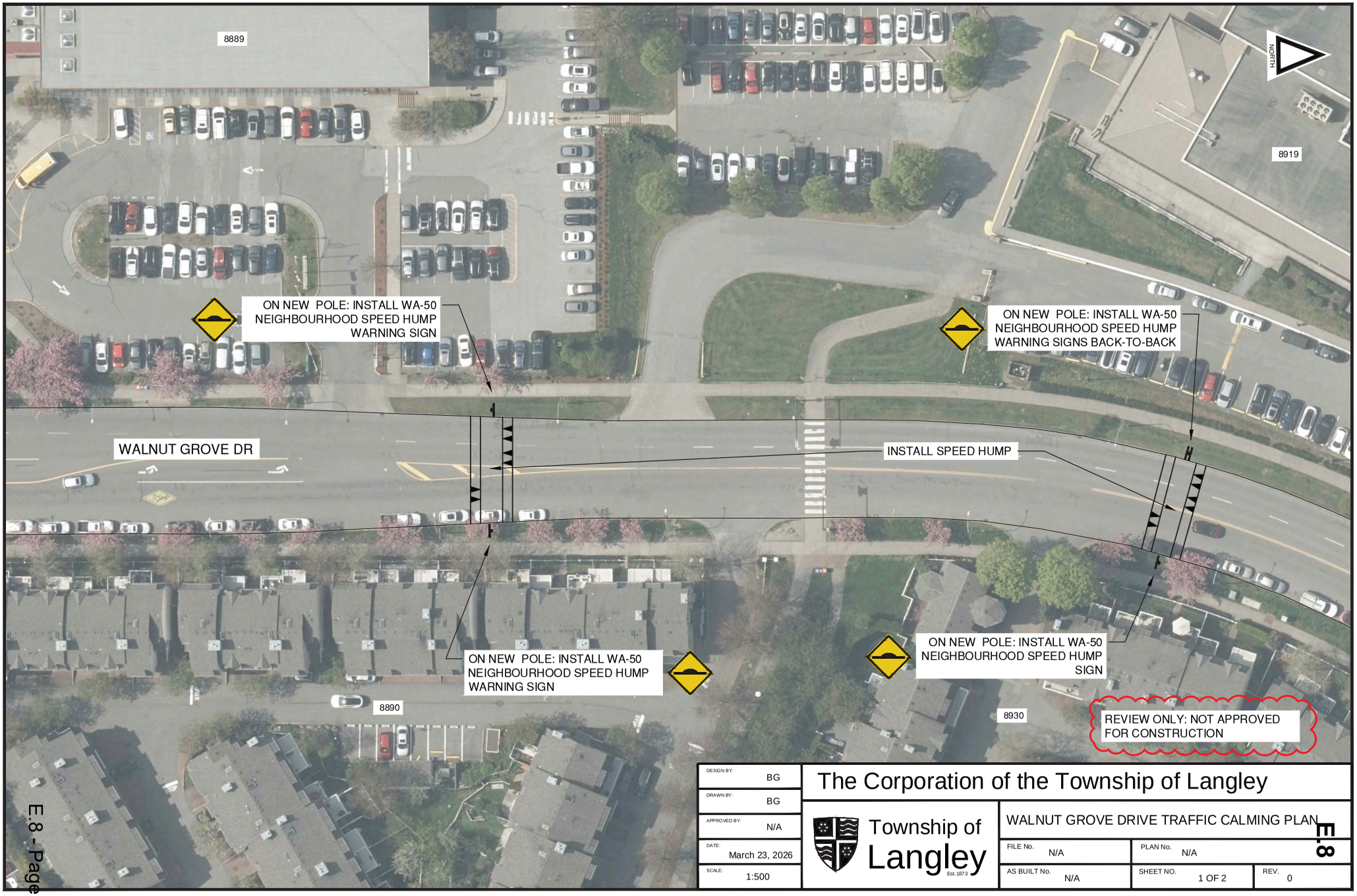
The Corporation of the Township of Langley

Township of Langley Est. 1873

WALNUT GROVE DRIVE TRAFFIC CALMING PLAN

FILE No. N/A	PLAN No. N/A	
AS BUILT No. N/A	SHEET NO. 0 OF 2	REV.

ATTACHMENT A E.8



DESIGN BY:	BG
DRAWN BY:	BG
APPROVED BY:	N/A
DATE:	March 23, 2026
SCALE:	1:500

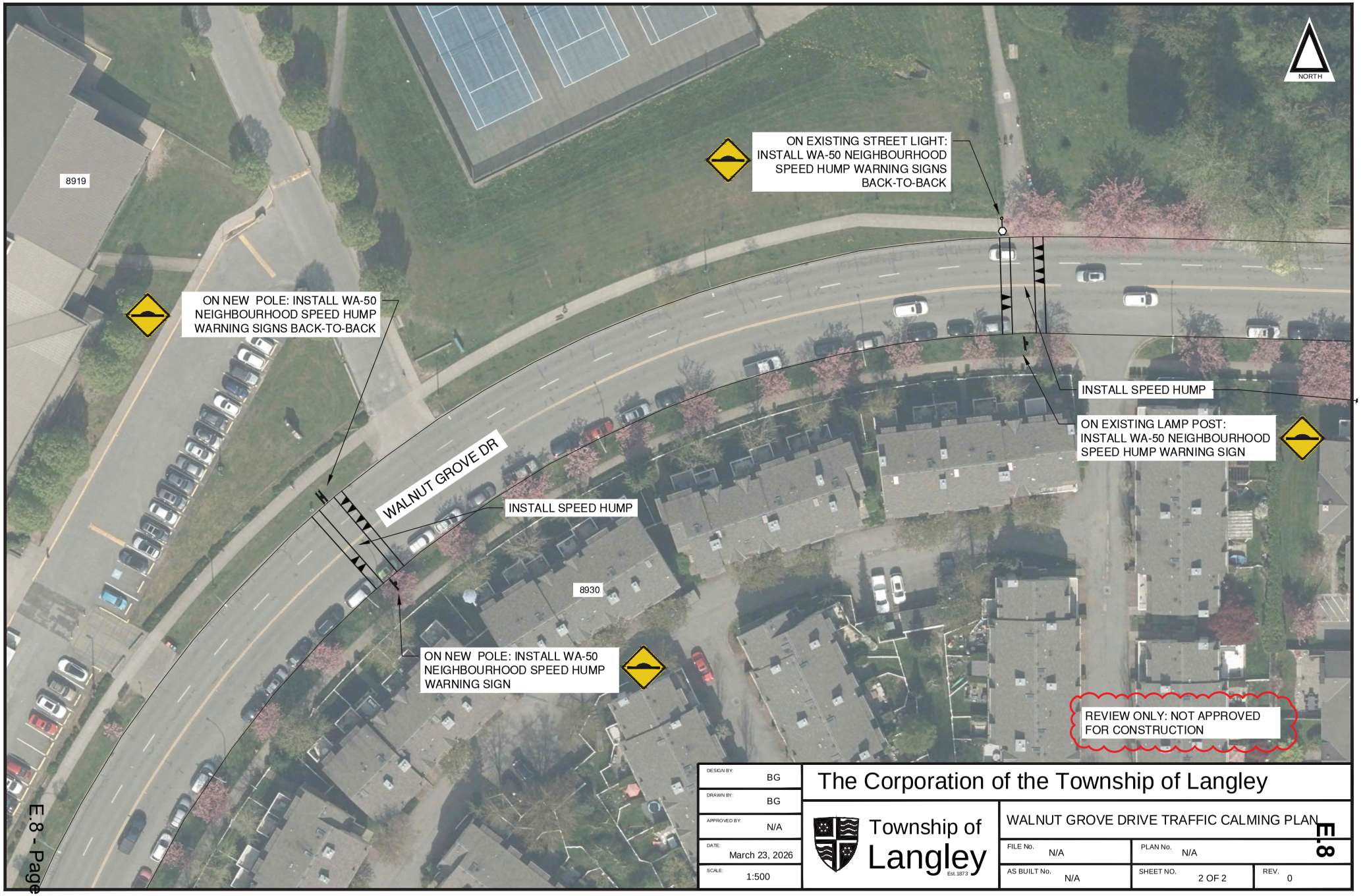
The Corporation of the Township of Langley

Township of Langley Est. 1873

WALNUT GROVE DRIVE TRAFFIC CALMING PLAN

E.8

FILE No. N/A	PLAN No. N/A		
AS BUILT No. N/A	SHEET NO. 1 OF 2	REV. 0	



DESIGN BY:	BG
DRAWN BY:	BG
APPROVED BY:	N/A
DATE:	March 23, 2026
SCALE:	1:500

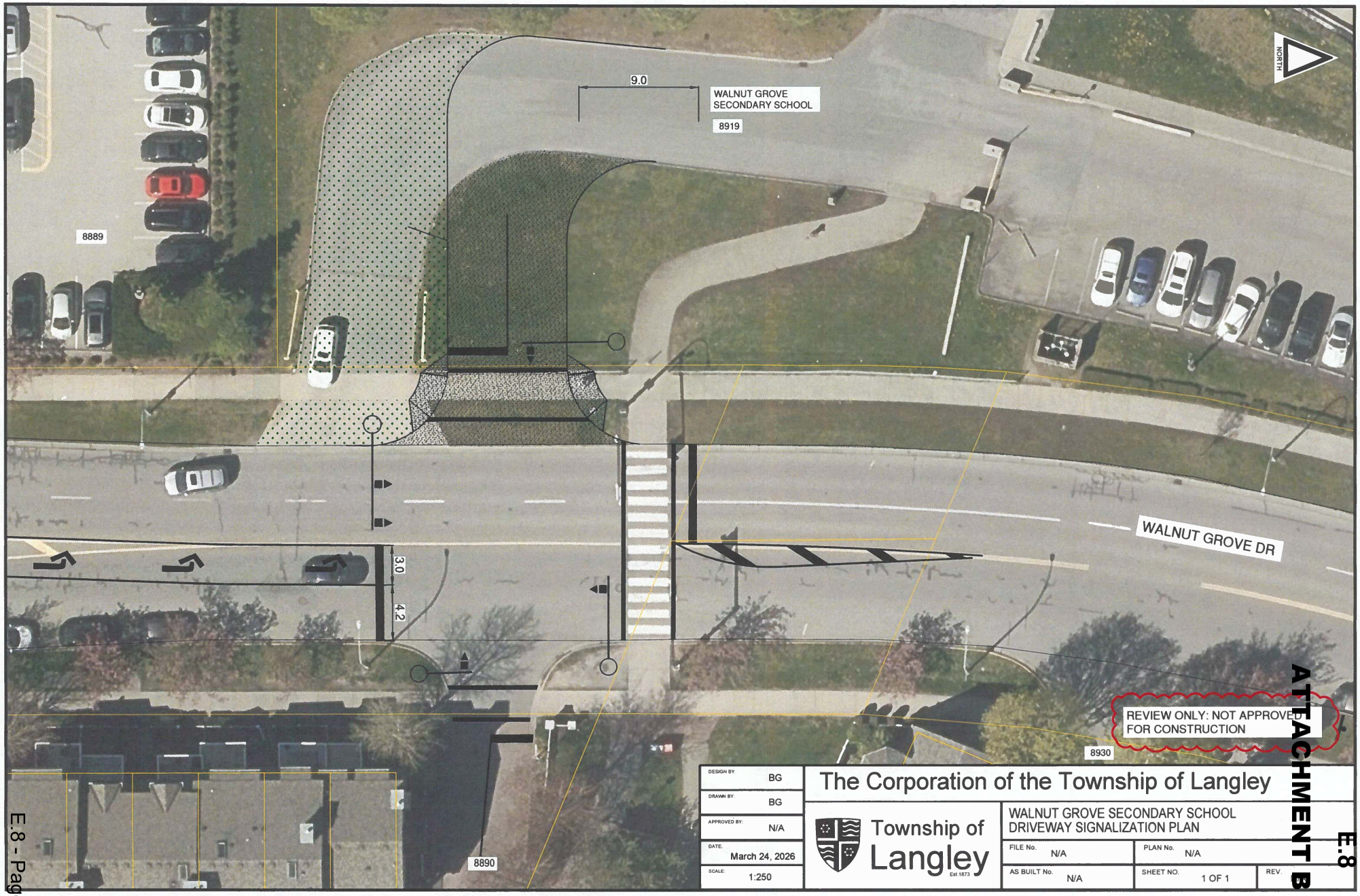
The Corporation of the Township of Langley

Township of Langley Est. 1873

WALNUT GROVE DRIVE TRAFFIC CALMING PLAN

E.8

FILE No. N/A	PLAN No. N/A	
AS BUILT No. N/A	SHEET NO. 2 OF 2	REV. 0



DESIGN BY:	BG
DRAWN BY:	BG
APPROVED BY:	N/A
DATE:	March 24, 2026
SCALE:	1:250

The Corporation of the Township of Langley

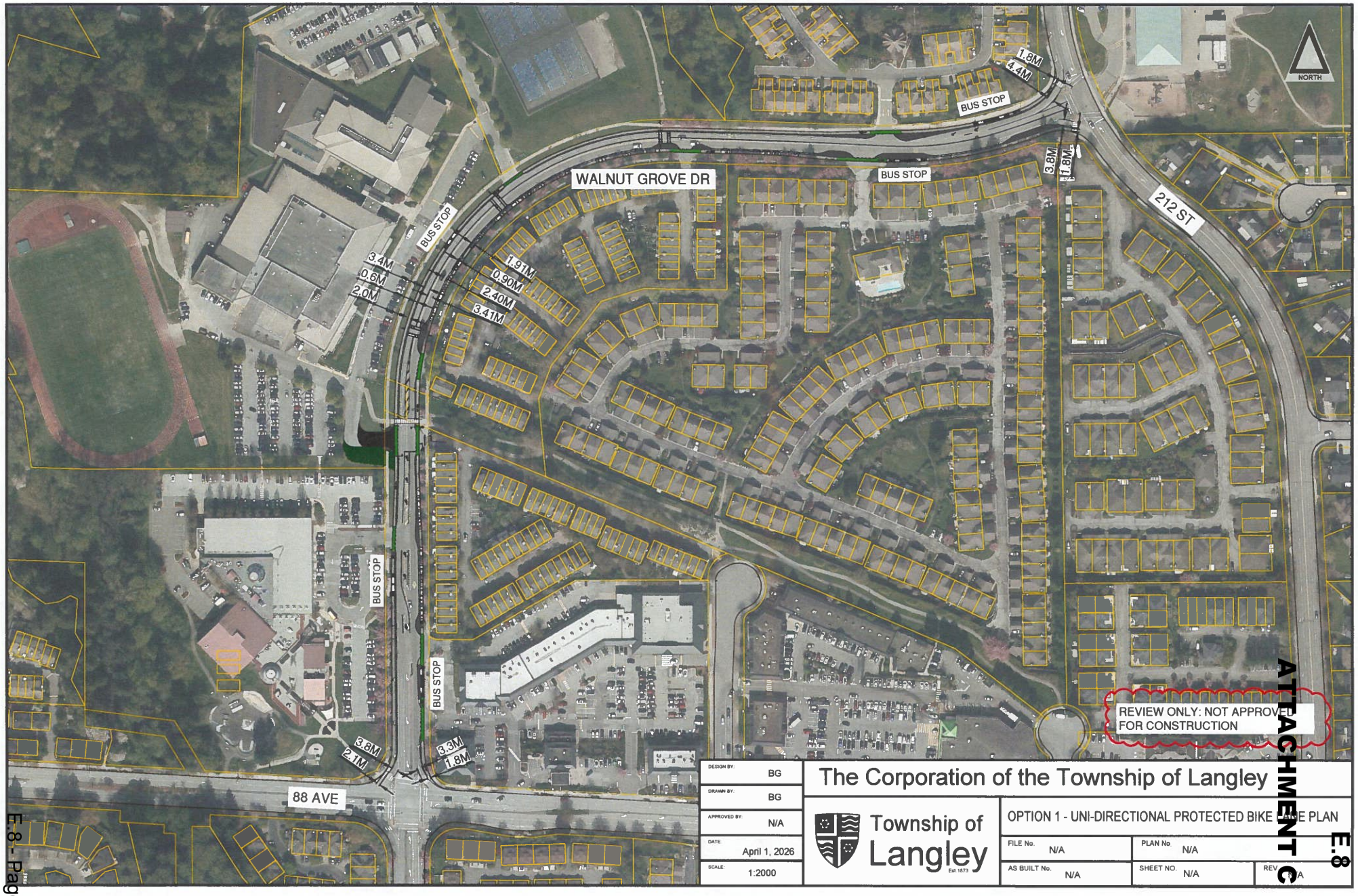
Township of Langley Est.1873

WALNUT GROVE SECONDARY SCHOOL
DRIVEWAY SIGNALIZATION PLAN

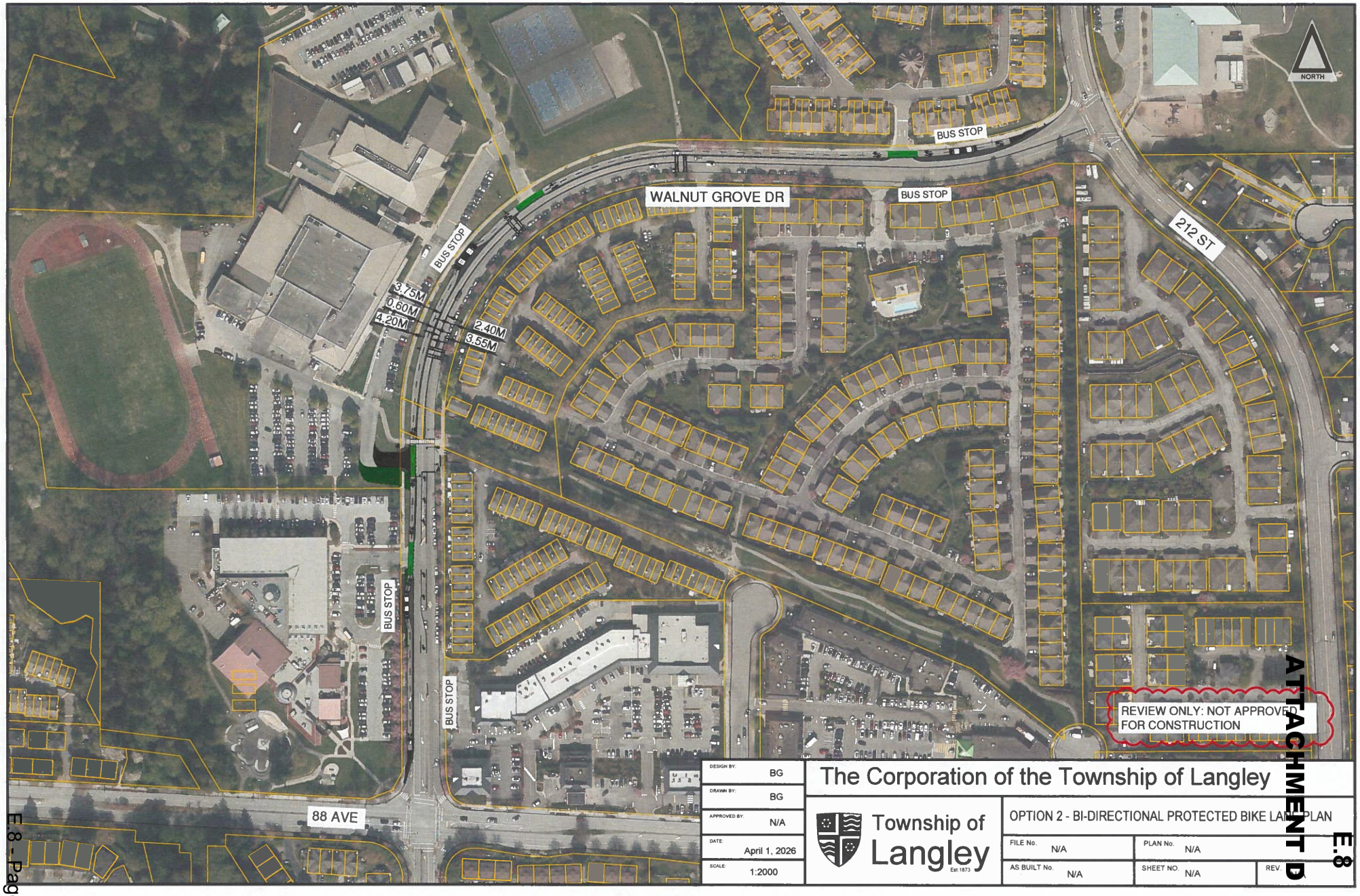
FILE No.	N/A	PLAN No.	N/A
AS BUILT No.	N/A	SHEET NO.	1 OF 1
REV.			

ATTACHMENT B

E.8



ATTACHMENT C E.8



DESIGN BY:	BG
DRAWN BY:	BG
APPROVED BY:	N/A
DATE:	April 1, 2026
SCALE:	1:2000

The Corporation of the Township of Langley

Township of Langley Est.1873

OPTION 2 - BI-DIRECTIONAL PROTECTED BIKE LANE PLAN

FILE No. N/A	PLAN No. N/A		
AS BUILT No. N/A	SHEET NO. N/A	REV.	

ATTACHMENT D E.8

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 13, 2026 – REGULAR MEETING	**REPORT:**	26-34
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-31-0029
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100473 (PORTERFIELD / 9491 – 222 STREET)		

PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 11.6 ha (28.7 acres) parcel located at 9491 – 222 Street into two (2) rural lots (including road dedication).

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision (including road dedication) complies with the minimum lot size provisions of the Township's Zoning Bylaw and request consideration based on agricultural merits.

RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw.

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application submitted on behalf of the owners of the property located at 9491 – 222 Street (including road dedication), within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The applicant, pursuant to Section 21(2) of the ALC Act, has applied to subdivide a 11.6 ha (28.7 acres) property into two (2) rural lots. The proposed lots are approximately 9.2 ha (22.73 ac) and 2.4 ha (5.93 ac).

The subject site is within the ALR, designated Small Farms/Country Estates in the Rural Plan (adopted in 1993) and zoned Rural Zone RU-1 (minimum lot size of 1.7 ha (4.2 ac)). Staff recommend that Council forward the application to the ALC as the proposal complies with the minimum lot size requirements of the Township's Zoning Bylaw.

PURPOSE:

To provide Council with information and a recommendation with respect to an ALR subdivision application submitted under Section 21(2) of the ALC Act.

REFERENCE:

Owner:	Douglas Porterfield 9491 – 222 Street Langley, BC V1M 3T7 The Corporation of the Township of Langley 20338 – 65 Avenue Langley, BC V2Y 3J1
Agent:	Royal LePage Sterling Realty 801, 220 Brew Street Port Moody, BC V3H 0H6
Legal Description:	Parcel One (Explanatory Plan 11853) of the North East Quarter of Section 31 Township 11 and of District Lot 241 Group 2 Except: Firstly: Part on Explanatory Plan 15238 and Secondly: Part on Plan With Bylaw Filed 59444 New Westminster District Parcel One (Reference Plan 11853) of the Fractional North East Quarter of Section 31 Township 11 and of District Lot 241 Group 2 as Shown Outlined Red on Plan with Bylaw Filed 59444
Location:	9491 – 222 Street 9400 Block of 222 Street (Bylaw No. 1078 (NWD Plan 59444))
Area:	11.6 ha (28.7 acres) 943 m^2 (0.23 ac)
Existing Zoning:	Rural Zone RU-1 (minimum lot size of 1.7 ha (4.2 ac))
Rural Plan:	Small Farms/Country Estates
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is located in the ALR, designated Agriculture in the OCP, Small Farms/Country Estates in the Rural Plan and zoned Rural Zone RU-1.

DISCUSSION/ANALYSIS:

- An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 11.6 ha (28.7 acres) property into two (2) rural lots of approximately 9.2 ha (22.73 ac) and 2.4 ha (5.93 ac).
- The property has existing road access from 222 Street and two BC Hydro and Power Authority statutory rights-of-way exist along the north side of the property.
- In 1962, a portion of the subject property was identified as road pursuant to Bylaw No. 1078 (NWD Plan 59444) and assigned a separate PID. While the road parcel exists, it was not established in accordance with current surveyor's professional best practices.

Accordingly, formal dedication of the road is required under Section 107 of the Land Title Act.

- As the bylaw road is located within the Agricultural Land Reserve, its formal dedication is subject to application to and approval from the Agricultural Land Commission. Should the application be approved by Council and the Agricultural Land Commission, the dedication of the road parcel would be addressed as part of a future subdivision application.
- The details of any proposed subdivision will be reviewed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw, the Official Community Plan, and any additional conditions imposed by the Agricultural Land Commission, should approval be granted.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	The CNR rail line, beyond which are multiple properties with existing dwellings	Small Farms/Country Estates	Rural Zone RU-1
South:	A property with existing dwelling and farm	Small Farms/Country Estates	Rural Zone RU-1
East:	222 Street, beyond which is a property with existing dwelling and farm	Small Farms/Country Estates	Rural Zone RU-1
West:	Hope Redwoods Natural Area and Redwoods Golf Course	Small Farms/Country Estates	Rural Golf Course Zone RU-10

Policy Considerations:

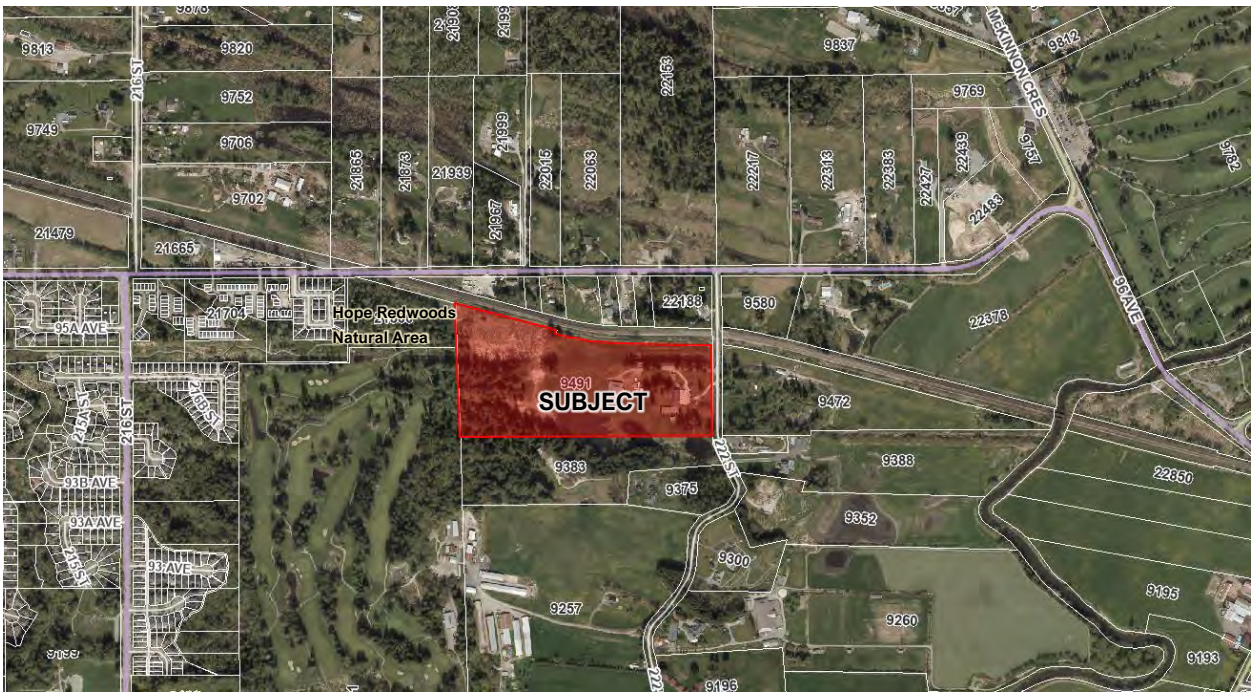
- The subject site is located within the ALR and designated Small Farms/Country Estates in the Rural Plan.
- Staff recommend that Council advise the ALC that the subdivision proposal complies with the Township's Zoning Bylaw and meets the minimum lot size requirements of the Rural Zone RU-1.
- Details of the proposed subdivision (including road dedication) will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.
- As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

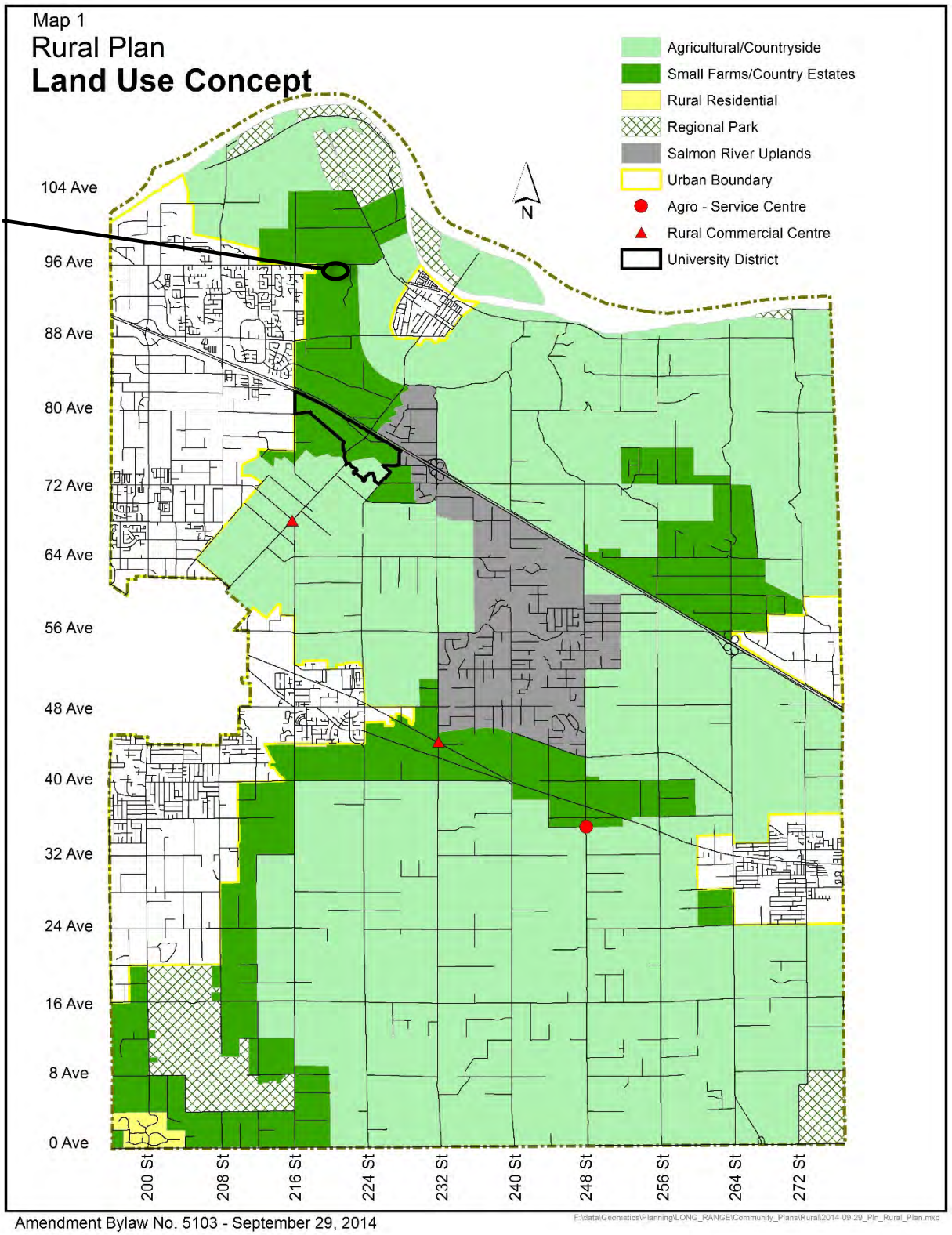
Mohammad Nemati
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

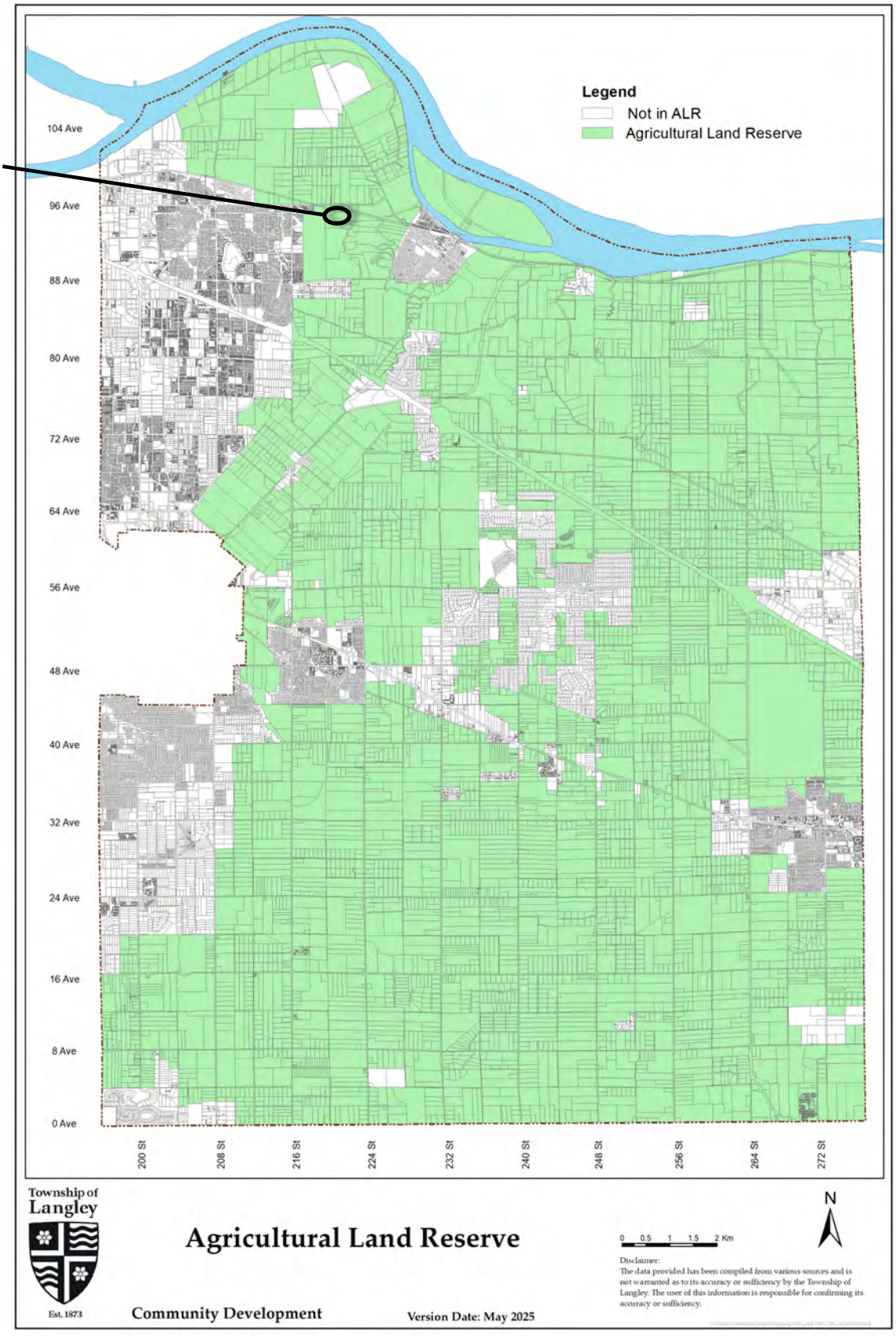
ATTACHMENT A

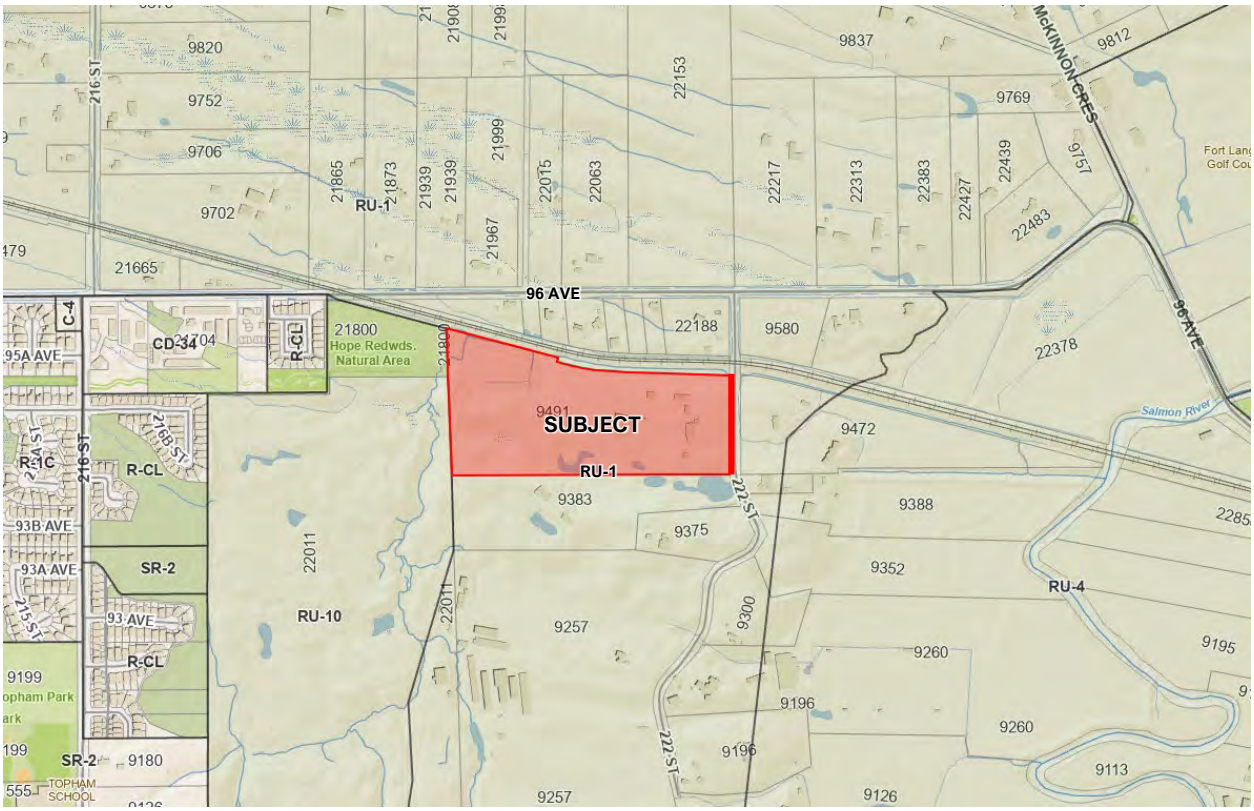


AERIAL CONTEXT MAP

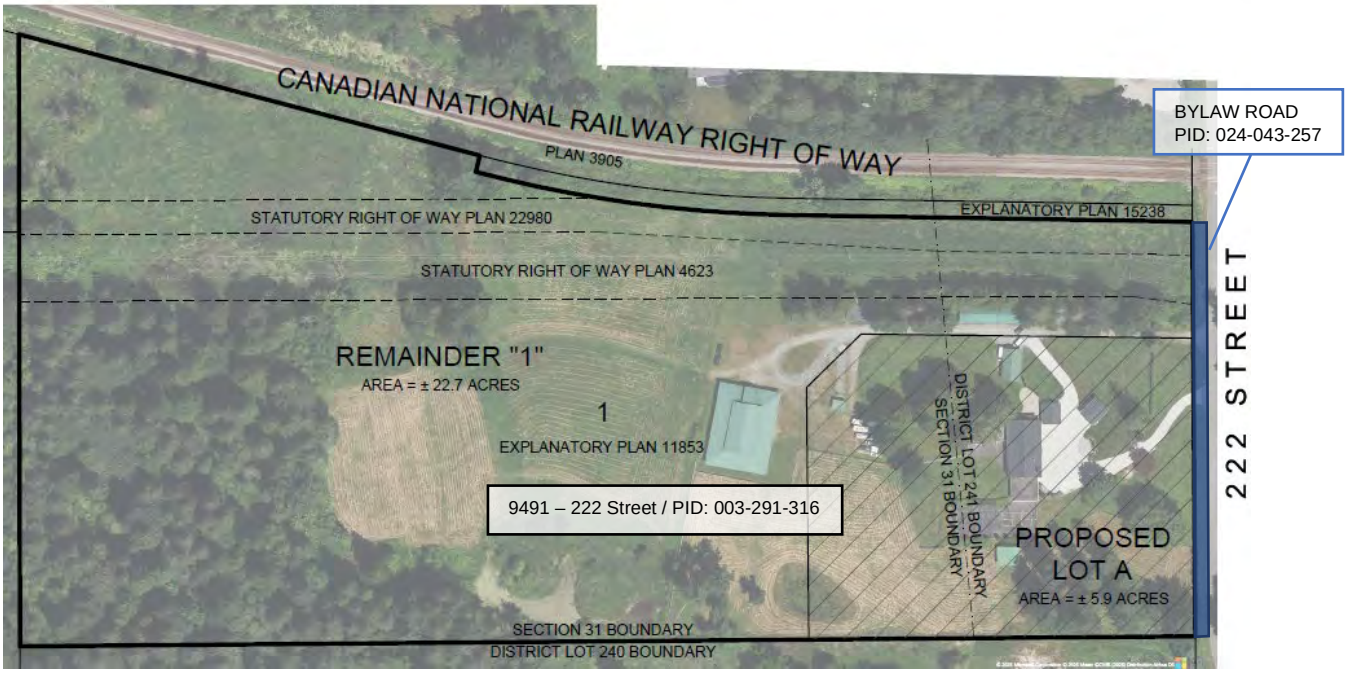


Amendment Bylaw No. 5103 - September 29, 2014


SUBJECT
Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: May 2025
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500



Road Dedication Annotation Added by Staff

SITE PLAN – SUBMITTED BY APPLICANT

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 15, 2025 - REGULAR MEETING	**REPORT:**	25-203
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-09-0034
SUBJECT:	REZONING APPLICATION NO. 100637 (INFINITY PROPERTIES LTD. / 23700 BLOCK OF 56 AVENUE)		

PROPOSAL:

Application to rezone a portion of a 43.6 ha (107.8 ac) site located in the 23700 Block of 56 Avenue to Suburban Residential Zone SR-3 to facilitate development of 58 single family lots.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5782 subject to 10 development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development is compatible 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 (Infinity Properties Ltd.) Bylaw No. 5782 rezoning a portion of a 43.6 ha (107.8 ac) site located in the 23700 Block of 56 Avenue to Suburban Residential Zone SR-3 to facilitate development of 58 single family 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. Provision of a Storm Water Management Plan and securing stormwater management facilities subject to submission, review and acceptance by the Township of geotechnical and hydrogeological reports to confirm the adequacy of the lands to support the proposed land use.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of road dedications, widenings and necessary traffic improvements for 56 Avenue and five new roads internal to the site (including pedestrian connections/trails both within the project and to a future trail network) in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
5. Provision of a final tree management plan and trail connections / open space plan, including final acceptance of open space design and tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Dedication of streamside protection and enhancement areas and greenspace consistent with the site plan.
7. Registration of restrictive covenants acceptable to the Township:

   a. identifying the units (minimum 5%) required to comply with the adaptable housing requirements in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
   b. notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities
   c. for provision of an exterior design control agreement
   d. prohibiting vehicular access to Road B for Lots 18 – 23.
8. As per the applicant's proposal in support of the proposed rezoning application, provision of $1,380,200 as a voluntary amenity contribution.
9. Compliance with the 5% Neighborhood Park Land Acquisition Policy.
10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

EXECUTIVE SUMMARY:

Infinity Properties Ltd. has applied to rezone a 15.4 ha (38.1 ac) portion of a 43.6 ha (107.8 ac) site located in the 23700 Block of 56 Avenue located in the Salmon River Uplands Area of the Rural Plan from Rural Zone RU-1 to Suburban Residential Zone SR-3 to facilitate subdivision of 58 single family lots. The proposal is compatible with the overall objectives of the Rural Plan. Staff recommend that Council consider the rezoning request subject to the completion of 10 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5782.

REFERENCE:

Owners:	Infinity Properties Ltd. A400, 20161 – 86 Avenue Langley, BC V2Y 2C1 Benchmark Homes (Tall Timbers) Ltd. Benchmark Management Ltd. 100, 20120 – 64 Avenue Langley, BC V2Y 1M8 Homestar Investments (004) Ltd. 111, 6039 – 196 Street Surrey, BC V3S 7X4
Agent:	Infinity Properties Ltd. A400, 20161 – 86 Avenue Langley, BC V2Y 1M8
Legal Description:	Portion of Lot 9 Except Part Subdivided by Plan LMP48318 Section 9 Township 11 New Westminster District Plan 78765
Location:	23700 Block of 56 Avenue
Area:	43.6 ha (107.8 ac) 15.4 ha (38.1 ac) proposed to be rezoned
Official Community Plan:	Rural
Rural Plan:	Salmon River Uplands
Existing Zoning:	Rural Zone RU-1 and Suburban Residential Zone SR-1
Proposed Zoning:	Suburban Residential Zone SR-3
Agricultural Land Reserve:	Not in ALR

BACKGROUND/HISTORY:

The subject property is located within the Salmon River Uplands. Tall Timbers Estates (directly southeast of the subject site) was excluded from the ALR in 1977 and subdivided in 1979 and 1983, creating 76 single family lots ranging in size from 1,300 m^2 (0.32 ac) to 2,771 m^2 (0.68 ac), regulated by Land Use Contract 93C.

The proposed development site was excluded from the ALR in 1986. The subject site was included as part of a previous rezoning application advanced to Council on November 17, 1986 (Rezoning Bylaw No. 2502) proposing to rezone and subdivide the site and the property to the southeast into 183 single family lots with a 1,340 m^2 (0.33 ac) minimum lot size.

Based on the information provided in the November 17, 1986 Report to Council, development in the Salmon River Uplands was based on a “one acre gross density” with minimum lot size of 3,716 m^2 (0.92 ac) as per the Subdivision and Development Control Bylaw at that time.

On March 16, 1987, the former rezoning proposal was revised to achieve a "3,716 m^2 (0.92 ac) gross density" by adjusting the proposal to accommodate 273 lots (81 of which were proposed on the subject site) with a minimum lot size of 1,200 m^2 (0.29 ac). Council granted first and second readings to Rezoning Bylaw No. 2502 on April 6, 1987 and denied third reading on June 1, 1987.

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 application is consistent with the framework (Attachment D).

DISCUSSION/ANALYSIS:

- Infinity Properties Ltd. has applied to rezone the subject property from Rural Zone RU-1 to Suburban Residential Zone SR-3 to accommodate the development of 58 single family lots.
- A trail system is proposed on the site that includes a streamside trail south of the Salmon River that connects along the new north-south access road to 56 Avenue. Additionally, trail connections are proposed from the Salmon River trail to sidewalks within the development site.
- The northerly portion of the site encompasses a portion of the Salmon River. Staff note a conceptual trail network (Salmon River Trail) identifies a connection over the Salmon River (north – south) providing the opportunity to connect recreational greenways (east – west) identified in the Official Community Plan – Map 12 (56 Avenue and 62 / 64 Avenue) as well as to Williams Park to the north.
- The developer has proposed to dedicate approximately 65% (28.2 ha (69.7 ac)) of the site as Streamside Protection and Enhancement Area (SPEA) and greenspace.
- Staff note an application directly to the south in the Salmon River Uplands Area (5759 – 240 Street / ToL Project No. 11-09-0033, granted third reading November 20, 2023 for 56 lots) incorporated open spaces internal to the subdivision and a 15 m treed greenspace buffer representing 22.3% of the developable area of the site in consideration of a July 23, 2023 Council resolution to "…reduce the projected dwelling units, improve trail connections, including through the development and to adjacent areas, increase pervious areas, the provision of sewerage service and additional community benefit(s)."
- The site is proposed to be accessed from 56 Avenue and a connection to 60 Avenue through the existing Tall Timbers road network.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	Salmon River, beyond which are single family lots	Salmon River Uplands (not within the ALR)	Suburban Residential Zone SR-1
South:	56 Avenue, beyond which are single family lots	Salmon River Uplands (both within and not within the ALR)	Suburban Residential Zone SR-1
East:	A residential subdivision (Tall Timber Estates)	Salmon River Uplands (not within the ALR)	Suburban Residential Zone SR-1

	accommodating single family lots		
West:	Former Tall Timbers Golf course	Agricultural / Countryside (within the ALR)	Rural Zone RU-10

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. The Salmon River crosses the northern portion of the site and is required to be dedicated and protected as a non-disturbance Streamside Protection and Enhancement Area (SPEA). The southern portion of the site also contains a number of waterbodies, steep slopes and is heavily treed. This area south of the proposed residential lots is also proposed to be dedicated to the Township. In total approximately 65% of the site (28.2 ha (69.7 ac)) is proposed to be dedicated to the Township.
- Consistent with the RGS, Official Community Plan (OCP), Rural Plan and MOU, the subject site is approximately 43.6 ha (107.8 ac) in size with the proposal to subdivide into 58 single family lots ranging in size from 1,765 m^2 (0.436 ac) to 4,786 m^2 (1.18 ac) resulting in a gross density of 1.33 units per hectare (0.54 units per ac).

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 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).

Zoning Amendment:

- Bylaw No. 5782 proposes to rezone a 15.4 ha (38.1 ac) portion of the site from Rural Zone RU-1 to Suburban Residential Zone SR-3.

Community Amenity Contribution:

On June 7, 2025, Township Council adopted an Interim Policy Regarding Community Amenity Contributions (CAC) No. 07-170 noting such contributions must be either at the initiative of the applicant/developer or emerge from rezoning negotiations between the applicant/developer and the Township.

- The proposed rezoning application increases the number of residential lots from 1 to 58. The applicant has proposed a $1,380,200 ($23,796.55 / lot) voluntary amenity contribution in support of the proposed rezoning application.

- An application directly to the south in the Salmon River Uplands Area (5759 – 240 Street / ToL Project No. 11-09-0033, granted third reading November 20, 2023) that included an increase in residential lots from 1 lot to 56 lots proposed to provide $7,500,000 ($133,928.57 / lot) based on the previous CAC Policy.
- A two lot subdivision in the Samon River Uplands Area (25027 – 52 Avenue, ToL Project No. 11-02-0071, granted third reading on December 1, 2025) proposed $125,000 for one additional lot based on the above referenced Interim CAC Policy.

Environment:

- The Salmon River crosses the northern portion of the site and is required to be dedicated and protected as a non-disturbance Streamside Protection and Enhancement Area (SPEA) consistent with Schedule 3 of the Langley Official Community Plan.
- The southern portion of the site also contains a number of waterbodies, steep slopes and is heavily treed. This area south of the proposed residential lots is also proposed to be dedicated to the Township. In total approximately 65% of the site (28.2 ha (69.7 ac)) is proposed to be dedicated to the Township.

Tree Protection / Replacement:

- The applicant has provided tree information that indicates:
    - 8,496 trees are on the developable portion of the site, 3,455 (41%) of which are proposed for retention
    - 13,241 trees are located outside the developable portion of the site (including streamside protection enhancement area (SPEA)) to be retained subject to detailed design
- Provision of a final tree management plan including tree retention, replacement, protection details and security is listed as development prerequisite.

Policy Considerations:

The proposed rezoning to Suburban Residential Zone SR-3 and subdivision to create 58 lots is 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. 5782 subject to ten development prerequisites.

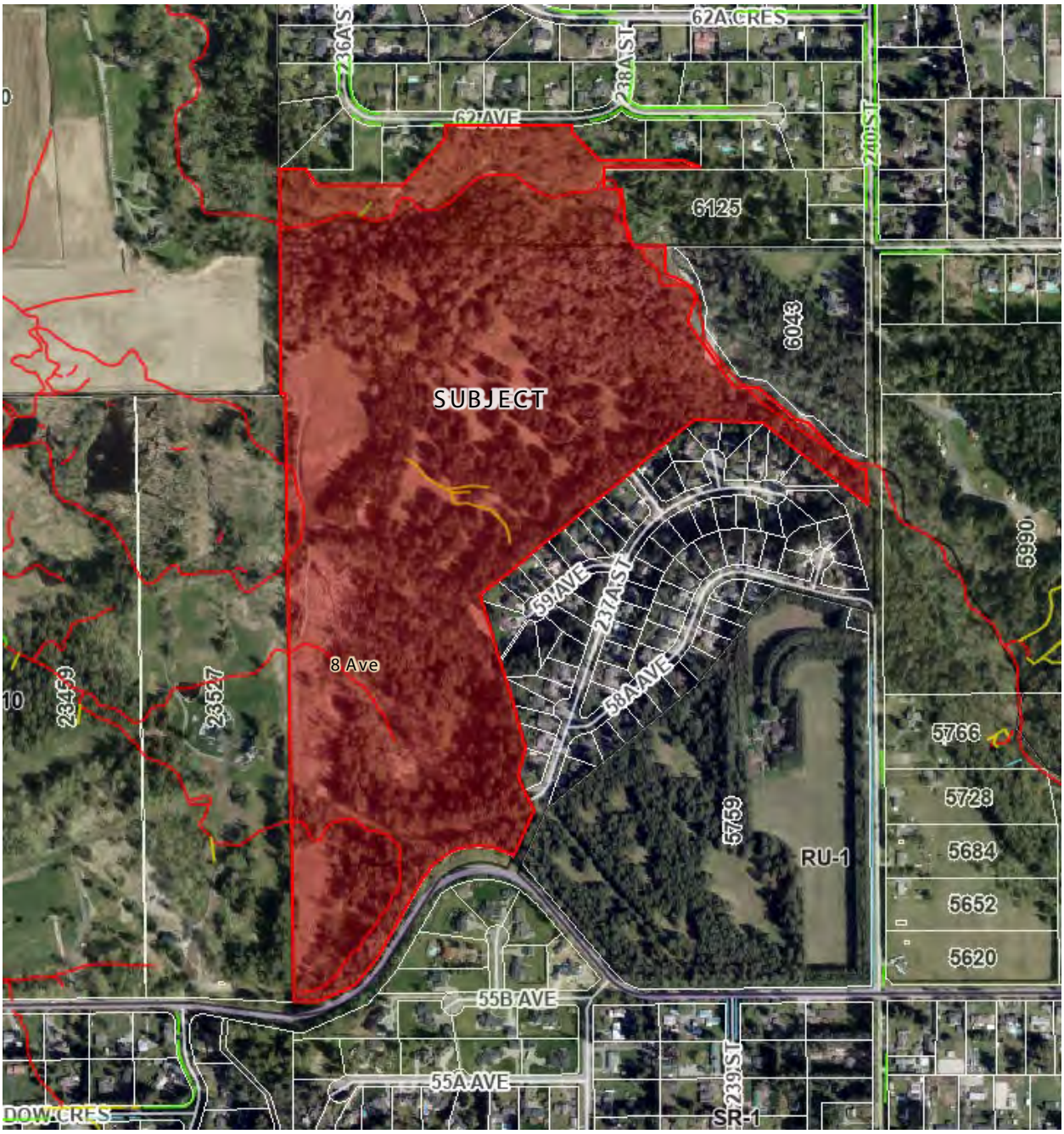
Respectfully submitted,

Colin Moore
SENIOR PLANNER

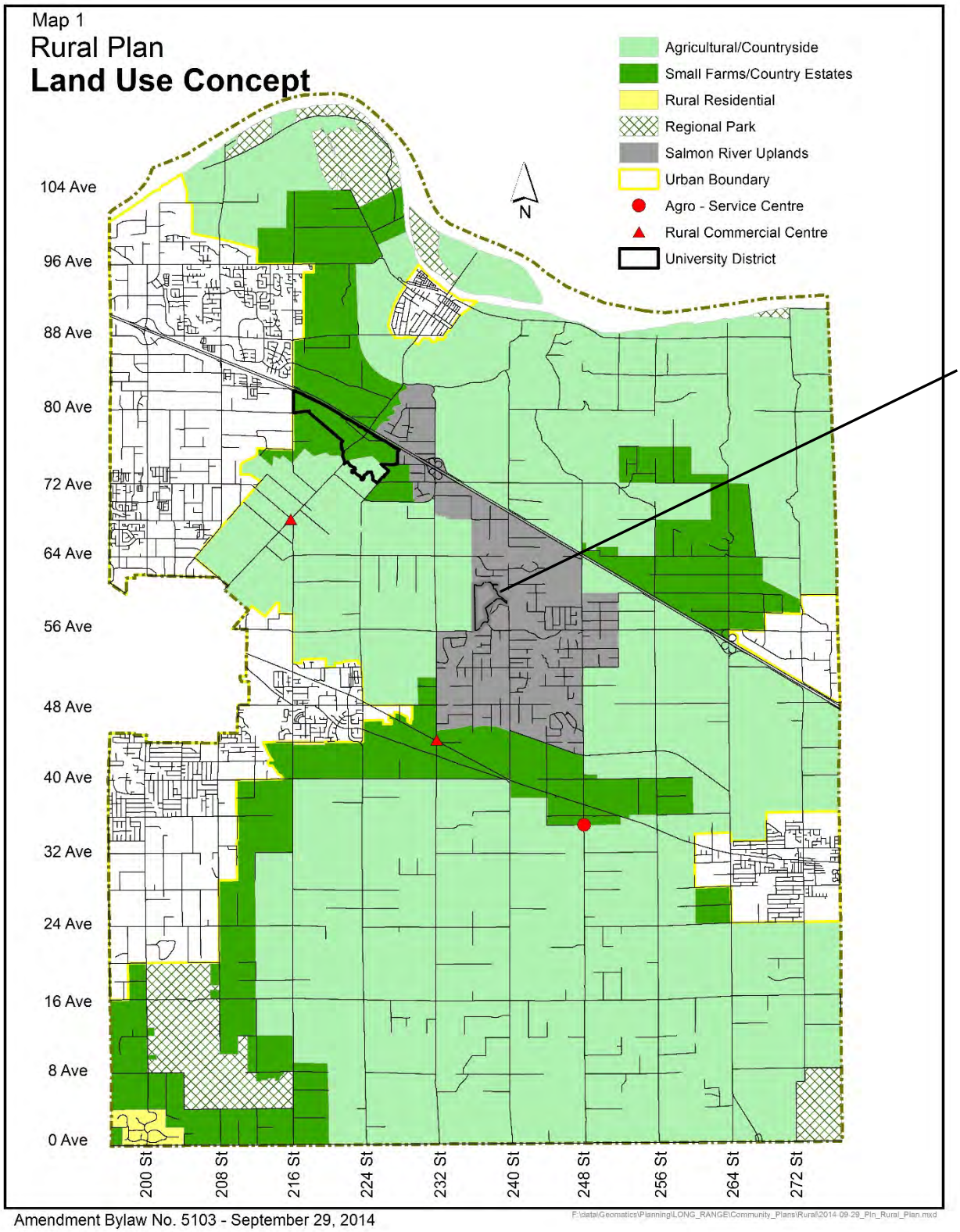
for
COMMUNITY DEVELOPMENT DIVISION

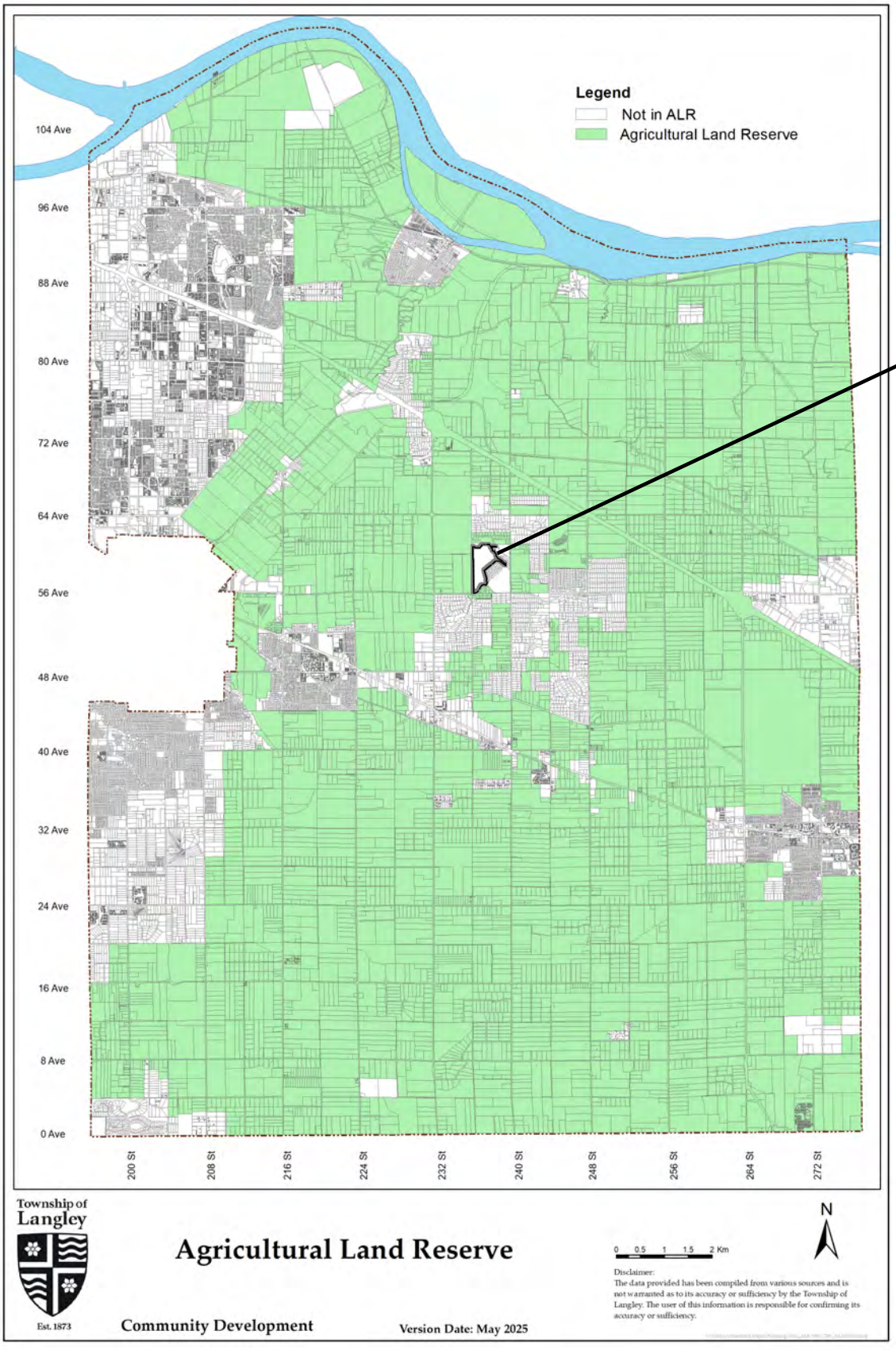
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Memorandum of Understanding
ATTACHMENT C	Salmon River Uplands (SRU) Framework
ATTACHMENT D	Applicant Response to SRU Framework

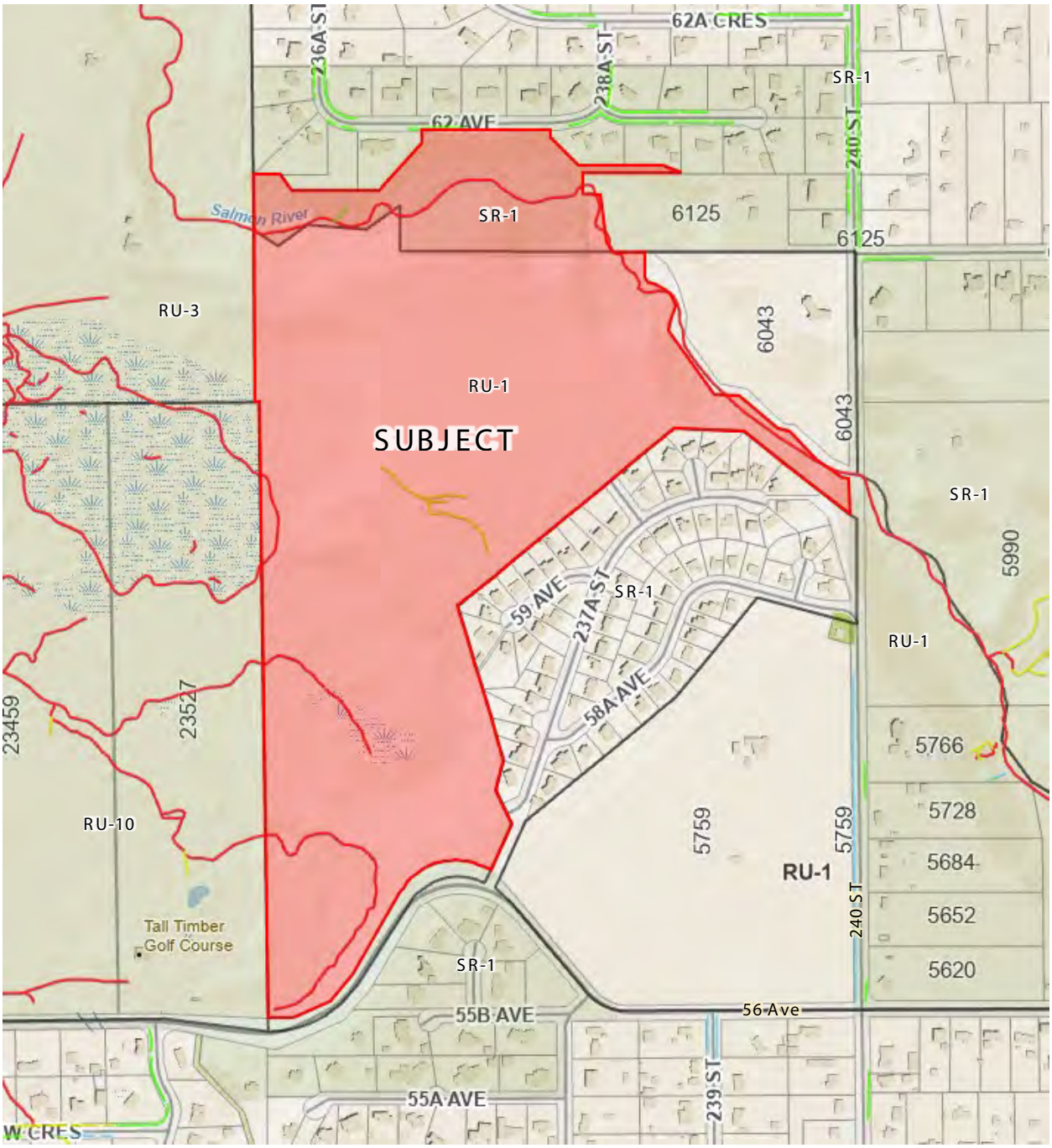
ATTACHMENT A



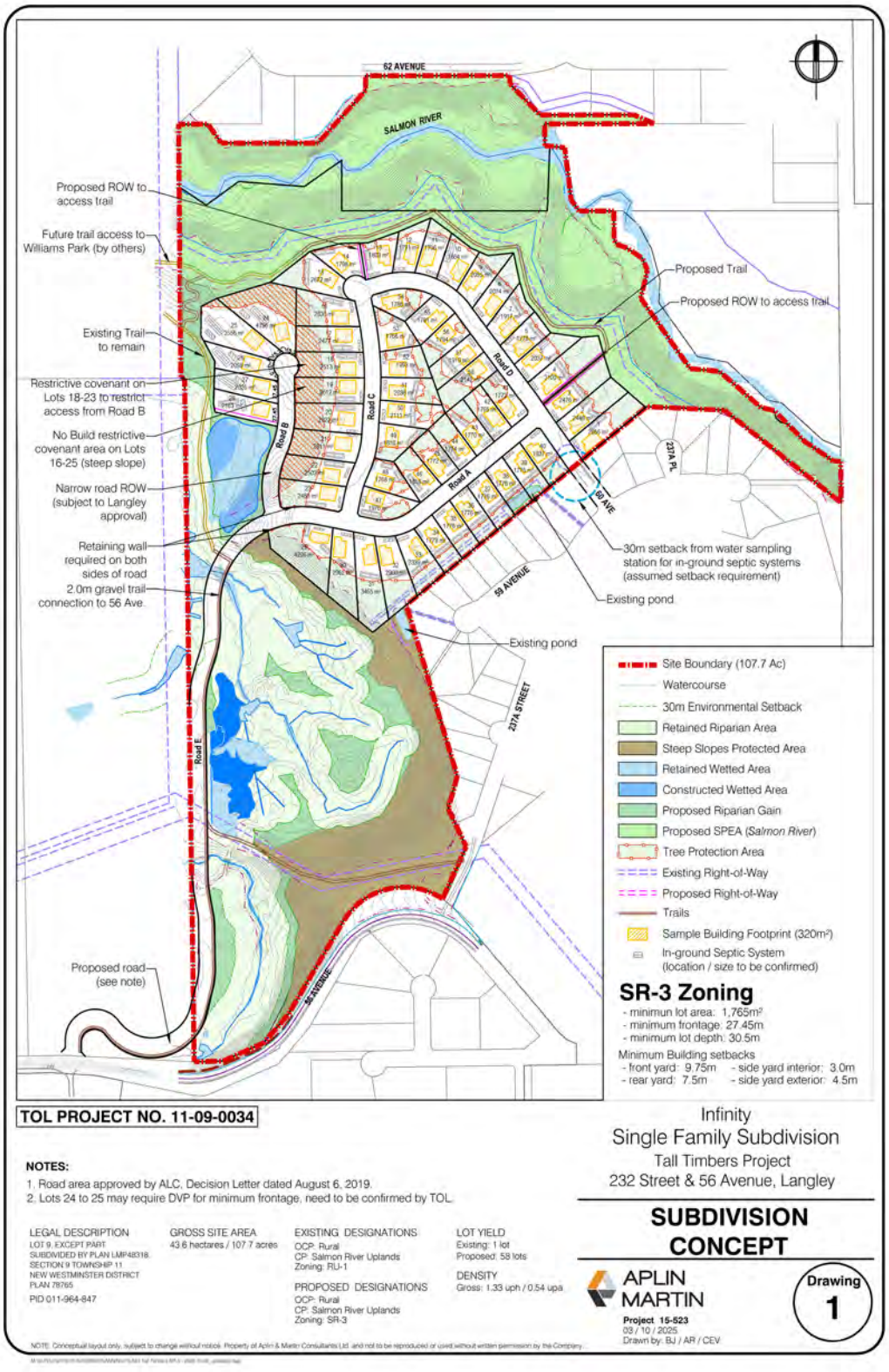
AERIAL CONTEXT MAP


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


Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: May 2025
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500



SITE 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.

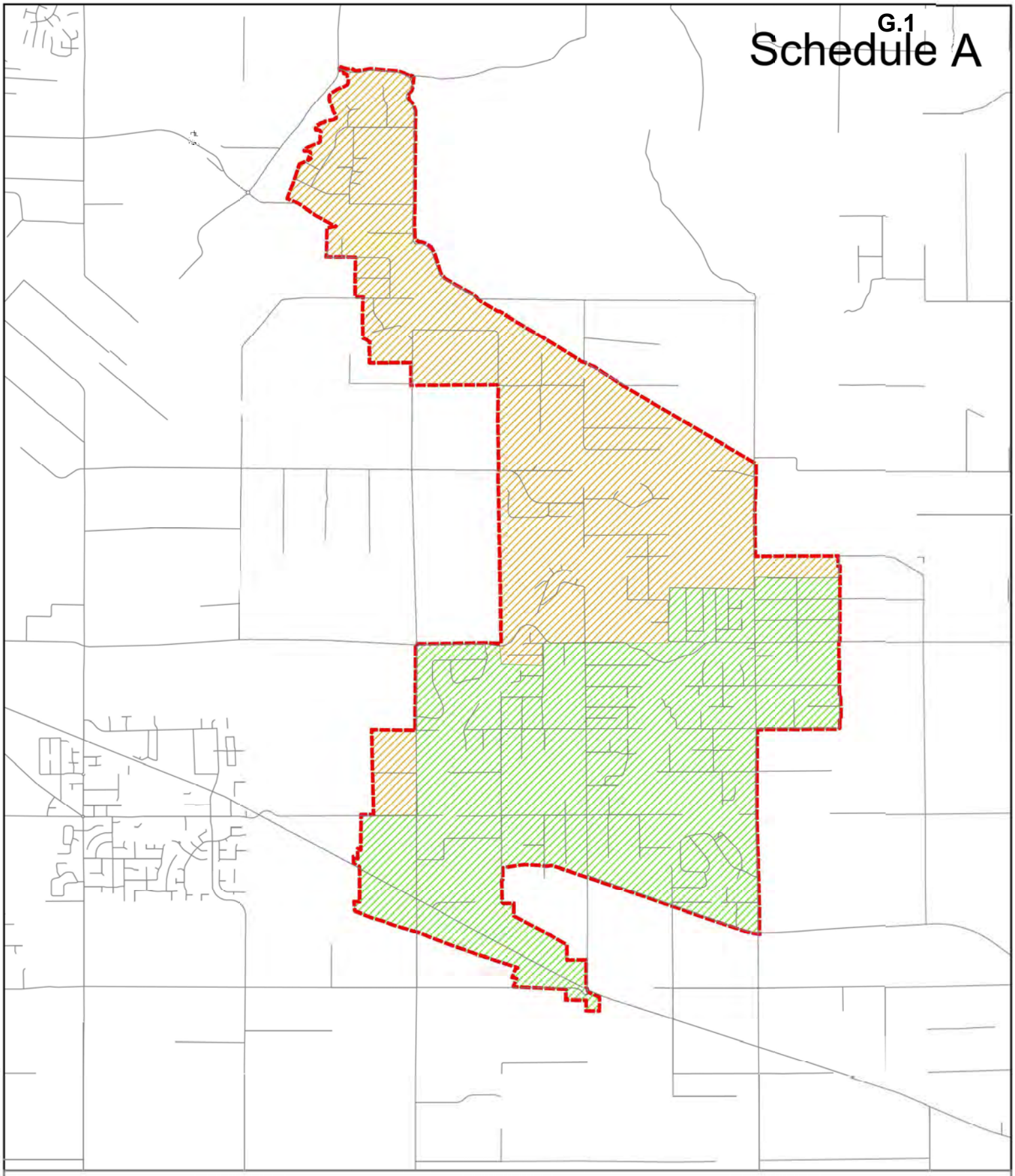
THE CORPORATION OF THE TOWNSHIP OF LANGLEY

_____
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
0
500
1,000
F:\data\Geomatics\Planning\LONG_RANGE\2023_on_offs\MV_Sewerage_011\SRD_Sewerage.mxd

#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.

INFINITY
PROPERTIES

Colin Moore | RPP MCIP, Senior Planner
Development Planning | Community Development
20338 – 65 Avenue, Langley, BC V2Y 3J1

Dear Colin,

Further to the Salmon River Uplands Framework issued by Township Staff at the direction of the Members of Council. I can offer the following responses to the framework in the same order as presented on report 21-121 / File No 6480-28-001. Each action item is outlined below with our response highlighted in blue.

A. Climate Action

1. Utilize nature-based solutions and green infrastructure for land-use planning strategies that address climate adaption and mitigation;

    i. The retention of trees and protection of the SPEA/Riparian areas, as well as habitat planting, and compensation are all steps towards nature-based solutions for green infrastructure. In addition to that, low impact development strategies are being implemented to promote rainwater infiltration and rear yard drainage is directed to the Riparian areas to maintain habitat quality.

2. Integrate design with an inter-discipline approach to ensure coordination amongst the various qualified professional, in order to advance best management practices, within a collaborative framework;

    i. The Integrated Site Design Concept was prepared in collaboration with all certified professionals (Arborist, Landscape, Environment, Civil) to ensure an inter-disciplined approach. Following this process allows for full coordination of all professionals to determine a site layout that allows for maximum tree preservation. This approach leads to specific design choices with respect to building locations, utilities, proposed grading, etc., to retain more significant trees which has resulted in retaining over 5.69 acres of additional trees within the developable area.
    ii. One of the greatest achievements with this inter-disciplined approach is the number of additional trees we were able to be retained as a result. Over 5,600 trees will be retained within the developable area along with an additional 7,000+ trees to be protected within the Riparian, SPEA, Top of bank setback areas and step slope areas.

3. Enhance development standards to augment existing servicing bylaw requirements, to demonstrably integrate natural features and functions.

    i. The proposed lot layout was developed with consideration for existing wetlands, creeks, tree preservation and streamside protection & enhancement areas adjacent to the Salmon River. Over 66% or 71.3 Acres of the total site area has been designated as natural environment or fall within and geotechnical, steep slope or environmental top of bank setback.
    ii. The proposed lot grading was completed on the basis of minimizing the requirement for cuts and fills and to incorporate existing topography in the design. This will allow rear yards to integrate naturally with the streamside protection and tree preservation areas.

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;

    i. The proposed stormwater management plan follows current bylaws for stormwater detention to reduce the runoff into the receiving watercourse by use of a flow control device on the detention pond outlet. Post development flows are limited to predevelopment flows. This both prevents erosion in the watercourse as well as protecting downstream properties from flooding. Landscaping in the detention pond will also provide water quality benefits through biofiltration.
    ii. Each lot/future home will be required, per TOL Bylaw, to be equipped with a standard rock pit to control roof run-off and hard surface drainage, in addition to that, Aplin Marin is proposing 450mm of sandy topsoil in the boulevards to further promote ground water infiltration within the subdivision.

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;

    i. Utilization of natural grades and soils in the rear yards mitigates hard surface run-off, recharges the local ground water which ultimately leads to the Salmon River. The stormwater management plan also incorporates drainage strategies to reduce runoff and promote infiltration. A modified cross section for the proposed roads reduces the amount of pavement and increases the boulevard area. Boulevards will be completed with enhanced topsoil to further promote infiltration.

3. Ensure the preservation of natural areas and drainage patters, and provide for: ground infiltration of rainwater and individual lot level, protection of water quality flows in the Salmon River and preservation of the natural ecosystems to the extent possible;

    i. Lot grading design is based on the strategy of maintaining current drainage patterns. Rear yard drainage will allow for infiltration as well as directing runoff to tree preservation and streamside protection areas.

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.

    i. Flood protection for downstream areas achieved by use of a stormwater detention pond that has been sized in accordance with Township of Langley updated Drainage bylaw which considers climate change.

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:

    i. We recommend re-planting any disturbed areas created from trail construction and using plants found in the area that may be in decline thereby increasing diversity and re-establishing the natural condition. The Salmon River riparian setbacks and the watercourses and wetlands in the western portion of the site, along with their associated riparian setbacks are proposed to be enhanced with native vegetation and protected. Additional areas outside of the required riparian setbacks are being proposed for protection and enhancement, including the steep slopes of the escarpment. Furthermore, the Class A wetland has been impacted by historical activities and the wetted area of the wetland is proposed to be expanded and enhanced and protected within the riparian setbacks.

2. Develop enhanced parks and green spaces to support ecological protection and mitigate climate impact of development;

    i. With the on-site tree plan and SPEA planting plan, we hope to meet the tree replacement requirements, which will decrease the climatic impact of the development. One of the unique ways this is being done is through the use of coniferous trees in the wide boulevards along the streets, which provides a different habitat condition and year-long heat island reduction than the use of deciduous trees only.

3. Provide for ecological connectivity utilizing existing watershed characteristics, drainage areas, and other ecosystem components;

    i. The proposed riparian areas and protected forested areas (within the steep slopes of the escarpment) will provide ecological connectivity from the west watercourses and wetlands to the Salmon River ravine. The enhancement of the riparian setbacks will provide more complexity to the existing plant communities present, improving foraging and nesting opportunities. Movement corridors for wildlife within the protected areas will be maintained (ex. deer trails) and improved with restoration and enhancement of the west wetland (ex. small mammals and amphibians). The protection and enhancement of the west watercourses and wetland will provide ecological links to aquatic and terrestrial habitat, including for potential species-at-risk (specifically red-legged frog).

4. Develop tree canopy protection guidelines and cover percentage targets, with a focus on more significant and mature tree cover areas, optimizing canopy protection objectives through focused site planning efforts;

    i. This seems more like a future strata driven idea in the sense that the goal here is to ensure the trees are able to mature and reach their ideal canopies (ie not having maintenance come in a lolloping them). We could provide a mature tree graphic showing tree canopy extents and note goals for the development in terms of shade coverage requirements.

5. Develop minimum pervious target / impervious limit standards;

    i. To protect adjacent ecological areas, lot grading and drainage for the development incorporates infiltration strategies to promote groundwater recharge

6. Identify and map significant existing tree stands and forested areas in order to create ecological corridors and buffer zones to protect existing natural landscape features;

    i. Reference response 4

7. Develop localized and interconnected ecological networks based on existing corridors and buffer zones to create connectivity between identified core ecological areas and substantive tree stands to facilitate wildlife migration and to enhance habitat.

    i. Reference response 1 & 3

D. Trail Connectivity and Greenway Amenity

1. Develop a cohesive and interconnected trail network plan, to provide for enhanced recreation and alternative multi-modal transportation opportunities in the local context;

    i. Landscape plans show a comprehensive trail network with over 2 km's of new pathways circumnavigating around the development and nearby existing trails re-surfaced.

2. Develop 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.

    i. Cash-in-lieu should only be collected in situations where the applicant can't provide new trail connections to existing infrastructure.

E. Water Servicing

1. Develop 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;

    i. Future Development is utilizing the existing TOL municipal water supply

2. Design strategies to protect water resources and manage water demands based on planning to reduces negative impacts to the local aquifer and to enhance water conservation for the area.

    i. Not applicable to development

F. Protection of the Rural Character

1. Develop form, sitting and character development permit guidelines as principle and standards to be applied to protect the rural character of the area, including historic attributes, streetscapes and view corridors;

    i. Will be developed through registered design guidelines

2. Reduce land-use conflicts by minimizing density around the ALR as much as possible and incorporating appropriate buffers and transitions, where applicable;

    i. Western PL is an example of this interface and objectives have been completed per the VDZ Landscape drawings and illustrated cross-sections with a minimum 8.45m wide ALR buffer that will be planted with native and native cultivar species already found in the area.

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.

    i. Low Density Developments such as this is a perfect example of spatial clustering that protect and preserve environmentally sensitive areas while maintaining a sense of privacy for future homeowners.
    ii. To put the density in better context the gross site Unit Per Acre is 0.39upa and the net site Unit Per Acre is 1.3upa.

I appreciate your time and consideration on the above responses. These comments have been based on the collaboration and coordination of the consultant team. If you require any clarification or have any questions please contact the undersigned at your earliest convenience.

Sincerely,



Joshua Turner | Senior Development Manager
Infinity Properties Ltd on behalf of Tall Timbers Development Joint Venture
A400 – 20161 86th Avenue Langley, BC V2Y 2C1
T 604-532-6060 ext 37. | C 604-916-0917

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (INFINITY PROPERTIES LTD.) BYLAW NO. 5782

EXPLANATORY NOTE

Bylaw No. 5782 rezones the southern portion of property located in the 23700 Block of 56 Avenue from Rural Zone RU-1 to Suburban Residential Zone SR-3 to accommodate a subdivision of 58 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (INFINITY PROPERTIES LTD.) BYLAW NO. 5782

Bylaw to amend the 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 (Infinity Properties Ltd.) Bylaw No. 5782”.

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

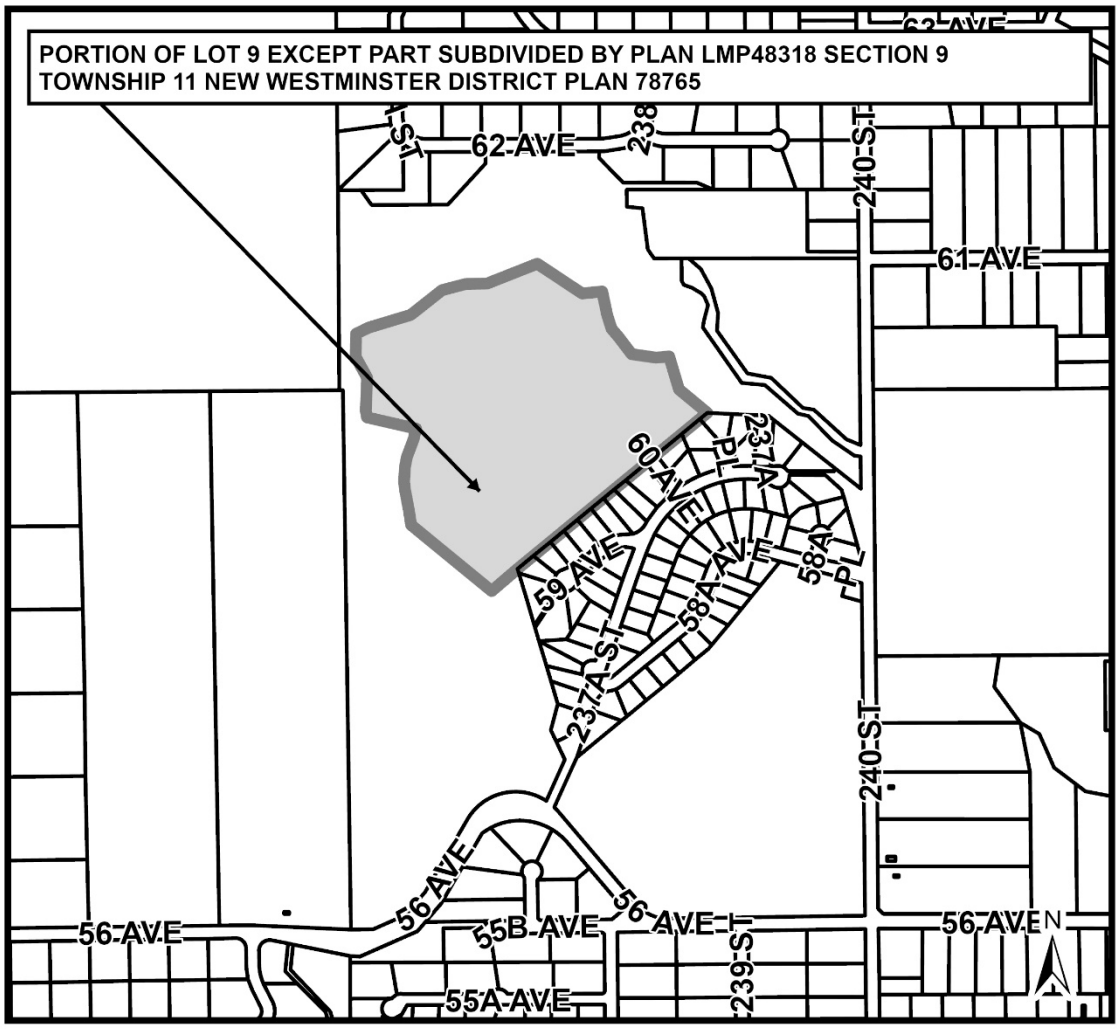
   Portion of Lot 9 Except Part Subdivided by Plan LMP48318 Section 9 Township 11 New Westminster District Plan 78765

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

NOTICE WAS ADVERTISED the	8	day of	December	, 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. 5782



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MONDAY APRIL 13, 2026 - REGULAR MEETING	**REPORT:**	26-29
FROM:	FINANCE DIVISION	**FILE:**	1810-20
SUBJECT:	2026 FEES AND CHARGES AMENDMENT BYLAW		

RECOMMENDATION(S):

That Council give first, second and third reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6205.

EXECUTIVE SUMMARY:

Section 194(1) of the Community Charter makes provision for Council to adopt bylaws approving various fees and charges that can be imposed with respect to services being provided. The proposed Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6205 will include 13 fees and charges categories under separate schedules as follows:

- Schedule 1: PARKS
- Schedule 2: CEMETERIES
- Schedule 4: FINANCE
- Schedule 6: POLICE
- Schedule 7: FIRE
- Schedule 8: TRANSPORTATION
- Schedule 9: SOLID WASTE
- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 13: STORMWATER
- Schedule 17: RECREATION, ARTS AND CULTURE

On an annual basis, amendments to fees and charges are proposed to better align Township revenue with service budgets. Such amendments are outlined in this report. Schedules with no changes are referenced but not included. Updating fees and charges on a regular basis is consistent with the Township's User Pay policy and its economic sustainability goals.

PURPOSE:

The purpose of this report is to bring forward for first, second and third reading the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6205 highlighting additions, fee changes.

BACKGROUND/HISTORY:

On an annual basis, the Township undertakes a review of existing fees and charges to determine whether any price level adjustments and/or new fees and charges are necessary to existing schedules to ensure sufficient cost recovery of programs and services and to better align Township revenue with service budgets.

DISCUSSION/ANALYSIS:

This report recommends that Council approve additions, changes, and repeals to existing fees as outlined in the sections that follow.

General Fee Increases

Schedule 1: PARKS

General Fee Increase

This bylaw amendment reflects increases experienced in the past year with respect to cost escalations for staffing, utilities, materials, and supplies. It is recommended that a 2.1% increase be applied to parks fees with an implementation date of September 1, 2025, except where noted separately within this report per attachment A.

Racquet Courts

Staff are proposing the name “Tennis Courts” be replaced with “Racquet Courts” to incorporate other racquet sports like Pickleball into one category. To ensure the Racquet Courts remain first-come first-serve for all court users, staff also propose that the Racquet Court bookings be available only for tournaments or special events. Furthermore, Staff are proposing the Racquet Courts be separated into three (3) classes instead of the current two (2) classes. Lighted Racquet Courts Class A will include all lighted racquet courts including Brookswood Secondary School and Willoughby Community Park. Racquet Courts Class B are courts in good condition and without lights and would include the remaining courts from the current Tennis Courts Class A. Racquet Courts Class C are courts in decent condition and are concrete/asphalt with standard painted lines. The proposed new fees, effective upon Bylaw adoption, would be as follows:

- Lighted Racquet Courts Class A
    - Commercial Hourly - $66.88
    - Private Hourly - $45.63
    - Non-Profit Adult Hourly - $24.50
    - Non-Profit Youth Hourly - $13.88
- Racquet Courts Class B
    - Commercial Hourly - $54.60
    - Private Hourly - $37.25
    - Non-Profit Adult Hourly - $20.00
    - Non-Profit Youth Hourly - $11.35
- Racquet Courts Class C
    - Commercial Hourly - $30.20
    - Private Hourly - $21.10
    - Non-Profit Adult Hourly - $11.95
    - Non-Profit Youth Hourly - $7.30

McLeod Athletic Park First Aid Room, McLeod Athletic Park Officials Room, and Change Rooms – Parks Fees

Staff propose the McLeod Athletic Park First Aid Room, McLeod Athletic Park Officials Room, and Charge Rooms – Parks Fees be reduced to address cost ratio discrepancies. Staff analyzed bookings and noticed that user groups would book two (2) changerooms to allow changerooms for home and away teams. Based on the current fees, this resulted in a higher cost for the changerooms than field time and were often underutilized. For fee rate consistency, staff are proposing the two (2) other room rates, McLeod Athletic Park First Aid Room and McLeod Athletic Park Officials Room Fees, also be reduced. The proposed new fees, effective upon Bylaw adoption, would be as follows:

- McLeod Athletic Park First Aid Room
    - Commercial Hourly – from $16.20 to $12.00
    - Private Hourly – from $10.80 to $6.00
    - Non-Profit Adult Hourly – from $5.40 to $3.00
    - Non-Profit Youth Hourly – from $5.40 to $3.00
- McLeod Athletic Park Officials Room
    - Commercial Hourly – from $16.20 to $12.00
    - Private Hourly – from $10.80 to $6.00
    - Non-Profit Adult Hourly – from $5.40 to $3.00
    - Non-Profit Youth Hourly – from $5.40 to $3.00
- Change Rooms - Parks
    - Commercial Hourly – from $16.20 to $12.00
    - Private Hourly – from $10.80 to $6.00
    - Non-Profit Adult Hourly – from $5.40 to $3.00
    - Non-Profit Youth Hourly – from $5.40 to $3.00

Line Painting Fees

Staff propose a new fee called Line Painting Fee. Staff have been experiencing an increase of line painting requests to sports fields These requests include applying, removal, as well as requests for applying paint for track and field throwing sports. The proposed new fees were determined on a cost recover basis include all labour, materials, and equipment costs. Due to the timing of the request, staff propose an effective rate for during business hours and during after hours. These proposed fees, effective upon Bylaw adoption, would be as follows:

- Paint Application – during business hours - $570
- Paint Application – during after hours - $900
- Paint Removal – during business hours - $880
- Paint Removal – during after hours - $1,270
- Throws Application – during business hours - $680
- Throws Application – during after hours - $980

General Housekeeping within Parks Schedule

Staff propose minor housekeeping amendments to remove unnecessary text to clean up and maintain consistency throughout Schedule 1. Staff also propose changes to the following:

- Update the Park Permit Application Fee to Public Spaces Permit Application Fee
- Update the Park Permit Application Fee for Profit Special Event/Festival to Public Spaces Application Fee – For Profit Special Event/Festival
- Update Special Event Portable Receptacle Bins to Public Event Portable Receptacle Bins

Schedule 2: CEMETERIES

General Fee Increase

This bylaw amendment in attachment B reflects increases experienced in the past year with respect to cost escalations for staffing, utilities, materials, and supplies. It is recommended that a 2.1% increase be applied to the Cemetery Fees and Cemetery Care Fund. The Cemetery Capital Improvement Fee will continue to be 5% of the proposed increased Cemetery Fees and Cemetery Care Fund.

Implementation Date

Staff propose that the Cemeteries Fees & Charges have an implementation date of July 1st of the year of bylaw adoption, to provide those requiring these activities with a set timeline when making a purchase decision. Cemetery Fees & Charges can have a significant impact to the individuals' estates and having a firm known date and timeline allows the individual and their families to better plan their financial decisions during their difficult time.

Schedule 3: ANIMAL CONTROL

No amendments or fee increases are proposed.

Schedule 4: FINANCE

Staff propose changes in attachment C by reducing the Returned Item fee from $30 to $20 due to the Federal Government implementing a cap of $10 to financial institutions for returned Item fees, staff want to ensure the savings are passed onto residents and businesses.
Staff also propose updating the Bonding Replacement fee to increase the fee from $100 to $200 for up to 4 hours of staff time and to add an additional Bonding replacement fee for staff time over 4 hours of $500.

Schedule 5: MISCELLANEOUS CORPORATE

No amendments or fee increases are proposed.

Schedule 6: POLICE

Staff propose changes to Schedule 6 to reflect industry standards in attachment D.

False Alarm fee increase from $75 to $150 to be on par with other detachments as well as update wording from "for any six month period" with "per calendar year". Lots of police resources are utilized on false alarm calls.

Accident Reports
Police and Traffic Report (ICBC-Cl 152) increase fee to $65
MVA 6020 – (Scaled Drawing/Field Drawing/Planned Drawing) increase fee to $65
MVA 6020 – (Measurements) Increase fee to $65
The above fee increase are on par with other police jurisdictions and be more equitable.

Schedule 7: FIRE

Staff propose changes to Schedule 7 in attachment E to reflect industry standards, cost increases for building maintenance and current wage increases. Apparatus charges have been revised to reflect apparatus-only costs, rather than apparatus and staff costs, consistent with the Regional Public Works Mutual Aid Agreement.

Staff have also proposed the removal of the following fees as they are no longer applicable.

- Developing lesson plans for groups over 15 $230.00
- Paid Call Officer $50.00 per hour

Schedule 8: TRANSPORTATION

Highway Use Permit Fees

Staff propose changes in attachment F with a new fee to enable recovery of environmental fees associated with Highway Use Permits for use of unopened highway purposes. With respect to the environmental fees of the application, several factors can influence the cost including, but not limited to, additional time and resources for review and correspondence and in-depth oversight during regulatory permitting and construction. Due to the variable nature of environmental fees, the proposed fee will be charged at cost.

Staff also propose an incremental increase to the cost for Highway Use Permit: Signals in Flash fees due to the inflationary increases of staffing, utilities, materials, and supplies as follows:

- Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (business hours) from $150 to $200.
- Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (after Hours) from $400 minimum charge, or as directed by the Engineer to $500 minimum charge, or as directed by the Engineer.

Pavement Cut Fees

Staff are proposing an incremental increase to the cost for pavement reinstatement fee, pavement reinstatement fee Township of Langley Works, and pavement penalty charge due to the inflationary increases of staffing, utilities, materials, and supplies as follows:

- Pavement Reinstatement Fee from $100/$m^2$ to $110/$m^2$ with a minimum charge of $1,000
- Pavement Reinstatement Fee Township of Langley Works from $25/$m^2$ to $30/$m^2$ for Pavement Degradation Fee
- Pavement Penalty Charge from $50/$m^2$ to $75/$m^2$ with a minimum charge of $300 (2025 - $250)

Schedule 9: SOLID WASTE

Staff propose changes in attachment G for incremental increases to the cost for:

Backyard Composter Fee

Due to the inflationary increases of materials and delivering the composter. The fee is proposed to increase from $23.81 to $30.00.

Composter Aerator Fee

Due to the inflationary increase of materials. The fee is proposed to increase from $14.29 to $15.00.

Schedule 10: FILMING

Following a review of municipal film-related fees, in attachment H, staff propose an increase of $25 to the Highways Use Permit – Filming Fee to $525 and an increase to the Change Fee to $100, to align with general industry rates. In addition, staff also propose a new curfew extension fee for those productions working outside standard hours of 7:00am to 10:00pm of $250 per occurrence.

Staff also propose the removal of the $100 Location Hold Fee as it is no longer applicable to department practices and is represented by the Film Application Fee.

Schedule 11: WATERWORKS

General Housekeeping within Waterworks Schedule

Staff propose changes in Attachment I, for minor housekeeping amendments by adding headings to provide better clarity and organization of the fees contained within the schedule. Staff also propose changes to the following:

- Update the Connection or Disconnection Application Fee to Service Connection or Disconnection Deposit
- Update the Water Restriction Exemption Permit: Family Residential to Water Restriction Exemption Permit: Multi-Family Residential

Application Fees

Staff are proposing new fees be created for new service connections, reuse of service connections and disconnection of service connections. Each of these fees would include the application and an estimate fee, if required. By listing these fees separately, the applicant is provided clarity of the fee structure, and the activities included with each application. With the Water Connection Estimate Fee incorporated into these new fees, staff also propose to remove the Water Connection Estimate Fee from the schedule. The proposed new fees, effective upon Bylaw adoption, would be as follows:

- Service Connection Fee - $175
- Reuse of Service Connection Fee - $175
- Disconnection of Service Connection Fee - $175

The installation and disconnections of water connections would continue to be offered at cost.

Fire Hydrant Fees

Staff propose an incremental increase to the cost for Fire Hydrant Use – Assembly Rental Fee due to the inflationary increase of staffing, materials, and supplies. The fee is proposed to increase from $150 to $175.

Meter Fees

Staff are proposing to combine the two (2) Meter Testing Fees into a singular Meter Testing Fee. This single fee will collect the security deposit for water meter testing, which is refundable, if the water meter is deemed to be faulty or mis-registering by more than 5%.

Staff also propose an incremental increase to the cost of Meter Fees due to the inflationary increases of staffing, materials, and supplies as follows:

- Inaccessible Meter from $150 to $200
- Special Meter Readings from $165 to $175

Aqualoader Fob Fees

Staff propose an incremental increase to the cost of Aqualoader Fob Fees due to the inflationary increases of materials as follows:

- Aqualoader Fob Fee from $20 to $25
- Aqualoader Fob Replacement Fee from $20 to $25

Fire Hydrant Fees

Staff are proposing a new fee for charging work done at cost. This fee will apply where the Engineer determines that repair, or replacement or service works are required to any part of the public or private system. This fee has been proposed to align with Langley Waterworks Regulation Bylaw No. 6074.

Schedule 12: SEWER

General Housekeeping within Sewer Schedule

Staff propose changes to attachment J with minor housekeeping amendments by adding headings to provide better clarity and organization of the fees contained within the schedule. Staff also propose changes to the following:

- Update Connection Reuse Application Fee to Reuse of Service Connection
- Update the Connection or Disconnection Application Fee to Service Connection or Disconnection Deposit

Application Fees

Staff are proposing new fees be created for new service connections and disconnection of service connections. By listing these fees separately, the applicant is provided clarity of the fee structure, by listing the activities included with each application. Each of these fees would include the application and an estimate fee, if required, and the Reuse of Service Connection description has been updated to reflect the activities included in the fee. With the Sewer Connection Estimate Fee incorporated into these new fees, staff also propose to remove the Sewer Connection Estimate Fee from the schedule. The proposed new fees, effective upon Bylaw adoption, would be as follows:

- Service Connection Fee - $175
- Reuse of Service Connection Fee – from $100 to $175
- Disconnection of Service Connection Fee - $175

Connection/Disconnection Fees

Staff propose three (3) new fees be added to provide continuity with the Sewer Fees & Charges. Due to the related nature of WaterWorks and Sewer utilities, staff reviewed the connection and disconnection services process and identified having a security deposit provided a simpler process than the letter of credit from customers. Staff also identified that abandoned services were required for continuity, although these services are infrequent for sewer services. The proposed new fees, effective upon Bylaw adoption, would be as follows:

- Service Connection/Disconnection Fee – Residential Subdivision with no Servicing Agreement Fee - $5,000
- Service Connection/Disconnection Fee – Non-Residential Subdivision with no Servicing Agreement Fee - $7,500
- Removal of Abandoned Services – At Cost

Schedule 13: STORMWATER

Application Fees

Staff are proposing changes in attachment K with new fees to be created for new service connections, reuse of service connections and disconnection of service connections. Each of these would include the application and an estimate fee, if required. By listing these fees separately, the applicant is provided clarity of the fee structure, and the activities included with each application. With the Stormwater Connection Estimate Fee incorporated into these new fees, staff also propose to remove the Stormwater Connection Estimate Fee from the schedule. The proposed new fees, effective upon Bylaw adoption, would be as follows:

- Service Connection Application Fee - $175
- Reuse of Service Connection Application Fee - $175
- Disconnection of Service Connection Application Fee - $175

Connection or Disconnection Application Fees

Staff propose that the Connection or Disconnection Fee name be updated to avoid confusion with the new application fees. The Connection or Disconnection Fee is proposed to update to Service Connection or Disconnection Application Deposit, to differentiate as a deposit to be collected, based on the estimate, in advance of work performed rather than an application fee.

Schedule 14: DEVELOPMENT SERVICES

No amendments or fee increases are proposed.

Schedule 15: TREE PROTECTION

No amendments or fee increases are proposed.

Schedule 16: AIRPORT

No amendments or fee increases are proposed.

Schedule 17: RECREATION, ARTS AND CULTURE

Recreation, Arts and Culture have undertaken a review of current fees and charges, including a comparison with other municipalities.

General Fee Increase

This bylaw amendment in attachment L reflects cost escalations experienced by the division over the past year, including increases in staffing, materials, and supplies. It is recommended that a 2.1% (CPI) increase be applied to pool, fitness, arena, and museum admissions and rentals, effective September 1, 2026, except where otherwise noted in this report. It is important to note that the previous year's admission rates had no increase year over year.

Other Proposed Changes to Fees and Charges – Curling Rentals

The curling rental fees for both ice, dry floor, and bonspiels have been restructured to align with comparable Township of Langley hourly rental rates. This change shifts the fee structure from age-based categories (adult, youth, and senior) to user-based categories (commercial, private, and non-profit), consistent with the current approach used for Township of Langley pools and ice arenas. In addition, the adult non-profit hourly rate for the George Preston Recreation Centre sports box was removed to similarly align with user-based categories.

Housekeeping Items

- The 10 and 20-visit waterpark passes were removed, as they are not available for purchase through the current online registration system.
- Capacities for certain areas at salishan Place by the River were adjusted based on actual usage patterns.

Schedule 18: BUILDING PERMIT

No amendments or fee increases are proposed.

Schedule 19: LICENSING

No amendments or fee increases are proposed.

Financial Implications:

Annual increases to the fees and charges are required to offset inflation and other costs associated with providing the services. Reasons for fee and charge amendments have been addressed in the report sections above

Respectfully submitted,

Kim Kenward
MUNICIPAL COLLECTOR
for
FINANCE

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Community Development Division	S. Richardson
Engineering Division	A. Ruhl
Corporate Administration Divison	C. Roche
Protective Services - Fire	J. de Roy
Recreation, Arts and Culture Division	R. Stare
Permits, Licences and Inspections Division	R. Cesaretti
Bylaw Enforcement Division	M. Natt
Protective Services - RCMP	J. Shillito

ATTACHMENT A - PARKS
ATTACHMENT B - CEMETERIES
ATTACHMENT C - FINANCE
ATTACHMENT D - POLICE
ATTACHMENT E - FIRE
ATTACHMENT F - TRANSPORTATION
ATTACHMENT G - SOLID WASTE
ATTACHMENT H - FILMING
ATTACHMENT I - WATERWORKS
ATTACHMENT J - SEWER
ATTACHMENT K - STORMWATER
ATTACHMENT L - RECREATION, ARTS AND CULTURE

SCHEDULE 1. PARKS
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6205

Attachment A

PARKS Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Outdoor Plaza	Commercial Hourly	$36.20	$36.95
Includes: Bedford Plaza	Private Hourly	$19.80	$20.20
	Non-Profit Hourly	$11.20	$11.45
McLeod Athletic Park Stadium			
McLeod Athletic Park Stadium McLeod Athletic Park Stadium Includes: Grandstand, Synthetic Turf Field, Track & Field, and Throws Area	Commercial Hourly	$341.45	$348.60
	Non-Profit Hourly (with admissions)	$253.20	$258.50
	Private Hourly	$208.60	$213.00
	Non-Profit Adult Hourly	$164.00	$167.45
	Non-Profit Youth Hourly	$164.00	$167.45
McLeod Atheltic Park Stadium Synthetic Turf Field Class A ""	Prime - Commercial Hourly	$147.50	$150.60
	Prime - Private Hourly	$128.45	$131.15
	Prime - Non-Profit Adult Hourly	$70.20	$71.65
	Prime - Non-Profit Youth Hourly	$47.75	$48.75
	Non-Prime - Commercial Hourly	$122.45	$125.00
	Non-Prime - Private Hourly	$103.55	$105.70
	Non-Prime - Non-Profit Adult Hourly	$44.35	$45.30
	Non-Prime - Non-Profit Youth Hourly	$24.65	$25.15
	Removal or Installation of football uprights in the oval field	$3,106.65	$3,171.90
McLeod Athletic Park Track Eight Lanes ""	Commercial Hourly	$105.85	$108.05
	Private Hourly	$71.50	$73.00
	Non-Profit Adult Hourly	$37.10	$37.90
	Non-Profit Youth Hourly	$37.10	$37.90
McLeod Athletic Park - Track & Field Track & Field includes: Long Jump, Triple Jump, West Shot Put, High Jump, Pole Vault, Throws Area	Commercial Hourly	$161.75	$165.15
	Private Hourly	$109.60	$111.90
	Non-Profit Adult Hourly	$57.20	$58.40
	Non-Profit Youth Hourly	$48.25	$49.25
McLeod Athletic Park - Throws Area Throws Area includes: Javelin, East Shot Put, Discus, Hammer Throw, Throws Cages	Commercial Hourly	$29.60	$30.20
	Private Hourly	$20.65	$21.10
	Non-Profit Adult Hourly	$11.70	$11.95
	Non-Profit Youth Hourly	$7.15	$7.30
McLeod Athletic Park Announcers Booth Announcers Booth Includes: Annoucers Booth, Score Board, & Audio System	Commercial Hourly	$107.10	$109.35
	Private Hourly	$71.40	$72.90
	Non-Profit Adult Hourly	$35.70	$36.45
	Non-Profit Youth Hourly	$35.70	$36.45
McLeod Athletic Park First Aid Room	Commercial Hourly	$16.20	$12.00
	Private Hourly	$10.80	$6.00
	Non-Profit Adult Hourly	$5.40	$3.00
	Non-Profit Youth Hourly	$5.40	$3.00
McLeod Athletic Park Officals Room	Commercial Hourly	$16.20	$12.00
	Private Hourly	$10.80	$6.00
	Non-Profit Adult Hourly	$5.40	$3.00
	Non-Profit Youth Hourly	$5.40	$3.00
McLeod Athletic Park Video Display Screen	Commercial Hourly	$231.30	$236.15
	Private Hourly	$154.60	$157.85

PARKS Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	Non-Profit Adult Hourly	$77.85	$79.50
	Non-Profit Youth Hourly	$77.85	$79.50
Storage Space	Annual Non-Profit $/ft^2 Rate	$0.60	$0.60
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Commercial Per Day Rate	$786.75	$803.25
	Private Per Day Rate	$524.90	$535.90
	Non-Profit Per Day Rate	$262.95	$268.45
Parking Lot Use - WGC, WCB, WBY, AKC, SAL, ACC, GPC, all other parks	Commercial Per Day Rate	$477.30	$487.30
	Private Per Day Rate	$318.55	$325.25
	Non-Profit Per Day Rate	$159.85	$163.20
Park Concession Rental	Per day		
	Commercial Daily Rate	$83.15	$84.90
	Private Daily Rate	$83.15	$84.90
	Non-Profit Adult Daily Rate	$83.15	$84.90
	Non-Profit Youth Daily Rate	$83.15	$84.90
	Seasonal Monthly Non-Profit Rate		
	Commercial Monthly Rate	$351.05	$358.40
	Private Monthly Rate	$351.05	$358.40
	Non-Profit Adult Monthly Rate	$351.05	$358.40
	Non-Profit Youth Monthly Rate	$351.05	$358.40
Williams Park Picnic Area	Commercial Day Rate	$172.15	$175.75
Includes: Inside room, Picnic Shelters, and Picnic Tables	Private Day Rate	$172.15	$175.75
	Non-Profit Day Rate	$172.15	$175.75
Park Picnic Shelter	Commercial Day Rate	$96.40	$98.40
	Private Day Rate	$96.40	$98.40
	Non-Profit Day Rate	$96.40	$98.40
Ponder Park Camping Fee	Per night, per child	$2.00	$2.00
Boat Launch Closure Fee	Per event fee	$384.70	$392.80
Access to Private Property Permit Fee	Per permit	$100.00	$100.00
Public Spaces Permit Application Fee	Per permit	$50.00	$50.00
Public Spaces Permit - For Profit Special Event/Festival	Per permit	$250.00	$250.00
Public Event Portable Receptacle Bins	For each Delivery and Pickup of Portable Receptacle	$150.00	$150.00
For Profit Special Event/Festival Fees	Per person attendance <500 (based on estimated attendance at time of application)	$1.00	$1.00
(in addition to park rental fees)	Per person attendance 501 - 1000 (based on estimated attendance at time of application)	$1.25	$1.25
	Per person attendance >1000 (based on estimated attendance at time of application)	$1.50	$1.50
	ToL Staff Event Support/Equipment	At Cost	At Cost
	Community Patrol Officer - per hour	$30.00	$30.00
Spirit Stage and Mobile Bleacher Fees	Commercial - first day	$633.35	$646.65
	Commercial - additional day	$317.25	$323.90
	Private - first day	$422.60	$431.45
	Private - additional day	$211.85	$216.30
	Non-Profit - first day	$105.93	$108.15
	Non-Profit - additional day	$53.25	$54.35

PARKS Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	Towing Fee (waived for non-profit)	At cost	At cost
	Set-up/Take-down Fee (includes site visit but not special requirements)	$310.65	$317.15
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$620.20	$633.20
	On Field Set-up/Take-down Fee (includes site visit but not special requirements)	$1,120.70	$1,144.25
	On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$2,240.35	$2,287.40
	Non-Profit - Set-up/Take-down Fee (includes site visit but not special requirements)	$155.33	$158.58
	Non-Profit - Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$310.10	$316.60
	Non-Profit - On Field Set-up/Take-down Fee (includes site visit but not special requirements)	$560.35	$572.13
	Non-Profit - On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$1,120.18	$1,143.70
Synthetic Turf Fields Class AAA ""	Prime - Commercial Hourly	$442.70	$452.00
Willoughby Community Park - Northwest Synthetic Field	Prime - Private Hourly	$378.30	$386.25
	Prime - Non-Profit Adult Hourly	$226.20	$230.95
	Prime - Non-Profit Youth Hourly	$144.25	$147.30
	Non-Prime - Commercial Hourly	$378.30	$386.25
	Non-Prime - Private Hourly	$331.50	$338.45
	Non-Prime - Non-Profit Adult Hourly	$179.35	$183.10
	Non-Prime - Non-Profit Youth Hourly	$115.00	$117.40
Synthetic Turf Fields Class AA ""	Prime - Commercial Hourly	$184.35	$188.20
Willoughby Community Park - Southeast Synthetic	Prime - Private Hourly	$160.60	$163.95
	Prime - Non-Profit Adult Hourly	$87.70	$89.55
	Prime - Non-Profit Youth Hourly	$59.65	$60.90
	Non-Prime - Commercial Hourly	$153.05	$156.25
	Non-Prime - Private Hourly	$129.40	$132.10
	Non-Prime - Non-Profit Adult Hourly	$55.45	$56.60
	Non-Prime - Non-Profit Youth Hourly	$30.80	$31.45
Synthetic Turf Fields Class A ""	Prime - Commercial Hourly	$147.50	$150.60
	Prime - Private Hourly	$128.45	$131.15
	Prime - Non-Profit Adult Hourly	$70.20	$71.65
	Prime - Non-Profit Youth Hourly	$47.75	$48.75
	Non-Prime - Commercial Hourly	$122.45	$125.00
	Non-Prime - Private Hourly	$103.55	$105.70
	Non-Prime - Non-Profit Adult Hourly	$44.35	$45.30
	Non-Prime - Non-Profit Youth Hourly	$24.65	$25.15
Synthetic Turf Fields Class B ""	Prime - Commercial Hourly	$104.40	$106.60
Aldergrove Athletic Park - East Synthetic Field (70% Class A)	Prime - Private Hourly	$91.15	$93.05
	Prime - Non-Profit Adult Hourly	$50.30	$51.35
	Prime - Non-Profit Youth Hourly	$34.55	$35.30
	Non-Prime - Commercial Hourly	$86.85	$88.65
	Non-Prime - Private Hourly	$73.60	$75.15
	Non-Prime - Non-Profit Adult Hourly	$32.20	$32.90
	Non-Prime - Non-Profit Youth Hourly	$18.30	$18.70
MAP Synthetic Turf Diamond	Prime - Commercial Hourly	$76.60	$78.20
	Prime - Private Hourly	$62.95	$64.25
	Prime - Non-Profit Adult Hourly	$34.30	$35.00
	Prime - Non-Profit Youth Hourly	$22.60	$23.05
	Non-Prime Commercial Hourly	$67.05	$68.45
	Non-Prime Private Hourly	$53.45	$54.55
	Non-Prime Non-Profit Adult Hourly	$24.60	$25.10

PARKS Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	Non-Prime Non-Profit Youth Hourly	$13.80	$14.10
All Weather Fields	Commercial Hourly	$35.75	$36.50
	Private Hourly	$24.75	$25.25
	Non-Profit Adult Hourly	$10.05	$10.25
	Non-Profit Youth Hourly	$6.45	$6.60
Natural Grass Fields	Commercial Hourly	$35.95	$36.70
	Private Hourly	$24.85	$25.35
	Non-Profit Adult Hourly	$13.00	$13.25
	Non-Profit Youth Hourly	$7.25	$7.40
Disc Golf	Commercial Hourly	$53.50	$54.60
	Private Hourly	$36.50	$37.25
	Non-Profit Adult Hourly	$19.60	$20.00
	Non-Profit Youth Hourly	$11.10	$11.35
Sports Box Class A MAP	Commercial Hourly	$118.60	$121.10
	Private Hourly	$100.05	$102.15
	Non-Profit Adult Hourly	$42.35	$43.25
	Non-Profit Youth Hourly	$23.00	$23.50
Sports Box Class B	Commercial Hourly	$29.60	$30.20
	Private Hourly	$20.65	$21.10
	Non-Profit Adult Hourly	$11.70	$11.95
	Non-Profit Youth Hourly	$7.15	$7.30
Bocce Courts Class A	Commercial Hourly	$53.50	$54.60
	Private Hourly	$36.50	$37.25
	Non-Profit Adult Hourly	$19.60	$20.00
	Non-Profit Youth Hourly	$11.10	$11.35
Lighted Racquet Courts Class A	Commercial Hourly	NEW	$66.88
BSS and WCP	Private Hourly	NEW	$45.63
(Only for Tournament or Special Events)	Non-Profit Adult Hourly	NEW	$24.50
	Non-Profit Youth Hourly	NEW	$13.88
Racquet Courts Class B	Commercial Hourly	$53.50	$54.60
WG,PJP,DRP,Forest Hills,AAP,MAP	Private Hourly	$36.50	$37.25
Langley Meadows	Non-Profit Adult Hourly	$19.60	$20.00
(Only for Tournament or Special Events)	Non-Profit Youth Hourly	$11.10	$11.35
Racquet Courts Class C	Commercial Hourly	$29.60	$30.20
(Only for Tournament or Special Events)	Private Hourly	$20.65	$21.10
	Non-Profit Adult Hourly	$11.70	$11.95
	Non-Profit Youth Hourly	$7.15	$7.30
Outdoor Basketball Courts	Commercial Hourly	$53.50	$54.60
	Private Hourly	$36.50	$37.25
	Non-Profit Adult Hourly	$19.60	$20.00
	Non-Profit Youth Hourly	$11.10	$11.35
Sand Volleyball	Commercial Hourly	$29.60	$30.20
	Private Hourly	$20.65	$21.10
	Non-Profit Adult Hourly	$11.70	$11.95
	Non-Profit Youth Hourly	$7.15	$7.30
Skate Park	Commercial Hourly	$53.50	$54.60
	Private Hourly	$36.50	$37.25
	Non-Profit Adult Hourly	$19.60	$20.00
	Non-Profit Youth Hourly	$11.10	$11.35
Mountain Bike Park	Commercial Hourly	$53.50	$54.60
	Private Hourly	$36.50	$37.25

PARKS Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	Non-Profit Adult Hourly	$19.60	$20.00
	Non-Profit Youth Hourly	$11.10	$11.35
Non Formal Park Use	Commercial Hourly	$29.60	$30.20
(Non formal park use refers to bookings that do not require a sport field for activity. For example: Yoga, Bootcamp)	Private Hourly	$20.65	$21.10
	Non-Profit Adult Hourly	$11.70	$11.95
	Non-Profit Youth Hourly	$7.15	$7.30
Bleacher Move	Per Bleacher Move	$500.00	$500.00
Soccer Goal Set-Up	Per Occurrence	$301.35	$307.70
Rugby Upright Set-Up	Per Occurrence	$450.00	$450.00
Line Painting Fee	Paint Application - during business hours	New	$570.00
	Paint Application - during after hours	New	$900.00
	Paint Removal - during business hours	New	$880.00
	Paint Removal - during after hours	New	$1,270.00
	Throws Application - during business hours	New	$680.00
	Throws Application - during after hours	New	$980.00
Amphitheatre	Commercial Hourly	$68.20	$69.65
(Willoughby Community Park 200 seat outdoor venue)	Private Hourly	$55.10	$56.25
	Non-Profit Adult Hourly	$28.90	$29.50
	Non-Profit Youth Hourly	$28.90	$29.50
Change Rooms - Parks	Commercial Hourly	$16.85	$12.00
	Private Hourly	$11.75	$6.00
	Non-Profit Adult Hourly	$6.65	$3.00
	Non-Profit Youth Hourly	$6.65	$3.00
Key and Lock Replacements			
Lock Replacement	Best Door Lock - material and labour	At cost	At cost
(per lock)	Best Pad Lock	$87.75	$89.60
	Master Lock - standard shackle	$19.90	$20.30
	Master Lock - 2.5 inch shackle	$23.40	$23.90
Key Replacement	Best Lock Key	$9.35	$9.55
(per key)	Master Lock Key	$5.80	$5.90
Key and Lock Replacements			
Lock Replacement	Best Door Lock - material and labour	At cost	At cost
(per lock)	Best Pad Lock	$75.00	$75.00
	Master Lock - standard shackle	$17.00	$17.00
	Master Lock - 2.5 inch shackle	$20.00	$20.00
Key Replacement	Best Lock Key	$8.00	$8.00
(per key)	Master Lock Key	$5.00	$5.00
Public Service Signs			
Signage for non-profit sports	Sign Fabrication by Township	$100.00	$100.00
organizations, or public services	Sign Installation by Township	$50.00	$50.00
Administration Fee			
Administration Fee	Administration Fee on all services invoiced and for call outs related to field bookings.	15% (no maximum)	15% (no maximum)
Township of Langley Bookings	To allow recreation and official Township business bookings at	$0.00	$0.00
Legend			
"" - Includes Public Spaces Waste Management Fee			

Attachment B

SCHEDULE 2. CEMETERIES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6205

CEMETERIES Fee Type	Description	Existing Fees & Care Fund without tax	Cemetery Fees	Cemetery Care Fund	Subtotal Cemetery Fees & Care Fund	Cemetery Capital Improvement Fee	Fees & Charges without tax
Cemetery							
(Tax is not included)						-	
Right of Interment-Resident	Adult Size	$4,633.00	$3,311.00	$1,419.00	$4,730.00	$236.50	$4,966.50
	Child Size	$1,375.00	$983.00	$421.00	$1,404.00	$70.20	$1,474.20
	Infant Size	$1,375.00	$983.00	$421.00	$1,404.00	$70.20	$1,474.20
	Cremation Plot	$1,750.00	$1,251.00	$536.00	$1,787.00	$89.35	$1,876.35
	Natural/Hybrid	$4,832.00	$3,453.00	$1,480.00	$4,933.00	$246.65	$5,179.65
	Scattering Garden	$431.00	$308.00	$132.00	$440.00	$22.00	$462.00
	Single Lawn Crypt	$4,521.00	$3,231.00	$1,385.00	$4,616.00	$230.80	$4,846.80
	Double Lawn Crypt	$5,565.00	$3,977.00	$1,705.00	$5,682.00	$284.10	$5,966.10
	Veteran-includes former resident	$2,020.00	$1,443.00	$619.00	$2,062.00	$103.10	$2,165.10
	Veteran Cremation Plot-includes former resident	$876.00	$626.00	$268.00	$894.00	$44.70	$938.70
	Wall Niche Single	$2,914.00	$2,083.00	$892.00	$2,975.00	$148.75	$3,123.75
	Wall Niche Double	$3,940.00	$2,816.00	$1,207.00	$4,023.00	$201.15	$4,224.15
	Fort Langley Adult Premium Lot	$8,081.00	$5,776.00	$2,475.00	$8,251.00	$412.55	$8,663.55
	Fort Langley Family Cremation Premium Lot	$6,999.00	$5,002.00	$2,144.00	$7,146.00	$357.30	$7,503.30
Right of Interment - Non-Resident	Adult Size	$8,081.00	$5,776.00	$2,475.00	$8,251.00	$412.55	$8,663.55
	Child Size	$4,113.00	$2,939.00	$1,260.00	$4,199.00	$209.95	$4,408.95
	Infant Size	$2,674.00	$1,911.00	$819.00	$2,730.00	$136.50	$2,866.50
	Cremated Plot	$3,501.00	$2,503.00	$1,072.00	$3,575.00	$178.75	$3,753.75
	Natural/Hydrid	$9,665.00	$6,908.00	$2,960.00	$9,868.00	$493.40	$10,361.40
	Scattering Garden	$431.00	$308.00	$132.00	$440.00	$22.00	$462.00
	Single Lawn Crypt	$9,042.00	$6,462.00	$2,770.00	$9,232.00	$461.60	$9,693.60
	Double Lawn Crypt	$11,132.00	$7,956.00	$3,410.00	$11,366.00	$568.30	$11,934.30
	Veteran	$4,040.00	$2,888.00	$1,237.00	$4,125.00	$206.25	$4,331.25
	Veteran Cremation Plot	$1,750.00	$1,251.00	$536.00	$1,787.00	$89.35	$1,876.35
	Wall Niche Single	$5,828.00	$4,165.00	$1,785.00	$5,950.00	$297.50	$6,247.50
	Wall Niche Double	$7,881.00	$5,633.00	$2,414.00	$8,047.00	$402.35	$8,449.35
	Fort Langley Adult Premium Lot	$16,159.00	$11,549.00	$4,949.00	$16,498.00	$824.90	$17,322.90
	Fort Langley Family Cremation Premium Lot	$13,999.00	$10,005.00	$4,288.00	$14,293.00	$714.65	$15,007.65
Opening and Closing of Lot	Adult, Natural, Lawn Crypt or Veteran Size - First Level	$1,672.00	$1,707.00	$0.00	$1,707.00	$85.35	$1,792.35
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Saturday or Sunday	$3,342.00	$3,412.00	$0.00	$3,412.00	$170.60	$3,582.60
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Statutory Holiday	$5,014.00	$5,119.00	$0.00	$5,119.00	$255.95	$5,374.95
	Adult, Natural or Veteran Size - Second Level	$1,925.00	$1,965.00	$0.00	$1,965.00	$98.25	$2,063.25
	Adult, Natural or Veteran Size - Second Level Saturday or Sunday	$3,852.00	$3,933.00	$0.00	$3,933.00	$196.65	$4,129.65
	Adult, Natural or Veteran Size - Second Level Statutory Holiday	$5,780.00	$5,901.00	$0.00	$5,901.00	$295.05	$6,196.05
	Adult Size - Lawn Crypt Second Level	$1,672.00	$1,707.00	$0.00	$1,707.00	$85.35	$1,792.35
	Adult Size - Lawn Crypt Second Level Saturday or Sunday	$3,342.00	$3,412.00	$0.00	$3,412.00	$170.60	$3,582.60
	Adult Size - Lawn Crypt Second Level Statutory Holiday	$5,026.00	$5,132.00	$0.00	$5,132.00	$256.60	$5,388.60
	Child Size	$1,096.00	$1,119.00	$0.00	$1,119.00	$55.95	$1,174.95
	Child Size - Saturday or Sunday	$2,191.00	$2,237.00	$0.00	$2,237.00	$111.85	$2,348.85
	Child Size - Statutory Holiday	$3,287.00	$3,356.00	$0.00	$3,356.00	$167.80	$3,523.80
	Infant Size	$638.00	$651.00	$0.00	$651.00	$32.55	$683.55
	Infant Size - Saturday or Sunday	$1,276.00	$1,303.00	$0.00	$1,303.00	$65.15	$1,368.15
	Infant Size - Statutory Holiday	$1,916.00	$1,956.00	$0.00	$1,956.00	$97.80	$2,053.80
	Cremated Remains (includes Veteran)	$772.00	$788.00	$0.00	$788.00	$39.40	$827.40
	Cremated Remains - Saturday or Sunday	$1,545.00	$1,577.00	$0.00	$1,577.00	$78.85	$1,655.85
	Cremated Remains - Statutory Holiday	$2,318.00	$2,367.00	$0.00	$2,367.00	$118.35	$2,485.35
	Cremated Remains - Add to Existing Site	$501.00	$0.00	$512.00	$512.00	$0.00	$512.00
	Casket Remains - Add to Existing Site	$1,390.00	$0.00	$1,419.00	$1,419.00	$0.00	$1,419.00
	Wall Niche	$600.00	$613.00	$0.00	$613.00	$30.65	$643.65
	Wall Niche - Saturday or Sunday	$1,198.00	$1,223.00	$0.00	$1,223.00	$61.15	$1,284.15
	Wall Niche - Statutory Holiday	$1,800.00	$1,838.00	$0.00	$1,838.00	$91.90	$1,929.90
	Scattering	$174.00	$178.00	$0.00	$178.00	$8.90	$186.90
	Scattering - Saturday or Sunday	$347.00	$354.00	$0.00	$354.00	$17.70	$371.70
	Scattering - Satutory Holiday	$522.00	$533.00	$0.00	$533.00	$26.65	$559.65

CEMETERIES Fee Type	Description	Existing Fees & Charges without tax	Cemetery Fees	Cemetery Care Fund	Subtotal Cemetery Fees & Care Fund	Cemetery Capital Improvement Fee	Fees & Charges without tax
Opening and Closing of Lot for Exhumation/Disinterment	Adult Size	$3,180.00	$3,247.00	$0.00	$3,247.00	$0.00	$3,247.00
	Adult Size - Double Depth	$4,775.00	$4,875.00	$0.00	$4,875.00	$0.00	$4,875.00
	Adult Size - If Top Level Occupied	$7,691.00	$7,853.00	$0.00	$7,853.00	$0.00	$7,853.00
	Child Size	$2,087.00	$2,131.00	$0.00	$2,131.00	$0.00	$2,131.00
	Infant Size	$1,219.00	$1,245.00	$0.00	$1,245.00	$0.00	$1,245.00
	Cremated Remains	$741.00	$577.00	$180.00	$757.00	$0.00	$757.00
Ground Marker Setting Fee	Ground Marker Setting Fee - Flat Marker	$425.00	$304.00	$130.00	$434.00	$0.00	$434.00
	Ground Marker Setting Fee - Upright Marker	$754.00	$539.00	$231.00	$770.00	$0.00	$770.00
Marker Reset Fee	Memorial Marker Reset Fee	$199.00	$142.00	$61.00	$203.00	$0.00	$203.00
Cemetery Products and Other Fees	Late Arrival Interment Fee (after 3:00 pm. Monday - Friday)	$478.00	$488.00	$0.00	$488.00	$0.00	$488.00
	Granite Memorial Bench	$6,950.00	$4,967.00	$2,129.00	$7,096.00	$354.80	$7,450.80
	Replacement Certificate - Right of Interment	$55.00	$55.00	$0.00	$55.00	$0.00	$55.00
	Transfer Fee	$157.00	$160.00	$0.00	$160.00	$0.00	$160.00
	Surrender/Sell Back Fee	$157.00	$160.00	$0.00	$160.00	$0.00	$160.00
	Niche Wall Wreath Plate	Cost plus 60%	Cost plus 50%	10% of Cost	Cost plus 60%	$0.00	Cost plus 60%
	Cremation Liner	Cost plus 50%	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%
	Fibreglass Full Casket Liner	Cost plus 50%	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%
	Concrete Full Casket Liner (lower level double depth)	Cost plus 50%	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%
	In-ground Vase	Cost plus 50%	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%

Attachment C

SCHEDULE 4. FINANCE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6205

FINANCE Fee Type	Description	Exsisting Fees & Charges without tax	Fees & Charges without tax
Tax Notice	Copy of a Tax Notice	N/C	N/C
Tax Information Certificates (TIC):			
- Electronic	Tax Information	$40.00	$40.00
- Issued by TOL	Tax Information	$50.00	$50.00
Mortgage Tax Information Listing	Mortgage company listing per folio	$15 per folio	$15 per folio
Annual Gross Tax Information Report	Report that includes Tax Information for Township properties	$.02 per row of data export	$.02 per row of data export
Non Refundable Tender Deposit	Non Refundable Tender Deposits	$50.00-$150.00	$50.00-$150.00
Returned Cheque Item	Returned Cheque Charge	$30.00	$20.00
Refund Cheque	Refund Cheque - Tax and Utility Accounts	$30.00	$30.00
Title Searches & Registered Documents Fee	Fee to recover Land Title and Survey Authority Fees	$30.00	$30.00
Interest on Overdue Accounts Receivable	Interest charge will be added to accounts more than 30 days overdue.	Bank of Canada Rate plus 2%	Bank of Canada Rate plus 2%
Researching Historical property Related Information	Cost recovery of staff research time	$20.00 per property per year	$20.00 per property per year
Apportionment Fee per new child lot / strata lot	Cost to apportion assessments and taxes from parent parcel to each individual child / strata lot	$30 per new child / strata lot	$30 per new child / strata lot
Bonding Replacement fee up to 4 hours of staff time	Letter of Credit (LOC) replacements: Replacement of LOC from one financial institution with that of another institution Replacement of LOC with cash for the same LOC amount Replacement of cash with LOC for the same amount or any combination of the above	$100.00 Per replacement	$200.00 Per replacement
Bonding Replacement fee over 4 hours of staff time	Letter of Credit (LOC) replacements: Replacement of LOC from one financial institution with that of another institution Replacement of LOC with cash for the same LOC amount Replacement of cash with LOC for the same amount or any combination of of the above	New	$500.00 Per replacement
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)	15% (max $500.00)

SCHEDULE 6. POLICE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW 2026 NO. 6205

Attachment D

POLICE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
6.1 Disclosure	Transcripts (Certified)	$50.00	$50.00
	Video/Audio Tape/Photo CD	$55.00	$55.00
	Photograph - Custom Print	$10.00	$10.00
	Photocopies (Per Page) Black & White	$0.50	$0.50
	Photocopies (Per Page) Colour	$1.00	$1.00
6.2 False Alarms	False Alarm (revenue from bylaw for police attendance at second and subsequent alarms - per calendar year)	$75.00	$150.00
6.3 Police Information Check	Per individual with or without fingerprints	$65.00	$65.00
6.4 Police Certificates	Police Certificates (for travel documents)	$65.00	$65.00
6.5 Fingerprints	Fingerprints only (including those for volunteers)	$65.00	$65.00
6.6 Accident Reports	Mechanical Inspection	$100.00	$100.00
	Traffic Analysis Report	$500.00	$500.00
	Police or Traffic Report (ICBC-CL 59 & CL152)	$55.00	$65.00
	MVA 6020 – (Scaled Drawing/Field Drawing/Planned Drawing)	$50.00	$65.00
	MVA 6020- (Measurements)	$50.00	$65.00
	File Research	$35.00/Hour to $60.00/Hour	$35.00/Hour to $60.00/Hour
6.7 Administration	Administration Fee on all services invoiced	15% (max $500.00)	15% (max $500.00)

Attachment E

SCHEDULE 7. FIRE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6205

FIRE Fee Type	NO.	Description	Exsisting Fees & Charges without taxes	Fees & Charges without taxes
TRAINING GROUNDS				
BURN BUILDING/CONTAINER BUILDING				
	A1	1/2 Day	$595.00	$625.00
	A2	Full Day	$895.00	$935.00
	A3	2 days consecutively	$1,600.00	$1,675.00
TEST/BURN PIT				
	B1	Full Day	$690.00	$725.00
	B2	First and Second Hour	$230.00	$240.00
	B3	Per hour over 'B2' above	$115.00	$120.00
ENTIRE GROUNDS PLUS PROPS				
	C1	Full Day	$895.00	$935.00
	C2	2 days consecutively	$1,600.00	$1,675.00
	C3	1 Day Training Ground Classroom	$230.00	$240.00
PROPS (includes Confined Space and Gas) **NO TECHS** (single prop)	D2	Full Day	$595.00	$625.00
APPARATUS - TRAINING				
	E1	Engine (Training Engine with 4 SCBA) No staff	$400.00	$640.00
	E2	SCBA Training Ground - Rental Only (per pack)	$60.00	$60.00
	E4	Renting SCBA Cylinder (RCMP Exempt)	$15.00 p/cylinder	$15.00 p/cylinder
	E5	Renting of Fire Extingishers	$20.00 p/cylinder	$20.00 p/cylinder
FEES FOR CHARGE COST RECOVERY		prices are subject to change		
STAFF TIME (Non Work Hours)				
	G1	Chief Officer - per hour	$230/hr	$ 240.00
	G2	Evaluators - per hour	$230/hr	$ 240.00
	G3	Instructor - per hour	$185/hr	$ 195.00
	G4	Training Technician - per hour	$155/hr	$ 160.00
	G7	Inspector - (10th year) - per hour	$155/hr	$ 160.00
	G8	Captain - per hour	$185/hr	$ 195.00
	G9	Lieutenant - per hour	$170/hr	$ 180.00
	G10	Firefighter - per hour	$155/hr	$ 160.00
	G12	Paid Call Firefighter - per hour	$50/hr	$ 55.00
APPARATUS - INCIDENTS				
	H1	Engine - per hour/unit/incident (apparatus cost only)	$900.00	$900.00
	H2	Rescue - per hour/unit/incident (apparatus cost only)	$900.00	$900.00
	H3	Quint - per hour/unit/incident (apparatus cost only)	$1,210.00	$1,210.00
	H4	Squad – per hour/unit/incident (apparatus cost only)	$900.00	$900.00
	H5	Cars/Pickups/Vans per hour	$ 65.00	$100.00
	H6	Mitigation/Cleanup/Transportation/Disposal of Dangerous Goods	Actual Cost	Actual Cost
	H7	Specialized Equipment (and Operator)	Actual Cost	Actual Cost
	H8	Response to a fire that has occurred as a result of or in connection with the commission of an offence under the Criminal Code (Canada) the controlled Drugs and Substances Act (Canada) or the Cannabis Act (Canada) or of a statute or regulation of British Columbia	Actual Cost	Actual Cost
	H9	Response to a fire that has been ignited, set or continued in contravention of Fire Prevention Bylaw 2024 No. 6061 or another enactment has been attended as an incident by the Fire Department.	Actual Cost	Actual Cost

FIRE Fee Type	NO.	Description	Exsisting Fees & Charges without taxes	Fees & Charges without taxes
FIRE HALL RENTAL For Filming Rental Rates refer to Schedule 10 - Filiming within the Fees and Charges Bylaw				
Fire Hall	I1	1/2 Day	$225.00	$250.00
	I2	Full Day	$450.00	$500.00
	I5	Parking Lot Rental - Per Day	$500.00	$500.00
PERMITS				
	J1	Outdoor Burning Permit	$30.00	$30.00
	J2	Land Clearing Permit (including site inspection)	$250.00	$250.00
	J3	Special Burning Permits	$80.00	$80.00
	J4	Fuel Dispensing Tank Permit Application	$275.00	$275.00
	J5	Fireworks Event Permit	$125.00	$130.00
	J6	Fireworks Sales Permit	$1,800.00	$1,800.00
ADMINISTRATION				
	K1	Fire Safety Plan & Construction Safety Plan submission and letter issuance	$115.00	$115.00
	K2	File Research Letter	$125.00	$130.00
	K3	Reinspection Fee	$115.00	$115.00
	K4	Reinspection of Land Clearing	$125.00	$125.00
	K5	Fire Investigation (Fire Over $5,000.00 structural)	$750.00	$785.00
	K6	Provision of Access for Inspection Fee	$125.00	$125.00
	K7	Board-up Fee	Actual Cost	Actual Cost
	K8	Attendance Vacant/Unoccupied Property Fee	Actual Cost	Actual Cost
	K9	Inspection of Propane Dispensing Facility	Actual Cost	Actual Cost
	K10	Removal of Rubbish, Debris and Other Fire Hazards	Actual Cost	Actual Cost
	K11	15% Administration Fee added to all invoiced services	15% (max $500.00)	15% (max $500.00)
	K12	Special Effects Site Inspections	$125.00	$125.00
	K13	Security Services	Actual Cost	Actual Cost
	K14	Response to Third and Fourth False Alarm	$185.00	$195.00
	K15	Response to Fifth and Subsequent False Alarms	$375.00	$390.00
	K16	Reinspection Fee for Commercial Properties - Up to 5,000 sq. ft	$125.00	$125.00
	K17	Reinspection Fee for Commercial Properties - 5,001 sq. ft to 10,000 sq. ft.	$175.00	$175.00
	K18	Reinspection Fee for Commercial Properties - 10,001 sq. ft to 15,000 sq. ft.	$225.00	$225.00
	K19	Reinspection Fee for Commercial Properties - Greater than 15,001 sq. ft.	$300.00	$300.00
	K20	Reinspection Fee for Multi-Residential Properties - 1 to 5 floors	$175.00	$175.00
	K21	Reinspection Fee for Multi-Residential Properties - 6 to 10 floors	$200.00	$200.00
	K22	Reinspection Fee for Multi-Residential Properties - Greater than 10 floors	$300.00	$300.00
	K23	Mobile Food Vendor Re-Inspection	$125.00	$125.00

SCHEDULE 8. TRANSPORTATION
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6205

TRANSPORTATION Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
HIGHWAY USE PERMITS			
Highways Use Application & Permit Fee	Highways Use Permit for construction purposes	$250.00	$250.00
	Highways Use Permit for public banner installation purposes	$100.00	$100.00
	Highways Use Permit for private use of public sidewalks	$100.00	$100.00
	Highways Use Permit for landscaping & tree planting purposes	$125.00	$125.00
	Highways Use Permit for sandwich board sign purposes	$125.00 (Annual)	$125.00 (Annual)
	Highways Use Permit for protruding signs	$100.00 (Annual)	$100.00 (Annual)
	Highways Use Permit for awning/canopy	$100.00 (Annual)	$100.00 (Annual)
	Highway Use Permit for sidewalk use and street furniture	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)
	Highways Use Permit for use of unopened highway purposes	$125.00 (Annual)	$125.00 (Annual)
	Highways Use Permit for use of unopened highway purposes - Environmental Fees	New	At Cost
	Highways Use Permit for Traffic Control Training	$125.00	$125.00
	Highway Use Permit for Horse Drawn Carriages Sight Seeing	$25.00	$25.00
Highway Use Permit: Signals in Flash	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (business hours)	$150.00	$200.00
	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (after hours)	$400 minimum charge, or as directed by the Engineer	$500 minimum charge, or as directed by the Engineer
Highway Use Permit Application Fee: Township of Langley Projects	Highway Use Permit for Township Capital or Operating works	$0.00	$0.00
Highway Use Permit: Road Usage Fees	Highway Use Permit road usage fees for construction purposes	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater
	Highways Use Permit road usage fees for Special Event (for-profit only)	$150 minimum per event plus $2 per lineal km or $1.50 per m2 (based on nature of special event)	$150 minimum per event plus $2 per lineal km or $1.50 per m2 (based on nature of special event)
Highway Use Permit Road Usage Fees: Other	Highways Use Permit road usage fees for private use of road right-of-way or non-construction or Special Event (for-profit) uses (ie storage pods)	$100.00 minimum charge per occurrence	$100.00 minimum charge per occurrence
Highway Use Application and Permits and Road Usage Fees: Filming	See Schedule 10		
SPECIAL EVENTS			
Highway Use Permit	Highways Use Permit for Special Event	$125.00	$125.00
	Highways Use Permit for Special Event - sponsored by Registered Charity	$62.50	$62.50
PARKING			
Overtime Parking Permit	Overtime Parking Permit	$25.00	$25.00
Overtime Parking Permit Daily Charge	Daily Charge for each day of approved Permit	$50.00	$50.00
OVERSIZE & OVERWEIGHT PERMITS			
Oversize & Overweight Vehicle Permit Application Fee	Oversize or Overweight Vehicle Permit Application	$100.00	$100.00
Oversize & Overweight Permit Pre & Post Inspection Fee	Pre and Post Inspection for damage to municipal infrastructure. To be charged where applicable, at the discretion of the Municipal Engineer	$500.00	$500.00
Oversize & Overweight Escort Fee	Large structure, low speed moves (i.e. house move) shall require additional fees for moving the load while on a Township road, including costs for staff escort and potential material or contractor costs to ensure integrity and safety of Township infrastructure.	At Cost	At Cost
Oversize & Overweight Urgent Repair Fee	Urgent Repair Fee due to damages caused by oversize and/or overweight vehicle	Actual cost, min. charge $2,000.00	Actual cost, min. charge $2,000.00
For each trip on a Municipal Highway the road usage fee to be charged shall be based on the difference between the allowable weight and the actual weight on any axle or the vehicle as a whole, whichever is greater.			
Overweight Vehicle Weight Charge	Overweight Vehicle Permit (Per Trip) - 0 to 2,000 kg	$100.00	$100.00
	Overweight Vehicle Permit (Per Trip) - 2,001 to 5,000 kg	$175.00	$175.00
	Overweight Vehicle Permit (Per Trip) - 5,001 to 10,000 kg	$350.00	$350.00
	Overweight Vehicle Permit (Per Trip) - 10,001 to 15,000 kg	$600.00	$600.00
	Overweight Vehicle Permit (Per Trip) - Over 15,000 kg	$1,025.00	$1,025.00
SPECIAL ROUTE PERMIT			
Special Route Permit	Special Route Permit (Per Each Trip not on a Truck Route)	$50.00	$50.00
HIGHWAY CROSSING PERMIT			
Highway Crossing Annual Permit	Annual Highway Crossing Permit	$50.00	$50.00
RECLAIMING CHATTEL OR FIXTURE			
Sign (Sign area 1.44m2 or less)	Cost to reclaim	$75.00	$75.00
Sign (Sign area 1.44m2 to 10m2)	Cost to reclaim	$125.00	$125.00
Sign Removal	Sign area greater than 10m2	$100.00/hr	$100.00/hr
Lifting Equipment	Charge per hour requiring lifting equipment	$175.00/hr	$175.00/hr
Permit Extension or Revision Fee	Charge for change requests to any active, issued Highway Use Permit type noted above (location, extension, duration, revised dates). Per occurrence.	$75.00	$75.00

TRANSPORTATION Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
PAVEMENT CUT			
Pavement Reinstatement Fee	$110/m2, minimum charge $1,000, includes $25/m2 for "Pavement Degradation Fee: to compensate for reduction in pavement life caused by utility cuts	$100.00/m2, min. charge $900.00	$110.00/m2, min. charge $1,000.00
Pavement Reinstatement Fee Township of Langley Works	$30/m2 for Pavement Degradation Fee	$25/m2	$30/m2
Pavement Penalty Charge	$75/m2, minimum charge $300. Would be billed to Permittee in cases where Permittee fails to notify Township with sufficient notice to inspect works in progress	$50.00/m2, min. charge $250.00	$75.00/m2, min. charge $300.00
Urgent Pavement Repair Fee	Actual cost, minimum charge $2,250 [includes 3 hours work at $750/hr]. Charged to Permittee when Permittee fails to repair utility cut when notified to do so in a timely manner and where municipal crews are called in to perform the repairs	Actual cost, min. charge $2,250.00	Actual cost, min. charge $2,250.00
DRIVEWAY PERMIT			
Driveway Application & Permit Fee	Application for Driveway Permit.	$100.00	$100.00
Driveway Permit, 2nd Estimate	A permit fee for a second estimate for both driveways and boulevard tiling will be charged where the first estimate is over 90 days old.	$50.00	$50.00
CULVERT INSTALLATION			
Boulevard Tiling, Entrance Culverts, Bulkheads, 1st or 2nd driveway	Installation of boulevard tiling, entrance culverts, bulkheads, and/or 1st or second driveway.	At Cost	At Cost
Enviromental Permitting Fees, Boulevard Installations	Class A or B roadside ditch infills for boulevard tiling	At Cost	At Cost
Enviromental Permitting Fees, driveway Installations	Per driveway, Class A watercourse, occurring in Summer instream works window	$2,500.00	$2,500.00
Enviromental Permitting Fees, driveway Installations	Per driveway, Class B watercourse, occurring in Summer instream works window	$1,500.00	$1,500.00
Enviromental Permitting Fees, driveway Installations	Class A or B, occuring outside Summer instream works window	At Cost	At Cost
LEGAL RESPONSE REVIEW FEES			
Signal Sequencing, Historical Markings/Signs and Similar Data Requests	Per Request	$400.00	$400.00
SURVEY MONUMENTS			
Standard ISA Monument	Replacement & administration costs for Mascot published class B or C ISA P.Rock or P.Con Monument.	$3,000.00	$3,000.00
Legally Referenced / Standard ISA Monument	Replacement & administration costs for 2015 First Order Levelling Framework Network (FOLFN) Monument, Mascot published class B or C ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on a legal plan by a BCLS.	$5,000.00	$5,000.00
HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument.	$8,000.00	$8,000.00
Legally Referenced / HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on plan by a BCLS.	$10,000.00	$10,000.00
Township of Langley Monuments	Replacement and administration costs for non-published survey monuments installed by the Township	$1,000.00	$1,000.00
ELECTRIC VEHICLE CHARGERS			
Level 2 EVSE	Applies to the first two hours only. Price per hour	$1.50	$1.50
	Applies to the third consecutive hour and all subsequent hours. Price per hour	$3.00	$3.00
DC Fast Charger - Patron Use	This standard fee, consistent throughout BC, to recover cost of electricity.	$16.00/hour ($2 minimum charge)	$16.00/hour ($2 minimum charge)
MUNICIPAL ACCESS AGREEMENT			
Plan Approval Fees	For each single location	As per agreement	As per agreement
	For lineal installations <250m	$500.00	$500.00
	For lineal installations >250m	$500 plus $50 for each additional 100m for anything greater than 250m	$500 plus $50 for each additional 100m for anything greater than 250m
OVER STREET BANNERS			
Application Fee	For each individual installation	$50.00	$50.00
Installation Fee	For each individual installation	$250.00	$250.00
INSPECTION FEE	Inspections related to all Permits within this schedule	$165.00 per inspection or re-inspection	$165.00 per inspection or re-inspection
SECURITY DEPOSIT	Where required, security deposit allowance for all permits in this schedule	As ordered by Engineer	As ordered by Engineer
ADMINISTRATION FEE	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)

SCHEDULE 9. SOLID WASTE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6205

Attachment G

SOLID WASTE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Backyard Composter	Sale of compost bid product	$23.81	$30.00
Composter Aerator	Sale of compost aerator product	$14.29	$15.00
Zero Waste Station Rental	Security Deposit (up to $200.00) towards rental recycling stations	$200.00	$200.00
Green Waste Kitchen Catcher	Sale of kitchen catcher product for organic kitchen waste	$5.00	$5.00

Attachment H

SCHEDULE 10. FILMING

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6205

FILMING Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
USE OF Facilities and Parks			
Facility and Park Rental			
ACC, Cemeteries, Civic Facility, Fire Halls and Training Grounds, MAP, salishan Place by the River, WCP, Williams Park	Per Day Rates - over 6 hrs per day	$2,765.88	$3,000.00
	Half Day Rates - up to 6 hrs per day	$1,382.94	$1,500.00
AAP, AKC, Bedford Plaza, GPC, WCB, WGC, and all other parks (including trails)	Per Day Rates - over 6 hrs per day	$1,675.52	$1,800.00
	Half Day Rates - up to 6 hrs per day	$838.26	$900.00
Parking Lots			
Parking Lot Use - AAP, Civic Facility, MAP, WCP, Williams Park	Filming w/o use of Facilitiy or Park	$1,382.94	$1,500.00
	Filming Prep / Wrap (per day)	$1,382.94	$1,500.00
	Parking use only	$691.47	$800.00
Parking Lot Use - ACC, AKC, Fire Halls, GPC, salishan Place by the River, WCB, WGC, and all other parks (including trails)	Filming w/o use of Facility or Park	$838.26	$900.00
	Filming Prep / Wrap (per day)	$838.26	$900.00
	Parking use only	$500.00	$600.00
USE OF Highways			
Application: Filming on Private Property	Application for filming purposes	$100.00	$100.00
Application: Filming in Private Property Film Studio	Per Episode. Application for filming purposes	$100.00	$100.00
Application & Permit Fee: Filming on Public Property	Consolidation of application and Highways Use Permit fees for filming purposes and right-of-way use	$500.00	$525.00
Highways Use Permit: Inspections: Filming	Inspections related to Highways Use Permit for filming purposes	$165.00	$165.00
Highways Use Permit: Security Deposits: Filming	Security deposit allowance related to Highways Use Permit for filming purposes	As ordered by Engineer	As ordered by Engineer
Highways Use Permit: Changes Filming	Per change. Requests to change approved permit variables (ie: dates, locations, etc.)	$75.00	$100.00
Highways Use Permit: Temporary Street Lane Closure: Filming	Street lane closure (temporary) related to Highways Use Permit for filming purposes	$500.00	$500.00
Highways Use Permit: Temporary Full Road Closure: Filming	Full road closure (temporary) related to Highways Use Permit for filming purposes. Fee to be assessed by Engineer based on need complexity	$1,000 minimum	$1,000 minimum
~~Location Hold Fee:~~ ~~Filming on Public and/or Private Property~~	~~Per property. For productions to temporarily place hold on property/location until production dates and related contracts/agreements are confirmed, which then enables film production companies to submit a Film Application.~~	~~$100.00~~	~~$100.00~~
Curfew Extension Fee:	For productions working outside regular standard hours. Applicable per location.	$100.00	$250.00
USE OF Airport			
Grounds Parking: Filming	Per day	$250.00	$500.00
Liaison to Business: Filming	Based on nature and extent of filming, and only as identified as necessary by Airport Manager	At Cost	At Cost
Runway Closure Fee: Filming	Per day	$2,000.00	$3,500.00
Airside Operating Surface Use: Filming	To compensate loss of revenue from other sources due to airside operating surface disruption and/or closure due to filming.	$1,500.00	$1,500.00
Location Activity Fee: Filming	To cover costs related to the coordination and monitoring of film activities within leased space at the airport.		$500.00
USE OF Protective Services			

FILMING Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
RCMP Traffic/Site Control Assistance: Filming	Per hour with four (4) hour minimum charge for designated RCMP traffic/site control assistance	$115.00	$150.00
OTHER			
Staff Costs	Staff wages as required	At Cost	At Cost
Filming Administration Fee	Administration fee on all services invoiced	15% (max $500.00)	15% (max $500.00)

SCHEDULE 11. WATERWORKS Attachment I

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6205

WATERWORKS Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
APPLICATION FEES			
Service Connection	Application fee for each new connection; includes estimate fee	New	$175.00
Reuse of Service Connection	Application fee for each reuse of an existing service, includes estimate fee to replace with new service, if required	New	$175.00
Disconnection of Service Connnection	Application fee for each disconnect; includes estimate fee	New	$175.00
CONNECTION/DISCONNECTION FEES			
Service Connection or Disconnection Deposit	A deposit, to be determined by an estimate, will be required in advance of work.	Cost	Cost
Service Connection/Disconnection Fee - Residential Subdivision with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each residential subdivision connection/disconnection, a deposit, to be determined by an estimate wil be required. Such deposit will be no less than $5000	$5,000.00	$5,000.00
Service Connection/Disconnection Fee - Non Residential Development with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each non residential connection/disconnection and metered connection, a deposit, to be determined by an estimate will be required. Such deposit will be no less than $7500.	$7,500.00	$7,500.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing water line	$165.00	$165.00
Removal of Abandoned Services	Each removal of an abandoned water service requiring removal	At cost	At cost
FIRE HYDRANT FEES			
Fire Hydrant Use - Assembly Rental	Application, meter and backflow assembly rental	$150.00	$175.00
Fire Hydrant Use - Water Consumption	Minimum per day fee is $50.00. Rate for water use is four (4) times the Tier 2 Metered Water rate. Provision of liability insurance for three (3) million dollars identifying the Township of Langley as additional insured.	$50.00	$50.00
METER FEES			
Inaccessible Meter	For each 7 day period, where meter remains inaccessible, a rate shall apply	$150.00	$200.00
Special Meter Readings	For each special meter readings, a rate shall apply	$165.00	$175.00
Meter Testing	Security deposit for water meter testing. Refundable, if the water meter is deemed to be faulty or mis-registering by more than 5%	$250.00	$250.00
WATER RESTRICTION EXEMPTION PERMIT FEES			
Water Restriction Exemption Permit: Residential	Permit (21 days) to authorize residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$50.00	$50.00
Water Restriction Exemption Permit: Multi-Family Residential	Permit (21 days) to authorize multi-family residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$200.00	$200.00
Water Restriction Exemption Permit: Commercial	Permit (21 days) to authorize commercial use of water for newly installed law or landscaping during Stage 1 and 2 water restrictions	$200.00	$200.00

Water Restriction Exemption Permit: Nematode Applicaton	Permit (21 days) to authorize use of water for nematode application (supported by proof of nematode purchase or hiring of professional nematode application services)	$0.00	$0.00
AQUALOADER FOB FEES			
Aqualoader Fob Fee	For each new fob provided for the Aldergrove Aqualoader Terminal	20.00	$25.00
Aqualoader Fob Replacement Fee	Fee to replace Aldergrove Aqualoader Terminal access fob	20.00	$25.00
WORK DONE AT COST FEE	Where the Engineer determines that repair, or replacement, or service works are required to any part of the public or private system and the works are to be completed by Township staff or their contractors, and the expense is to be borne by the Owner.	New	At Cost
ADMINISTRATION FEE	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)

SCHEDULE 12. SEWER Attachment J

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6205

SEWER Fee Type	Description	Previous Fees & Charges without tax	Fees & Charges without tax
APPLICATION FEES			
Service Connection	Application fee for each new connection; includes estimate fee	New	$175.00
Reuse of Service Connection	Application fee for each reuse of an existing service, includes estimate fee to replace with new service, if required	$100.00	$175.00
Disconnection of Service Connection	Application fee for each disconnect; includes estimate fee	New	$175.00
CONNECTION/DISCONNECTION FEES			
Service Connection or Disconnection Deposit	A deposit, to be determined by an estimate, will be required in advance of work.	At Cost	At Cost
Service Connection/Disconnection Fee - Residential Subdivision with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each residential subdivision connection/disconnection, a deposit, to be determined by an estimate will be required. Such deposit will be no less than $5000	New	$5,000.00
Service Connection/Disconnection Fee - Non-Residential Development with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each non residential connection/disconnection and metered connection, a deposit, to be determined by an estimate will be required. Such deposit will be no less than $7500.	New	$7,500.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing sewer line	$165.00	$165.00
Removal of Abandoned Services	Each removal of an abandoned sewer service requiring removal	New	At cost
WORK DONE AT COST FEE	Where the Engineer determines that repair, or replacement, or service works are required to any part of the public or private system and the works are to be completed by Township staff or their contractors, and the expense is to be borne by the Owner.	At Cost	At Cost
ADMINISTRATION FEE	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)

SCHEDULE 13. STORMWATER

Attachment K

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6205

STORMWATER Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Service Connection or Disconnection Application Deposit	A deposit, to be determined by an estimate, will be required in advance of work.	At Cost	At Cost
Service Connection Application Fee	Application fee for each new connection; includes estimate fee	New	$175.00
Reuse of Service Connection Application Fee	Application fee for each reuse of an existing service, includes estimate fee to replace with new service, if required	New	$175.00
Disconnection of Service Connnection Application Fee	Application fee for each disconnect; includes estimate fee	New	$175.00
Connection Inspection Fee	Inspection fee for connection or disconnecting	$165.00	$165.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)

SCHEDULE 17. RECREATION, ARTS AND CULTURE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6205

RECREATION, ARTS AND CULTURE Fee Type	Description	Exsistng Fees & Charges without tax	Fees & Charges without tax
Pool, Fitness, and Arena Admissions			
Single Admissions	Child	$3.52	$3.57
	Youth	$4.48	$4.57
	Adult	$7.14	$7.29
	Senior	$3.43	$3.52
	Super Senior	$0.48	$0.48
	Family	$14.29	$14.57
	Student	$5.05	$5.14
	Drop-in Hockey	$7.19	$7.33
	Loonie Admission	$0.95	$0.95
	Toonie Admission	$1.90	$1.90
10 Pass	Child	$31.71	$32.14
	Youth	$40.05	$41.19
	Adult	$64.29	$65.62
	Senior	$30.87	$31.67
	Super Senior	$4.76	$4.76
	Family	$128.62	$131.14
	Student	$45.48	$46.24
20 Pass	Child	$56.38	$57.14
	Youth	$71.14	$73.20
	Adult	$114.33	$116.62
	Senior	$54.88	$56.33
	Super Senior	$9.53	$9.53
	Family	$228.67	$233.14
	Student	$80.76	$82.24
1 Month	Child	$35.29	$35.71
	Youth	$44.43	$45.76
	Adult	$71.48	$72.90
	Senior	$34.30	$35.19
	Family	$142.90	$145.71
	Student	$50.52	$51.38
3 Months	Child	$74.00	$74.95
	Youth	$93.33	$96.05
	Adult	$150.05	$153.10
	Senior	$72.03	$73.90
	Family	$300.05	$305.95
	Student	$106.05	$107.95
1 Year	Child	$141.90	$142.81
	Youth	$189.52	$192.10
	Adult	$514.48	$524.86
	Senior	$246.96	$253.43
	Super Senior	$47.15	$47.15
	Family	$947.62	$961.62
	Student	$363.57	$370.10
Summer Pass	Summer Pass	$23.81	$23.81
Waterpark Single Admissions	Child	$5.05	$5.14
	Youth	$6.48	$6.62
	Adult	$10.24	$10.48
	Senior	$5.05	$5.14
	Super Senior	$0.48	$0.48
	Student	$7.33	$7.48
Museum Admissions			

RECREATION, ARTS AND CULTURE Fee Type	Description	Exsistng Fees & Charges without tax	Fees & Charges without tax
Single Admissions	Child	$3.52	$3.57
	Youth	$4.48	$4.57
	Adult	$7.14	$7.29
	Senior	$3.43	$3.52
	Super Senior	$0.48	$0.48
	Family	$14.29	$14.57
	Student	$5.05	$5.14
	Loonie Admission	$0.95	$0.95
	Toonie Admission	$1.90	$1.90
Yearly Membership	Child	$8.33	$8.38
	Youth	$10.52	$10.76
	Adult	$16.76	$17.14
	Senior	$8.19	$8.29
	Super Senior	$1.29	$1.14
	Family	$32.76	$34.24
	Student	$11.95	$12.10
Theatre Rentals			
	Capacity up to 167 - Commercial Use Booking Flat Rate (more than 8 hours)	$1,831.94	$1,870.39
	Capacity up to 167 - Private Use Booking Flat Rate (more than 8 hours)	$916.48	$935.71
	Capacity up to 167 - Non-Profit Use Booking Flat Rate (more than 8 hours)		$467.85
	Capacity up to 167 - Commercial Hourly	$173.78	$177.41
	Capacity up to 167 - Private Hourly	$116.20	$118.62
	Capacity up to 167 - Non-Profit Hourly	$58.61	$59.82
Banquet/Conference Space Rentals			
	Capacity up to 200 - Commercial Use Booking Flat Rate (more than 8 hours)	$2,747.40	$2,805.08
	Capacity up to 200 - Private Use Booking Flat Rate (more than 8 hours)	$1,831.97	$1,870.42
	Capacity up to 200 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$922.79	$942.15
	Capacity up to 200 - Commercial Hourly	$260.17	$265.62
	Capacity up to 200 - Private Hourly	$231.41	$236.24
	Capacity up to 200 - Non-Profit Hourly	$116.22	$118.64
Combination Banquet/Conference and Theatre Rentals			
	Theatre capacity up to 167 / Banquet capacity up to 200 - Commercial Use Booking Flat Rate (more than 8 hours)	$2,747.40	$3,506.60
	Theatre capacity up to 167 / Banquet capacity up to 200 - Private Use Booking Flat Rate (more than 8 hours)	$1,831.97	$2,104.60
	Theatre capacity up to 167 / Banquet capacity up to 200 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$922.79	$1,057.50
	Theatre capacity up to 167 / Banquet capacity up to 200 - Commercial Hourly	$260.17	$332.27
	Theatre capacity up to 167 / Banquet capacity up to 200 - Private Hourly	$231.41	$266.15
	Theatre capacity up to 167 / Banquet capacity up to 200 - Non-Profit Hourly	$116.22	$133.85
Catering Kitchen Rentals			
	Catering Kitchen - Commercial Use Booking Flat Rate	$142.86	$145.84
	Catering Kitchen - Private Use Booking Flat Rate	$95.24	$97.22
	Catering Kitchen - Non-profit Use Booking Flat Rate	$47.62	$48.60
Gallery Rentals			
	Main Exhibition Gallery - capacity up to 150 - Commercial Hourly	$284.46	$290.42
	Main Exhibition Gallery - capacity up to 150 - Private Hourly	$201.44	$205.65

RECREATION, ARTS AND CULTURE Fee Type	Description	Exsistng Fees & Charges without tax	Fees & Charges without tax
	Main Exhibition Gallery - capacity up to 150 - Non-Profit Hourly	$118.49	$120.96
	Feature Exhibition Gallery - capacity up to 100 - Commercial Hourly	$189.65	$193.61
	Feature Exhibition Gallery - capacity up to 100 - Private Hourly	$134.29	$137.09
	Feature Exhibition Gallery - capacity up to 100 - Non-Profit Hourly	$79.00	$80.64
Amphitheatre Rentals			
	Capacity up to 84 - Commercial Hourly	$33.25	$33.93
	Capacity up to 84 - Private Hourly	$26.72	$27.26
	Capacity up to 84 - Non-Profit Hourly	$13.61	$13.87
Swimming Pool Rentals			
	Aquaplay - Commercial Prime Hourly	$627.83	$640.99
	Aquaplay - Commercial Non-Prime Hourly	$314.41	$320.99
	Aquaplay - Private Prime Hourly	$418.88	$427.66
	Aquaplay - Private Non-Prime Hourly	$209.95	$214.34
	Aquaplay - Non-Profit Prime Hourly	$209.95	$214.34
	Aquaplay - Non-Profit Non-Prime Hourly	$105.46	$107.66
	Aquatic Club Meet - Commercial 12.5m lane - Prime Hourly	$25.58	$26.09
	Aquatic Club Meet - Commercial 25m lane - Prime Hourly	$50.15	$51.19
	Aquatic Club Meet - Commercial 50m lane - Prime Hourly	$99.31	$101.37
	Aquatic Club Meet - Non-Profit 12.5m lane - Prime Hourly	$9.19	$9.36
	Aquatic Club Meet - Non-Profit 25m lane - Prime Hourly	$17.38	$17.73
	Aquatic Club Meet - Non-Profit 50m lane - Prime Hourly	$33.77	$34.46
	Beachside Green - Commercial Prime Hourly	$627.83	$640.99
	Beachside Green - Commercial Non-Prime Hourly	$314.41	$320.99
	Beachside Green - Private Prime Hourly	$418.88	$427.66
	Beachside Green - Private Non-Prime Hourly	$209.95	$214.34
	Beachside Green - Non-Profit Prime Hourly	$209.95	$214.34
	Beachside Green - Non-Profit Non-Prime Hourly	$105.46	$107.66
	Dive Tank Commercial - Prime Hourly	$85.33	$87.10
	Dive Tank Commercial - Non-Prime Hourly	$43.17	$44.05
	Dive Tank Private - Prime Hourly	$57.22	$58.40
	Dive Tank Private - Non-Prime Hourly	$29.11	$29.70
	Dive Tank Non-Profit - Prime Hourly	$29.11	$29.70
	Dive Tank Non-Profit - Non-Prime Hourly	$15.06	$15.35
	1/2 Dive Tank Commercial - Prime Hourly	$43.20	$44.09
	1/2 Dive Tank Commercial - Non-Prime Hourly	$22.11	$22.56
	1/2 Dive Tank Private - Prime Hourly	$29.13	$29.73
	1/2 Dive Tank Private - Non-Prime Hourly	$15.07	$15.36
	1/2 Dive Tank Non-Profit - Prime Hourly	$15.07	$15.36
	1/2 Dive Tank Non-Profit - Non-Prime Hourly	$8.05	$8.19
	Lazy River - Commercial Prime Hourly	$836.77	$854.32
	Lazy River - Commercial Non-Prime Hourly	$418.88	$427.66
	Lazy River - Private Prime Hourly	$558.17	$569.87
	Lazy River - Private Non-Prime Hourly	$279.59	$285.44
	Lazy River - Non-Profit Prime Hourly	$279.59	$285.44
	Lazy River - Non-Profit Non-Prime Hourly	$140.30	$143.23
	Leisure Pool - Commercial Prime Hourly	$836.77	$854.32
	Leisure Pool - Commercial Non-Prime Hourly	$418.88	$427.66
	Leisure Pool - Private Prime Hourly	$558.17	$569.87
	Leisure Pool - Private Non-Prime Hourly	$279.59	$285.44
	Leisure Pool - Non-Profit Prime Hourly	$279.59	$285.44
	Leisure Pool - Non-Profit Non-Prime Hourly	$140.30	$143.23

RECREATION, ARTS AND CULTURE Fee Type	Description	Exsistng Fees & Charges without tax	Fees & Charges without tax
Pacific Lagoon (ACC specific)	Shallow Tank 10m-12.5m - Commercial Prime Hourly	$85.33	$87.10
	Shallow Tank 10m-12.5m - Commercial Non-Prime Hourly	$43.17	$44.05
	Shallow Tank 10m-12.5m - Private Prime Hourly	$57.22	$58.40
	Shallow Tank 10m-12.5m - Private Non-Prime Hourly	$29.11	$29.70
	Shallow Tank 10m-12.5m - Non-Profit Prime Hourly	$29.11	$29.70
	Shallow Tank 10m-12.5m - Non-Profit Non-Prime Hourly	$15.06	$15.35
	Pool Lane 10m-12.5m - Commercial Prime Hourly	$23.01	$23.48
	Pool Lane 10m-12.5m - Commercial Non-Prime Hourly	$12.04	$12.27
	Pool Lane 10m-12.5m - Private Prime Hourly	$15.65	$15.96
	Pool Lane 10m-12.5m - Private Non-Prime Hourly	$8.36	$8.52
	Pool Lane 10m-12.5m - Non-Profit Prime Hourly	$8.36	$8.52
	Pool Lane 10m-12.5m - Non-Profit Non-Prime Hourly	$4.67	$4.75
	Pool Lane 17.5m - Commercial Prime Hourly	$33.93	$34.62
	Pool Lane 17.5m - Commercial Non-Prime Hourly	$17.50	$17.85
	Pool Lane 17.5m - Private Prime Hourly	$22.96	$23.42
	Pool Lane 17.5m - Private Non-Prime Hourly	$11.98	$12.21
	Pool Lane 17.5m - Non-Profit Prime Hourly	$11.98	$12.21
	Pool Lane 17.5m - Non-Profit Non-Prime Hourly	$6.51	$6.63
	Pool Lane 25m - Commercial Prime Hourly	$45.03	$45.95
	Pool Lane 25m - Commercial Non-Prime Hourly	$23.01	$23.48
	Pool Lane 25m - Private Prime Hourly	$30.37	$30.99
	Pool Lane 25m - Private Non-Prime Hourly	$15.65	$15.96
	Pool Lane 25m - Non-Profit Prime Hourly	$15.65	$15.96
	Pool Lane 25m - Non-Profit Non-Prime Hourly	$8.36	$8.52
	Pool Lane 50m - Commercial Prime Hourly	$89.05	$90.90
	Pool Lane 50m - Commercial Non-Prime Hourly	$45.02	$45.94
	Pool Lane 50m - Private Prime Hourly	$59.68	$60.91
	Pool Lane 50m - Private Non-Prime Hourly	$30.37	$30.99
	Pool Lane 50m - Non-Profit Prime Hourly	$30.37	$30.99
	Pool Lane 50m - Non-Profit Non-Prime Hourly	$15.65	$15.96
	Tidal Pool with Video - Commercial Prime Hourly	$836.77	$854.32
	Tidal Pool with Video - Commercial Non-Prime Hourly	$418.88	$427.66
	Tidal Pool with Video - Private Prime Hourly	$558.17	$569.87
	Tidal Pool with Video - Private Non-Prime Hourly	$279.59	$285.44
	Tidal Pool with Video - Non-Profit Prime Hourly	$279.59	$285.44
	Tidal Pool with Video - Non-Profit Non-Prime Hourly	$140.30	$143.23
	Waterslides - Commercial Prime Hourly	$836.77	$854.32
	Waterslides - Commercial Non-Prime Hourly	$418.88	$427.66
	Waterslides - Private Prime Hourly	$558.17	$569.87
	Waterslides - Private Non-Prime Hourly	$279.59	$285.44
	Waterslides - Non-Profit Prime Hourly	$279.59	$285.44
	Waterslides - Non-Profit Non-Prime Hourly	$140.30	$143.23
	Wave Pool - Commercial Prime Hourly	$836.77	$854.32
	Wave Pool - Commercial Non-Prime Hourly	$418.88	$427.66
	Wave Pool - Private Prime Hourly	$558.17	$569.87
	Wave Pool - Private Non-Prime Hourly	$279.59	$285.44
	Wave Pool - Non-Profit Prime Hourly	$279.59	$285.44
	Wave Pool - Non-Profit Non-Prime Hourly	$140.30	$143.23
	Pool Beach Area - Commercial Prime Hourly	$88.93	$90.78
	Pool Beach Area - Commercial Non-Prime Hourly	$44.97	$45.89
	Pool Beach Area - Private Prime Hourly	$59.67	$60.90
	Pool Beach Area - Private Non-Prime Hourly	$30.26	$30.88
	Pool Beach Area - Non-Profit Prime Hourly	$30.26	$30.88
	Pool Beach Area - Non-Profit Non-Prime Hourly	$15.70	$16.01
	Full Waterpark Area - Commercial Prime Hourly	$3,298.16	$3,367.40
	Full Waterpark Area - Commercial Non-Prime Hourly	$1,654.37	$1,689.09
	Full Waterpark Area - Private Prime Hourly	$2,202.40	$2,248.63
	Full Waterpark Area - Private Non-Prime Hourly	$1,106.36	$1,129.57

RECREATION, ARTS AND CULTURE Fee Type	Description	Exsistng Fees & Charges without tax	Fees & Charges without tax
	Full Waterpark Area - Non-Profit Prime Hourly	$1,106.36	$1,129.57
	Full Waterpark Area - Non-Profit Non-Prime Hourly	$558.64	$570.35
Arena Ice Rentals			
	Commercial - Prime Hourly	$535.31	$546.53
	Commercial - Non-Prime Hourly	$309.26	$315.73
	Private - Prime Hourly	$440.16	$449.38
	Private - Non-Prime Hourly	$246.93	$252.09
	Non-Profit - Prime Hourly	$166.12	$169.59
	Non-Profit - Non-Prime Hourly	$101.13	$103.23
	Junior Hockey Game/Practice - Season-Prime Hourly	$198.71	$202.86
	Junior Hockey Game - Playoff-Prime Hourly,**plus $1.00 per person over first 500	$198.71	$202.86
	Junior Hockey Practice - Season- Non-Prime Hourly	$115.67	$118.08
Arena Dry Floor Rentals			
	Commercial - Prime Hourly	$209.30	$213.68
	Commercial - Non-Prime Hourly	$125.98	$128.60
	Private - Prime Hourly	$103.87	$106.03
	Private - Non-Prime Hourly	$62.75	$64.04
	Non-Profit - Prime Hourly	$54.42	$55.55
	Non-Profit - Non-Prime Hourly	$33.05	$33.73
	Senior "A" Lacrosse - Prime Hourly	$131.56	$134.30
Curling Ice Rentals			
	Commercial - Prime Hourly/Sheet	$54.71	$55.84
	Commercial - Non Prime Hourly/Sheet	$31.20	$31.83
	Private - Prime Hourly/Sheet	$46.50	$47.46
	Private - Non Prime Hourly/Sheet	$28.29	$28.86
	Non-Profit - Prime Hourly/Sheet	$40.37	$41.20
	Non-Profit - Non Prime Hourly/Sheet	$15.80	$16.11
Curling Dry Floor Rentals			
	Commercial - Hourly	$104.65	$106.83
	Private - Hourly	$51.94	$53.01
	Non-Profit - Hourly	$27.21	$27.76
Bonspiel Rentals			
* curling clubs only	Bonspiel - Adult (per draw) *	$161.48	$164.85
	Bonspiel - Senior/Junior (per draw) *	$63.20	$64.51
Sports Box Class A1 GPC Rentals	Commercial - Hourly	$170.66	$174.22
	Private - Hourly	$99.95	$102.03
	Non-Profit - Hourly	$30.77	$31.40
Facility Rentals			
Aerobic Rooms			
	Commercial - Hourly	$122.31	$124.86
	Private - Hourly	$81.87	$83.57
	Non-Profit - Hourly	$41.45	$42.30
Gymnasiums			
	Gymnasium - Full - Double Gym Non-Prime Private Hourly	$108.38	$110.63
	Gymnasium - Full - Double Gym Non-Prime Non-Profit Hourly	$54.69	$55.82
	Gymnasium - Half - Single Gym Non-Prime Private Hourly	$54.69	$55.82
	Gymnasium - Half - Single Gym Non-Prime Non-Profit Hourly	$27.85	$28.41
	Gymnasium - Quarter - Half Gym Non-Prime Private Hourly	$27.85	$28.41
	Gymnasium - Quarter - Half Gym Non-Prime Non-Profit Hourly	$14.42	$14.71
	Gymnasium - Full - Double Gym - Prime Commercial Hourly	$323.14	$329.90
	Gymnasium - Full - Double Gym - Prime Private Hourly	$215.75	$220.26
	Gymnasium - Full - Double Gym - Prime Non-Profit Hourly	$108.38	$110.63
	Gymnasium - Half - Single Gym - Prime Commercial Hourly	$162.07	$165.45
	Gymnasium - Half - Single Gym - Prime Private Hourly	$108.38	$110.63
	Gymnasium - Half - Single Gym - Prime Non-Profit Hourly	$54.69	$55.82
	Gymnasium - Quarter - Half Gym - Prime Private Hourly	$54.69	$55.82

RECREATION, ARTS AND CULTURE Fee Type	Description	Exsistng Fees & Charges without tax	Fees & Charges without tax
	Gymnasium - Quarter - Half Gym - Prime Non-Profit Hourly	$27.85	$28.41
	Gymnasium - NLC Elementary School - Commercial Hourly	$162.07	$165.45
	Gymnasium - NLC Elementary School - Private Hourly	$108.38	$110.63
	Gymnasium - NLC Elementary School - Non-Profit Hourly	$54.69	$55.82
	Gymnasium - NLC Middle School - Commercial Hourly	$180.28	$184.04
	Gymnasium - NLC Middle School - Private Hourly	$120.51	$123.02
	Gymnasium - NLC Middle School - Non-Profit Hourly	$60.76	$62.01
Lobbies			
	Commercial - Hourly	$50.08	$51.12
	Private - Hourly	$33.73	$34.42
	Non-Profit - Hourly	$17.39	$17.74
Facility Specific Rentals			
ACC Roof Deck	Roof Deck - capacity up to 60 - Commercial Hourly	$150.45	$153.59
	Roof Deck - capacity up to 60 - Private Hourly	$100.63	$102.72
	Roof Deck - capacity up to 60 - Non-Profit Hourly	$50.82	$51.87
ACC Indoor Walking Track	Two Lanes - Commercial Hourly	$26.67	$27.21
	Two Lanes - Private Hourly	$18.11	$18.47
	Two Lanes - Non-Profit Hourly	$9.56	$9.74
Multipurpose Room Rentals	Capacity up to 45 - Commercial Hourly	$50.08	$51.12
	Capacity up to 45 - Private Hourly	$33.73	$34.42
	Capacity up to 45 - Non-Profit Hourly	$17.39	$17.74
	Capacity up to 80 - Commercial Hourly	$75.75	$77.32
	Capacity up to 80 - Private Hourly	$50.84	$51.89
	Capacity up to 80 - Non-Profit Hourly	$25.93	$26.46
	Capacity up to 133 - Commercial Hourly	$87.62	$89.44
	Capacity up to 133 - Private Hourly	$58.73	$59.94
	Capacity up to 133 - Non-Profit Hourly	$29.89	$30.50
George Preston Lower Lounge Rentals	Lower Lounge - Commercial Hourly	$50.08	$51.11
	Lower Lounge - Private Hourly	$33.73	$34.42
	Lower Lounge - Non-Profit Hourly	$17.39	$17.73
George Preston Multipurpose Room Rentals	Multipurpose Room - capacity up to 133 - Commercial Use Booking Flat Rate (more than 8 hours)	$700.99	$715.69
	Multipurpose Room - capacity up to 133 - Private Use Booking Flat Rate (more than 8 hours)	$469.85	$479.69
	Multipurpose Room - capacity up to 133 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$239.14	$244.14

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AMD CJARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6205

EXPLANATORY NOTE

Bylaw No. 6205 amends the Fees and Charges Bylaw 2007 No. 4616 as amended, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services and consolidation of the Township of Langley Fees and Charges Bylaw:

- Schedule 1: PARKS
- Schedule 2: CEMETERIES
- Schedule 4: FINANCE
- Schedule 6: POLICE
- Schedule 7: FIRE
- Schedule 8: TRANSPORTATION
- Schedule 9: SOLID WASTE
- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 13: STORMWATER
- Schedule 17: RECREATION, ARTS AND CULTURE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AMD CJARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6205

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

1. This Bylaw may be cited for all purposes as “FEES AND CHARGES BYLAW 2007 NO. 4616 AMENDMENT BYLAW NO. 6205”.

2. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, the invalid portion must be severed, and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

3. The Township hereby imposes fees and charges for the provision of services and information as specified in Schedules “1”, “2”, ”4”, ”6”, “7”, “8”, “9”, “10”, “11”, “12”, “13”, and “17”, attached to and forming part of this bylaw. Schedules ”3”, “5”, “14”, ”15”, ”16”, “18”, and “19” remain unchanged.

4. The following schedules of fees and charges are hereby imposed to align with the Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6205:

READ A FIRST TIME the	day of	, 2026
READ A SECOND TIME the	day of	, 2026
READ A THIRD TIME the	day of	, 2026
ADOPTED the	day of	, 2026

_____ Mayor _____ Township Clerk

SCHEDULE 1. PARKS
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6205

PARKS Fee Type	Description	Fees & Charges without tax
Outdoor Plaza	Commercial Hourly	$36.95
Includes: Bedford Plaza	Private Hourly	$20.20
	Non-Profit Hourly	$11.45
McLeod Athletic Park Stadium		
McLeod Athletic Park Stadium McLeod Athletic Park Stadium Includes: Grandstand, Synthetic Turf Field, Track & Field, and Throws Area	Commercial Hourly	$348.60
	Non-Profit Hourly (with admissions)	$258.50
	Private Hourly	$213.00
	Non-Profit Adult Hourly	$167.45
	Non-Profit Youth Hourly	$167.45
McLeod Atheltic Park Stadium Synthetic Turf Field Class A ""	Prime - Commercial Hourly	$150.60
	Prime - Private Hourly	$131.15
	Prime - Non-Profit Adult Hourly	$71.65
	Prime - Non-Profit Youth Hourly	$48.75
	Non-Prime - Commercial Hourly	$125.00
	Non-Prime - Private Hourly	$105.70
	Non-Prime - Non-Profit Adult Hourly	$45.30
	Non-Prime - Non-Profit Youth Hourly	$25.15
	Removal or Installation of football uprights in the oval field	$3,171.90
McLeod Athletic Park Track Eight Lanes ""	Commercial Hourly	$108.05
	Private Hourly	$73.00
	Non-Profit Adult Hourly	$37.90
	Non-Profit Youth Hourly	$37.90
McLeod Athletic Park - Track & Field Track & Field includes: Long Jump, Triple Jump, West Shot Put, High Jump, Pole Vault, Throws Area	Commercial Hourly	$165.15
	Private Hourly	$111.90
	Non-Profit Adult Hourly	$58.40
	Non-Profit Youth Hourly	$49.25
McLeod Athletic Park - Throws Area Throws Area includes: Javelin, East Shot Put, Discus, Hammer Throw, Throws Cages	Commercial Hourly	$30.20
	Private Hourly	$21.10
	Non-Profit Adult Hourly	$11.95
	Non-Profit Youth Hourly	$7.30
McLeod Athletic Park Announcers Booth Announcers Booth Includes: Annoucers Booth, Score Board, & Audio System	Commercial Hourly	$109.35
	Private Hourly	$72.90
	Non-Profit Adult Hourly	$36.45
	Non-Profit Youth Hourly	$36.45
McLeod Athletic Park First Aid Room	Commercial Hourly	$12.00
	Private Hourly	$6.00
	Non-Profit Adult Hourly	$3.00
	Non-Profit Youth Hourly	$3.00

PARKS Fee Type	Description	Fees & Charges without tax
McLeod Athletic Park Officals Room	Commercial Hourly	$12.00
	Private Hourly	$6.00
	Non-Profit Adult Hourly	$3.00
	Non-Profit Youth Hourly	$3.00
McLeod Athletic Park Video Display Screen	Commercial Hourly	$236.15
	Private Hourly	$157.85
	Non-Profit Adult Hourly	$79.50
	Non-Profit Youth Hourly	$79.50
Storage Space	Annual Non-Profit $/ft^2 Rate	$0.60
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Commercial Per Day Rate	$803.25
	Private Per Day Rate	$535.90
	Non-Profit Per Day Rate	$268.45
Parking Lot Use - WGC, WCB, WBY, AKC, SAL, ACC, GPC, all other parks	Commercial Per Day Rate	$487.30
	Private Per Day Rate	$325.25
	Non-Profit Per Day Rate	$163.20
Park Concession Rental	Per day	
	Commercial Daily Rate	$84.90
	Private Daily Rate	$84.90
	Non-Profit Adult Daily Rate	$84.90
	Non-Profit Youth Daily Rate	$84.90
	Seasonal Monthly Non-Profit Rate	
	Commercial Monthly Rate	$358.40
	Private Monthly Rate	$358.40
	Non-Profit Adult Monthly Rate	$358.40
	Non-Profit Youth Monthly Rate	$358.40
Williams Park Picnic Area	Commercial Day Rate	$175.75
Includes: Inside room, Picnic Shelters, and Picnic Tables	Private Day Rate	$175.75
	Non-Profit Day Rate	$175.75
Park Picnic Shelter	Commercial Day Rate	$98.40
	Private Day Rate	$98.40
	Non-Profit Day Rate	$98.40
Ponder Park Camping Fee	Per night, per child	$2.00
Boat Launch Closure Fee	Per event fee	$392.80
Access to Private Property Permit Fee	Per permit	$100.00
Public Spaces Permit Application Fee	Per permit	$50.00
Public Spaces Permit - For Profit Special Event/Festival	Per permit	$250.00
Public Event Portable Receptacle Bins	For each Delivery and Pickup of Portable Receptacle	$150.00

PARKS Fee Type	Description	Fees & Charges without tax
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	$646.65
	Commercial - additional day	$323.90
	Private - first day	$431.45
	Private - additional day	$216.30
	Non-Profit - first day	$108.15
	Non-Profit - additional day	$54.35
	Towing Fee (waived for non-profit)	At cost
	Set-up/Take-down Fee (includes site visit but not special requirements)	$317.15
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$633.20
	On Field Set-up/Take-down Fee (includes site visit but not special requirements)	$1,144.25
	On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$2,287.40
	Non-Profit - Set-up/Take-down Fee (includes site visit but not special requirements)	$158.58
	Non-Profit - Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$316.60
	Non-Profit - On Field Set-up/Take-down Fee (includes site visit but not special requirements)	$572.13
	Non-Profit - On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$1,143.70
Synthetic Turf Fields Class AAA ""	Prime - Commercial Hourly	$452.00
Willoughby Community Park - Northwest Synthetic Field	Prime - Private Hourly	$386.25
	Prime - Non-Profit Adult Hourly	$230.95
	Prime - Non-Profit Youth Hourly	$147.30
	Non-Prime - Commercial Hourly	$386.25
	Non-Prime - Private Hourly	$338.45
	Non-Prime - Non-Profit Adult Hourly	$183.10
	Non-Prime - Non-Profit Youth Hourly	$117.40
Synthetic Turf Fields Class AA ""	Prime - Commercial Hourly	$188.20
Willoughby Community Park - Southeast Synthetic	Prime - Private Hourly	$163.95
	Prime - Non-Profit Adult Hourly	$89.55
	Prime - Non-Profit Youth Hourly	$60.90
	Non-Prime - Commercial Hourly	$156.25
	Non-Prime - Private Hourly	$132.10
	Non-Prime - Non-Profit Adult Hourly	$56.60
	Non-Prime - Non-Profit Youth Hourly	$31.45
Synthetic Turf Fields Class A ""	Prime - Commercial Hourly	$150.60
	Prime - Private Hourly	$131.15
	Prime - Non-Profit Adult Hourly	$71.65

PARKS Fee Type	Description	Fees & Charges without tax
	Prime - Non-Profit Youth Hourly	$48.75
	Non-Prime - Commercial Hourly	$125.00
	Non-Prime - Private Hourly	$105.70
	Non-Prime - Non-Profit Adult Hourly	$45.30
	Non-Prime - Non-Profit Youth Hourly	$25.15
Synthetic Turf Fields Class B ""	Prime - Commercial Hourly	$106.60
Aldergrove Athletic Park - East Synthetic Field	Prime - Private Hourly	$93.05
(70% Class A)	Prime - Non-Profit Adult Hourly	$51.35
	Prime - Non-Profit Youth Hourly	$35.30
	Non-Prime - Commercial Hourly	$88.65
	Non-Prime - Private Hourly	$75.15
	Non-Prime - Non-Profit Adult Hourly	$32.90
	Non-Prime - Non-Profit Youth Hourly	$18.70
MAP Synthetic Turf Diamond	Prime - Commercial Hourly	$78.20
	Prime - Private Hourly	$64.25
	Prime - Non-Profit Adult Hourly	$35.00
	Prime - Non-Profit Youth Hourly	$23.05
	Non-Prime Commercial Hourly	$68.45
	Non-Prime Private Hourly	$54.55
	Non-Prime Non-Profit Adult Hourly	$25.10
	Non-Prime Non-Profit Youth Hourly	$14.10
All Weather Fields	Commercial Hourly	$36.50
	Private Hourly	$25.25
	Non-Profit Adult Hourly	$10.25
	Non-Profit Youth Hourly	$6.60
Natural Grass Fields	Commercial Hourly	$36.70
	Private Hourly	$25.35
	Non-Profit Adult Hourly	$13.25
	Non-Profit Youth Hourly	$7.40
Disc Golf	Commercial Hourly	$54.60
	Private Hourly	$37.25
	Non-Profit Adult Hourly	$20.00
	Non-Profit Youth Hourly	$11.35
Sports Box Class A MAP	Commercial Hourly	$121.10
	Private Hourly	$102.15
	Non-Profit Adult Hourly	$43.25
	Non-Profit Youth Hourly	$23.50
Sports Box Class B	Commercial Hourly	$30.20
	Private Hourly	$21.10
	Non-Profit Adult Hourly	$11.95
	Non-Profit Youth Hourly	$7.30
Bocce Courts Class A	Commercial Hourly	$54.60
	Private Hourly	$37.25
	Non-Profit Adult Hourly	$20.00
	Non-Profit Youth Hourly	$11.35
Lighted Racquet Courts Class A	Commercial Hourly	$66.88
BSS and WCP	Private Hourly	$45.63

PARKS Fee Type	Description	Fees & Charges without tax
(Only for Tournament or Special Events)	Non-Profit Adult Hourly	$24.50
	Non-Profit Youth Hourly	$13.88
Racquet Courts Class B	Commercial Hourly	$54.60
WG,PJP,DRP,Forest Hills,AAP,MAP	Private Hourly	$37.25
Langley Meadows	Non-Profit Adult Hourly	$20.00
(Only for Tournament or Special Events)	Non-Profit Youth Hourly	$11.35
Racquet Courts Class C	Commercial Hourly	$30.20
(Only for Tournament or Special Events)	Private Hourly	$21.10
	Non-Profit Adult Hourly	$11.95
	Non-Profit Youth Hourly	$7.30
Outdoor Basketball Courts	Commercial Hourly	$54.60
	Private Hourly	$37.25
	Non-Profit Adult Hourly	$20.00
	Non-Profit Youth Hourly	$11.35
Sand Volleyball	Commercial Hourly	$30.20
	Private Hourly	$21.10
	Non-Profit Adult Hourly	$11.95
	Non-Profit Youth Hourly	$7.30
Skate Park	Commercial Hourly	$54.60
	Private Hourly	$37.25
	Non-Profit Adult Hourly	$20.00
	Non-Profit Youth Hourly	$11.35
Mountain Bike Park	Commercial Hourly	$54.60
	Private Hourly	$37.25
	Non-Profit Adult Hourly	$20.00
	Non-Profit Youth Hourly	$11.35
Non Formal Park Use	Commercial Hourly	$30.20
(Non formal park use refers to bookings that do not require a sport field for activity. For example: Yoga, Bootcamp)	Private Hourly	$21.10
	Non-Profit Adult Hourly	$11.95
	Non-Profit Youth Hourly	$7.30
Bleacher Move	Per Bleacher Move	$500.00
Soccer Goal Set-Up	Per Occurrence	$307.70
Rugby Upright Set-Up	Per Occurrence	$450.00
Line Painting Fee	Paint Application - during business hours	$570.00
	Paint Application - during after hours	$900.00
	Paint Removal - during business hours	$880.00
	Paint Removal - during after hours	$1,270.00
	Throws Application - during business hours	$680.00
	Throws Application - during after hours	$980.00
Amphitheatre	Commercial Hourly	$69.65
(Willoughby Community Park 200 seat outdoor venue)	Private Hourly	$56.25
	Non-Profit Adult Hourly	$29.50
	Non-Profit Youth Hourly	$29.50

PARKS Fee Type	Description	Fees & Charges without tax
Change Rooms - Parks	Commercial Hourly	$12.00
	Private Hourly	$6.00
	Non-Profit Adult Hourly	$3.00
	Non-Profit Youth Hourly	$3.00
Key and Lock Replacements		
Lock Replacement	Best Door Lock - material and labour	At cost
(per lock)	Best Pad Lock	$89.60
	Master Lock - standard shackle	$20.30
	Master Lock - 2.5 inch shackle	$23.90
Key Replacement	Best Lock Key	$9.55
(per key)	Master Lock Key	$5.90
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	$0.00
Legend		
"" - Includes Public Spaces Waste Management Fee		

SCHEDULE 2. CEMETERIES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6205

CEMETERIES Fee Type	Description	Cemetery Fees	Cemetery Care Fund	Cemetery Capital Improvement Fee	Fees & Charges without tax
Cemetery					
(Tax is not included)				-	
Right of Interment-Resident	Adult Size	$3,311.00	$1,419.00	$236.50	$4,966.50
	Child Size	$983.00	$421.00	$70.20	$1,474.20
	Infant Size	$983.00	$421.00	$70.20	$1,474.20
	Cremation Plot	$1,251.00	$536.00	$89.35	$1,876.35
	Natural/Hybrid	$3,453.00	$1,480.00	$246.65	$5,179.65
	Scattering Garden	$308.00	$132.00	$22.00	$462.00
	Single Lawn Crypt	$3,231.00	$1,385.00	$230.80	$4,846.80
	Double Lawn Crypt	$3,977.00	$1,705.00	$284.10	$5,966.10
	Veteran-includes former resident	$1,443.00	$619.00	$103.10	$2,165.10
	Veteran Cremation Plot-includes former resident	$626.00	$268.00	$44.70	$938.70
	Wall Niche Single	$2,083.00	$892.00	$148.75	$3,123.75
	Wall Niche Double	$2,816.00	$1,207.00	$201.15	$4,224.15
	Fort Langley Adult Premium Lot	$5,776.00	$2,475.00	$412.55	$8,663.55
	Fort Langley Family Cremation Premium Lot	$5,002.00	$2,144.00	$357.30	$7,503.30
Right of Interment - Non-Resident	Adult Size	$5,776.00	$2,475.00	$412.55	$8,663.55
	Child Size	$2,939.00	$1,260.00	$209.95	$4,408.95
	Infant Size	$1,911.00	$819.00	$136.50	$2,866.50
	Cremated Plot	$2,503.00	$1,072.00	$178.75	$3,753.75
	Natural/Hydrid	$6,908.00	$2,960.00	$493.40	$10,361.40
	Scattering Garden	$308.00	$132.00	$22.00	$462.00
	Single Lawn Crypt	$6,462.00	$2,770.00	$461.60	$9,693.60
	Double Lawn Crypt	$7,956.00	$3,410.00	$568.30	$11,934.30
	Veteran	$2,888.00	$1,237.00	$206.25	$4,331.25
	Veteran Cremation Plot	$1,251.00	$536.00	$89.35	$1,876.35
	Wall Niche Single	$4,165.00	$1,785.00	$297.50	$6,247.50
	Wall Niche Double	$5,633.00	$2,414.00	$402.35	$8,449.35
	Fort Langley Adult Premium Lot	$11,549.00	$4,949.00	$824.90	$17,322.90
	Fort Langley Family Cremation Premium Lot	$10,005.00	$4,288.00	$714.65	$15,007.65
Opening and Closing of Lot	Adult, Natural, Lawn Crypt or Veteran Size - First Level	$1,707.00	$0.00	$85.35	$1,792.35
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Saturday or Sunday	$3,412.00	$0.00	$170.60	$3,582.60
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Statutory Holiday	$5,119.00	$0.00	$255.95	$5,374.95
	Adult, Natural or Veteran Size - Second Level	$1,965.00	$0.00	$98.25	$2,063.25
	Adult, Natural or Veteran Size - Second Level Saturday or Sunday	$3,933.00	$0.00	$196.65	$4,129.65
	Adult, Natural or Veteran Size - Second Level Statutory Holiday	$5,901.00	$0.00	$295.05	$6,196.05
	Adult Size - Lawn Crypt Second Level	$1,707.00	$0.00	$85.35	$1,792.35
	Adult Size - Lawn Crypt Second Level Saturday or Sunday	$3,412.00	$0.00	$170.60	$3,582.60
	Adult Size - Lawn Crypt Second Level Statutory Holiday	$5,132.00	$0.00	$256.60	$5,388.60
	Child Size	$1,119.00	$0.00	$55.95	$1,174.95
	Child Size - Saturday or Sunday	$2,237.00	$0.00	$111.85	$2,348.85
	Child Size - Statutory Holiday	$3,356.00	$0.00	$167.80	$3,523.80
	Infant Size	$651.00	$0.00	$32.55	$683.55
	Infant Size - Saturday or Sunday	$1,303.00	$0.00	$65.15	$1,368.15
	Infant Size - Statutory Holiday	$1,956.00	$0.00	$97.80	$2,053.80
	Cremated Remains (includes Veteran)	$788.00	$0.00	$39.40	$827.40

CEMETERIES Fee Type	Description	Cemetery Fees	Cemetery Care Fund	Cemetery Capital Improvement Fee	Fees & Charges without tax
	Cremated Remains - Saturday or Sunday	$1,577.00	$0.00	$78.85	$1,655.85
	Cremated Remains - Statutory Holiday	$2,367.00	$0.00	$118.35	$2,485.35
	Cremated Remains - Add to Existing Site	$0.00	$512.00	$0.00	$512.00
	Casket Remains - Add to Existing Site	$0.00	$1,419.00	$0.00	$1,419.00
	Wall Niche	$613.00	$0.00	$30.65	$643.65
	Wall Niche - Saturday or Sunday	$1,223.00	$0.00	$61.15	$1,284.15
	Wall Niche - Statutory Holiday	$1,838.00	$0.00	$91.90	$1,929.90
	Scattering	$178.00	$0.00	$8.90	$186.90
	Scattering - Saturday or Sunday	$354.00	$0.00	$17.70	$371.70
	Scattering - Satutory Holiday	$533.00	$0.00	$26.65	$559.65
Opening and Closing of Lot for Exhumation/Disinterment	Adult Size	$3,247.00	$0.00	$0.00	$3,247.00
	Adult Size - Double Depth	$4,875.00	$0.00	$0.00	$4,875.00
	Adult Size - If Top Level Occupied	$7,853.00	$0.00	$0.00	$7,853.00
	Child Size	$2,131.00	$0.00	$0.00	$2,131.00
	Infant Size	$1,245.00	$0.00	$0.00	$1,245.00
	Cremated Remains	$577.00	$180.00	$0.00	$757.00
Ground Marker Setting Fee	Ground Marker Setting Fee - Flat Marker	$304.00	$130.00	$0.00	$434.00
	Ground Marker Setting Fee - Upright Marker	$539.00	$231.00	$0.00	$770.00
Marker Reset Fee	Memorial Marker Reset Fee	$142.00	$61.00	$0.00	$203.00
Cemetery Products and Other Fees	Late Arrival Interment Fee (after 3:00 pm. Monday - Friday)	$488.00	$0.00	$0.00	$488.00
	Granite Memorial Bench	$4,967.00	$2,129.00	$354.80	$7,450.80
	Replacement Certificate - Right of Interment	$55.00	$0.00	$0.00	$55.00
	Transfer Fee	$160.00	$0.00	$0.00	$160.00
	Surrender/Sell Back Fee	$160.00	$0.00	$0.00	$160.00
	Niche Wall Wreath Plate	Cost plus 50%	10% of Cost	$0.00	Cost plus 60%
	Cremation Liner	Cost plus 50%	$0.00	$0.00	Cost plus 50%
	Fibreglass Full Casket Liner	Cost plus 50%	$0.00	$0.00	Cost plus 50%
	Concrete Full Casket Liner (lower level double depth)	Cost plus 50%	$0.00	$0.00	Cost plus 50%
	In-ground Vase	Cost plus 50%	$0.00	$0.00	Cost plus 50%

SCHEDULE 4. FINANCE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6205

FINANCE Fee Type	Description	Fees & Charges without tax
Tax Notice	Copy of a Tax Notice	N/C
Tax Information Certificates (TIC):		
- Electronic	Tax Information	$40.00
- Issued by TOL	Tax Information	$50.00
Mortgage Tax Information Listing	Mortgage company listing per folio	$15 per folio
Annual Gross Tax Information Report	Report that includes Tax Information for Township properties	$.02 per row of data export
Non Refundable Tender Deposit	Non Refundable Tender Deposits	$50.00-$150.00
Returned Cheque Item	Returned Cheque Charge	$20.00
Refund Cheque	Refund Cheque - Tax and Utility Accounts	$30.00
Title Searches & Registered Documents Fee	Fee to recover Land Title and Survey Authority Fees	$30.00
Interest on Overdue Accounts Receivable	Interest charge will be added to accounts more than 30 days overdue.	Bank of Canada Rate plus 2%
Researching Historical property Related Information	Cost recovery of staff research time	$20.00 per property per year
Apportionment Fee per new strata / child lot	Cost to apportion assessments and taxes from parent parcel to each individual child / strata parcel	$30 per new child / strata lot
Bonding Replacement fee up to 4 hours of staff time	Letter of Credit (LOC) replacemnts replacement of LOC from one (1) financial institution with that of another institution replacement of LOC with cash for the same LOC amount replacement of cash with a LOC for the same amount or any combination of of the above . per replacement. Surety Bonds Replacement: per replacement	$200.00
Bonding Replacement fee: over 4 hours of staff time	Letter of Credit (LOC) replacemnts replacement of LOC from one (1) financial institution with that of another institution replacement of LOC with cash for the same LOC amount replacement of cash with a LOC for the same amount or any combination of of the above . per replacement. Surety Bonds Replacement: per replacement	$500.00
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)

SCHEDULE 6. POLICE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW 2026 NO. 6205

POLICE Fee Type	Description	Fees & Charges without tax
6.1 Disclosure	Transcripts (Certified)	$50.00
	Video/Audio Tape/Photo CD	$55.00
	Photograph - Custom Print	$10.00
	Photocopies (Per Page) Black & White	$0.50
	Photocopies (Per Page) Colour	$1.00
6.2 False Alarms	False Alarm (revenue from bylaw for police attendance at second and subsequent alarms - per calendar year)	$150.00
6.3 Police Information Check	Per individual with or without fingerprints	$65.00
6.4 Police Certificates	Police Certificates (for travel documents)	$65.00
6.5 Fingerprints	Fingerprints only (including those for volunteers)	$65.00
6.6 Accident Reports	Mechanical Inspection	$100.00
	Traffic Analysis Report	$500.00
	Police or Traffic Report (ICBC-CL 59 & CL152)	$65.00
	MVA 6020 – (Scaled Drawing/Field Drawing/Planned Drawing)	$65.00
	MVA 6020- (Measurements)	$65.00
	File Research	$35.00/Hour to $60.00/Hour
6.7 Administration	Administration Fee on all services invoiced	15% (max $500.00)

SCHEDULE 7. FIRE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6205

FIRE Fee Type	NO.	Description	Fees & Charges without taxes
TRAINING GROUNDS			
BURN BUILDING/CONTAINER BUILDING			
	A1	1/2 Day	$625.00
	A2	Full Day	$935.00
	A3	2 days consecutively	$1,675.00
TEST/BURN PIT			
	B1	Full Day	$725.00
	B2	First and Second Hour	$240.00
	B3	Per hour over 'B2' above	$120.00
ENTIRE GROUNDS PLUS PROPS			
	C1	Full Day	$935.00
	C2	2 days consecutively	$1,675.00
	C3	1 Day Training Ground Classroom	$240.00
PROPS (includes Confined Space and Gas) **NO TECHS** (single prop)	D2	Full Day	$625.00
APPARATUS - TRAINING			
	E1	Engine (Training Engine with 4 SCBA) No staff	$640.00
	E2	SCBA Training Ground - Rental Only (per pack)	$60.00
	E4	Renting SCBA Cylinder (RCMP Exempt)	$15.00 p/cylinder
	E5	Renting of Fire Extingishers	$20.00 p/cylinder
FEES FOR CHARGE COST RECOVERY		prices are subject to change	
STAFF TIME (Non Work Hours)			
	G1	Chief Officer - per hour	$ 240.00
	G2	Evaluators - per hour	$ 240.00
	G3	Instructor - per hour	$ 195.00
	G4	Training Technician - per hour	$ 160.00
	G7	Inspector - (10th year) - per hour	$ 160.00
	G8	Captain - per hour	$ 195.00
	G9	Lieutenant - per hour	$ 180.00
	G10	Firefighter - per hour	$ 160.00
	G12	Paid Call Firefighter - per hour	$ 55.00
APPARATUS - INCIDENTS			
	H1	Engine - per hour/unit/incident (apparatus cost only)	$900.00
	H2	Rescue - per hour/unit/incident (apparatus cost only)	$900.00
	H3	Quint - per hour/unit/incident (apparatus cost only)	$1,210.00
	H4	Squad – per hour/unit/incident (apparatus cost only)	$900.00
	H5	Cars/Pickups/Vans per hour	$100.00
	H6	Mitigation/Cleanup/Transportation/Disposal of Dangerous Goods	Actual Cost
	H7	Specialized Equipment (and Operator)	Actual Cost
	H8	Response to a fire that has occurred as a result of or in connection with the commission of an offence under the Criminal Code (Canada) the controlled Drugs and Substances Act (Canada) or the Cannabis Act (Canada) or of a statute or regulation of British Columbia	Actual Cost
	H9	Response to a fire that has been ignited, set or continued in contravention of Fire Prevention Bylaw 2024 No. 6061 or another enactment has been attended as an incident by the Fire Department.	Actual Cost

FIRE Fee Type	NO.	Description	Fees & Charges without taxes
FIRE HALL RENTAL For Filming Rental Rates refer to Schedule 10 - Filiming within the Fees and Charges Bylaw			
Fire Hall	I1	1/2 Day	$250.00
	I2	Full Day	$500.00
	I5	Parking Lot Rental - Per Day	$500.00
PERMITS			
	J1	Outdoor Burning Permit	$30.00
	J2	Land Clearing Permit (including site inspection)	$250.00
	J3	Special Burning Permits	$80.00
	J4	Fuel Dispensing Tank Permit Application	$275.00
	J5	Fireworks Event Permit	$130.00
	J6	Fireworks Sales Permit	$1,800.00
ADMINISTRATION			
	K1	Fire Safety Plan & Construction Safety Plan submission and letter issuance	$115.00
	K2	File Research Letter	$130.00
	K3	Reinspection Fee	$115.00
	K4	Reinspection of Land Clearing	$125.00
	K5	Fire Investigation (Fire Over $5,000.00 structural)	$785.00
	K6	Provision of Access for Inspection Fee	$125.00
	K7	Board-up Fee	Actual Cost
	K8	Attendance Vacant/Unoccupied Property Fee	Actual Cost
	K9	Inspection of Propane Dispensing Facility	Actual Cost
	K10	Removal of Rubbish, Debris and Other Fire Hazards	Actual Cost
	K11	15% Administration Fee added to all invoiced services	15% (max $500.00)
	K12	Special Effects Site Inspections	$125.00
	K13	Security Services	Actual Cost
	K14	Response to Third and Fourth False Alarm	$195.00
	K15	Response to Fifth and Subsequent False Alarms	$390.00
	K16	Reinspection Fee for Commercial Properties - Up to 5,000 sq. ft	$125.00
	K17	Reinspection Fee for Commercial Properties - 5,001 sq. ft to 10,000 sq. ft.	$175.00
	K18	Reinspection Fee for Commercial Properties - 10,001 sq. ft to 15,000 sq. ft.	$225.00
	K19	Reinspection Fee for Commercial Properties - Greater than 15,001 sq. ft.	$300.00
	K20	Reinspection Fee for Multi-Residential Properties - 1 to 5 floors	$175.00
	K21	Reinspection Fee for Multi-Residential Properties - 6 to 10 floors	$200.00
	K22	Reinspection Fee for Multi-Residential Properties - Greater than 10 floors	$300.00
	K23	Mobile Food Vendor Re-Inspection	$125.00

SCHEDULE 8. TRANSPORTATION
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6205

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
HIGHWAY USE PERMITS		
Highways Use Application & Permit Fee	Highways Use Permit for construction purposes	$250.00
	Highways Use Permit for public banner installation purposes	$100.00
	Highways Use Permit for private use of public sidewalks	$100.00
	Highways Use Permit for landscaping & tree planting purposes	$125.00
	Highways Use Permit for sandwich board sign purposes	$125.00 (Annual)
	Highways Use Permit for protruding signs	$100.00 (Annual)
	Highways Use Permit for awning/canopy	$100.00 (Annual)
	Highway Use Permit for sidewalk use and street furniture	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)
	Highways Use Permit for use of unopened highway purposes	$125.00 (Annual)
	Highways Use Permit for use of unopened highway purposes - Environmental Fees	At Cost
	Highways Use Permit for Traffic Control Training	$125.00
	Highway Use Permit for Horse Drawn Carriages Sight Seeing	$25.00
Highway Use Permit: Signals in Flash	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (business hours)	$200.00
	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (after hours)	$500 minimum charge, or as directed by the Engineer
Highway Use Permit Application Fee: Township of Langley Projects	Highway Use Permit for Township Capital or Operating works	$0.00
Highway Use Permit: Road Usage Fees	Highway Use Permit road usage fees for construction purposes	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater
	Highways Use Permit road usage fees for Special Event (for-profit only)	$150 minimum per event plus $2 per lineal km or $1.50 per m2 (based on nature of special event)
Highway Use Permit Road Usage Fees: Other	Highways Use Permit road usage fees for private use of road right-of-way or non-construction or Special Event (for-profit) uses (ie storage pods)	$100.00 minimum charge per occurrence
Highway Use Application and Permits and Road Usage Fees: Filming	See Schedule 10	
SPECIAL EVENTS		
Highway Use Permit	Highways Use Permit for Special Event	$125.00
	Highways Use Permit for Special Event - sponsored by Registered Charity	$62.50
PARKING		
Overtime Parking Permit	Overtime Parking Permit	$25.00
Overtime Parking Permit Daily Charge	Daily Charge for each day of approved Permit	$50.00
OVERSIZE & OVERWEIGHT PERMITS		
Oversize & Overweight Vehicle Permit Application Fee	Oversize or Overweight Vehicle Permit Application	$100.00
Oversize & Overweight Permit Pre & Post Inspection Fee	Pre and Post Inspection for damage to municipal infrastructure. To be charged where applicable, at the discretion of the Municipal Engineer	$500.00
Oversize & Overweight Escort Fee	Large structure, low speed moves (i.e. house move) shall require additional fees for moving the load while on a Township road, including costs for staff escort and potential material or contractor costs to ensure integrity and safety of Township infrastructure.	At Cost
Oversize & Overweight Urgent Repair Fee	Urgent Repair Fee due to damages caused by oversize and/or overweight vehicle	Actual cost, min. charge $2,000.00
For each trip on a Municipal Highway the road usage fee to be charged shall be based on the difference between the allowable weight and the actual weight on any axle or the vehicle as a whole, whichever is greater.		
Overweight Vehicle Weight Charge	Overweight Vehicle Permit (Per Trip) - 0 to 2,000 kg	$100.00
	Overweight Vehicle Permit (Per Trip) - 2,001 to 5,000 kg	$175.00
	Overweight Vehicle Permit (Per Trip) - 5,001 to 10,000 kg	$350.00
	Overweight Vehicle Permit (Per Trip) - 10,001 to 15,000 kg	$600.00
	Overweight Vehicle Permit (Per Trip) - Over 15,000 kg	$1,025.00

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
SPECIAL ROUTE PERMIT		
Special Route Permit	Special Route Permit (Per Each Trip not on a Truck Route)	$50.00
HIGHWAY CROSSING PERMIT		
Highway Crossing Annual Permit	Annual Highway Crossing Permit	$50.00
RECLAIMING CHATTEL OR FIXTURE		
Sign (Sign area 1.44m2 or less)	Cost to reclaim	$75.00
Sign (Sign area 1.44m2 to 10m2)	Cost to reclaim	$125.00
Sign Removal	Sign area greater than 10m2	$100.00/hr
Lifting Equipment	Charge per hour requiring lifting equipment	$175.00/hr
Permit Extension or Revision Fee	Charge for change requests to any active, issued Highway Use Permit type noted above (location, extension, duration, revised dates). Per occurrence.	$75.00
PAVEMENT CUT		
Pavement Reinstatement Fee	$110/m2, minimum charge $1,000, includes $25/m2 for "Pavement Degradation Fee: to compensate for reduction in pavement life caused by utility cuts	$110.00/m2, min. charge $1,000.00
Pavement Reinstatement Fee Township of Langley Works	$30/m2 for Pavement Degradation Fee	$30/m2
Pavement Penalty Charge	$75/m2, minimum charge $300. Would be billed to Permittee in cases where Permittee fails to notify Township with sufficient notice to inspect works in progress	$75.00/m2, min. charge $300.00
Urgent Pavement Repair Fee	Actual cost, minimum charge $2,250 [includes 3 hours work at $750/hr]. Charged to Permittee when Permittee fails to repair utility cut when notified to do so in a timely manner and where municipal crews are called in to perform the repairs	Actual cost, min. charge $2,250.00
DRIVEWAY PERMIT		
Driveway Application & Permit Fee	Application for Driveway Permit.	$100.00
Driveway Permit, 2nd Estimate	A permit fee for a second estimate for both driveways and boulevard tiling will be charged where the first estimate is over 90 days old.	$50.00
CULVERT INSTALLATION		
Boulevard Tiling, Entrance Culverts, Bulkheads, 1st or 2nd driveway	Installation of boulevard tiling, entrance culverts, bulkheads, and/or 1st or second driveway.	At Cost
Enviromental Permitting Fees, Boulevard Installations	Class A or B roadside ditch infills for boulevard tiling	At Cost
Enviromental Permitting Fees, driveway Installations	Per driveway, Class A watercourse, occurring in Summer instream works window	$2,500.00
Enviromental Permitting Fees, driveway Installations	Per driveway, Class B watercourse, occurring in Summer instream works window	$1,500.00
Enviromental Permitting Fees, driveway Installations	Class A or B, occuring outside Summer instream works window	At Cost
LEGAL RESPONSE REVIEW FEES		
Signal Sequencing, Historical Markings/Signs and Similar Data Requests	Per Request	$400.00
SURVEY MONUMENTS		
Standard ISA Monument	Replacement & administration costs for Mascot published class B or C ISA P.Rock or P.Con Monument.	$3,000.00
Legally Referenced / Standard ISA Monument	Replacement & administration costs for 2015 First Order Levelling Framework Network (FOLFN) Monument, Mascot published class B or C ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on a legal plan by a BCLS.	$5,000.00
HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument.	$8,000.00
Legally Referenced / HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on plan by a BCLS.	$10,000.00
Township of Langley Monuments	Replacement and administration costs for non-published survey monuments installed by the Township	$1,000.00
ELECTRIC VEHICLE CHARGERS		
Level 2 EVSE	Applies to the first two hours only. Price per hour	$1.50
	Applies to the third consecutive hour and all subsequent hours. Price per hour	$3.00
DC Fast Charger - Patron Use	This standard fee, consistent throughout BC, to recover cost of electricity.	$16.00/hour ($2 minimum charge)
MUNICIPAL ACCESS AGREEMENT		
Plan Approval Fees	For each single location	As per agreement
	For lineal installations <250m	$500.00
	For lineal installations >250m	$500 plus $50 for each additional 100m for anything greater than 250m

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
OVER STREET BANNERS		
Application Fee	For each individual installation	$50.00
Installation Fee	For each individual installation	$250.00
INSPECTION FEE	Inspections related to all Permits within this schedule	$165.00 per inspection or re-inspection
SECURITY DEPOSIT	Where required, security deposit allowance for all permits in this schedule	As ordered by Engineer
ADMINISTRATION FEE	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 9. SOLID WASTE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6205

SOLID WASTE Fee Type	Description	Fees & Charges without tax
Backyard Composter	Sale of compost bid product	$30.00
Composter Aerator	Sale of compost aerator product	$15.00
Zero Waste Station Rental	Security Deposit (up to $200.00) towards rental recycling stations	$200.00
Green Waste Kitchen Catcher	Sale of kitchen catcher product for organic kitchen waste	$5.00

SCHEDULE 10. FILMING

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6205

FILMING Fee Type	Description	Fees & Charges without tax
USE OF Facilities and Parks		
Facility and Park Rental		
ACC, Cemeteries, Civic Facility, Fire Halls and Training Grounds, MAP, salishan Place by the River, WCP, Williams Park	Per Day Rates - over 6 hrs per day	$3,000.00
	Half Day Rates - up to 6 hrs per day	$1,500.00
AAP, AKC, Bedford Plaza, GPC, WCB, WGC, and all other parks (including trails)	Per Day Rates - over 6 hrs per day	$1,800.00
	Half Day Rates - up to 6 hrs per day	$900.00
Parking Lots		
Parking Lot Use - AAP, Civic Facility, MAP, WCP, Williams Park	Filming w/o use of Facilitiy or Park	$1,500.00
	Filming Prep / Wrap (per day)	$1,500.00
	Parking use only	$800.00
Parking Lot Use - ACC, AKC, Fire Halls, GPC, salishan Place by the River, WCB, WGC, and all other parks (including trails)	Filming w/o use of Facility or Park	$900.00
	Filming Prep / Wrap (per day)	$900.00
	Parking use only	$600.00
USE OF Highways		
Application: Filming on Private Property	Application for filming purposes	$100.00
Application: Filming in Private Property Film Studio	Per Episode. Application for filming purposes	$100.00
Application & Permit Fee: Filming on Public Property	Consolidation of application and Highways Use Permit fees for filming purposes and right-of-way use	$525.00
Highways Use Permit: Inspections: Filming	Inspections related to Highways Use Permit for filming purposes	$165.00
Highways Use Permit: Security Deposits: Filming	Security deposit allowance related to Highways Use Permit for filming purposes	As ordered by Engineer
Highways Use Permit: Changes Filming	Per change. Requests to change approved permit variables (ie: dates, locations, etc.)	$100.00
Highways Use Permit: Temporary Street Lane Closure: Filming	Street lane closure (temporary) related to Highways Use Permit for filming purposes	$500.00
Highways Use Permit: Temporary Full Road Closure: Filming	Full road closure (temporary) related to Highways Use Permit for filming purposes. Fee to be assessed by Engineer based on need complexity	$1,000 minimum
Curfew Extension Fee:	For productions working outside regular standard hours. Applicable per location.	$250.00
USE OF Airport		
Grounds Parking: Filming	Per day	$500.00
Liaison to Business: Filming	Based on nature and extent of filming, and only as identified as necessary by Airport Manager	At Cost
Runway Closure Fee: Filming	Per day	$3,500.00

FILMING Fee Type	Description	Fees & Charges without tax
Airside Operating Surface Use: Filming	To compensate loss of revenue from other sources due to airside operating surface disruption and/or closure due to filming.	$1,500.00
Location Activity Fee: Filming	To cover costs related to the coordination and monitoring of film activities within leased space at the airport.	$500.00
USE OF Protective Services		
RCMP Traffic/Site Control Assistance: Filming	Per hour with four (4) hour minimum charge for designated RCMP traffic/site control assistance	$150.00
OTHER		
Staff Costs	Staff wages as required	At Cost
Filming Administration Fee	Administration fee on all services invoiced	15% (max $500.00)

SCHEDULE 11. WATERWORKS

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6205

WATERWORKS Fee Type	Description	Fees & Charges without tax
APPLICATION FEES		
Service Connection	Application fee for each new connection; includes estimate fee	$175.00
Reuse of Service Connection	Application fee for each reuse of an existing service, includes estimate fee to replace with new service, if required	$175.00
Disconnection of Service Connnection	Application fee for each disconnect; includes estimate fee	$175.00
CONNECTION/DISCONNECTION FEES		
Service Connection or Disconnection Deposit	A deposit, to be determined by an estimate, will be required in advance of work.	Cost
Service Connection/Disconnection Fee - Residential Subdivision with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each residential subdivision connection/disconnection, a deposit, to be determined by an estimate wil be required. Such deposit will be no less than $5000	$5,000.00
Service Connection/Disconnection Fee - Non Residential Development with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each non residential connection/disconnection and metered connection, a deposit, to be determined by an estimate will be required. Such deposit will be no less than $7500.	$7,500.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing water line	$165.00
Removal of Abandoned Services	Each removal of an abandoned water service requiring removal	At cost
FIRE HYDRANT FEES		
Fire Hydrant Use - Assembly Rental	Application, meter and backflow assembly rental	$175.00
Fire Hydrant Use - Water Consumption	Minimum per day fee is $50.00. Rate for water use is four (4) times the Tier 2 Metered Water rate. Provision of liability insurance for three (3) million dollars identifying the Township of Langley as additional insured.	$50.00
METER FEES		
Inaccessible Meter	For each 7 day period, where meter remains inaccessible, a rate shall apply	$200.00
Special Meter Readings	For each special meter readings, a rate shall apply	$175.00
Meter Testing	Security deposit for water meter testing. Refundable, if the water meter is deemed to be faulty or mis-registering by more than 5%	$250.00

WATERWORKS Fee Type	Description	Fees & Charges without tax
WATER RESTRICTION EXEMPTION PERMIT FEES		
Water Restriction Exemption Permit: Residential	Permit (21 days) to authorize residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$50.00
Water Restriction Exemption Permit: Multi-Family Residential	Permit (21 days) to authorize multi-family residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$200.00
Water Restriction Exemption Permit: Commercial	Permit (21 days) to authorize commercial use of water for newly installed law or landscaping during Stage 1 and 2 water restrictions	$200.00
Water Restriction Exemption Permit: Nematode Applicaton	Permit (21 days) to authorize use of water for nematode application (supported by proof of nematode purchase or hiring of professional nematode application services)	$0.00
AQUALOADER FOB FEES		
Aqualoader Fob Fee	For each new fob provided for the Aldergrove Aqualoader Terminal	$25.00
Aqualoader Fob Replacement Fee	Fee to replace Aldergrove Aqualoader Terminal access fob	$25.00
WORK DONE AT COST FEE	Where the Engineer determines that repair, or replacement, or service works are required to any part of the public or private system and the works are to be completed by Township staff or their contractors, and the expense is to be borne by the Owner.	At Cost
ADMINISTRATION FEE	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 12. SEWER

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6205

SEWER Fee Type	Description	Fees & Charges without tax
APPLICATION FEES		
Service Connection	Application fee for each new connection; includes estimate fee	$175.00
Reuse of Service Connection	Application fee for each reuse of an existing service, includes estimate fee to replace with new service, if required	$175.00
Disconnection of Service Connection	Application fee for each disconnect; includes estimate fee	$175.00
CONNECTION/DISCONNECTION FEES		
Service Connection or Disconnection Deposit	A deposit, to be determined by an estimate, will be required in advance of work.	At Cost
Service Connection/Disconnection Fee - Residential Subdivision with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each residential subdivision connection/disconnection, a deposit, to be determined by an estimate will be required. Such deposit will be no less than $5000	$5,000.00
Service Connection/Disconnection Fee - Non-Residential Development with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each non residential connection/disconnection and metered connection, a deposit, to be determined by an estimate will be required. Such deposit will be no less than $7500.	$7,500.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing sewer line	$165.00
Removal of Abandoned Services	Each removal of an abandoned sewer service requiring removal	At cost
WORK DONE AT COST FEE	Where the Engineer determines that repair, or replacement, or service works are required to any part of the public or private system and the works are to be completed by Township staff or their contractors, and the expense is to be borne by the Owner.	At Cost
ADMINISTRATION FEE	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 13. STORMWATER

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6205

STORMWATER Fee Type	Description	Fees & Charges without tax
Service Connection or Disconnection Application Deposit	A deposit, to be determined by an estimate, will be required in advance of work.	At Cost
Service Connection Application Fee	Application fee for each new connection; includes estimate fee	$175.00
Reuse of Service Connection Application Fee	Application fee for each reuse of an existing service, includes estimate fee to replace with new service, if required	$175.00
Disconnection of Service Connnection Application Fee	Application fee for each disconnect; includes estimate fee	$175.00
Connection Inspection Fee	Inspection fee for connection or disconnecting	$165.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 17. RECREATION, ARTS AND CULTURE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6205

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
Pool, Fitness, and Arena Admissions		
Single Admissions	Child	$3.57
	Youth	$4.57
	Adult	$7.29
	Senior	$3.52
	Super Senior	$0.48
	Family	$14.57
	Student	$5.14
	Drop-in Hockey	$7.33
	Loonie Admission	$0.95
	Toonie Admission	$1.90
10 Pass	Child	$32.14
	Youth	$41.19
	Adult	$65.62
	Senior	$31.67
	Super Senior	$4.76
	Family	$131.14
	Student	$46.24
20 Pass	Child	$57.14
	Youth	$73.20
	Adult	$116.62
	Senior	$56.33
	Super Senior	$9.53
	Family	$233.14
	Student	$82.24
1 Month	Child	$35.71
	Youth	$45.76
	Adult	$72.90
	Senior	$35.19
	Family	$145.71
	Student	$51.38
3 Months	Child	$74.95
	Youth	$96.05
	Adult	$153.10
	Senior	$73.90
	Family	$305.95
	Student	$107.95
1 Year	Child	$142.81
	Youth	$192.10
	Adult	$524.86
	Senior	$253.43
	Super Senior	$47.15
	Family	$961.62
	Student	$370.10

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
Summer Pass	Summer Pass	$23.81
Waterpark Single Admissions	Child	$5.14
	Youth	$6.62
	Adult	$10.48
	Senior	$5.14
	Super Senior	$0.48
	Student	$7.48
Museum Admissions		
Single Admissions	Child	$3.57
	Youth	$4.57
	Adult	$7.29
	Senior	$3.52
	Super Senior	$0.48
	Family	$14.57
	Student	$5.14
	Loonie Admission	$0.95
	Toonie Admission	$1.90
Yearly Membership	Child	$8.38
	Youth	$10.76
	Adult	$17.14
	Senior	$8.29
	Super Senior	$1.14
	Family	$34.24
	Student	$12.10
Theatre Rentals		
	Capacity up to 167 - Commercial Use Booking Flat Rate- (more than 8 hours)	$1,870.39
	Capacity up to 167 - Private Use Booking Flat Rate (more than 8 hours)	$935.71
	Capacity up to 167 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$467.85
	Capacity up to 167 - Commercial Hourly	$177.41
	Capacity up to 167 - Private Hourly	$118.62
	Capacity up to 167 - Non-Profit Hourly	$59.82
Banquet/Conference Space Rentals		
	Capacity up to 200 - Commercial Use Booking Flat Rate (more than 8 hours)	$2,805.08
	Capacity up to 200 - Private Use Booking Flat Rate (more than 8 hours)	$1,870.42
	Capacity up to 200 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$942.15
	Capacity up to 200 - Commercial Hourly	$265.62
	Capacity up to 200 - Private Hourly	$236.24
	Capacity up to 200 - Non-Profit Hourly	$118.64
Combination Banquet/Conference and Theatre Rentals		
	Theatre capacity up to 167 / Banquet capacity up to 200 - Commercial Use Booking Flat Rate (more than 8 hours)	$3,506.60

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Theatre capacity up to 167 / Banquet capacity up to 200 - Private Use Booking Flat Rate (more than 8 hours)	$2,104.60
	Theatre capacity up to 167 / Banquet capacity up to 200 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$1,057.50
	Theatre capacity up to 167 / Banquet capacity up to 200 - Commercial Hourly	$332.27
	Theatre capacity up to 167 / Banquet capacity up to 200 - Private Hourly	$266.15
	Theatre capacity up to 167 / Banquet capacity up to 200 - Non-Profit Hourly	$133.85
Catering Kitchen Rentals		
	Catering Kitchen - Commercial Use Booking Flat Rate	$145.84
	Catering Kitchen - Private Use Booking Flat Rate	$97.22
	Catering Kitchen - Non-profit Use Booking Flat Rate	$48.60
Gallery Rentals		
	Main Exhibition Gallery - capacity up to 150 - Commercial Hourly	$290.42
	Main Exhibition Gallery - capacity up to 150 - Private Hourly	$205.65
	Main Exhibition Gallery - capacity up to 150 - Non-Profit Hourly	$120.96
	Feature Exhibition Gallery - capacity up to 100 - Commercial Hourly	$193.61
	Feature Exhibition Gallery - capacity up to 100 - Private Hourly	$137.09
	Feature Exhibition Gallery - capacity up to 100 - Non-Profit Hourly	$80.64
Amphitheatre Rentals		
	Capacity up to 84 - Commercial Hourly	$33.93
	Capacity up to 84 - Private Hourly	$27.26
	Capacity up to 84 - Non-Profit Hourly	$13.87
Swimming Pool Rentals		
	Aquaplay - Commercial Prime Hourly	$640.99
	Aquaplay - Commercial Non-Prime Hourly	$320.99
	Aquaplay - Private Prime Hourly	$427.66
	Aquaplay - Private Non-Prime Hourly	$214.34
	Aquaplay - Non-Profit Prime Hourly	$214.34
	Aquaplay - Non-Profit Non-Prime Hourly	$107.66
	Aquatic Club Meet - Commercial 12.5m lane - Prime Hourly	$26.09
	Aquatic Club Meet - Commercial 25m lane - Prime Hourly	$51.19
	Aquatic Club Meet - Commercial 50m lane - Prime Hourly	$101.37
	Aquatic Club Meet - Non-Profit 12.5m lane - Prime Hourly	$9.36
	Aquatic Club Meet - Non-Profit 25m lane - Prime Hourly	$17.73
	Aquatic Club Meet - Non-Profit 50m lane - Prime Hourly	$34.46
	Beachside Green - Commercial Prime Hourly	$640.99
	Beachside Green - Commercial Non-Prime Hourly	$320.99
	Beachside Green - Private Prime Hourly	$427.66
	Beachside Green - Private Non-Prime Hourly	$214.34

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Beachside Green - Non-Profit Prime Hourly	$214.34
	Beachside Green - Non-Profit Non-Prime Hourly	$107.66
	Dive Tank Commercial - Prime Hourly	$87.10
	Dive Tank Commercial - Non-Prime Hourly	$44.05
	Dive Tank Private - Prime Hourly	$58.40
	Dive Tank Private - Non-Prime Hourly	$29.70
	Dive Tank Non-Profit - Prime Hourly	$29.70
	Dive Tank Non-Profit - Non-Prime Hourly	$15.35
	1/2 Dive Tank Commercial - Prime Hourly	$44.09
	1/2 Dive Tank Commercial - Non-Prime Hourly	$22.56
	1/2 Dive Tank Private - Prime Hourly	$29.73
	1/2 Dive Tank Private - Non-Prime Hourly	$15.36
	1/2 Dive Tank Non-Profit - Prime Hourly	$15.36
	1/2 Dive Tank Non-Profit - Non-Prime Hourly	$8.19
	Lazy River - Commercial Prime Hourly	$854.32
	Lazy River - Commercial Non-Prime Hourly	$427.66
	Lazy River - Private Prime Hourly	$569.87
	Lazy River - Private Non-Prime Hourly	$285.44
	Lazy River - Non-Profit Prime Hourly	$285.44
	Lazy River - Non-Profit Non-Prime Hourly	$143.23
	Leisure Pool - Commercial Prime Hourly	$854.32
	Leisure Pool - Commercial Non-Prime Hourly	$427.66
	Leisure Pool - Private Prime Hourly	$569.87
	Leisure Pool - Private Non-Prime Hourly	$285.44
	Leisure Pool - Non-Profit Prime Hourly	$285.44
	Leisure Pool - Non-Profit Non-Prime Hourly	$143.23
Pacific Lagoon (ACC specific)	Shallow Tank 10m-12.5m - Commercial Prime Hourly	$87.10
	Shallow Tank 10m-12.5m - Commercial Non-Prime Hourly	$44.05
	Shallow Tank 10m-12.5m - Private Prime Hourly	$58.40
	Shallow Tank 10m-12.5m - Private Non-Prime Hourly	$29.70
	Shallow Tank 10m-12.5m - Non-Profit Prime Hourly	$29.70
	Shallow Tank 10m-12.5m - Non-Profit Non-Prime Hourly	$15.35
	Pool Lane 10m-12.5m - Commercial Prime Hourly	$23.48
	Pool Lane 10m-12.5m - Commercial Non-Prime Hourly	$12.27
	Pool Lane 10m-12.5m - Private Prime Hourly	$15.96
	Pool Lane 10m-12.5m - Private Non-Prime Hourly	$8.52
	Pool Lane 10m-12.5m - Non-Profit Prime Hourly	$8.52
	Pool Lane 10m-12.5m - Non-Profit Non-Prime Hourly	$4.75
	Pool Lane 17.5m - Commercial Prime Hourly	$34.62
	Pool Lane 17.5m - Commercial Non-Prime Hourly	$17.85
	Pool Lane 17.5m - Private Prime Hourly	$23.42
	Pool Lane 17.5m - Private Non-Prime Hourly	$12.21
	Pool Lane 17.5m - Non-Profit Prime Hourly	$12.21
	Pool Lane 17.5m - Non-Profit Non-Prime Hourly	$6.63
	Pool Lane 25m - Commercial Prime Hourly	$45.95
	Pool Lane 25m - Commercial Non-Prime Hourly	$23.48
	Pool Lane 25m - Private Prime Hourly	$30.99

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Pool Lane 25m - Private Non-Prime Hourly	$15.96
	Pool Lane 25m - Non-Profit Prime Hourly	$15.96
	Pool Lane 25m - Non-Profit Non-Prime Hourly	$8.52
	Pool Lane 50m - Commercial Prime Hourly	$90.90
	Pool Lane 50m - Commercial Non-Prime Hourly	$45.94
	Pool Lane 50m - Private Prime Hourly	$60.91
	Pool Lane 50m - Private Non-Prime Hourly	$30.99
	Pool Lane 50m - Non-Profit Prime Hourly	$30.99
	Pool Lane 50m - Non-Profit Non-Prime Hourly	$15.96
	Tidal Pool with Video - Commercial Prime Hourly	$854.32
	Tidal Pool with Video - Commercial Non-Prime Hourly	$427.66
	Tidal Pool with Video - Private Prime Hourly	$569.87
	Tidal Pool with Video - Private Non-Prime Hourly	$285.44
	Tidal Pool with Video - Non-Profit Prime Hourly	$285.44
	Tidal Pool with Video - Non-Profit Non-Prime Hourly	$143.23
	Waterslides - Commercial Prime Hourly	$854.32
	Waterslides - Commercial Non-Prime Hourly	$427.66
	Waterslides - Private Prime Hourly	$569.87
	Waterslides - Private Non-Prime Hourly	$285.44
	Waterslides - Non-Profit Prime Hourly	$285.44
	Waterslides - Non-Profit Non-Prime Hourly	$143.23
	Wave Pool - Commercial Prime Hourly	$854.32
	Wave Pool - Commercial Non-Prime Hourly	$427.66
	Wave Pool - Private Prime Hourly	$569.87
	Wave Pool - Private Non-Prime Hourly	$285.44
	Wave Pool - Non-Profit Prime Hourly	$285.44
	Wave Pool - Non-Profit Non-Prime Hourly	$143.23
	Pool Beach Area - Commercial Prime Hourly	$90.78
	Pool Beach Area - Commercial Non-Prime Hourly	$45.89
	Pool Beach Area - Private Prime Hourly	$60.90
	Pool Beach Area - Private Non-Prime Hourly	$30.88
	Pool Beach Area - Non-Profit Prime Hourly	$30.88
	Pool Beach Area - Non-Profit Non-Prime Hourly	$16.01
	Full Waterpark Area - Commercial Prime Hourly	$3,367.40
	Full Waterpark Area - Commercial Non-Prime Hourly	$1,689.09
	Full Waterpark Area - Private Prime Hourly	$2,248.63
	Full Waterpark Area - Private Non-Prime Hourly	$1,129.57
	Full Waterpark Area - Non-Profit Prime Hourly	$1,129.57
	Full Waterpark Area - Non-Profit Non-Prime Hourly	$570.35
Arena Ice Rentals		
	Commercial - Prime Hourly	$546.53
	Commercial - Non-Prime Hourly	$315.73
	Private - Prime Hourly	$449.38
	Private - Non-Prime Hourly	$252.09
	Non-Profit - Prime Hourly	$169.59
	Non-Profit - Non-Prime Hourly	$103.23
	Junior Hockey Game/Practice - Season-Prime Hourly	$202.86

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Junior Hockey Game - Playoff-Prime Hourly,**plus $1.00 per person over first 500	$202.86
	Junior Hockey Practice - Season- Non-Prime Hourly	$118.08
Arena Dry Floor Rentals		
	Commercial - Prime Hourly	$213.68
	Commercial - Non-Prime Hourly	$128.60
	Private - Prime Hourly	$106.03
	Private - Non-Prime Hourly	$64.04
	Non-Profit - Prime Hourly	$55.55
	Non-Profit - Non-Prime Hourly	$33.73
	Senior "A" Lacrosse - Prime Hourly	$134.30
Curling Ice Rentals		
	Commercial - Prime Hourly/Sheet	$55.84
	Commercial - Non Prime Hourly/Sheet	$31.83
	Private - Prime Hourly/Sheet	$47.46
	Private - Non Prime Hourly/Sheet	$28.86
	Non-Profit - Prime Hourly/Sheet	$41.20
	Non-Profit - Non Prime Hourly/Sheet	$16.11
Curling Dry Floor Rentals		
	Commercial - Hourly	$106.83
	Private - Hourly	$53.01
	Non-Profit - Hourly	$27.76
Bonspiel Rentals		
* curling clubs only	Bonspiel - Adult (per draw) *	$164.85
	Bonspiel - Senior/Junior (per draw) *	$64.51
Sports Box Class A1 GPC Rentals	Commercial - Hourly	$174.22
	Private - Hourly	$102.03
	Non-Profit - Hourly	$31.40
Facility Rentals		
Aerobic Rooms		
	Commercial - Hourly	$124.86
	Private - Hourly	$83.57
	Non-Profit - Hourly	$42.30
Gymnasiums		
	Gymnasium - Full - Double Gym Non-Prime Private Hourly	$110.63
	Gymnasium - Full - Double Gym Non-Prime Non-Profit Hourly	$55.82
	Gymnasium - Half - Single Gym Non-Prime Private Hourly	$55.82
	Gymnasium - Half - Single Gym Non-Prime Non-Profit Hourly	$28.41
	Gymnasium - Quarter - Half Gym Non-Prime Private Hourly	$28.41
	Gymnasium - Quarter - Half Gym Non-Prime Non-Profit Hourly	$14.71
	Gymnasium - Full - Double Gym - Prime Commercial Hourly	$329.90
	Gymnasium - Full - Double Gym - Prime Private Hourly	$220.26
	Gymnasium - Full - Double Gym - Prime Non-Profit Hourly	$110.63
	Gymnasium - Half - Single Gym - Prime Commercial Hourly	$165.45
	Gymnasium - Half - Single Gym - Prime Private Hourly	$110.63
	Gymnasium - Half - Single Gym - Prime Non-Profit Hourly	$55.82
	Gymnasium - Quarter - Half Gym - Prime Private Hourly	$55.82

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Gymnasium - Quarter - Half Gym - Prime Non-Profit Hourly	$28.41
	Gymnasium - NLC Elementary School - Commercial Hourly	$165.45
	Gymnasium - NLC Elementary School - Private Hourly	$110.63
	Gymnasium - NLC Elementary School - Non-Profit Hourly	$55.82
	Gymnasium - NLC Middle School - Commercial Hourly	$184.04
	Gymnasium - NLC Middle School - Private Hourly	$123.02
	Gymnasium - NLC Middle School - Non-Profit Hourly	$62.01
Lobbies		
	Commercial - Hourly	$51.12
	Private - Hourly	$34.42
	Non-Profit - Hourly	$17.74
Facility Specific Rentals		
ACC Roof Deck	Roof Deck - capacity up to 60 - Commercial Hourly	$153.59
	Roof Deck - capacity up to 60 - Private Hourly	$102.72
	Roof Deck - capacity up to 60 - Non-Profit Hourly	$51.87
ACC Indoor Walking Track	Two Lanes - Commercial Hourly	$27.21
	Two Lanes - Private Hourly	$18.47
	Two Lanes - Non-Profit Hourly	$9.74
Multipurpose Room Rentals	Capacity up to 45 - Commercial Hourly	$51.12
	Capacity up to 45 - Private Hourly	$34.42
	Capacity up to 45 - Non-Profit Hourly	$17.74
	Capacity up to 80 - Commercial Hourly	$77.32
	Capacity up to 80 - Private Hourly	$51.89
	Capacity up to 80 - Non-Profit Hourly	$26.46
	Capacity up to 133 - Commercial Hourly	$89.44
	Capacity up to 133 - Private Hourly	$59.94
	Capacity up to 133 - Non-Profit Hourly	$30.50
George Preston Lower Lounge Rentals	Lower Lounge - Commercial Hourly	$51.11
	Lower Lounge - Private Hourly	$34.42
	Lower Lounge - Non-Profit Hourly	$17.73
George Preston Multipurpose Room Rentals	Multipurpose Room - capacity up to 133 - Commercial Use Booking Flat Rate (more than 8 hours)	$715.69
	Multipurpose Room - capacity up to 133 - Private Use Booking Flat Rate (more than 8 hours)	$479.69
	Multipurpose Room - capacity up to 133 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$244.14

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT (SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) DEVELOPMENT PERMIT AREA DESIGNATION) BYLAW NO. 6116

EXPLANATORY NOTE

Bylaw No. 6116 amends: (1) Langley Official Community Plan Bylaw 1979 No. 1842 by adding Schedule 4 - Development Permit Area: Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH) as Schedule 4 of Schedule A; (2) Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 by distinguishing which forms of development are subject to the Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH); and (3) Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 and (4) Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw 1987 No. 2527 by referencing the Form and Character Guidelines for Small-Scale Multi-Unit Housing.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT (SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) DEVELOPMENT PERMIT AREA DESIGNATION) BYLAW NO. 6116

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Small-Scale Multi-Unit Housing (SSMUH) Development Permit Area Designation) Bylaw No. 6116”.

2. “Langley Official Community Plan Bylaw 1979 No. 1842”, as amended, is further amended by:

    a. Adding Schedule 4, as shown on Schedule “A” attached to and forming part of this bylaw.
    b. Amending the Table of Contents to add “SCHEDULE 4 DEVELOPMENT PERMIT AREA: FORM AND CHARACTER GUIDELINES FOR SMALL-SCALE MULTI-UNIT HOUSING (SSMUH)” after Schedule 3.

3. “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300”, as amended, is further amended by:

    a. Under Section 4.1 General Residential Land Use Policy 7, replacing the sentence “The agreement should address the following general guidelines for new developments:” with “Where small-scale multi-unit housing (SSMUH) is a permitted use, the agreement must comply with the Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH) specified in Schedule 4 of the Official Community Plan. Otherwise, the agreement should address the following general guidelines for new developments:”.

    b. In the introductory paragraph under Section 10.1 Development Permit Area A – Residential, deleting the words, “semi-detached dwellings, duplexes”.

    c. Under Section 10.1.2 Exemptions, adding a seventh bullet as follows:, “developments that are subject to the Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH) specified in the Official Community Plan” and replacing the sentence “For clarity, a development permit for form and character is not required for the construction of, addition to, or alteration of a single-family dwelling.” with the sentence “For clarity, a development permit under Development Permit Area A is not required for the construction of, addition to, or alteration of a single-family dwelling.”

d. Under Section 10.1.3 Guidelines, Ground-Oriented Multi-Family Buildings, replacing the words, “duplexes, semi-detached dwellings, rowhouses, and townhouses” with the words “rowhouses and townhouses”.

4. “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661”, as amended, is further amended by adding the following under Section 3.12 Murrayville Heritage Conservation Area, as policy #9:

“9. In this Heritage Conservation Area, small-scale multi-unit housing development, as defined in the Zoning Bylaw, must also be consistent with the Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH) established in the Official Community Plan, except that, if those guidelines conflict with the Murrayville Heritage Conservation Area Design Guidelines, the Murrayville Heritage Conservation Area Design Guidelines will take precedence.”

5. “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw 1987 No. 2527”, as amended, is further amended by adding the following paragraph at the end of Section 5.1 Heritage Conservation Area:

“In this Heritage Conservation Area, small-scale multi-unit housing development, as defined in the Zoning Bylaw, must also be consistent with the Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH) established in the Official Community Plan, except that, if those guidelines conflict with the Fort Langley Building Façade Design Guidelines, the Fort Langley Building Façade Design Guidelines will take precedence.”

READ A FIRST TIME the	9	day of	March	, 2026
READ A SECOND TIME the	9	day of	March	, 2026
PUBLIC HEARING HELD the	23	day of	March	, 2026
READ A THIRD TIME the		day of		, 2026
ADOPTED the		day of		, 2026

_____ Mayor _____ Township Clerk

SCHEDULE 4 DEVELOPMENT PERMIT AREA: FORM AND CHARACTER GUIDELINES FOR SMALL-SCALE MULTI-UNIT HOUSING (SSMUH)

1. APPLICABLE AREA

Lands where small-scale multi-unit housing development is a use permitted by the Zoning Bylaw, as amended or replaced, are hereby designated as a Development Permit Area (DPA) under section 488(1)(e) of the *Local Government Act* (LGA) to establish objectives and guidelines for the form and character of intensive residential development.

Subdivision

Land within the DPA must not be subdivided unless the owner first obtains a development permit under this DPA by entering into an exterior design control agreement, prepared by a Design Consultant as defined below, in compliance with these Guidelines, and registered on each title as a restrictive covenant, prior to final subdivision approval.

For clarity, a proposed subdivision that creates lots that are eligible for small-scale multi-unit housing (SSMUH) requires the registration of an exterior design control agreement that is consistent with these Guidelines, even if those lots are intended for single family development.

Exemptions

A lot-line adjustment does not require a development permit for the purpose of subdivision under this DPA. All other subdivision types are subject to this DPA.

Development

Within the DPA, the construction of or addition to a building or structure must not be initiated unless:

- the owner first obtains a development permit under this DPA;
- the lot is subject to an exterior design control agreement under the Subdivision provisions above, and submits a declaration from the specified Design Consultant (as defined below) that the proposed project is consistent with these Guidelines, which declaration is subject to review and approval by the Township; or
- the project is explicitly exempted below.

Design Consultant

A Design Consultant must declare that a proposed development is in compliance with these Guidelines by stamping or signing a checklist indicating compliance with each guideline and stamping or signing each item required for the development permit. The declaration is subject to review and approval by the Township.

“Design Consultant” means an Architect in good standing with the Architectural Institute of British Columbia or any successor body, or a registered Design Consultant in good standing with the National Home Designers Association or any successor body, or a Registered Building Designer and/or a Certified Residential Designer in good standing with the Applied Science

Technologists and Technicians of British Columbia or any successor body, who is appointed by the registered owner for that lot.
A Design Consultant’s declaration of compliance must be included with the development permit and/or building permit application and will be considered alongside all other information when considering issuing the permit.

Existing Design Control Agreements

For clarity, the existence of a registered exterior design control agreement only exempts a project from this DPA if the agreement is consistent with these Guidelines. A non-consistent exterior design control agreement may also have been registered on a property; in these cases, the development is subject to this DPA. Unless discharged, any existing exterior design control agreement will continue to be in effect (according to its own terms), in addition to the requirements of this DPA.

Exemptions

The following project types do not require a development permit for the purpose of construction or addition under this DPA:

1. A single family dwelling (as defined in the Zoning Bylaw, as amended or replaced) that is located on a lot with no other dwelling units.
2. Development that involves no increase to the number of dwelling units on a site.
3. Additions and detached buildings less than 50 m^2, provided that such development:
    a. is located in a rear yard; or
    b. is consistent with these Guidelines.
4. Interior renovations, which may include the creation of a secondary suite.
5. Dwelling unit(s) that are added to a lot where a single family dwelling or duplex built before November 18, 2024 is retained (“infill housing” as defined in the Zoning Bylaw, as amended or replaced), provided that added unit(s) are stylistically consistent with and visually subordinate to the retained building, supported by a Design Consultant’s declaration.
6. Development that is subject to a Heritage Alteration Permit due to either:
    a. a heritage designation bylaw under Section 611 of the LGA;
    b. a heritage revitalization agreement under Section 586 of the LGA; or
    c. a Heritage Conservation Area under Section 614 of the LGA.

Note: It is the owner’s responsibility to ensure that they or their appointees consult and comply with all Township bylaws and policies, including any applicable Community and Neighbourhood Plans, the Zoning Bylaw, and the Subdivision and Development Servicing Bylaw, as amended from time to time.

2. OBJECTIVES

The intent of this DPA designation is to provide clear and specific direction for the form and character of new developments to promote quality of life, community safety, neighbourliness and compatibility. The objectives are as follows:

2.1 Ensure high-quality design, compatible with neighbourhood character and typical house forms.

2.2 Ensure residents’ access to light, fresh air and usable outdoor space.

2.3 Minimize conflicts between pedestrians and automobiles.

2.4 Engage with the public realm, including non-street pathways.

2.5 Promote neighbourliness, pedestrian and resident safety, and quality of life through good design.

2.6 Ensure that individual unit entrances can be easily identified and accessed.

2.7 Minimize the visual impact of parking.

2.8 Allow for stormwater infiltration by minimizing impervious surfaces.

3. GUIDELINES

Exteriors

3.1 Include a neighbourhood context study prepared by a Design Consultant that demonstrates compatibility between the proposed project design and the surrounding neighbourhood character, considering the following from a minimum of five residential properties along each side of the street(s) on which the subject property is located, within 100 m from the boundary of the subject property:

- architectural style
- building cladding – type, details and application
- roof – style and slope
- building height and massing
- front and side yard setbacks
- colours
- front yard landscaping
- façade modulation including dimensions and stylings

3.2 Apply a consistent architectural style. Incorporate architectural detailing appropriate to the architectural style, including substantial trim (e.g. 1x4 nominal). This may also include columns, wood-style railings, exposed rafter tails, brackets, cornices and other substantial moldings, shutters, and wood or stone post bases and chimneys. See Figure 3.2 for examples.



Figure 3.2

3.3 Cladding materials should be durable and applied according to the defined architectural style consistently around the building. Each building should have a primary and secondary cladding material, with the secondary used to articulate architectural elements such as gable ends (see Figure 3.2 for an example) and bay windows. Transitions in materials should only occur along horizontal lines separated by substantial trim, or at inside (concave) corners. Vinyl and aluminum siding are discouraged.

3.4 Building elevations adjacent to the public realm (i.e. street, lane, walkway, park or trail) should receive the following treatments:

3.4.1 Each building elevation adjacent to the public realm should provide a strong street presence including prominent windows that address the street, and clearly identified entrances (e.g. functional porches, porticos, recessed entries, lighting).

3.4.2 Building elevations adjacent to the public realm should also provide visual interest, such as with a roof element between the first and second floor (e.g. covering an entry, porch or window) or architectural elements in each storey such as bay/box windows, dormers, balconies, articulated chimneys, or elements listed in Section 3.2 and 3.4.1.

3.4.3 A design at the corner of two streets should have reduced massing of any upper storeys and the roofline at that corner of the building.

3.5 On a lot that contains a building on the Community Heritage Register or Heritage Inventory, development should maintain the visual prominence of the heritage building and be complementary to it. A Heritage Revitalization Agreement is recommended for the development of such lots.

3.6 Every unit should have access to natural light and ventilation from at least two sides. See Figure 3.6 for examples.

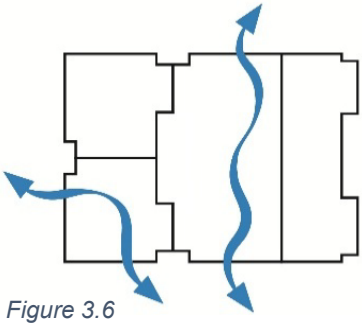


Figure 3.6

3.7 Avoid clear sightlines into any adjacent residential building. Minimize overlook from balconies into neighbouring backyards. On rear and side elevations within 4.5 m of a rear lot line, avoid placement of transparent upper storey windows that would provide direct overlook into

neighbouring backyards. Consider the use of screening wherever needed, such as with architectural features (e.g. frosted glass, trellises) or landscaping.

Entrances

3.8 At least one unit entrance should be oriented to the street. Remaining unit entrances should be oriented toward the public realm (i.e. public street, lane, walkway, park or trail), wherever possible (see Section 3.4 regarding design of these entrances). Otherwise, they should be oriented toward any associated ground-level individual outdoor spaces (see Section 3.15).

3.9 Each unit should be connected to a fronting street by an unobstructed, hard surface pathway that is a minimum 1.5 m in width.

3.10 Each unit entrance should be easily identifiable and adequately illuminated. If the entry door itself is not visible from the public realm, the route to the door should be visible and labeled with the address. Any exterior stairs should be illuminated.

3.11 Unit entrances directly adjacent to a lane should be recessed. Consider use of a change in grade where this would enhance safety from automobile traffic.

Third Storeys

3.12 Third storeys, where permitted under the Zoning Bylaw, to be within the structure of a sloped roof. See Figure 3.12 for an example.



Figure 3.12

Roofs

3.13 Where a flat roof form is considered appropriate, the building shall maintain a similar overall mass and reduce the visual impact on adjacent properties, achieving neighbourhood compatibility by respecting the existing scale, mass and height of surrounding structures. Any third storey elevation(s) facing the public realm should be stepped back from the second storey sufficiently to reduce visibility.

Site Planning

3.14 To ensure that buildings respond to natural grading conditions, they should be designed in accordance with the Subdivision & Development Servicing Bylaw Schedule B, Design Criteria Section D7.7 Site Drainage, as amended from time to time. This includes with minimal retaining walls, mounding or fill. Grading of the lot should create a smooth grade transition between adjacent lots. The lot grading design shall not substantially modify the lot drainage per any existing approved lot grading plan.

3.14.1 The building height and massing should also be compatible with the lot grading plan and with buildings on adjacent lots.

3.15 Each unit should have direct access to an individual outdoor space (e.g., balcony, patio, yard, rooftop patio).

3.15.1 Where an individual outdoor space is provided at or below grade, the area should be level, well-drained, and usable for seating or other outdoor activities. Each space should be delineated (e.g. with a fence, hedge or architectural screen – see Section 3.18 regarding fences); in side and rear yards these should be a minimum 1 m high. Semi-permeable paving materials are preferred over a cast-in-place concrete slab (see Figure 3.23 for examples).

3.15.2 Balconies should face the public realm (i.e. public street, lane, walkway, park or trail) or an area common to the development and avoid facing neighbouring residential buildings where possible. (See Section 3.7 regarding sightlines.)

3.15.3 Any rooftop patios should be stepped back from exterior walls that are directly adjacent to a neighbouring residential building.

3.16 All portions of the lot not occupied by a building or structure or used for off-street parking, storage, individual outdoor spaces or pedestrian circulation, should be suitably landscaped, for example with sod, groundcover, trees, shrubs or plant beds.

3.16.1 At least one appropriately scaled tree should be located in the front yard based on the depth of the front setback, as specified here. Any new trees should be selected and installed in accordance with good arboricultural practice and should not be planted where they will conflict with underground services or drainage structures. See Subdivision and Development Servicing Bylaw 2019 No. 5382, Schedule I Tree Protection, Appendix B, as amended from time to time, for a list of recommended tree species.

Front setback:	**Size of tree at maturity:**
Less than 3.5 m	Small
3.5 - 5.0 m	Medium
Greater than 5.0 m	Large

3.16.2 Landscaping or fencing should be used to screen parking areas of more than two spaces, storage areas, and exposed basement walls over 0.6 m in height from the public realm (i.e. public street, lane, walkway, park or trail). (See Section 3.18 regarding fences.)

3.16.3 Where a building is located at the minimum permitted rear setback adjacent to a lane, the area of the setback should be landscaped, except to allow crossings for driveways and pathways.

3.17 Site planning and landscaping should consider the established principles of Crime Prevention Through Environmental Design (CPTED), including opportunities for:

- Provision of defensible (private or semi-private) space that is clearly separated by fences, landscaping or paving and is adequately lit and readily visible by residents.
- Personal surveillance of individual outdoor areas and private pathways
- Neighbourhood surveillance of all public pathways and sidewalks.

3.18 Fences shall comply with Section 111.6 “Fencing” of the Zoning Bylaw, as amended from time to time. Any fences in the front yard should be an open style (chain-link is discouraged).

3.19 The visual impact of solid waste bin storage should be minimized by locating it out of view in a screened or enclosed area accessible to all respective users.

3.20 Where units are located in multiple buildings, buildings should be arranged around a courtyard where feasible. See Figure 3.20 for examples. Stairs, landings, and individual outdoor spaces specified under Section 3.15 may project into this space.

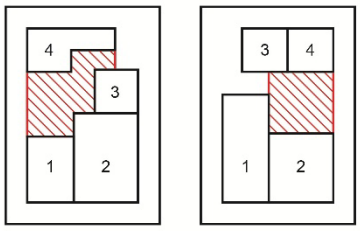


Figure 3.20

Parking

3.21 Garage entrances should be visually subordinate to unit entrances. Garage doors that are visible from the public realm should be of durable materials. Garages that are located entirely in front of the main mass of the development should be oriented sideways to create a courtyard character; siting and landscape treatments should be used to reduce their prominence.

3.22 No more than two outdoor parking spaces should be located between the front façade and the front lot line. See Figure 3.22 for an example.

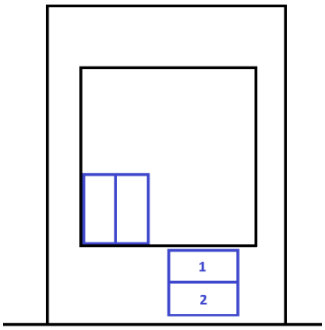


Figure 3.22

3.23 Any outdoor parking spaces beyond two per lot should be paved with semi-permeable materials, such as porous pavement, concrete grid / modular pavers, ribbon driveways, reinforced grass, or concrete or plastic reinforcement products, in conjunction with groundcover. See Figure 3.23 for examples.



Figure 3.23

Accessory Buildings

3.24 Accessory buildings (as defined in the Zoning Bylaw, as amended from time to time) that are not exempted from this DPA shall complement the style of principal building(s) with similar cladding, trim, roof slope and colour(s).

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MARCH 9, 2026 - REGULAR MEETING	**REPORT:**	26-26
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE:**	LRP00026
SUBJECT:	SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) DEVELOPMENT PERMIT AREA		

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Small-Scale Multi-Unit Housing (SSMUH) Development Permit Area Designation) Bylaw No. 6116.

That Council authorize staff to schedule the required Public Hearing for Bylaw No. 6116.

That Council give first, second and third reading to Development Permit Delegation Bylaw 2016 No. 5246 Amendment (Small-Scale Multi-Unit Housing (SSMUH) Development Permit Delegation) Bylaw No. 6117.

EXECUTIVE SUMMARY:

In accordance with Council direction, proposed Bylaw No. 6116 amends the Official Community Plan to establish a new Development Permit Area (DPA) designation and provides guidelines for the form and character of intensive residential development on lands where small-scale multi-unit housing (SSMUH) is a permitted use.

The proposed DPA provides clear and specific direction for the form and character of new development without unreasonably restricting use or density. Bylaw No. 6116 also amends the Brookswood-Fernridge Community Plan, Murrayville Community Plan and Fort Langley Community Plan to distinguish the forms of development that are subject to the Form and Character Guidelines for SSMUH.

In accordance with Council direction, accompanying proposed Bylaw No. 6117 amends Development Permit Delegation Bylaw 2016 No. 5246 to delegate Council's authority for issuance of SSMUH development permits to a staff Delegated Official.

PURPOSE:

This report outlines the proposed DPA designation and guidelines for SSMUH.

BACKGROUND/HISTORY:

On November 18, 2024, Council adopted Bylaw No. 6020 which amended the Zoning Bylaw to enable development of SSMUH in most zones previously restricted to single family or duplex dwellings.

The Zoning Bylaw definition of SSMUH includes all forms of housing where SSMUH is a permitted use. SSMUH therefore includes fourplexes, triplexes and duplexes, single family dwellings and any detached backyard dwelling units, where they are built on SSMUH-eligible lots.

On June 10, 2024, Council directed staff to develop a delegated form and character Development Permit Area (DPA) for SSMUH. Sections 488(1)(e) and 491(7)(b) of the *Local Government Act* (LGA) give local government the authority to designate a DPA that establishes objectives for the form and character of "intensive residential" development, which can include SSMUH. Council also directed staff to review and revise any existing DPA designations and guidelines that currently affect SSMUH.

DISCUSSION/ANALYSIS:

Over 14,000 lots are estimated to be eligible for SSMUH in the Township. Most of these lots are currently developed with a single family house (which may already include a secondary suite) in established communities such as Murrayville and Walnut Grove. In these situations, landowners may elect to build SSMUH either by adding units to their lot while retaining the existing house or by completely redeveloping the lot.

Large portions of the undeveloped land in Brookswood-Fernridge and Willoughby are also designated for SSMUH in the respective Community Plans. However, these lands are currently zoned for lower density uses such as minimum two acre suburban residential lots. Eligibility for SSMUH in these areas is dependent upon applicable rezoning and subdivision applications.

SSMUH is ground-oriented and smaller in scale than multi family residential development. The Zoning Bylaw amendments adopted by Council on November 18, 2024 place similar conditions on SSMUH as those pre-existing for single family homes, largely maintaining the same provisions for building height, front yard setbacks and lot coverage. As a result, SSMUH development is expected to be compatible in scale and form with nearby single family development in both established and new neighbourhoods. However, the proposed DPA provides form and character guidelines to address additional considerations such as reducing the visual impact of parking, ensuring entrances are easy to find, attaining stylistic consistency with neighbouring homes, all with greater flexibility than if these provisions were included in the Zoning Bylaw.

In its *Policy Manual & Site Standards for SSMUH*, the Province cautions that form and character DPAs can negatively impact the development of new housing units by increasing time, costs, delays and uncertainty which could undermine viability of development. Where DPAs are used for SSMUH, the Province recommends the following best practices:

- providing clear and specific direction with minimal discretion required for interpretation
- taking into account the spatial and financial constraints of SSMUH development
- avoiding the use of review panels
- delegating the authority to issue development permits to staff

These best practices have been implemented in the development of the proposed DPA Guidelines. Proposed Bylaw No. 6116 establishes a form and character DPA that would apply to all properties that are zoned for SSMUH in the Township. The DPA provides for the

consistent application of guidelines across the Township to promote compatibility, well-being, safety and neighbourliness for SSMUH. Under these objectives, the proposed DPA Guidelines address the design of exteriors, entrances and third storeys, site planning and parking.

The guidelines have been drafted for clarity and focus on maintaining quality of life for both current and incoming residents of a neighbourhood. The process would utilize a professional reliance model to reduce review time and would be delegated to staff with no review panel.

Process:

Applications under the proposed DPA would be charged the standard fees for a Development Permits as established in the Fees and Charges Bylaw No. 4616, as amended:

- Initial application fee of $3,690
- Supplemental fee (charged upon approval) of $125 per proposed residential unit or new lot

Landowners would be required to retain a third-party design consultant to declare that their proposed project is consistent with the SSMUH DPA Guidelines. The guidelines provide for several different recognized qualifications that would make a consultant eligible to provide this service, based on the types of professionals that developers and other homebuilders typically retain for similar projects. The design consultant's declaration will be taken into consideration when reviewing the development permit application. This approach will reduce review time and make it possible for a landowner to submit building permit and development permit applications concurrently.

New Subdivisions

A development permit would be required for any new subdivision that would result in SSMUH-eligible lots. The proposed SSMUH DPA continues the current practice of requiring exterior design control agreements to be registered as covenants at the time of subdivision.

The design standards established in the exterior design control agreement would need to be prepared by a third-party design consultant and specify design elements for all residences constructed in that subdivision. The specifications for design elements must be consistent with the guidelines of the SSMUH DPA, regardless of whether the intention is to build SSMUH or single family homes, as each lot will continue to be eligible for SSMUH indefinitely.

Once the exterior design control agreement is registered, future development on these lots will not require a development permit, though each design must have the designated design consultant's declaration of compliance with the agreement.

Development of Existing Lots

In existing subdivisions, a development permit would be required for new construction and additions on SSMUH-eligible lots, with the following exemptions.

- A single family home is exempted, provided that the developer is not proposing multiple homes on the lot.
- Projects that do not increase the number of units on a lot are exempted. This would include most renovations.
- Additions and detached buildings under 50 m^2 are exempted, if these either comply with the DPA Guidelines or are located in rear yards. This is consistent with previous design guidelines in the Township and reflects the minor impact that a project of this scale typically has on a neighbourhood.
- All interior renovations are exempted, including the creation of a secondary suite.

- Dwelling units that are added to a lot where a single family dwelling or duplex built before November 18, 2024 is retained ("infill housing") may be exempted, provided that these added units are stylistically consistent with and visually subordinate to the retained building. Again, this reflects the minor impact a project of this scale is anticipated to have on a neighbourhood.
- Development that already requires a Heritage Alteration Permit is exempted.
    - This exemption includes development on a lot subject to a heritage designation bylaw or a Heritage Revitalization Agreement where design is governed by its respective bylaw.
    - This exemption also includes development within a Heritage Conservation Area (in the historic communities of Murrayville and Fort Langley) which must be consistent with the guidelines specified in that area's respective Community Plan. However, these guidelines pertain to the compatibility of new development with the character and context of these historic areas and do not cover the range of objectives specified in the SSMUH DPA (e.g. promoting neighbourliness, ensuring pedestrian safety, or allowing stormwater infiltration). Therefore, it is recommended that development in the Heritage Conservation Areas be exempted from the SSMUH development permit process, but that review of Heritage Alteration Permit applications for these areas also include consideration of the SSMUH DPA Guidelines. Clear priority would be given to the Heritage Conservation Area guidelines. There are approximately 75 SSMUH-eligible lots in the Township that are located within a Heritage Conservation Area.

Development on a lot that is not eligible for SSMUH (e.g. lacking municipal sewer service or located outside the Urban Containment Boundary) would not be subject to the SSMUH DPA.

Existing Design Covenants

Many existing single family subdivisions in the Township had exterior design control agreements registered as covenants on title at the time of subdivision. These include provisions related to the exterior appearances to maintain a cohesive character within residential subdivisions. The conditions of these covenants will continue to apply to renovations and/or new construction according to their own terms; this is in addition to the guidelines of the SSMUH DPA where applicable.

Where such a covenant identifies the Township as covenantee, the Township may have the power to discharge or amend the covenant on the request of the landowner, subject to the terms of the covenant.

Associated OCP and Bylaw Amendments

In the Brookswood-Fernridge Community Plan, form and character guidelines in "Development Permit Area A – Residential" currently apply to SSMUH typologies. Bylaw No. 6116 includes amendments to limit the application of Brookswood-Fernridge Development Permit Area "A" to townhouse and rowhouse forms only; SSMUH forms in this area would instead be subject to the Township-wide SSMUH DPA.

In the Willoughby Community Plan, Development Permit Area "B" also currently applies to SSMUH forms. On November 18, 2024 Council endorsed terms of reference for the Official Community Plan Update which includes an update of the Willoughby Community Plan and consolidation of certain neighbourhood plans. Any conflicts or overlaps with the SSMUH DPA will be addressed through the plan updates.

Development in Heritage Conservation Areas is proposed to be exempted from the SSMUH DPA. To ensure that SSMUH developed in these areas continues to meet the objectives of the SSMUH DPA while allowing the Heritage Conservation Area guidelines to take clear

precedence, the Murrayville and Fort Langley Community Plans are proposed to be amended to include provisions requiring consistency with the SSMUH DPA Guidelines in these areas.

Finally, Bylaw No. 6117 amends the Development Permit Delegation Bylaw No. 5246 to provide for delegation of Council's issuing authority for SSMUH development permits to a staff Delegated Official. This is in accordance with Council direction and is consistent with both Provincial recommendations and the Township's existing process for most intensive residential development permits. Associated costs are recovered through the application and supplemental fees.

Applicable Policies:

Township Council Policy 07-160 (Council Consultation – Official Community Plan) requires that opportunities for consultation are provided for persons, organizations and authorities that the Township considers will be affected by the amendment of an Official Community Plan. A draft of the proposed DPA Guidelines was sent to the Homebuilders Association of Vancouver and the Urban Development Institute (UDI) for comment in November 2024 and the draft DPA guidelines were discussed at the UDI Liaison Committee meeting to which both organizations were invited, on November 28, 2024. No comments on the DPA Guidelines were received.

Broader public engagement related to previous OCP updates in fall 2025 also included a summary the objectives of the proposed SSMUH form and character DPA.

Policy 07-160 further stipulates that Council must hold a Public Hearing on the proposed OCP amendment in accordance with the requirements of the LGA. Should Council authorize staff to hold a Public Hearing, address-specific mailout notifications will not be required as the proposed bylaw amendment affects several thousand properties across the Township; however, public notification through newspaper and social media advertisements will be provided.

Next Steps:

Should Council adopt proposed Bylaws No. 6116 and No. 6117, the DPA would be applicable to any current instream projects.

The DPA will also be included in the monitoring program for SSMUH, as directed by Council on November 18, 2024. Near-term recommendations from this monitoring are anticipated to include updating amendments to ensure alignment in the original SSMUH amendments to the Zoning Bylaw.

Respectfully submitted,

Ava Reeve
COMMUNITY AND POLICY PLANNER II
for
COMMUNITY AND POLICY PLANNING DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (WEST CREEK FARMS LTD.) BYLAW NO. 5899

EXPLANATORY NOTE

Bylaw No. 5899 amends Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (WEST CREEK FARMS LTD.) BYLAW NO. 5899

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 (West Creek Farms Ltd.) Bylaw No. 5899".

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

   a) Amending Section 205.1 Uses Permitted in the Rural Floodplain Zone RU-5 by adding the following:

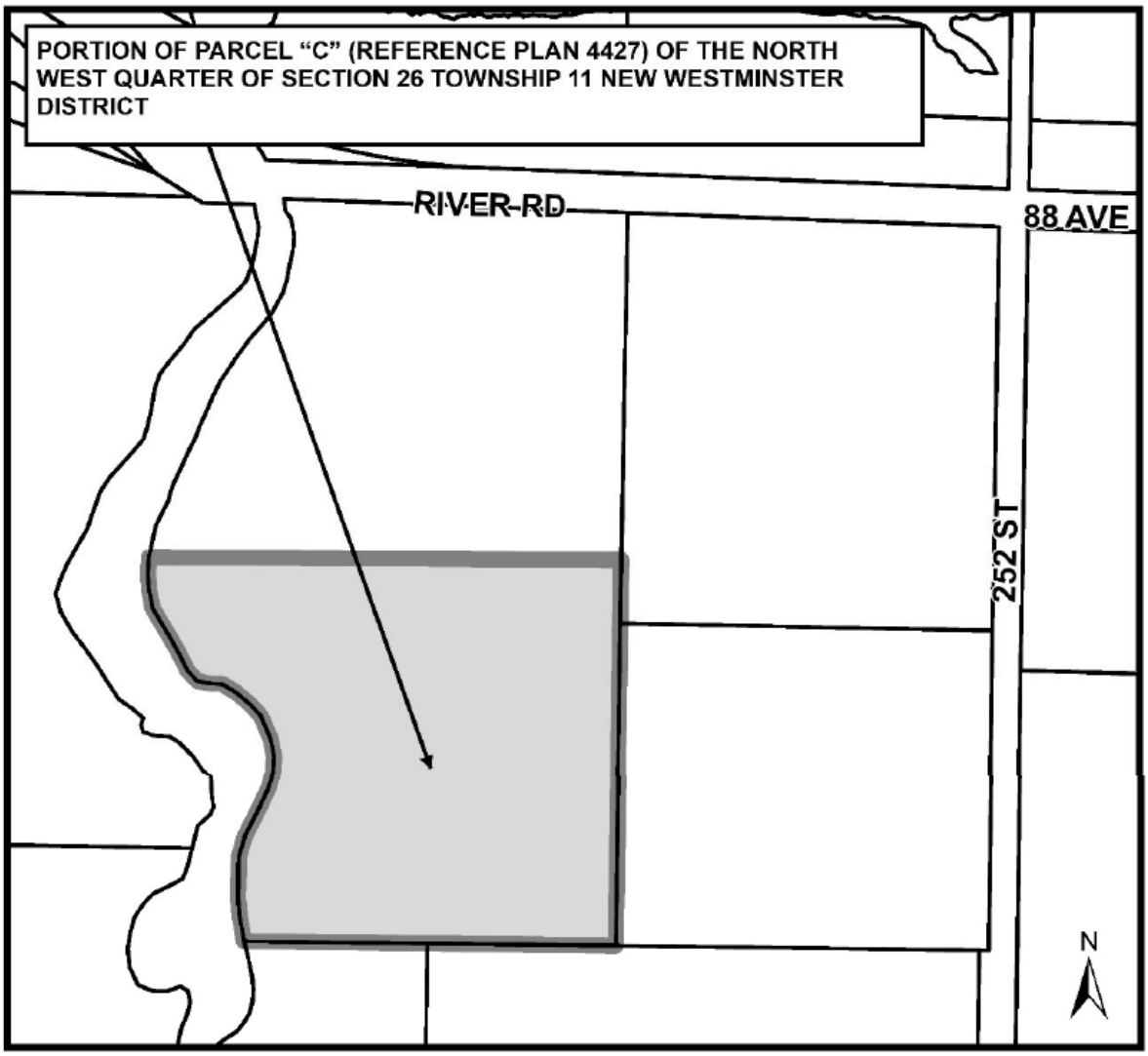
      "Processing and distribution facility for growing media as a root base medium for commercial sale but excluding any on-site composting or use of any composting materials. This use, including all processing and distribution activities, must be entirely contained to the southern 4.0 ha (9.8 ac) portion of Parcel "C" (Reference Plan 4427) of the North West Quarter of Section 26 Township 11 New Westminster District and must be in accordance with ALC Resolution #35/2023 of the Agricultural Land Commission."

   As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Rural Floodplain Zone RU-5.

NOTICE WAS ADVERTISED the	13 & 20	day of	July	, 2023
READ A FIRST TIME the	24	day of	July	, 2023
PUBLIC HEARING HELD the	25	day of	September	, 2023
READ A SECOND TIME the	10	day of	June	, 2024
PUBLIC HEARING HELD the	24	day of	June	, 2024
PUBLIC HEARING HELD the	23	day of	March	, 2026
READ A THIRD TIME the		day of		, 2026
RECEIVED THE APPROVAL OF THE MINISTRY OF AGRICULTURE AND FOOD the		day of		, 2026
ADOPTED the		day of		, 2026

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5899



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 10, 2024 - REGULAR MEETING	**REPORT:**	24-116
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-26-0022
SUBJECT:	REZONING APPLICATION NO. 100733 (WEST CREEK FARMS LTD. / 25044 – 88 AVENUE)		

PROPOSAL:

On October 23, 2023 Council considered third reading of Bylaw No. 5899 which proposed to amend Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use for the greenhouse, horticulture and nursery sector on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue and passed the following resolution:

> *"That Council refer this application back to staff to work with the proponent: (1) on one or more restrictive definitions to confirm the exact nature of the proposed operation; (2) to clarify the non-transferability of the ALC approval, as submitted at the public hearing; and (3) to consider other options to potentially reduce any potential impacts on the flood plain and the interests in property of residents within the surrounding area.*
>
> *That the Referral be amended to include a second Public Hearing once the application returns to Council."*

In response to Council's resolution, staff worked with the proponent and received a report on May 27, 2024 from West Creek Farms Ltd. that outlines a response to Council's resolution. A revised use definition and updated development prerequisites are provided for Council's consideration.

RECOMMENDATIONS:

That Council repeal second reading of "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (West Creek Farms Ltd.) Bylaw No. 5899".

That Council give second reading to revised Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (West Creek Farms Ltd.) Bylaw No. 5899 amending Rural Floodplain Zone RU-5 to allow a processing and distribution facility for growing media as a root base medium for commercial sale but excluding any on-site composting or use of any composting materials on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Agriculture and Food.
2. Confirmation that the existing access and servicing is compliant with the Subdivision and Development Servicing Bylaw 2019 No. 5382.
3. Submission of the following reports prepared by appropriately qualified professionals to the acceptance of the Township:
    a. Floodplain Management Plan
    b. Noise Mitigation Plan

   c. Dust Management Plan
   d. Odour Management Plan
4. Registration of a restrictive covenant acceptable to the Township requiring operation of West Creek Farms Ltd. in compliance with the Plans listed in prerequisite 3.
5. Registration of a restrictive covenant acceptable to the Township to ensure implementation and compliance with the "Quiet Zone" per the Community Standards Bylaw 2019 No. 5448.
6. Payment of applicable Development Engineering administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council authorize staff to schedule the requested Public Hearing.

EXECUTIVE SUMMARY:

On July 24, 2023 Council granted first and second reading of Bylaw No. 5899 which proposed to amend Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use for the greenhouse, horticulture and nursery sector on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue and requested staff to schedule a public hearing on September 25, 2023. On October 23, 2023 Council considered third reading of Bylaw No. 5899 and resolved the following:

> *"That Council refer this application back to staff to work with the proponent: (1) on one or more restrictive definitions to confirm the exact nature of the proposed operation; (2) to clarify the non-transferability of the ALC approval, as submitted at the public hearing; and (3) to consider other options to potentially reduce any potential impacts on the flood plain and the interests in property of residents within the surrounding area.*
>
> *That the Referral be amended to include a second Public Hearing once the application returns to Council."*

In response to the October 23, 2023 Council resolution, staff worked with the proponent and received a report on May 27, 2024 from West Creek Farms Ltd. that provides their response to Council's resolution. A revised use definition and updated development prerequisites are provided for Council's consideration.

Staff recommend that Council repeal second reading of Bylaw No. 5899, give second reading to revised Bylaw No. 5899 and authorize staff to schedule the requested Public Hearing.

PURPOSE:

To provide updated information for Council's consideration of Bylaw No. 5899.

BACKGROUND/HISTORY:

- Council considered first and second reading of Bylaw No. 5899 on July 24, 2023 (Attachment A), at a Public Hearing on September 25, 2023, and for third reading on October 23, 2023 and resolved the following:

> *"That Council refer this application back to staff to work with the proponent: (1) on one or more restrictive definitions to confirm the exact nature of the proposed operation; (2) to clarify the non-transferability of the ALC approval, as submitted at the public hearing; and (3) to consider other options to potentially reduce any potential impacts on the flood plain and the interests in property of residents within the surrounding area.*
>
> *That the Referral be amended to include a second Public Hearing once the application returns to Council."*

DISCUSSION/ANALYSIS:

- In response to the October 23, 2023 Council resolution, staff worked with the proponent and received a report on May 27, 2024 from West Creek Farms Ltd. that outlines their response to the three items included in the Council resolution (Attachment B).

(1) On one or more restrictive definitions to confirm the exact nature of the proposed operation.

- The Council Report from July 24, 2023 included the following definition for the proposed use:

> *"Growing media processing and distribution facility as a permitted use for the greenhouse, horticulture and nursery sector on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue."*

- The following more restrictive use definition based on input from the applicant is proposed in revised Bylaw No. 5899:

> *"Processing and distribution facility for growing media as a root base medium for commercial sale but excluding any on-site composting or use of any composting materials. This use, including all processing and distribution activities, must be entirely contained to the southern 4.0 ha (9.8 ac) portion of Parcel "C" (Reference Plan 4427) of the North West Quarter of Section 26 Township 11 New Westminster District and must be in accordance with ALC Resolution #35/2023 of the Agricultural Land Commission."*

- This definition prevents West Creek Farms Ltd. from expanding operations on the property or changing in the future to include on-site composting or use of composting materials (i.e., green waste or animal byproducts) when producing the growing media.
- It also ensures the proposed use is in accordance with ALC Resolution #35/2023 (Attachment C).

(2) To clarify the non-transferability of the ALC approval, as submitted at the public hearing.

- The ALC approved the non-farm use application on January 27, 2023, with Section 12(c) of ALC Resolution #35/2023 stating the following:

> *"Approval for non-farm use is granted for the sole benefit of the Applicant and is non-transferable."*

- Staff requested the ALC clarify its position regarding transferability as per Section 12(c) of ALC Resolution #35/2023

  > *"To clarify the ALC's position it is our understanding that the ALC would not likely object to the sale, or change of ownership or control, of the company, or the company leasing the property to a third party for the approved non-farm use, as long as the company remains the registered owner of the property?"*

- The ALC provided the following response to the question above:

  > *"Yes, in this case this is generally accurate. If there is any uncertainty about a specific change to the ownership structure, the landowner should contact the ALC for confirmation."*

- The ALC does not object to another entity operating or leasing the facility provided ownership of the property remains with West Creek Farms Ltd.
- A change of ownership of the property from West Creek Farms Ltd. would require a new ALC application to continue operating the non-farm use, or confirmation from the ALC on a case-by-case basis the change is substantially compliant with ALC Resolution #35/2023.

(3) To consider other options to potentially reduce any potential impacts on the flood plain and the interests in property of residents within the surrounding area.

- The report provided by West Creek Farms Ltd. on May 27, 2024 indicates how they have been actively working to reduce impacts on the flood plain and the interests in property of residents within the surrounding area.
- In addition to the information received from the proponent, staff have updated the recommended development prerequisites to include the following reports to be prepared by appropriately qualified professionals to the acceptance of the Township:
  - Floodplain Management Plan
  - Noise Mitigation Plan
  - Dust Management Plan
  - Odour Management Plan
- Registration of a restrictive covenant acceptable to the Township to ensure West Creek Farms Ltd. operations are in compliance with the above plans has also been included as a development prerequisite to ensure impacts created by West Creek Farms Ltd. operations on the flood plain and the interests in property of residents within the surrounding area are mitigated.
- The property is currently designated as a "Quiet Zone" per the Community Standards Bylaw 2019 No. 5488 permitting sounds up to 55 dBA or 70 dBC received at a point of reception during the daytime and 45 dBA or 60 dBC when received at a point of reception during the nighttime. Should the zoning amendment be approved, the property would be redesignated as an "Activity Zone" per the Community Standards Bylaw 2019 No. 5488 permitting sounds up to 70 dBA or 85 dBC when received at a point of reception. Staff recommend further mitigating noise impacts created by West Creek Farms Ltd. operations through maintaining the designation of the property as a "Quiet Zone". Registration of a restrictive covenant acceptable to the Township has been included as a development prerequisite to ensure implementation and compliance with the "Quiet Zone" per the Community Standards Bylaw 2019 No. 5448.

Policy Considerations:

The proposed zoning amendment to allow a processing and distribution facility for growing media as a permitted use on a site-specific basis is consistent with the Rural Plan. Accordingly, staff recommend that Council repeal second reading of Bylaw No. 5899, give second reading to revised Bylaw No. 5899, and authorize staff to schedule the requested public hearing.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	July 24, 2023 Report to Council (without attachments)
ATTACHMENT B	May 27, 2024 Report Provided by the Applicant
ATTACHMENT C	ALC Resolution #35/2023

ATTACHMENT A

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 24, 2023 - REGULAR MEETING	**REPORT:**	23-143
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-26-0022
SUBJECT:	REZONING APPLICATION NO. 100733 (WEST CREEK FARMS LTD. / 25044 – 88 AVENUE)		

PROPOSAL:

Application to amend Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use for the greenhouse, horticulture and nursery sector on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5899 subject to three (3) development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development is consistent with the Rural Plan.

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (West Creek Farms Ltd.) Bylaw No. 5899 amending Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Agriculture and Food
2. Confirmation that the existing access and servicing is compliant with the Subdivision and Development Servicing Bylaw 2019 No. 5382
3. Payment of applicable Development Engineering administration fees, Development Works Agreement (DWA) and Latecomer charges

EXECUTIVE SUMMARY:

West Creek Farms Ltd. has applied to amend Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use supporting the greenhouse, horticulture and nursery sector on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue.

Council considered a non-farm use application submitted by West Creek Farms Ltd. at its meeting of June 27, 2022 and resolved to refer the application to the ALC for consideration based on agricultural merits. The ALC subsequently considered and approved the application on January 27, 2023.

Staff recommend that Council support the rezoning amendment subject to completion of three (3) development prerequisites as it complies with the Rural Plan.

PURPOSE:

The purpose of this report is to advise and make a recommendation to Council with respect to Rezoning Bylaw No. 5899.

REFERENCE:

Owner:	West Creek Farms Ltd. 25044 – 88 Avenue Langley, BC V1M 2S5
Agent:	Kurt Alberts 9054 Glover Road PO Box 760 Stn Fort Langley Langley, BC V1M 2S2
Legal Description:	Parcel "C" (Reference Plan 4427) of the North West Quarter of Section 26 Township 11 New Westminster District
Location:	25044 – 88 Avenue
Area:	8.3 ha (20.7 ac)
Existing Zoning:	Rural Floodplain Zone RU-5
Minimum Lot Size:	8.0 ha (19.8 ac)
Rural Plan:	Agriculture / Countryside (8.0 ha / 19.8 ac minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is designated Agriculture in the OCP, designated Agricultural / Countryside in the Rural Plan, zoned Rural Floodplain Zone RU-5 and is in the ALR.
- The site plan submitted by the applicant indicates the property currently accommodates a single-family dwelling with an office, a building for the growing media processing facility and a forage field (Attachment D).
- West Creek Farms Ltd. indicated they have been operating a growing media processing facility supporting the greenhouse, horticulture and nursery sector on the subject property since 1986.
- According to the applicant, the property's land use was revised from farm to miscellaneous (food processing) by BC Assessment in 2015.
- West Creek Farms Ltd. does not produce the farm products used for producing the growing media on the property and therefore does not qualify for designation as a farm use per the ALR Use Regulation.
- Council considered a non-farm use application submitted by West Creek Farms Ltd. at its meeting of June 27, 2022 and resolved to refer the application to the ALC for consideration based on agricultural merits.
- The ALC subsequently considered and approved the application on January 27, 2023.

DISCUSSION/ANALYSIS:

- Proposal to amend Rural Floodplain Zone RU-5 on a site-specific basis to allow a growing media processing and distribution facility as a permitted use supporting the greenhouse, horticulture and nursery sector.
- The proposal is consistent with the Rural Plan, specifically section 5.5.1 which states:

"*In areas designated Agriculture/Countryside, agricultural uses and considerations shall have priority over non-agricultural uses, where such uses would have an adverse impact on agriculture. Non-agricultural uses that do not comply with provisions of this plan are not permitted."*

Adjacent Uses:

	Existing Use	Rural Designation	Existing Zoning
North:	River Road and the Canadian National Railroad, beyond which is an undeveloped property adjacent to the Fraser River	Agricultural / Countryside	Rural Floodplain Zone RU-5
South:	Properties with existing single family dwellings and farms	Agricultural / Countryside	Rural Zone RU-2 and Rural Floodplain Zone RU-5
East:	Properties with existing single family dwellings and farms	Agricultural / Countryside	Rural Zone RU-2 and Rural Floodplain Zone RU-5
West:	West Creek, which is a Class A Watercourse, beyond which are two properties with existing single family dwellings and farms	Agricultural / Countryside	Rural Zone RU-2 and Rural Floodplain Zone RU-5

Zoning Amendment:

- Bylaw No. 5899 proposes to amend Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue.

Policy Considerations:

The proposed zoning amendment to allow a growing media processing and distribution facility as a permitted use supporting the greenhouse, horticulture and nursery sector on a site-specific basis is consistent with the Rural Plan. Accordingly, staff recommend that Council give first, second and third reading to Bylaw No. 5899.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Aerial Context Map
ATTACHMENT B Rural Plan Map
ATTACHMENT C Zoning Bylaw No. 2500 Map
ATTACHMENT D Site Plan Submitted by the Applicant

West Creek Farms Ltd: Response to Council Resolution on Rezoning Application

At the Public Hearing, Council adopted the following resolution on October 23, 2023, regarding the rezoning application by West Creek Farms Ltd.

"That Council refer this application back to staff to work with the proponent:

***(1)** on one or more restrictive definitions to confirm the exact nature of the proposed operation.*

***(2)** to clarify the non-transferability of the ALC approval, as submitted at the public hearing; and*

***(3)** to consider other options to potentially reduce any potential impacts on the flood plain and the interests in property of residents within the surrounding area."*

West Creek Farms Ltd (WCF) provides the following response for the consideration of Township staff and Council.

1. ***The exact nature of the proposed operation to inform one or more restrictive definitions (to inform potential bylaw revisions).***

<u>What is Growing Medium?</u>

A growing medium is a material other than soil in the ground in which plants are grown. Growing media provide rooting environment for plants and are used to grow a wide variety of vegetables, fruits, specialty plants and floriculture, tree, and shrub ornamentals. The growing medium ensures that the plant can grow vigorously by providing a range of essential elements:

- an optimum rooting environment for physical stability.
- storage of air for the roots.
- water absorption and retention availability to the plant when needed; and
- supply of nutrients for the roots.

The range of growing media constituents includes peat, coir pith (coconut), wood fibres and bark. Other constituents like perlite, dolomite, gypsum, lime, vermiculite, and kelp meal are also used. Growing media are formulated from a blend of such raw materials to achieve the correct balance of physical, chemical, and biological properties for the plants to be grown. Having the right growing media mix is as important for optimal plant growth as water and fertilizers.

Plant species differ considerably in their need for water and nutrients, and therefore different kinds of growing media are needed to provide the best growing conditions. The greenhouse and horticulture industry uses thousands of different growing media mixes.

Given the need for specialized equipment, technical expertise and space required for storage and processing facilities, it is not practical nor economical for individual growers to produce their own growing media.

Growing Media Produced by West Creek Farms

West Creek Farms' mission statement is "to provide the finest quality custom-made growing media to the Horticultural Industry". WCF **does not use any bio-waste nor compost** in their growing media. Growing media recipes are designed with each grower to suit specific greenhouse crops, container sizes and growing conditions for optimum plant growth. Computer controlled mixers make each recipe, and a sample of each load is kept on record to track and resolve any quality control issues.

As leaders in soil science, WCF has an on-site laboratory for research and development and to test the incoming ingredients and each individual custom recipe produced. Acidity (pH), electrical conductivity (EC) and nutrient balance are precisely measured. Test samples are cataloged and stored as part of a comprehensive data base of custom recipes.

Zoning Bylaw Revisions

Bylaw No. 5899 proposed the following wording: "*Growing media processing and distribution facility on a portion of Parcel "C" (Reference Plan 4427) of the North West Quarter of Section 26 Township 11 New Westminster District*"

Concern was expressed that this proposed use description would not sufficiently prevent the operation from changing in the future to include use of green waste or other waste materials such as, for example, fish heads. A more restrictive description of the use could be considered. Since West Creek Farms operates with a guarantee of **"no green waste"**, the following wording would better capture the actual use:

> **"Processing and distributing facility for growing media as a root base medium for the greenhouse, horticulture and nursery sector and other related controlled growing environments (excluding any on-site composting and/or use of any commercial or green waste) including parking of commercial vehicles related to the processing and distribution facility on the south half of Parcel "C" (Reference Plan 4427) of the North West Quarter of Section 26 Township 11 New Westminster District."**

2. ***Clarification of the non-transferability of the ALC approval.***

The Agricultural Land Commission approved the non-farm use application on January 27, 2023 with the following conditions: "*…the Panel approves the Proposal to use 4 ha of the Property to continue operating a growing media processing and distribution facility subject to the following conditions:*

a) Siting of the non-farm use in accordance with Schedule A.
b) No further expansion of the non-farm use without approval of the ALC through the submission of a new non-farm use application.
*c) Approval for non-farm use is granted for **the sole benefit of the Applicant and is non-transferable.**" (emphasis added)*

The interpretation of condition (c) is that West Creek Farms Ltd, as the Applicant, cannot transfer the approval to any other owner, nor to any other property, nor to any other portion of the subject property than as outlined on Schedule A. The wording used by the ALC for the approval of this application is consistent with other non-farm use approvals, for

example, in 2015 the approval of non-farm use by the Canadian Museum of Flight on Township owned land included the condition that:

- *Approval for non-farm use is granted for the sole benefit of the Applicant* (Township of Langley) *and the Canadian Museum of Flight and is non-transferable.*

Accordingly, West Creek Farms Ltd must continue to own and operate the growing medium processing facility to be in compliance with the ALC approval.

3. ***Other options to reduce any potential impacts on the floodplain and the interests in property of residents within the surrounding area.***

Potential impacts on the floodplain and the interests of property of residents within the surrounding area including the impact of WCF operations on the West Creek watercourse, odour, potential use of green waste, noise and dust are reviewed below.

Potential Impacts on Floodplain

The question of widespread pollution due to potential flooding was reviewed jointly by Ian Whyte P.Ag, QEP, Envirowest Consultants, and Dave Melnychuk, P.Ag, QEP. Their findings include:

Flooding**:** Most properties in and out of the Agricultural Land Reserve, which are in close proximity to the Fraser River and have geodetic elevation of less than approximately 7.5 m (this elevation varies from Chilliwack to Richmond because of the grade of the river as it flows east to west), are subject to flooding due to a high river flow of the Fraser River during the spring freshet as demonstrated in the 1948 flood event. Severe flooding can impact hundreds of properties located throughout the Fraser Valley from Chilliwack to Richmond, causing damage to farmland, buildings structures, crops, livestock, machinery, along with releasing large amounts of debris, manures, fertilizers, fuel, chemicals, etc. into the environment.

Designated Flood Level: The Township of Langley Zoning Bylaw sets out the elevations for Designated Flood Level as established by the Province of British Columbia for the Fraser River: 6.94 m at the Jacob Haldi Bridge and 7.66 m at the Abbotsford/Langley border. West Creek Farms is approximately 3.5 k from the Jacob Haldi Bridge, and therefore, the property's Designated Flood Level is calculated to be approximately 7.26 m. A "Designated Flood means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval based on a frequency analysis of unregulated historic flood records" (Zoning Bylaw definition).

Flood Experience: In Langley several farm operations are located in flood prone areas with land elevations of 4 to 5 m. These areas have suffered flooding in the past causing damage to farms and, unfortunately, resulted in the release of fertilizers, manures, chemicals, etc. into the environment.

Much improvement has gone into the flood control infrastructure over the last several decades, although even the best infrastructure can be overcome by catastrophic flood

events as occurred in the November 2021 flood of the Abbotsford Sumas lowlands. During that event, West Creek Farms did not experience any flooding, nor have the owners of West Creek Farms experienced any serious degree of flooding in over 35 years of operation at this location.

West Creek Farms Property: The West Creek Farms property has a range of land elevations from 4 m in the north portion to as high as 10 m in the southeast corner. The northern half of the property has elevations of 4 to 5 meters and is primarily used for grass production, as well as, serving as a retention area for storm runoff from the southern half of the property.

The processing facility, buildings, and storage areas, are located at an elevation of approximately 6.5 m. The slab of the processing building is at an elevation of 7 m, 0.26 m or 10 inches below the Designated Flood Level. Products stored in the building (vermiculite, perlite, fertilizers, lime, etc.) are generally bagged in plastic and are easily raised on pallets or shelving approximately 1 ft to be above the Designated Flood Level.

All products stored on site have a substantial commercial value and the operator would be motivated to protect not just the materials stored but also the buildings. In case of a catastrophic flood event of the Fraser River, West Creek Farms is also capable of protecting their buildings by constructing a portable concrete block berm with a plastic sheet/membrane on the west side of the blocks around the buildings.

In regard to outdoor storage of materials, much of the bagged product (peat moss and coconut fibre) can be contained from being moved off site with receding flood waters. The third main bulk material, Douglas Fir bark chips, stored on site could potentially move off site with the receding flood waters, but the impact on the environment and ecology of the river system would be negligible. It should be noted that these materials are basically inert and are similar in chemistry to all the other wood fibre products produced and used by forestry and agricultural operations located in Langley and the rest of the Fraser Valley adjacent to the Fraser River. West Creek Farms do not import nor use any manures in preparation of the various growing medium produced for the Fraser Valley horticultural operations.

West Creek Farms has re-located the storage of spent mushroom substrate to the southeast corner of the property which is above 7 m elevation. This storage represents a very small portion of the materials stored on site (less than 2%). In the event of a catastrophic flood this small area could be further protected with a concrete block berm, if necessary. They have developed a contingency plan in the event of a high-risk flood warning.

In regard to flooding caused by severe rainstorms during the winter rainy period, the property has not experienced any flooding above the 5.0-meter elevation. As an example, the November 2021 rain event (>200-year return event) did not create flooding at West Creek Farms, but this event did cause serious flooding of farms closer to Fort Langley.

“**Summary re Impact on Floodplain:** Given the inert nature of the main materials (peat moss, coconut coir fibres, and Douglas fir bark) stored on site at West Creek Farms, and

the ability to elevate the storage inside the processing building, **widespread pollution impacting Fisheries is not considered to be an environmental concern."**

Impact of the Operation of WCF on the West Creek Watercourse:

In the fall of 2023 and early 2024, site visits of the property were conducted by the Ministry of Environment, Environmental Protection Division. WCF was assessed as Level 2 Category A with minor temporary impacts and indications that future and ongoing compliance are very high. WCF are now working with the Ministry of Environment to obtain a permit that ensures compliance with the Environmental Management Act related to water run-off. This process includes the Ministry engaging with First Nations.

In the application, the estimated rate of discharge is a range of 25 (minimal discharge if there is no rainfall) to 460 cubic meters/ day (depending on rainfall). The characteristic of the discharge consists mainly of rainwater that contacts natural materials such as COIR (coconut fibre), bark (Douglas Fir), peat, and sawdust and from water used to reconstitute COIR. Water that enters the creek from the pond filtration system will not exceed the following:

Parameters	Characteristics of Discharge
Total Nitrogen	19 Mg/l
Total Phosphorus	15 mg/l
Total Suspended Solids	30 mg/l
Biochemical Oxygen Demand	30 mg/l
Ph	range 6.5 to 9 Ph Units

This winter, water samples were taken of the creek in three locations: a) before the property, b) mid property and c) at the 88th Avenue Bridge.

Test (in mg/l)	Pre-Property	Mid Property	At 88th Ave Bridge
Nitrate	1.49	1.45	1.43
Orthophosphate - P	0.02	0.02	0.02
Total Suspended Solids	5	6.5	12
Biochemical Oxygen Demand	<4	<4	<4
Ph	6.7	6.7	6.7

Results indicate that West Creek Farms is not impacting West Creek watercourse.

Interests in Property of Residents in the Surrounding Area

With respect to the interests in property of residents within the surrounding area, WCF engaged Dave Melnychuk P. Ag, QEP to review the concerns and make recommendations on best management practices related to odour, dust, and noise. The following comments are provided:

Odour Reduction

- One product, namely spent mushroom substrate, is the only product responsible for episodic odour. This product is the pasteurized soil-like material remaining after a crop of mushrooms is grown and harvested. It is high in organic matter, making it desirable for use as a soil amendment or conditioner. It comprises less than 2% of all products used to produce growing media mixes at WCF. Less than 70-140 yards of material are stored on the property at any one point in time.
    - WCF has implemented a program of periodically turning the material, maintaining aerobic conditions and minimizing odours.
    - The smell is intermittent and dissipates quickly. It is not a continuous smell.
    - WCF meets the Provincial Regulations (Agricultural Environmental Management Code of Practice under the Environmental Management Act) regarding storage and use of spent mushroom substrate.
- WCF does not import, use, or store any manures in preparing their mixes.
- WCF does not compost any materials on site nor use any green waste. These activities would contaminate their products and not generate quality growing media for their customers.
- 98% of products used in their mixes consist of inert material (such as Douglas Fir chips, peat moss and coconut fibre, etc.) and these have no odour.

Concern that the Operation in the Future Might Use Green or Commercial Waste

- Speakers at the public hearing expressed concern that future owners might change the operation and include the use of waste material (for example, fish heads) and generate offensive smells.
- The proposed use description in the zoning bylaw specifically “excludes any on-site composting and/or use of any commercial or green waste”.
- WCF very much supports such restrictive wording as its existence depends upon a guarantee of “no green waste” to its customers.

Dust Reduction

Dust can be created by:

- Movement of machinery and trucks on the roadways and in the growing media preparation process at WCF. Dust is also created from similar processes at surrounding farms/ properties. West Creek Farms cannot use chemical dust suppressors on their roadways as these pose a potential risk of contaminating the growing media mixes. A sweeper is used once a week to clear the debris from the yard. During the dry season, sweeping may be done more frequently to minimize dust.
- The main function of the stack above the main production facility is to provide ventilation for the employees working in that area. Stack emissions consist mainly of

air and inert particles of material used to produce the growing media. It should be noted that one of the most dust prone products, perlite, has no significant health effects and is considered a nuisance dust. A sample of this emission was sent to EMSL laboratory in Ontario for analysis. The lab report indicates that the emissions released meets air quality standards as prescribed by the World Health Organization.

Noise Reduction:

- Noise is generated when trucks and loaders use back up beepers or back up horn signals. The back up beepers (which are on the lowest setting for decibels allowable) are a requirement of WCB. This noise is consistent with normal farming operations/ practices.
- In the summer of 2023, neighbours indicated there was a particularly noisy tractor which was replaced in August 2023.
- The Ministry of Agriculture's good neighbour farming guide recommends a strong vegetative buffer to mitigate the noise. WCF has a well-established vegetative buffer.
- The typical approach for cleaning the pavement has been to use a bucket to scrape the surface. This is noisy. A new sweeper was purchased in February 2024 and is now used to sweep the yard once a week.

Vegetative Buffers

- The Ministry of Agriculture, in cooperation with Agriculture Canada and producer organizations, have prepared a comprehensive guide for implementing vegetative buffers for operations in the Agriculture Land Reserve. The guidelines show how vegetative buffers can be used to address environmental concerns and improve neighbour relations in the rural area.
- An effective vegetative buffer mitigates odour, dust, noise and light while providing benefits for visual screening/aesthetics and biodiversity.
- WCF maintains a healthy tree buffer of 10 to 25 feet wide on their own property along all property boundaries.
- WCF more than meets the Ministry of Agriculture and ALC standards. Their buffer serves as an excellent example of a vegetative buffer and sets a high standard that is seldom seen in the Agricultural Land Reserve.

Key Support for Agriculture

West Creek Farms has been in operation since 1986. Since its inception, regulations have changed related to what constitutes a farm, the technology and services required to support successful farming, and the types of activities can be done on agriculture land. These rules and regulations continue to evolve as Agri Business becomes a new frontier and new technologies (drones, robotics, GPS technology, vertical farming, etc.) allow for farming to be done in ways never before considered. WCF started as a farm and had farm status. This status changed in recent years, and WCF has now taken the initiative to seek to align themselves with current zoning regulations.

Since the start of operations, the neighbourhood has also changed, with new developments arising on the hillside and the density of the neighbourhood increasing. Prior to WCF, a

mushroom farm operated on the property. Local residents were happy when that facility closed and WCF was established. WCF started in response to requests from members of the horticulture industry asking for a soil mixing service that created specialized growing media that would support the growth of various plants (food, trees, shrubs, flowers, etc.). WCF now provides the critical base ingredient that is an essential component for food and plant growth within the horticulture industry. Several speakers acknowledged the key support role that WCF provides to the agriculture industry.

The rezoning application by West Creek Farms is supportive of the agricultural goals in the Township's Official Community Plan and the Agricultural Viability Strategy. Further, the Rural Plan highlights:

- The agricultural industry is the largest component of the rural economy.
- Langley has more farms than any other municipality in BC.
- The primary goal of the rural plan is to enhance agricultural viability through recognition and protection of the diverse agricultural lands, preservation of larger lot sizes, creation of policies that reinforce designation of much of the land as ALR and encouragement of the agricultural industry within Langley; and
- The Township of Langley recognizes agriculture to be a priority and a continuing economic activity and land use and shall support the continued development of this industry.

The rezoning application is consistent with the "Agricultural" land use designation of the Metro Vancouver Regional Growth Strategy which states: "Agricultural areas are intended primarily for agricultural uses, facilities and supporting services with an emphasis on food production where appropriate."

The merits of the rezoning application rest on the fact that it is a "farm-related use" which supports agriculture. Permitting the West Creek Farms processing facility in the RU-5 Zone, as approved by the Agricultural Land Commission, is consistent with the following planning rationale:

1. The use is compatible with and will not hinder surrounding agricultural operations.
   The processing of growing media takes place in buildings and infrastructure previously used for a mushroom farm. Unlike the former use there are no offensive odours, and the current use is more compatible with adjacent mixed farming activities by the neighbours.

2. The use is directly related to farm operations in the area.
   The processing facility's location in Glen Valley is in central proximity to the majority of greenhouse, horticulture, and nursery operations in BC and, therefore, directly related to area farm operations.

3. The use provides direct products and services to farm operations as a primary activity.
   The facility produces growing media as its primary activity, an essential part of the supply chain serving farm operations.

4. The use supports agriculture.

   Not only does the processing facility support agriculture, the greenhouse, horticulture and nursery sector is dependent upon a reliable supply of quality growing media. Langley's Agricultural Viability Strategy specifically identifies greenhouses as having potential to enhance agricultural production.

Final Comments: During the Township of Langley public hearing, it was noted by almost all speakers that the current ownership has been responsible in their practices and have been responsive to any complaints. It was also acknowledged that West Creek Farms provides a necessary service to the Agricultural Industry. During the recent pandemic, the province designated West Creek Farms as an "essential service".

The majority of concerns were related to potential impact on the West Creek watercourse. The flood and watercourse concerns have been addressed by consultants with expertise in this matter. Widespread pollution impacting Fisheries is not an environmental concern.

There were also concerns related to the possibility of future owners not being responsible neighbours. It should be noted that the current zoning already allows for various forms of agriculture including mushroom farming, greenhouses, dairy operations, and other uses such as marine storage, etc. The Agricultural Land Commission has clearly specified the limits within which West Creek Farms can continue to operate. As well, the proposed wording for the zoning bylaw description of the use should address these concerns because "**any on-site composting and/or use of any commercial or green waste"** is specifically excluded.

Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

ATTACHMENT C

January 27, 2023

ALC File: 62964

Kurt Alberts

DELIVERED ELECTRONICALLY

Dear Kurt Alberts

Re: Reasons for Decision - ALC Application 62964

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #35/2023). As agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Under section 33.1 of the *Agricultural Land Commission Act* ("ALCA"), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca

Yours truly,

Evans A. Frimpong

Evans Frimpong, Land Use Planner

Enclosures: Reasons for Decision (Resolution #35/2023)
Schedule A: Decision Map

cc: Township of Langley (11-26-0022/AL100399) Attention: Alex Rowley

62964d1

AGRICULTURAL LAND COMMISSION FILE 62964
REASONS FOR DECISION OF THE SOUTH COAST PANEL

Non-Farm Use Application Submitted Under s.20(2) of the Agricultural Land Commission Act

Applicant:	West Creek Farms Ltd.
Agent:	Kurt Alberts
Property:	Parcel Identifier: 001-912-577 Legal Description: Parcel “C” (Reference Plan 4427 of the Northwest Quarter of Section 26 Township 11 New Westminster District Civic: 25044 - 88 Avenue, Langley, BC Area: 8.4 ha (8.4 ha within the ALR)
Panel:	Ione Smith, South Coast Panel Chair Susan Gimse’ Holger Schwichtenberg

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* ("ALCA").

[2] The Applicant is applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 20(2) of the ALCA to use 4 ha of the Property to continue operating a growing media processing and distribution facility (the "Processing Facility") (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

> 6 (1) The following are the purposes of the commission:
>
> (a) to preserve the agricultural land reserve;
>
> (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
>
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.
>
> (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:
>
> (a) the size, integrity and continuity of the land base of the agricultural land reserve;
>
> (b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicants, Agent, local government, third parties, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[5] The Property is located in the Township of Langley and is bordered by the Fraser River on the north, and West Creek on the south and west. The Application materials state that the Applicant has owned the Property since 1985.The northern half of the Property (approximately 4.3 ha) is used for forage (along 88th Ave). The southern half of the Property (approximately 4 ha) contains the proposed non-farm use area, which includes a 185 m^2 principal residence, a 185 m^2 office, and the 2,681 m^2 Processing Facility. The proposed non-farm use area is also used for storing raw materials for the Processing Facility. The Applicant states that they have produced growing medium on the Property for over 35 years as a supplier for the greenhouse, horticulture, and nursery sectors in British Columbia.

[6] The Township of Langley forwarded this Application to the Commission "*for consideration based on agricultural merits*". The Proposal is consistent with the Township of Langley's (the "Township") Official Community Plan designation of Agriculture but is inconsistent with the Township's Zoning Bylaw designation of Rural Floodplain (RU-5). The Property is designated as Agricultural/Countryside in the Township's "Rural Plan". Should the application be approved by the Commission, the Township will require the Applicant to submit a rezoning application for a site-specific text amendment to the RU-5 Zone to permit the Processing Facility.

ANALYSIS AND FINDINGS

[7] Section 11(2)(a) of the Agricultural Land Reserve Use Regulation permits the use of ALR land for processing farm products provided at least 50% of the farm product being processed is produced on the parcel containing the processing facility (or by an association to which the landowner belongs). The Application materials state that a 2015 BC Assessment review of the Property's use code first identified that the Processing Facility may not comply with s.11(2) of the ALR Use Regulation. The Application was submitted in response.

[8] The Panel considered the impact of the proposed non-farm use on agricultural use on the Property and on surrounding ALR lands. The Panel referred to the Agricultural Report and Environmental Farm Plan Review that was included in the Application materials, prepared by Dave Melnychuk on February 7, 2022 (the "Melnychuk Report"). The Melnychuk Report states that the forage fields on the Property are poorly drained and experience high water tables and surface flooding during the Fraser River freshet, which restricts normal farm equipment activity and "*allows for a very narrow range of cropping options".* Additionally, the Melnychuk Report states that all setbacks for structures associated with the West Creek Farm operations are compliant with the Agricultural Environmental Management Code of Practice (AEMCoP) and the recommended setbacks as outlined in the Environmental Farm Plan Reference Guide. Further, the Panel referred to the seven letters of support from the agricultural community for the Proposal that were included in the application. The letters explained how growing media produced by West Creek Farms support the agricultural and horticultural industries across the province.

[9] The Panel appreciated the information provided in the Melnychuk Report, confirming that agricultural use of the northern half of the Property is limited and not supportive of normal farm equipment activity due to poor drainage. The Panel is encouraged that West Creek Farms supports the greenhouse, horticulture and nursery sector with its products (growing media) across the province. The Panel finds that the Processing Facility provides an essential service to agriculture, and therefore supports the purposes of the ALR by providing materials for the greenhouse, horticulture and nursery industries.

[10] The Panel then considered the impact of the non-farm activity on the surrounding ALR land, specifically, the impact of the Processing Facility on the Property's high-water table. However, the Panel's potential concerns were allayed by the Melnychuk Report, which indicates that West Creek Farms is complaint with all setbacks as recommended in the Environmental Farm Plan Reference Guide. The Panel therefore finds that the existing facility has minimal impacts on the surrounding ALR land.

[11] In spite of the Panel's support for the Processing Facility, the Panel reminds the Applicant that any expansion of the non-farm use requires ALC's consideration through the submission of a new non-farm use application.

DECISION

[12] For the reasons given above, the Panel approves the Proposal to use 4 ha of the Property to continue operating a growing media processing and distribution facility subject to the following conditions:

(a) Siting of the non-farm use in accordance with Schedule A

(b) No further expansion of the non-farm use without approval of the ALC through the submission of a new non-farm use application.

(c) Approval for non-farm use is granted for the sole benefit of the Applicant and is non-transferable.

[13] Should the above conditions of approval not be completed to the satisfaction of the ALC within the timeframe(s) specified, the approval will expire, and a new application may be required.

[14] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[15] These are the unanimous reasons of the Panel.

[16] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[17] Resolution #35/2023
Released on January 27, 2023



Ione Smith, Panel Chair
On behalf of the South Coast Panel

Schedule A: Decision Map

2021 ESRI / Township of Langley Orthophoto

MAPSHEET NO: 92G.01**H.2**

LOCAL GOVERNMENT: Langley



ALC FILE NO:	RESOLUTION NO:
62964	XX/2023

MAP PRODUCED: January 19, 2023

MAP SCALE: 1:2,500

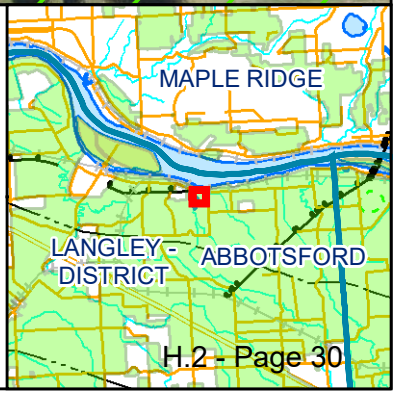
DATA SOURCES & NOTES:
ALC, BCGW & ESRI / Township of Langley. Contains information licensed under Open Government License - British Columbia.

Map for reference only. Accuracy not guaranteed.

- Conditionally Approved Non-Farm Use Area (~4.1 ha)
- Subject Property
- Agricultural Land Reserve
- PMBC Parcel Cadastre

0 20 40 60 80 100

Metres



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924
AMENDMENT (SAFFRON LIVING INC.) BYLAW NO. 5924

EXPLANATORY NOTE

Bylaw No. 5924 amends the Central Gordon Estate Neighbourhood Plan for 2.0 ha (5.0 ac) of land located at 6842 and 6868 - 202B Street and 20309, 20339 and 20347 - 68 Avenue to increase the allowable density in the Townhouse 15 UPA land use designation on a site specific basis to 20 UPA. The amendment is required to facilitate the development of 100 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924
AMENDMENT (SAFFRON LIVING INC.) BYLAW NO. 5924

A Bylaw to amend Central Gordon Estate Neighbourhood Plan Bylaw No. 4924

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

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Saffron Living Inc.) Bylaw No. 5924".

2. Langley Official Community Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 as amended is further amended by:

   a) Amending Map 1 to add dashed black outline and label #1, #2 and #4 to the map as shown in Schedule A to this Bylaw and to add to the legend a reference to Section 3.4.1.5 as shown in Schedule A to this Bylaw.

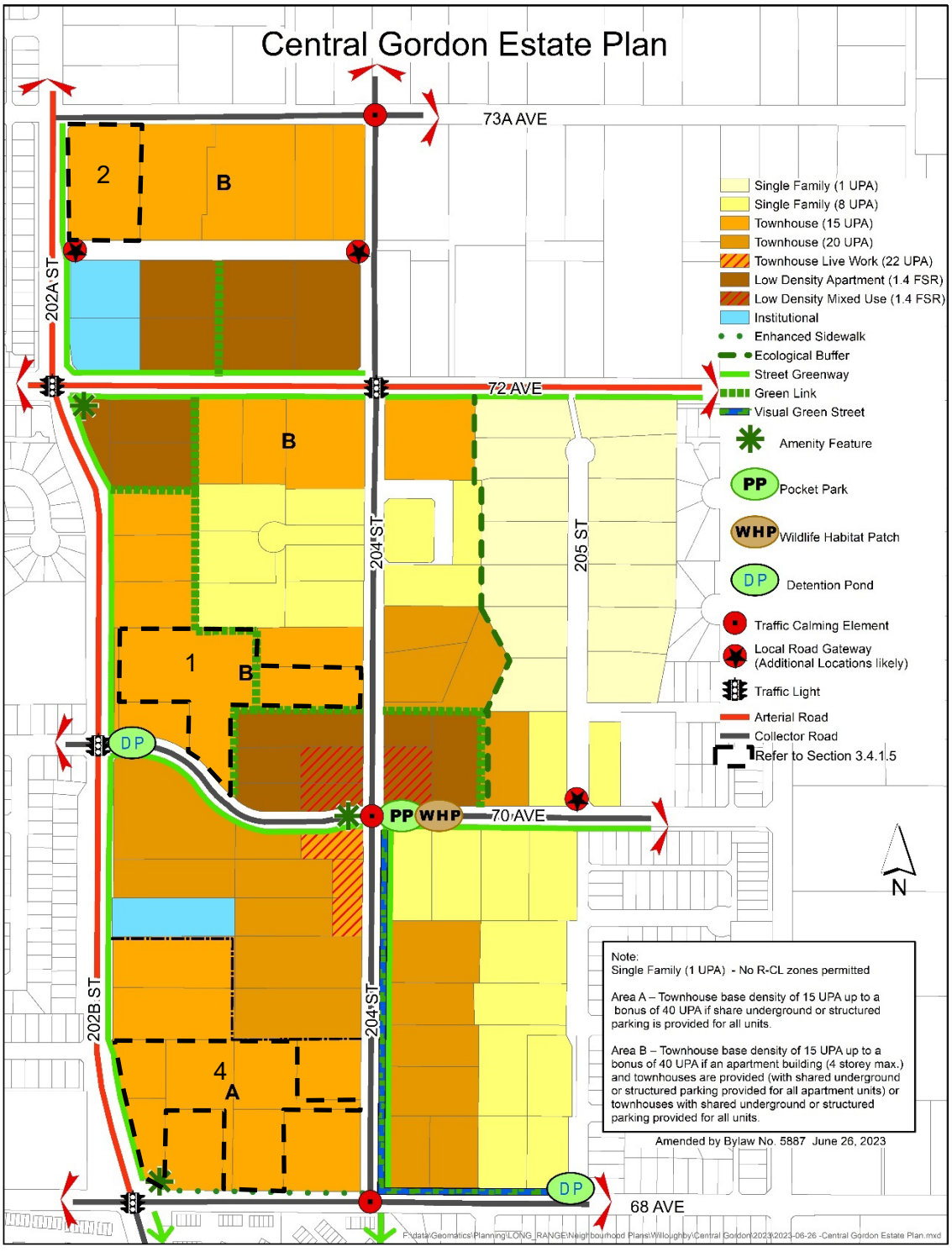
   b) Replacing bullet point six in Section 3.4.1.5 Townhouse (15 UPA) with the following:
      - Those lands identified outlined in dashed black on Map 1: Land Use Concept may be developed in accordance with the following site specific densities:

#	Bylaw Number	Location	Permitted Density
1	5616	7000 Block of 202B Street	16.8 UPA
2	5632	20261 – 72B Avenue	15.8 UPA
4	5924	6842 and 6868 - 202B Street 20309, 20339 and 20347 - 68 Avenue	20.0 UPA

READ A FIRST TIME the	11	day of	September	,.2023
READ A SECOND TIME the	11	day of	September	,.2023
PUBLIC HEARING HELD the	25	day of	September	,.2023
READ A THIRD TIME the	25	day of	September	,.2023
ADOPTED the		day of		,.2023

_____ Mayor _____ Township Clerk

SCHEDULE A
BYLAW NO. 5924



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SAFFRON LIVING INC.) BYLAW NO. 5925

EXPLANATORY NOTE

Bylaw No. 5925 rezones 2.0 ha (5.0 ac) of land located at 6842 and 6868 - 202B Street and 20309, 20339 and 20347 - 68 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-115 to accommodate the development of 100 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SAFFRON LIVING INC.) BYLAW NO. 5925

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 (Saffron Living Inc.) Bylaw No. 5925”.

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

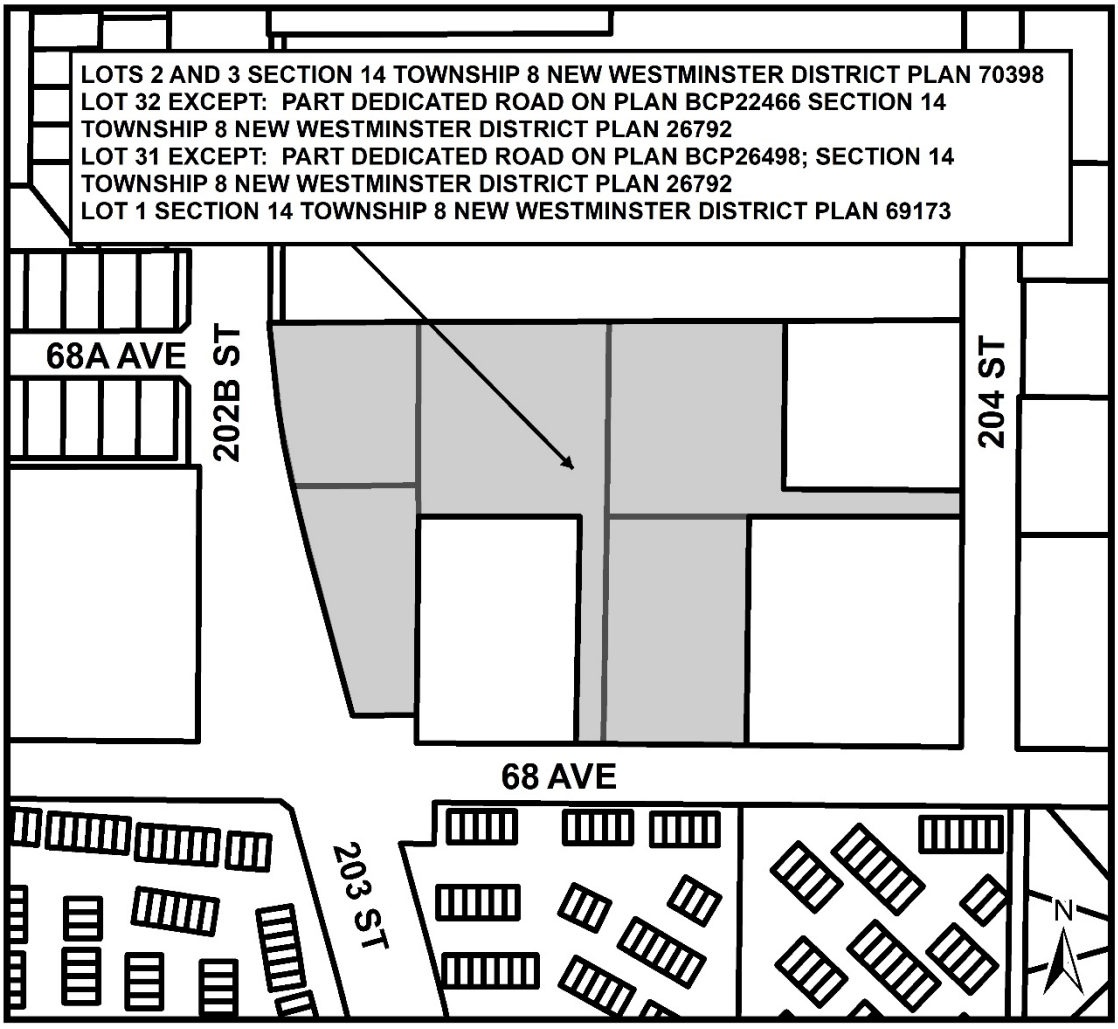
   Lots 2 and 3 Section 14 Township 8 New Westminster District Plan 70398
   Lot 32 Except: Part Dedicated Road on Plan BCP22466 Section 14 Township 8 New Westminster District Plan 26792
   Lot 31 Except: Part Dedicated Road on Plan BCP26498; Section 14 Township 8 New Westminster District Plan 26792
   Lot 1 Section 14 Township 8 New Westminster District Plan 69173

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-115.

READ A FIRST TIME the	11	day of	September	, 2023
READ A SECOND TIME the	11	day of	September	, 2023.
PUBLIC HEARING HELD the	25	day of	September	, 2023.
READ A THIRD TIME the	25	day of	September	, 2023.
ADOPTED the		day of		, 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5925



Township of Langley
Est. 1873

MEMORANDUM

TO: MAYOR AND COUNCIL **DATE:** APRIL 13, 2026

FROM: ENGINEERING DIVISION **FILE NO:** 5460-04-001

SUBJECT: 2026 TRAFFIC CALMING PROGRAM

The purpose of this memorandum is to inform Mayor and Council on the projects planned to be undertaken as part of the 2026 Traffic Calming Program.

At the March 9, 2026, Regular Council Meeting, Council approved $200,000 for the 2026 Traffic Calming Program, which includes 209A Street (83 Avenue to 84 Avenue) and the pedestrian crossing at 84 Avenue. Table 1 summarizes the 2026 Traffic Calming Program.

Location	Address/Location	Traffic Calming Measures	Est. Cost
209A Street	209A Street from 84 Avenue to 83 Avenue	Curb Extensions, raised crosswalk and three speed humps	**$170,000**
Gloucester	51A Avenue east of 275 Street	Rumble Strips	**$13,000**
Shortreed Community Park	27411/27522 – 28 Avenue	Two Speed Humps	**$17,000**
		Total	**$200,000**

Table 1: 2026 Traffic Calming Program

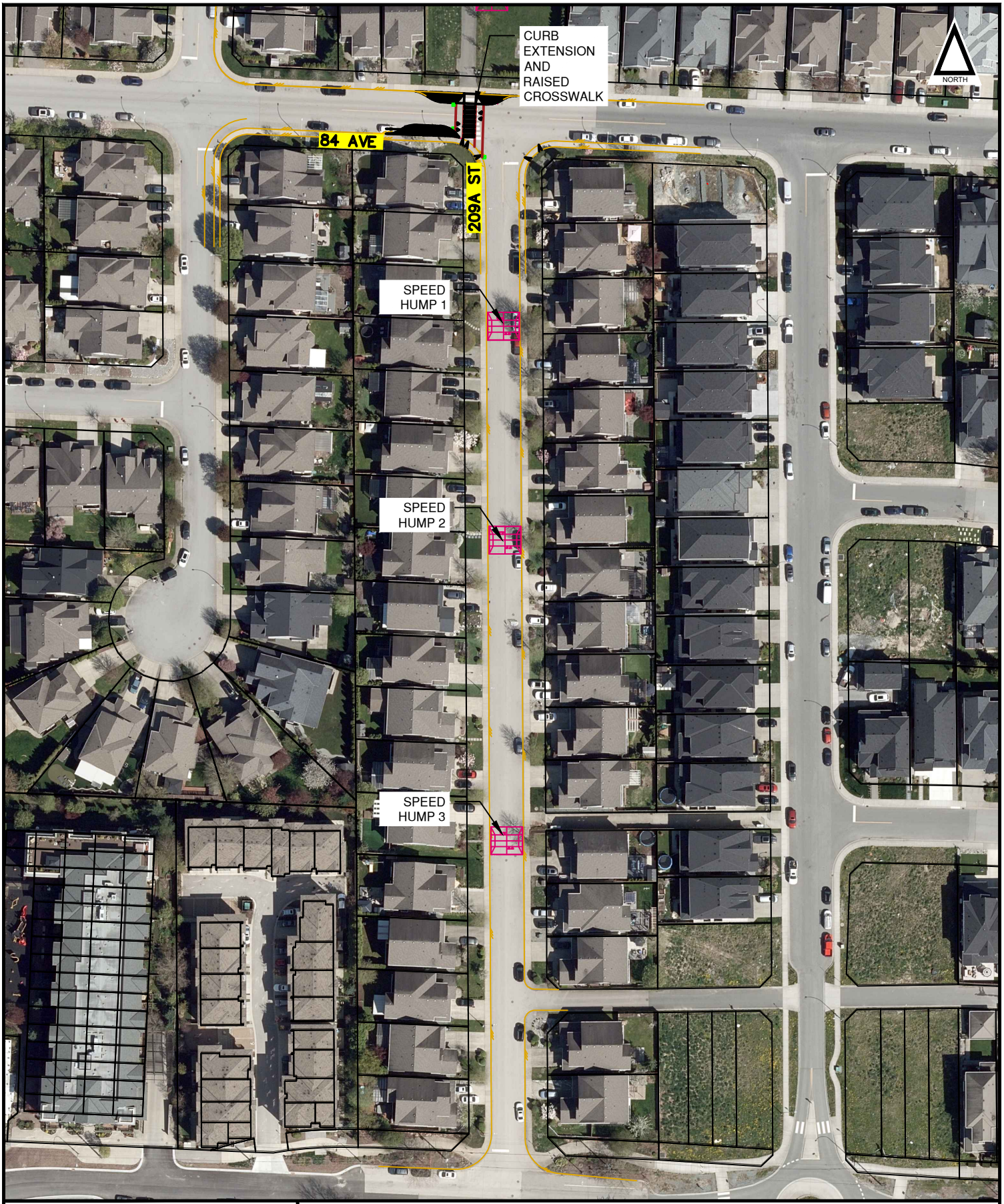
Attachment A illustrates the proposed traffic calming measures on 209A Street, including three speed humps and upgrading the pedestrian crossing at the intersection of 209 Street and 84 Avenue to be raised with concrete curb extensions. The estimated construction cost is $170,000, including associated underground utility works. Staff plan to proceed with construction this summer as the first priority for traffic calming.

The RCMP and local businesses have advised staff that portions of 275 Street and 51A Avenue have ongoing street racing and “stunting” activities. An additional rumble strip will be installed on 275 Street to fill in a gap between existing rumble strips. Three rumble strips will be installed on 51A Avenue to deter stunting activities. The estimated cost of these works is $13,000.

The frontage of Shortreed Elementary School was traffic calmed in previous years with two speed humps and a raised crosswalk. The frontage of the adjacent Shortreed Community Park was not previously traffic calmed. Due to the age of the school attendees, this location has a 30 km/h speed zone and was identified as a priority. Two additional speed humps will be installed on 28 Avenue at an estimated cost of $17,000.

ATTACHMENT A 209A Street Traffic Calming Plan

ATTACHMENT A



Township of Langley
Est.1873

209A Street Traffic Calming Plan

209A Street Traffic Calming between 83 and 84 Ave

DATE: 03/16/2026

Township of Langley
Est. 1873

M E M O R A N D U M

TO: MAYOR AND COUNCIL **DATE:** APRIL 13, 2026

FROM: ENGINEERING DIVISION **FILE NO:** 5280-14

SUBJECT: 2025 SOIL DEPOSIT PERMIT AND STOP WORK ORDER STATISTICS

The purpose of this memorandum is to provide Mayor and Council with statistical information, as directed by Council, related to the number and locations of soil deposit permits and stop work orders on an annual basis.

The information provided includes both Agricultural Land Reserve (ALR) and non-Agricultural Land Reserve (non-ALR) properties but does not include any permit extensions that may have been obtained.

The following table summarizes the number of soil deposit permits issued in 2025:

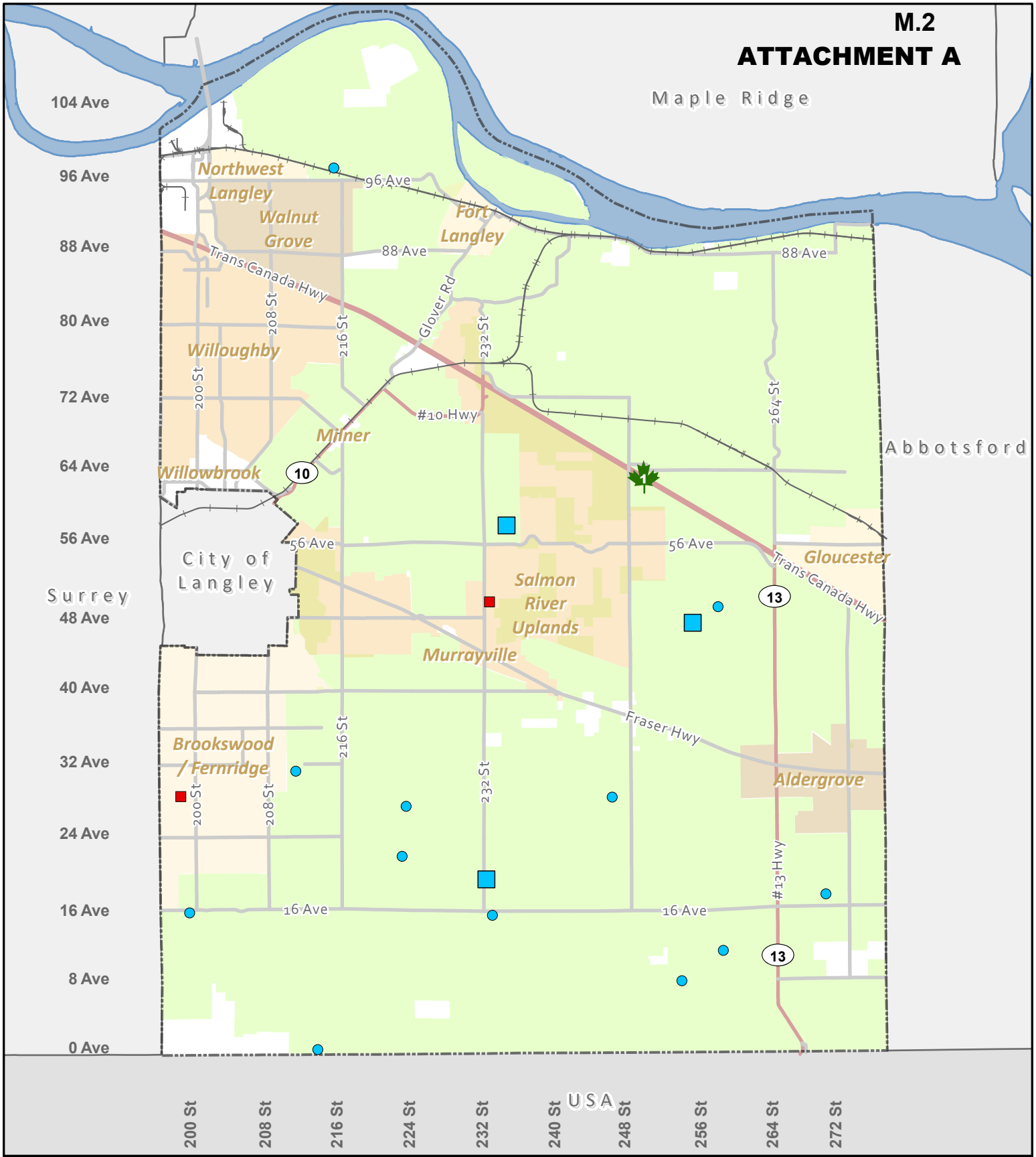
	Permits - Volume Less Than or Equal to 600m^3	Permits - Volume More Than 600m^3	Soil Deposit Permits Issued
ALR	12	3	15
Non-ALR	2	0	2
Total	**14**	**3**	**17**

The following table summarizes the number of soil stop work orders issued to unpermitted sites and permitted sites in 2025:

	Stop Work Issued to Unpermitted Site (No Soil Permit)	Stop Work Issued to Permitted Site (Active Soil Permit)	Stop Work Orders
ALR	62	7	69
Non-ALR	6	0	6
Total	**68**	**7**	**75**

ATTACHMENT A 2025 Soil Deposit Permits – Distribution Map

ATTACHMENT B 2025 Stop Work Orders – Distribution Map



N

0 1 2 km

2025 - Soil Deposit Permits

Printed Date: March 17, 2026

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

Township of Langley
Est. 1873

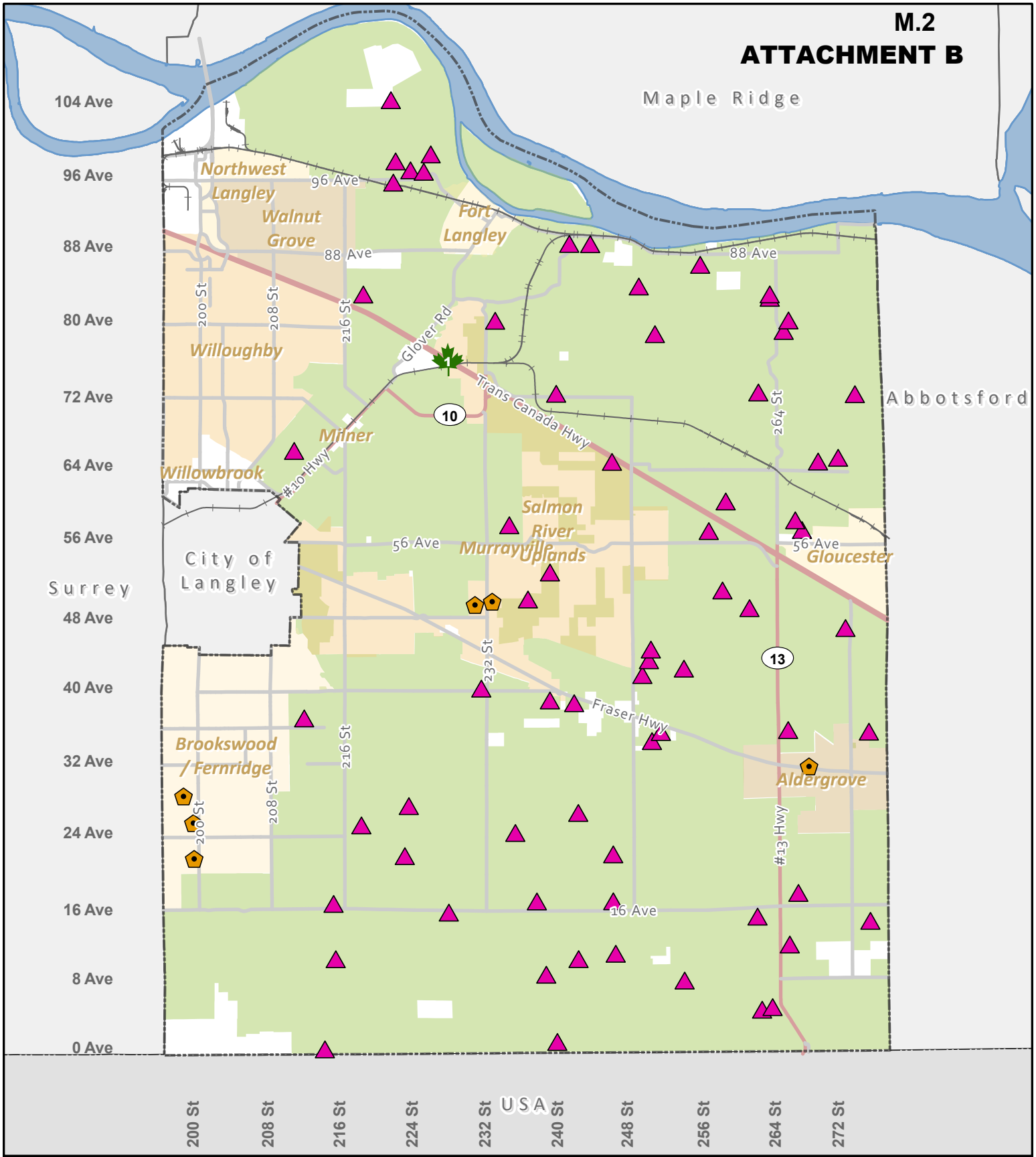
tol.ca

Legend

- In ALR, more than 600m³ (3)
- In ALR, less than 600m³ (12)
- Non ALR, more than 600m³ (0)
- Non ALR, less than 600m³ (2)

Folder: N:\Maps\Standard Maps\Engineering\Misc\Eng_Soil_Deposits\2026_ArcGIS_Pro\

IT24-214TP



N

0 1 2 km

2025 - Soil Stop Work Orders Issued

Printed Date: March 24, 2026

Township of Langley
Est. 1873

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

tol.ca

Legend

- Soil Stop Work Order - In ALR (69)
- Soil Stop Work Order - Not in ALR (6)

Folder: N:\Maps\Standard Maps\Engineering\Misc\Eng_Soil_Deposits\2026_ArcGIS_Pro\

IT24-214TP

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	APRIL 13, 2026
FROM:	ENGINEERING DIVISION	**FILE NO:**	8330-01
SUBJECT:	213 STREET ROAD AND SIDEWALK IMPROVEMENTS UPDATE		

The purpose of this memorandum is to update Mayor and Council on the traffic calming measures implemented at the James Kennedy Trail entrance, the result of the crosswalk warrant evaluation, and a conceptual design for sidewalk improvements on 213 Street from 91 Avenue to 92 Avenue.

At its July 21, 2025, Regular Meeting, Council passed the following resolution:

> *Whereas the corner of 213 Street and 91 Avenue has been identified by residents as a priority area for traffic calming measures to increase the safety for children and families using James Kennedy Trail to access the School and Park site:*
>
> *Therefore be it resolved that:*
>
> 1. *Council direct staff to forgo the ballot process and proceed with the installation of speed cushions in time for the beginning of the 2025-2026 school year to slow traffic around the corner of 213 Street and 91 Avenue in proximity to the entrance to James Kennedy Trail, to be funded with up to $20,000 from the Capital Projects Reserve, and*
>
> 2. *Staff also provide a report detailing the following items:*
>   a. *The feasibility of applying a 30km/hour speed limit in proximity to the trail entrances,*
>   b. *Cost estimates for potential sidewalk improvements along 213 Street, and*
>   c. *Cost estimates for a possible raised crosswalk to connect to the entrance of the James Kennedy Trail.*

Both 213 Street and 91 Avenue are designated as Minor Collector Roads in the Township's 2009 Master Transportation Plan (MTP), with a posted speed limit of 50 km/h. The section of 213 Street between 91B Avenue and 92 Avenue was constructed with 8.6 m asphalt pavement, including curb and gutter, and a 1.5 m sidewalk on the east side. The section between 91 Avenue and 91B Avenue has a pavement width ranging from approximately 6.0 m to 8.0 m, with curb and gutter, street lighting, and a 1.5 m sidewalk on the east side. The west side of the road consists of a gravel and grass boulevard with no sidewalk.

Following Council's resolution, staff installed two speed humps in August 2025 near the trail entrance, with one to the north on 213 Street and the other to the east on 91 Avenue. In addition, 30 km/h advisory speed signs were installed on both approaches as drivers travel through the corner. These measures reduce vehicle speeds and improve pedestrian safety.

When evaluating potential pedestrian crosswalk locations, staff follow guidelines published by the Transportation Association of Canada (TAC). The evaluation considers a range of criteria, including pedestrian and vehicle volumes, proximity to existing crossings, land use, and collision history. As part of the review, a count was conducted at the corner of 213 Street and 91 Avenue to collect data on vehicle, pedestrian, and cyclist movements. The results showed very low vehicle volumes and sufficient gaps for pedestrians to cross the road.

Based on collected data and TAC guidelines, a signed and marked pedestrian crosswalk is not warranted at the corner of 213 Street and 91 Avenue near the James Kennedy Trail entrance.

While the east side of 213 Street has standard concrete curb and gutter and 1.5 m concrete sidewalk, the west side consists of a gravel and grass boulevard with no pedestrian infrastructure.

As shown in Attachments A and B, staff prepared two conceptual sidewalk improvement options for the west side of 213 Street between 91 Avenue and 92 Avenue.

- Option A) 1.8 m concrete or asphalt sidewalk with a curb and gutter that follows the existing road alignment.
    - This option minimizes construction costs while still providing a new sidewalk.
        - Estimated Cost (Asphalt Sidewalk): $340,000
        - Estimated Cost (Concrete Sidewalk): $380,000

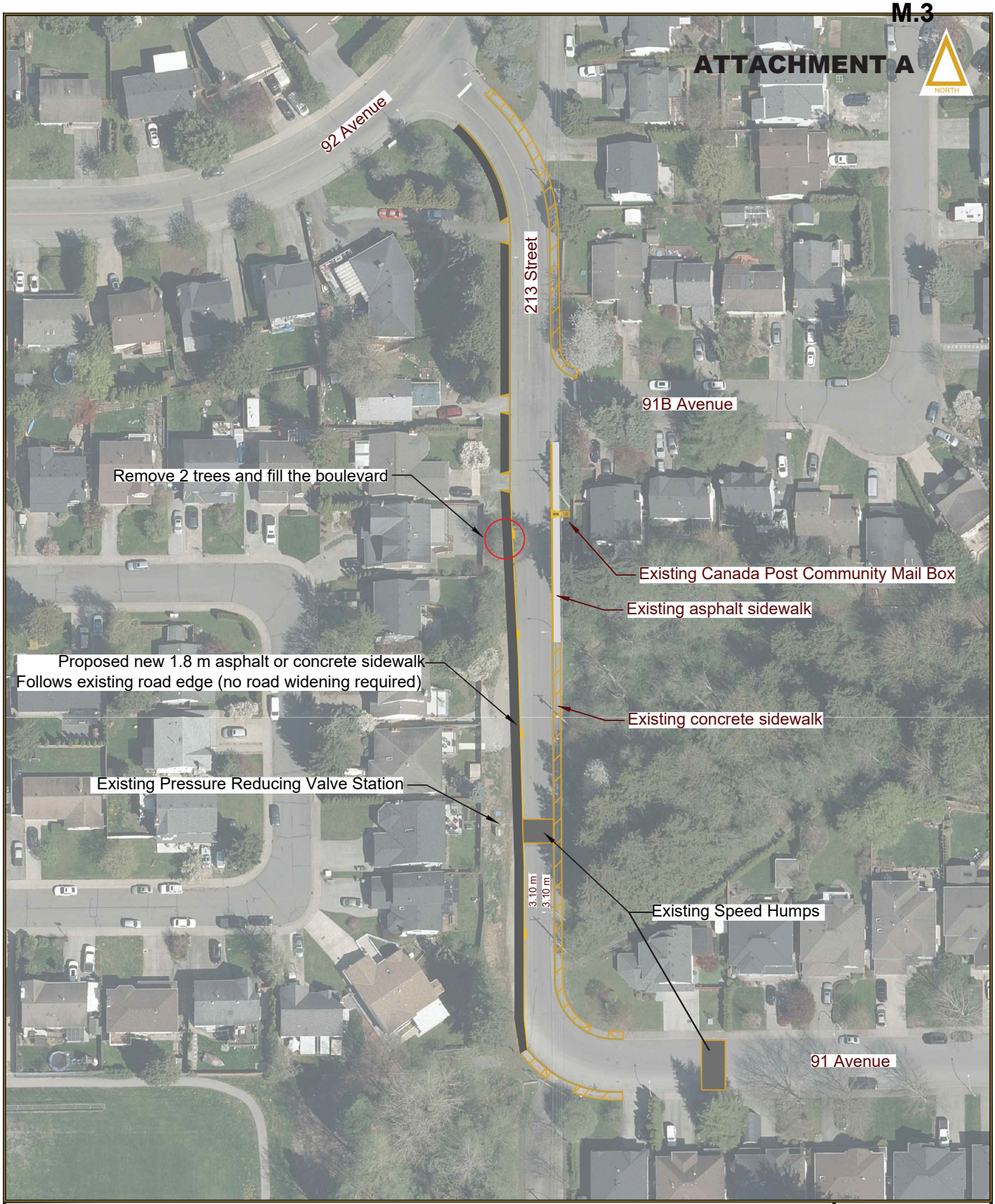
- Option B) Full road widening that includes a 1.8 m concrete or asphalt sidewalk with curb and gutter, and a 2.4 m on-street parking lane.
    - This option provides a more complete urban road design but requires greater capital investment and construction impacts.
        - Estimated Cost (Asphalt Sidewalk): $415,000
        - Estimated Cost (Concrete Sidewalk): $455,000

Both options will require drainage improvements, including additional storm sewer infrastructure to address roadway drainage with the installation of a raised sidewalk. In addition, both options will also require some tree removals along the west side of 213 Street. The number of trees requiring removal would be confirmed following completion of a detailed design.

ATTACHMENT A Option A Concept – New sidewalk on similar alignment

ATTACHMENT B Option B Concept – Widened roadway with new sidewalk

ATTACHMENT A



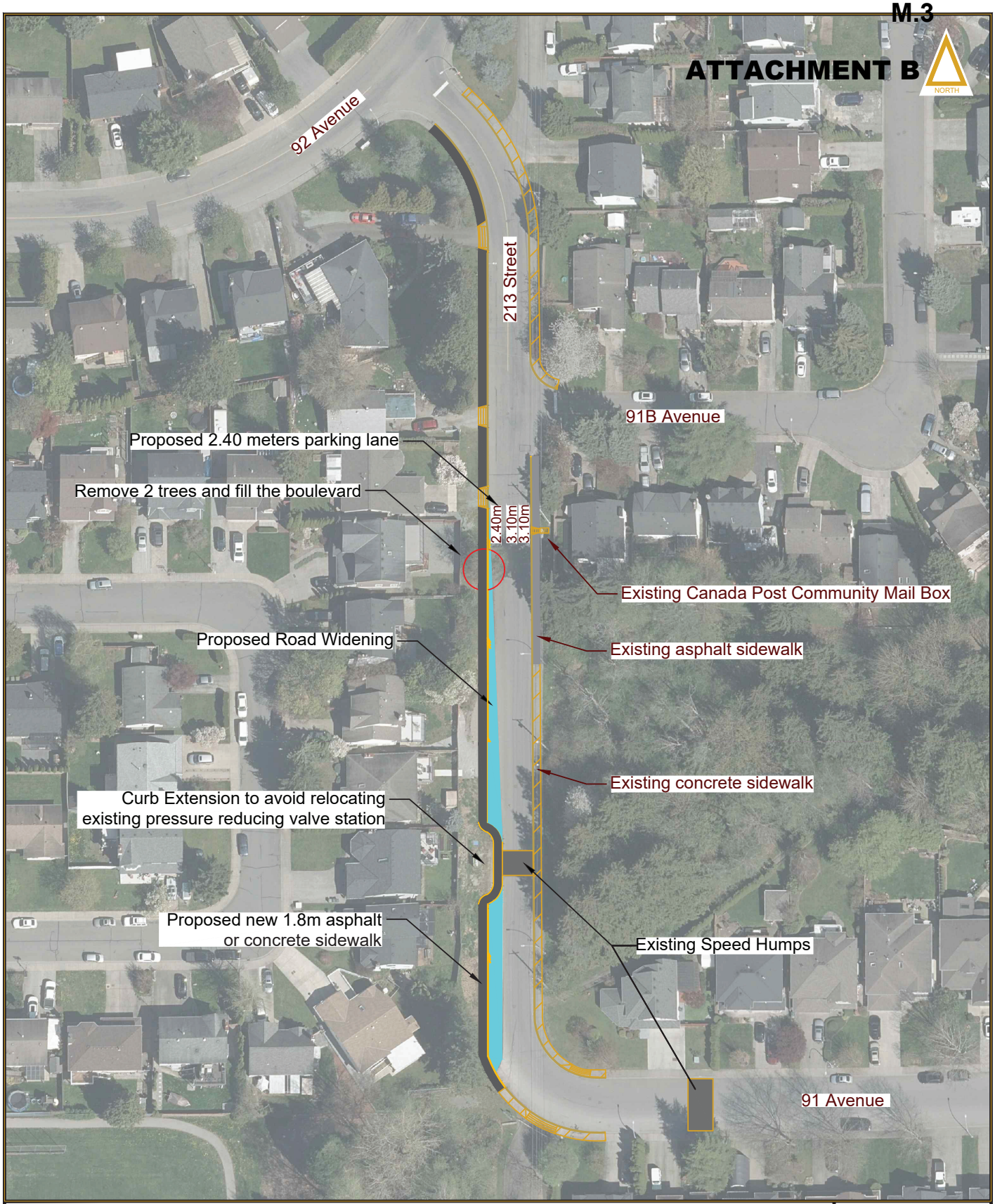
The Corporation of the Township of Langley

Township of Langley
Est.1873

Option A - New sidewalk on similar alignment

SR No.	TCO No.		DESIGN BY:
			DRAWN BY:
			APPROVED BY:
AS BUILT No.	SHEET NO.	REV.	DATE: March 25, 2026
			SCALE: 1:500

ATTACHMENT B



The Corporation of the Township of Langley

Township of Langley
Est.1873

Option B - Widened roadway with new sidewalk

SR No.	TCO No.		DESIGN BY:
			DRAWN BY:
			APPROVED BY:
			DATE: March 25, 2026
AS BUILT No.	SHEET NO.	REV.	SCALE: 1: 500

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	APRIL 13, 2026
FROM:	CORPORATE PROJECTS DIVISION	**FILE NO:**	0810-30
SUBJECT:	FORT LANGLEY WATERFRONT UPDATE		

The purpose of this memorandum is to provide Council with an update on the concept development and cost estimate for the Fort Langley Waterfront, and related works at the Haldi House.

The Fort Langley Waterfront concept was presented to Council at the Regular on April 15, 2024, and the resulting Council resolutions were to:

"approve $4M in funding from the Capital Projects Reserve, and direct staff to proceed with the restoration of the historic Haldi House",

"approve $100,000 in funding from the Capital Projects Reserve to continue with further detailed design options and to begin the various permitting processes for a pedestrian overpass across the rail corridor, connecting the Township's waterfront lands and the Parks Canada waterfront site to the Parks Canada Fort site",

"to research and begin to apply for funding from other levels of government for the future construction of the pedestrian and cycling overpass across the rail corridor", and

" to proceed to public consultation in accordance with this report and the draft Fort Langley Waterfront Lands concept plans and schedule the first Fort Langley Waterfront Lands public open house for Thursday, May 16, 2024".

On July 15, 2024, after staff reported on the public open house results, Council directed staff to further develop the Fort Langley Public Waterfront (FLPW) concept to consider public feedback received along with budget envelope considerations for phasing and options.

Since that time, staff have continued to work on the move and restoration of the Haldi House. This heritage home is now in its new permanent location at a higher elevation (to move it above the Flood Protection Level) adjacent to Glover Road. The restoration works continue with expectations for the building to be complete and have its occupancy approved later this summer.

Consultations on the Fort Langley Waterfront concept planning have also been continuing with the Kwantlen First Nation (KFN), Parks Canada and the community. KFN have supported the FLPW concept in principle as improved over previous concepts and appreciate the Township

initiating direct consultation. They have some requests for consideration and including further consultation with their community. That consultation is currently with KFN to schedule the next steps. KFN see reduced public boat traffic with movement of a public motorized boat launch way from Marina Park as a positive development and continue to advocate for dredging Bedford Channel.

Review of the proposed pedestrian crossing over the rail tracks on Parks Canada property east of the Township Marina Park continue. Staff further developed the concept of an accessible ramp and bridge across from the north side of the railway to the south side on the Parks Canada Fort property. Staff continue to consult with Parks Canada. Cost estimates were developed and exceed what was expected considerably at a budget envelope of $11M, and without federal approval and funding this project is not ready to develop further.

Work continues on a proposed new public motorized boat launch option, in Glen Valley with railway crossing and road improvements scheduled to be complete this summer and with the cleanup of the water edge completed this spring. The existing motorized boat launch in Marina Park at the Fort Langley Waterfront continues to be operational as Council directed.

For the balance of the site, staff have been reviewing the mix of buildings, cost and potential use as directed. Review of public submissions against the larger cable stayed pedestrian water overlook was considered alongside comments from KFN regarding impact to our neighbours and noise and cost. The inclusion of smaller water edge features and lookouts will be sufficient for public enjoyment and not detract from the overall Fort Langley Waterfront concept, so this element will be removed from the concept.

The Fort-to-Fort Trail elevated bicycle path and walkway was further reviewed and considered a good value by the community. It does not have sufficient value unless it is combined with a future pedestrian crossing of the rail tracks on the Parks Canada lands. Then it creates a safe separated bicycle and pedestrian crossing of the railway from the waterfront to the Fort Langley National Heritage Site, public parking and Salishan Place by the River. The exclusion of this feature in a potential earlier phase does not preclude it being added later. The elimination of road related to the current public boat launch, and addition of ground level pathways, landscape improvements and other amenities will improve the park experience regardless of timing of inclusion of the walkway.

Staff will continue to consult and further develop the overall site plan, with updates to Council provided as appropriate.

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, February 25, 2026 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
Mayor E. Woodward
J. Caldarella, Community Co-Chair
Councillor M. Pratt, Council Co-Chair
Councillor B. Whitmarsh, Council Co-Chair

J. Green, S. Janzen, O. Smid, A. Smith, and B. Venechuk

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

Staff:
V. Burnett, Council and Committee Clerk
J. Chu, Director, Community and Policy Planning
M. Gunn, Planner, Community and Policy Planning

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – February 25, 2026

Moved by O. Smid,
Seconded by J. Green,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the February 25, 2026 meeting.

AMENDMENT
Moved by J. Caldarella,
Seconded by S. Janzen,
That item E.1 be added to the agenda.
CARRIED

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

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – January 28, 2026

Moved by B. Venechuk,
Seconded by O. Smid,
That the Agricultural Advisory Committee adopt the minutes of the January 28, 2026 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Summary of Province Wide Agricultural Advisory Committee Workshop

A. Smith provided a summary of the province wide Agricultural Advisory Committee Workshop.

- The Agricultural Land Commission (ALC) protects the Agricultural Land Reserve land base and its use for agriculture
- Local government bylaws must be consistent with the Agricultural Land Commission and must be communicated to landowners
- Bylaws need to be in line with permitted farm uses but may regulate or restrict further
- For uses not expressly permitted, local governments must determine whether to forward to the ALC
- Fill placement is not permitted except in certain cases

The ALC considers applications to place fill on ALR land and/or remove soil on ALR land under Section 20.3(c) of the ALC Act. The Notice of Intent (NOI) process may be fast-tracked in support of permitted uses that require fill.

Regulating the movement of soil and fill:

- Unauthorized fill can pose issues
- Not all municipalities have a dedicated soil bylaw officer, these officers often are responsible for soil deposit removal and application processes, issuing permits, and monitoring fill sites

She provided the following information regarding subdivision on agriculture:

She noted subdivision can diminish agricultural potential, increase land cost per hectare, increase number of and potential conflict with neighbours, and that smaller parcels are less likely to be farmed. A 2022 Kwantlen Polytech University study found that 30% of all new parcels created because of subdivision ceased to have farm status.
There have been subdivision application referrals from 29 local governments over a 19-month time frame. 80% assessed by Ministry staff as “not beneficial to agriculture” but still forwarded by the local governments to the ALC.

C. DELEGATIONS AND PRESENTATIONS

She discussed that the Policy and Legislation Branch of the Ministry of Agriculture is reviewing Farm Tax Classification. Currently, BC has the lowest income threshold out of all provinces. Data from BC Assessment indicates that 40% of applicants produce less than $10,000. The BC government does not currently assist with Farm Tax Classification applications.

It was noted that agricultural committees are an important tool for local governments to make decisions as they can help to ensure sustainability and prosperity.

D. REPORTS

1. Council Co-Chair Report

J. Caldarella reported that he attended the Township of Langley Farm & Ranch Exhibition Society Open House on February 12, 2026. He also attended the Provincial Agricultural Advisory Committee Workshop and the LEPS Water Symposium.

Councillor Pratt reported that he attended the LEPS Water Symposium, and that Council defeated a recent soil deposit application that was discussed at the January Agricultural Advisory Committee meeting.

E. CORRESPONDENCE

1. Rezoning Application No. 100733

Correspondence was received regarding Rezoning Application No. 100733.

F. WORK PROGRAM

1. Zoning Bylaw Review

M. Gunn reported that a review of the Township of Langley Zoning Bylaw is included in the 2026 Work Program. As part of the work program, the committee will develop terms of reference and then request Council to establish a task force.

She played a video titled Planning for Growth which outlined the Township's planning process. The video described the meaning of planning and the purpose of these plans. It explained the Sustainability Charter, the OCP, and Community Plans.

She gave an overview of zoning bylaws. She explained the use of a Zoning Bylaw and its goals. The connection between zoning bylaws and the Agricultural Land Reserve was also discussed.

F. WORK PROGRAM

A brainstorming exercise was distributed to the committee as a tool to help develop the terms of reference.

This terms of reference will include the following information:

- Background
- Purpose
- Expected terms of service
- Membership
- Recruitment
- Meeting frequency
- Staff support

The purpose, expected terms of service, and membership guidelines were discussed. The following suggestions were made:

Purpose: To review and identify areas that need updating and to review each of the rural zones that apply to farming. To look at food security, and large and small business. To provide input into the review and updates of the agricultural zoning bylaw, and to compare with other municipalities.

Expected terms of service: possible extensions until the upcoming municipal election.

Membership: Members should have farming experience. An asset would be experience with building/zoning bylaws. Ideally, the task force should include committee members and representatives from the Ministry of Agriculture.

The draft terms of reference will be reviewed at the next meeting.

2. Rural Plan Update

To be discussed at an upcoming meeting.

3. Farm Tour

M. Gunn stated that the farm tour date will be June 24, 2026, tentatively. The committee proposed a flower farm theme. Speakers and guests will be invited. J. Calderella, J. Green, and A. Smith expressed interest in being working volunteers for the tour.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported that there was a Farmers Institute Meet and Greet on February 24, 2026 at Locality Brewing, it was well attended and received positive feedback.

2. Ministry of Agriculture and Food Update

J. Liu provided information about the following opportunities:

- The Food Safety Program is designed to support farmers in improving food safety practices. The total funding limit is $25,000, and it is a 5-year program.
- The AgriMarketing Program is designed to open new markets and find new partners for trade for small and medium enterprises.
- BC On-Farm Technology Program opened February 24, 2026. It provides cost-shared funding to provide farmers with new technology. It is focused on labour intensive task relief. Application closes on April 6, 2026.
- The Knowledge and Technology Transfer Program opens for applications on March 4, 2026
- The BC Young Farmers Scholarship is open until April 7, 2026. Must be between ages 19-40.

3. National Agricultural Day

M. Gunn reported that National Agriculture Day was held on February 10, 2026. The Township made a social media post to celebrate. salishan Place by the River celebrated BC Heritage Week's theme, Stir the Pot, to showcase local heritage homes associated with farmsteads.

She shared that the Delta Farmland and Wildlife Trust are hosting a webinar regarding grasslands on March 13, 2026.

I. NEXT MEETING

Date: Wednesday, March 25, 2026
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by B. Venechuk,
Seconded by A. Smith,
That the meeting terminate at 8:50pm
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair	Council Representative Co-Chair

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, March 25, 2026 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

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

C. Allison, J. Green, A. Hamer, S. Janzen, O. Smid, A. Smith, B. Venechuk, and J. Walker.

Guest:
J. Weightman, Land Use Unit Team Lead, BC Ministry of Agriculture and Food

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

Staff:
V. Burnett, Council and Committee Clerk
M. Gunn, Planner, Community and Policy Planning

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – March 25, 2026

Moved by O. Smid,
Seconded by B. Venechuk,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the March 25, 2026 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – February 25, 2026

That the Agricultural Advisory Committee adopt the minutes of the February 25, 2026 meeting.
Deferred to the April 22, 2026 meeting.

C. DELEGATIONS AND PRESENTATIONS

1. J. Weightman, Land Use Unit Team Lead, Ministry of Agriculture and Food

J. Weightman, provided information regarding land use planning for agriculture in BC. He provided a map of BC's agriculture sector with a focus on the South Coast. He noted that there is an area called the Golden Triangle, which includes the Lower Mainland, where most agriculture is done in BC, and there are about 34,000 jobs in this area.

There are three key provincial Acts for land use planning in agriculture:

- Agricultural Land Commission (ALC) Act (1970's)
- Farm Practices Protection Act (1990's)
- Local Government Act (1990's), including amendments for Ministers Bylaw Standards, Right to Farm Regulation, and Section 555 Intensive Agriculture.

The ALC Act and Agricultural Land Reserve (ALR):

- The ALR is a provincial zone put in place to protect land for agriculture. It covers about 5% of B.C.'s land area.
- The ALC administers the ALC Act and provides rules for what uses are permitted or not.
- ALC landowners make applications that may be exceptions to the rules. These applications go to local governments first. Local elected officials decide whether the applications should go to the ALC.

Farm Practices Protection Act:

- Ministry Regional Agrologists (RA's) can help resolve farming complaints.
- The Farm Practices and Protection Act allow protections for farmers following normal farm practices.
- BC Farm Industry Review Board (FIRB) handles formal farm practice complaints.
- Land use planning tools, including setbacks and buffers, can help mitigate complaints.

He noted that land use planning focuses on strengthening relationships between local governments, farming communities, and the province. Ministry staff can provide guidance and support. Local governments can impact the farming community by adopting bylaws and amending plans when needed. He also discussed the Minister's Bylaw Standards, which are put in place to assist local governments with their plans and bylaws. These are published in the Ministry's Guide For Bylaw Development in Farming Areas.
The Local Government Act (LGA) gives governments the ability to regulate land use through bylaws and plans. These bylaws require input and engagement from the community and local government staff.
The LGA's Right to Farm Regulation: Regulating a community allows the Ministry to guide them. These communities may pass special farming bylaws,

C. DELEGATIONS AND PRESENTATIONS

and have access to different types of buildings, equipment, and zoning bylaws. The Township was regulated in July 1987 and has since adopted farming bylaws approved by the Ministry. They have approved 18 of 23 of the Township's bylaws.

He noted that there are demands, tensions, and pressures in local farming. Metro Vancouver recently released a report from Statistics Canada, and the findings showed limited land, urbanization, farm production costs, demographics, and non-domestic labour increasing reliance are all concerns. The Township has the highest amount of farmland in Metro Vancouver, but there has been a decline in recent years. The demographic of farmers in Metro Vancouver is also increasingly aging.

He provided an overview of what the Land Use Unit does, including responding to local government referrals, developing Minister's Bylaw Standards, coordinating the Union of BC Municipalities Farm Study Tour, organizing the Agricultural Advisory Committee Workshops, coordinating local government submitted bylaws for Minister's approval, and supporting the Policy and Legislation Unit.

Discussion ensued and the following questions and comments were made:

- Increasing the threshold for farm status should include consultation with farmers. Barriers for farmers need to be decreased as it is difficult for young farmers to begin when taxes are increased.

- Any advice for the bylaw review task force?
  The presentation will be provided to the committee. Looking at the Minister's Guide to Bylaw Development and the use of AI can be useful for reviewing.

D. REPORTS

1. Council Co-Chair Report

E. CORRESPONDENCE

F. WORK PROGRAM

1. Agricultural Zoning Bylaw Update

M. Gunn provided information regarding the Agricultural Bylaw Review Task Force. She provided draft terms of reference for the committee to review. There was a discussion at the last meeting on possible additions to the bylaw. The proposed start date for the task force is June 1, 2026.

Discussion ensued and the following comments were provided:

- No more than 10 members of the task force should be appointed.
- The task force can continue meeting outside of AAC meetings.
- There was interest to broaden the scope of the task force beyond the Zoning Bylaw, to include bylaws and policies that currently provide guidance and regulate farming in the Township.
- There was interest in the task force beginning earlier, the option to extend the 180-day limit if approved by Council. Should this be approved, it would start April 13, 2026, making it 232-days.

MOTION
Moved by C. Allison,
Seconded by S. Janzen,
That the Agricultural Advisory Committee endorse the Terms of Reference for the Agricultural Bylaw Review Task Force, as amended.
CARRIED

COUNCIL
Moved by B. Venechuk,
Seconded by J. Green,
That the Agricultural Advisory Committee recommends that Council approve the Terms of Reference for the Agricultural Bylaw Review Task Force, presented as Attachment A.
CARRIED

2. Farm Tour

M. Gunn reported that the working group for the Farm Tour met a few weeks ago. The name “Township in Bloom” was considered. Staff have reached out to three farms that were suggested, one declined, one confirmed, and one has not responded yet. Wednesday June 24, 2026 is being considered as a potential date. There should be a variety of farms chosen so that different flowers and sites are seen. A food truck may be included as there was positive feedback in previous years. Invitees are being considered, and committee members can suggest additional names. The tour will likely include one or two farms, lunch, and then another farm at the end, possibly a fourth, if time permits.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported that the Farmers' Institute was unsure how many people would be included in the upcoming all candidates meeting at this time.

2. Ministry of Agriculture and Food Update

J. Liu provided the following information regarding funding:

- Processor Productivity Program (PPP) – 10-13 day online and in person with two phases of training.
- Veterinary Practice Smallholder Program – Provides support for disease detection in small farms for poultry and pigs. Farmers can submit diagnostics to vets at no cost.

Reminder that the B.C. On-Farm Technology Adoption Program closes on April 6, 2026. More information and funding opportunities will be provided to the committee by J. Liu.

I. NEXT MEETING

Date: Wednesday, April 22, 2026
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by O. Smid,
Seconded by S. Janzen,
That the meeting terminate at 8:35pm
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

AGRICULTURAL BYLAW REVEW TASK FORCE

Terms of Reference

1.0 BACKGROUND

The Agricultural Advisory Committee (AAC) is established pursuant to Council Advisory Committee Establishment Bylaw No. 4700, as amended, and Council Policy 01-008 (Appointments to Committees, Boards, and Task Forces). The AAC's 2026 Work Plan calls for the establishment of the Agricultural Bylaw Review Task Force ("Task Force").

The AAC is composed of community volunteers that work to ensure that the agricultural industry has representation and advocates for the contributions that farming provides to the Township of Langley. The AAC and its annual work plans are guided, in part, by the Agriculture Viability Strategy (AVS) adopted by Council in 2013. The AVS includes four main strategies to strengthen farming:

1. Provide a welcoming business environment for farming;
2. Provide the required services and infrastructure;
3. Provide a secure agriculture land base; and
4. Support farmer use of best farm management practices.

The AAC provides continuity of representation and advocacy as it forms a task force to complete the specifics of these Terms of Reference.

2.0 PURPOSE

The AAC's 2026 Work Plan calls for the establishment of the Agricultural Bylaw Review Task Force to:

- Review the existing regulatory context, specifically bylaws and policies that currently provide guidance and regulate farming.
- Research and compare Zoning Bylaws and "farm bylaws" with those in other "regulated" municipalities under the "right-to-farm" legislation, Ministry of Agriculture and Food Guide for Bylaw Development in Farming Areas and the Minister Bylaw Standards.
- Identify areas that need clarification and/or updating.
- Recommend policy and regulatory changes to support the agricultural industry.

3.0 EXPECTED TERM OF SERVICE

The Task Force will serve a 232-day term starting April 13, 2026 and terminating (November 30, 2026), allowing it to continue meeting through the municipal election period in 2026.

4.0 MEMBERSHIP

The Task Force shall consist of a minimum of four Council-appointed AAC members and others with expertise or experience in the subject areas, such as representatives from the Ministry of Agriculture and Food, Agricultural Land Commission and BC Agriculture Council.

The Task Force will be non-voting and, as such, selecting a chair and establishing quorum will not be necessary.

5.0 MEETING FREQUENCY / SCHEDULING

The Task Force will meet approximately six times over the length of its term, but additional meetings may be held if required. While the AAC may recess after the June 2026 meeting due to the municipal elections in October, the Task Force may continue to meet and carry out its work in the second half of 2026.

6.0 STAFF SUPPORT

Township staff will facilitate the participation and contributions of the Task Force by:

- Providing relevant background information
- Scheduling meetings and preparing agendas
- Communicating with agencies, such as the Ministry of Agriculture and Food, Agricultural Land Commission and BC Agriculture Council, regarding representatives to serve on the Task Force
- Attending all meetings to facilitate discussion, provide advice, and obtain input
- Preparing meeting notes

7.0 DELIVERABLES

The Task Force is responsible for providing timely updates, oral or written, to the AAC as the research progresses. The AAC shall receive these updates for information. To accomplish this, the Task Force shall select one person from the group to be its spokesperson for communication purposes. The spokesperson will provide updates at each meeting of the AAC.

The Task Force shall provide a final presentation to the AAC summarizing its findings and recommendations.

A final report and/or Report to Council that summarizes the Task Force's findings shall be prepared following the conclusion of the Task Force.

Township of Langley

Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, March 18, 2026 at 4:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
K. Zhu, Community Co-Chair
Councillor T. Baillie, Council Co-Chair
Councillor S. Ferguson, Council Co-Chair

C. Archer, S. Bennett, L. Dysart, L. Fuller, S. Rai, P. Sutherland, and S. Tingley

Guests:
S. Woykin, Langley Meals on Wheels
P. Krump, Langley Seniors in Action

Staff:
M. Gunn, Planner, Community and Policy Planning
V. Burnett, Council and Committee Clerk

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – March 18, 2026

Moved by P. Sutherland,
Seconded by L. Fuller,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the March 18, 2026 meeting.

AMENDMENT
Moved by L. Fuller,
Seconded by P. Sutherland,
That a presentation from Langley Seniors in Action be added to the agenda.
CARRIED

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

Clerk's Note: Item C.2 was added to the agenda.

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – February 18, 2026

Moved by L. Fuller,
Seconded by P. Sutherland,
That the Seniors Advisory Committee adopt the Minutes of the February 18, 2026 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Langley Meals on Wheels

S. Woykin provided information about Langley Meals on Wheels. She gave an overview of what they provide including hot and cold meal delivery, social programs, a community café, volunteer wellness check-ins, and hospital transition support. These deliveries of food and programs help to connect the community.

There has been an increase in the demand of their programs, and many seniors are facing isolation. Transportation is one of the biggest barriers to their clients, especially in Langley. Rising fuel costs also impact volunteers and program sustainability.

Food is a powerful way to create connections and reduce isolation. One of their programs to support this is Food and Friends in Murrayville and Aldergrove. The community café is another social opportunity, as well as the connections made by volunteers visiting homes.

She noted that the core of what they do is to make everyone feel valued and included, as there is no distinction between paying and subsidised clients. They also provide working opportunities and grants. These opportunities help keep seniors active, with many of their volunteers being seniors. Volunteers help care for vulnerable and isolated seniors by providing referrals to resources that can help them remain in their homes longer. They can recognize the need for care earlier by being alert to signs of distress. There have been 306 referrals to date with ongoing partnerships from local organizations.

Home from the Hospital is a lifeline for those coming out of the hospital with no connections or services in place. Service includes 14 days of meals being provided after hospital discharge. A total of 350 patients have been supported, and 4,830 meals delivered.

Many community supports and health services are available, including:

- Home from the Hospital Program
- LMOW Firehouse Café
- Food & Friends
- Community Classes

C. DELEGATIONS AND PRESENTATIONS

- Community Garden Beds
- Meal Café Gift Card Program
- Healthy Living Bags
- Space for programs and services
- Starfish Summer Program

The Community Outreach Meal Program provided 13,000 meals last year, helping to reach members of the community that are isolated.

They provide space for community groups and local entrepreneurs, they currently partner with Stepping Stone, New Directions, Langley Environmental Partners Society, Girl Guides, Langley Division of Family Practice, and local artisans. There is also a community garden that provides fresh produce. Renovations are beginning on the upstairs area to include cooking and nutrition programs, social and wellness activities, senior and youth engagement, a volunteer program, and a community gathering space.

The following questions and comments were provided:

- A brief history of their collaboration with the Township was provided, S. Woykin noted that the Township has been vital to keeping the program running.
- Are volunteers trained in recognition of neglect and poor health?
  On a basic level they are, but they are looking to expand training levels for their volunteers. They currently do wellness checks.
- Do you have a goal for expansion?
  Referrals to join the program with no fee attached. The fee is a common barrier despite funding currently available.
- PreviewED was suggested, which is a one-page assessment to detect early changes and health decline in seniors.

2. P. Krump, Langley Seniors in Action

P. Krump provided information about the Langley Seniors in Action. He noted that they are working on the Senior Shuttle Bus Project. A survey was done to get input into proposed shuttle services in Langley. He received information regarding demographics throughout the Township. The age group was 60+ for the survey.

Some of the demographic information included the following:

- 16% of the votes were men, 84% were women.
- 24% were located in the City of Langley and 80% in the Township.

Factors including estimated income, gender, age, and location were recorded. The survey was extended, and there are about 200-350 surveys out with about 50-60 having been returned so far. He visited the Brookswood Seniors Society to do a presentation, and this added about 40 surveys. They will be revisiting their business plan to account for increased bus pricing.

C. DELEGATIONS AND PRESENTATIONS

April 15, 2026 is the cut off for participation in the survey.

The following questions and comments were provided:

- What geographic areas did the survey cover?
  Specifically, Brookswood, Aldergrove, Walnut Grove, and Willoughby. Some areas outside of the Township were included as well.
- What are next steps?
  To complete the survey results within the next few weeks and determine what the survey looks like. Results can be forwarded to all levels of government when completed.
- Once the survey is completed will the results be shared?
  Yes, through their website.

D. REPORTS

1. Co-Chair Report

Councillor Baillie reported that they are nearing the end of the budget discussion. Yellow left hand turn slot markers have been added to 16 Avenue. New culverts have been added to 40 Avenue, which are functioning well.

Councillor Ferguson gave an update on liquid waste and sewage. The sewage systems are all currently working well. He reported that a new Langley recycling and waste depot is being considered by Metro Vancouver, similar to the Central Surrey Recycling and Waste Centre. He also attended a tour of a liquid waste plant. He noted that budget deliberation is ongoing, and that the proposed budget will be providing seniors and youth programs, including activities.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Survey Discussion and Framework

M. Gunn reported that they have been seeking insight into the formulation of a survey. To gain ideas for this survey she provided the example of the “My Health My Community” survey and shared it with the committee. This survey has demographic information including gender, age, birthplace, education, employment, ethnicity, and income. Other factors were recorded including health metrics, commuting methods and times, community resiliency, health status, and more. A community health status was provided for the Township based on these findings.

F. WORK PROGRAM

The Township's Social Sustainability Strategy priorities and progress indicators were shared with the Committee as background information for the survey. The survey should have a theme and an idea of how the survey information will be utilized.

Discussion ensued and the following comments were provided:

- The survey should avoid overly complex questions and ideally be 10 questions or less.
- Yes or no questions can be beneficial in moderation.
- Intention is important and keeping in mind survey fatigue.
- Looking at what age group to target, if an age limit is to be set.

M. Gunn will send out the example survey for committee review and discussion at a future meeting.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. SAC Photo

A photo of the committee was taken for the Township website.

2. Programs for Seniors

P. Sutherland commented that there are not many options in the Township for cultural classes. She noted that it would be beneficial to have more classes in areas including art, cooking, nutrition, how to avoid scams, etc. These programs would help to provide mental stimulation to seniors.

3. Seniors Resources St. George's Anglican Church

S. Tingley reported that senior's resources are being offered in Fort Langley at St. George's Anglican Church. They are offering exercise classes and pharmacare for Langley residents with an existing family doctor. There is also a hearing clinic being offered.

4. Fraser Health Long Term Care

C. Archer provided information regarding Fraser Health care transitions into long term care. Some patients are unfamiliar with long-term care inclusions, so educating patients about what is offered early into their care is beneficial. There is a long waitlist for care, and many could benefit from other services while waiting.

I. NEXT MEETING

Date: Wednesday, April 15, 2026
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 4:00pm

J. TERMINATE

Moved by S. Tingley,
Seconded by C. Archer,
That the meeting terminate at 5:32pm
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Liquid Waste Committee

From: Peter Navratil, General Manager, Liquid Waste Services

Date: February 17, 2026 Meeting Date: March 11, 2026

Subject: **Manager's report**

RECOMMENDATION
THAT the Liquid Waste Committee receive for information the report dated February 17, 2026 titled "Manager's Report".

---

1. Metro Vancouver Laboratory Continues to Deliver Accredited, High-Quality Analytical Services

Metro Vancouver Laboratory has successfully renewed its Certificate of Accreditation (**Attachment 1**) with the Canadian Association for Laboratory Accreditation (CALA), reaffirming its technical competence and commitment to excellence. CALA accredits laboratories to the international ISO/IEC 17025 standard, formally recognizing their ability to perform specific chemical, physical, and microbiological tests with accuracy, impartiality, and consistency. Accreditation is maintained through rigorous biennial assessments and ongoing proficiency testing.

Originally accredited in 1995, the laboratory has consistently demonstrated compliance with stringent quality management and performance requirements. This recognition confirms its ability to produce reliable, defensible analytical results and provides assurance to regulators and clients across the region.

The Liquid Waste Services (LWS) Chemistry and Process Laboratory perform more than 200,000 tests annually to support drinking water, wastewater and residuals monitoring, treatment plant compliance, and process control. Serving Metro Vancouver member municipalities and multiple internal functions including Source Control, Utility Innovation, Solid Waste Services, Environmental Regulation & Enforcement, and Metro Vancouver Parks, the laboratory remains committed to delivering dependable, high-quality analytical services.

2. Liquid Waste Services Environmental Management System Implementation Progress Update

Liquid Waste Services utility continued to develop its Environmental Management System (EMS) to reduce environmental risks in conformance with the ISO 14001:2015 standard. Analysis of LWS Operations' environmental risk identified fuel and oil management as a top priority for 2025, since LWS has 170 fuel, oil, and waste oil storage tanks that collectively contain over 400,000 L of hydrocarbons. Considerable progress has been made across LWS pump stations in addressing transfer and storage of petroleum products; fuel storage tanks inspections, including leak detection; and incident response.

<u>Transfer and Storage of Petroleum Products</u>
Leaking storage tanks have been fixed, tank capacities and maximum safe fill levels have been confirmed and marked on-site with clear signage so workers can easily see and follow them. Fuel transfer procedures have been implemented, and fuel supplier compliance is being confirmed annually. The practice of 'blind filling' has been eliminated by installing level gauges at re-fueling points.

Tank Inspections and Leak Detection

Storage tanks have been tested for leaks, site inspection processes have been updated to integrate leak detection into the Operators' weekly workflow, and clear on-site signage has been posted to complement processes.

Incident Response

The LWS EMS team distributed spill response materials and implemented processes to ensure they are replenished after use. Effective spill response procedures were developed and rolled out across sites. To complement procedures, spill response training was delivered, which is now embedded in annual training requirements. Site drainage at each pump station was also mapped to enable efficient spill response, and to prevent spills from entering nearby waterbodies.

3. Liquid Waste Committee 2026 Work Plan

The updated Liquid Waste Committee 2026 Work Plan (**Attachment 2**) shows the status of the Committee's key priorities for the year.

ATTACHMENTS

1. 2026 CALA Certificate of Accreditation.
2. Liquid Waste Committee 2026 Work Plan.