REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, April 27, 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 27, 2026

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held April 27, 2026.

2. Day of Mourning

A moment of silence will be observed for the annual Day of Mourning for workers killed and injured on the job.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – April 13, 2026

That Council adopt the minutes of the Regular Council meeting held April 13, 2026.

2. Public Hearing Meeting – April 13, 2026

That Council adopt the minutes of the Public Hearing meeting held April 13, 2026.

C. DELEGATIONS

1. Maureen Bruce
File 0550-07

Request by Maureen Bruce to appear before Council to discuss adding cat attacks to the Animal Control Bylaw.

C. DELEGATIONS

2. Bob Maddocks
Highpoint Subdivision
File 0550-07

Request by Bob Maddocks, on behalf of Highpoint Subdivision, to appear before Council to discuss designating Highpoint as a gated community.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Old Yale Park Off-Leash Dog Area
Report 26-47
File PW 6130-20

That Council direct staff to proceed with implementation of Option 1 for the Old Yale Park Off-Leash Dog Area, maintaining the park as one shared, large open off-leash area.

2. 40 Avenue Active Transportation Upgrades
From 204 Street to 216 Street
Report 26-45
File ENG 5330-23

That Council endorse the conceptual design for Active Transportation Upgrades on 40 Avenue between 204 Street and 216 Street, as shown in Attachment A, including a multi-use pathway on the south side for all three segments of the corridor.

That Council refer the detailed design of the 40 Avenue Corridor Active Transportation Upgrades as described in this report to the 2027 – 2031 Capital Budget process.

3. 2026 Capital Improvement Grants and Community Grants
Report 26-43
File CA 1850-20

That Council approve the total payment of $67,193 in 2026 Capital Improvement Grants, as detailed in Attachment A to this report.

That Council approve the total payment of $272,350 in 2026 Community Grants, as detailed in Attachments B to I of this report.

That Council approve a $5,000 increase to the annual grant awarded to the Langley Seniors Resources Society, bringing the total grant to $20,000 annually, effective with the 2026 grant allocation.

E. REPORTS TO COUNCIL

4. Development Permit Application No. 101479
(Khela / 19700 Block of 84 Avenue)
Report 26-44
File CD 08-27-0073

That Council consider Common Ground Consulting Ltd.'s Streamside Protection and Enhancement Area (SPEA) application on behalf of Harpreet Khela at 19700 Block of 84 Avenue and adopt one of the following resolutions:

a) That Council issue Development Permit No. 101479.

or

b) That Council not issue Development Permit No. 101479.

5. Development Permit Application No. 101317
(Canada Oasis Development Ltd. / 20726 – 80 Avenue)
Report 26-42
File CD 08-23-0211

That Council authorize issuance of Development Permit No. 101317 to Canada Oasis Development Ltd. for property located at 20726 – 80 Avenue subject to the following conditions:

a. Building and signage plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age-Friendly Amenity Area requirements.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
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. Submission of a site-specific on-site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw No. 5382.
b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.

E. REPORTS TO COUNCIL

c. On-site landscaping and boulevard treatment 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. Completion of conditions (and subsequent discharge) of CB1177566.
f. Payment of supplemental development permit application fees and building permit administration fees.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

1. Rezoning Application No. 100721 and
Development Permit Application No. 101430
(La Terra Development Ltd. / 26090 – 30A Avenue)
Bylaw No. 6174
Report 25-197
File CD 10-24-0107

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (La Terra Development Ltd.) Bylaw No. 6174 rezoning 4 ha (10 ac) of land located at 26090 – 30A Avenue to General Industrial Zone M-2 to facilitate development of a 21,005 m^2 (226,100 ft^2) industrial warehouse building, 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 and the Addendum to the Bertrand Creek ISMP by KWL dated November 25, 2013.
2. Provision of road dedications, widenings and necessary traffic improvements for 29 Avenue and 30A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and Aldergrove Community Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

5. Registration of a restrictive covenant prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) is accepted by the Township.
6. Finalization of landscape and architectural plans.
7. Approval of the Rezoning Bylaw by the Ministry of Transportation and Transit (MOTT).
8. Issuance of a Streamside Protection and Enhancement Development Permit including all required environmental compensation measures and approvals from the Township and relevant senior government agencies.
9. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council at time of final reading of Rezoning Bylaw No. 6174 authorize issuance of Development Permit No. 101430 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule “A”.
b. Landscape plans being in substantial compliance with Schedule “B” and the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.
c. Section 702.6 – Height of Building and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum building height from 12.0 m (39.4 ft) to 13.7 m (44.9 ft) as indicated in Schedule “A”.
d. All signage being in substantial compliance with Schedule “A” and the Township’s Sign Bylaw.
e. All rooftop mechanical equipment to be screened from view.
f. All refuse areas to be located in 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 a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
c. On-site landscaping to be secured by letter of credit at building permit stage.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

Explanation – Bylaw No. 6174

Bylaw No. 6174 rezones land located at 26090 – 30A Avenue to General Industrial Zone M-2 to facilitate development of an industrial warehouse building.

2. Tenant Protection Bylaw
Bylaw No. 6214
Bylaw No. 6215
Bylaw No. 6216
Report 26-46
File CPP LSP00014

That Council give first, second and third reading to Tenant Protection Bylaw No. 6214.

That Council give first, second and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6215.

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Tenant Protection Development Permit Area) Bylaw No. 6216.

That Council authorize staff to schedule the required Public Hearing for Bylaw No. 6216.

Explanation – Bylaw No. 6214

Bylaw No. 6214 requires tenant protection during residential rental redevelopment of purpose-built rental buildings.

Explanation – Bylaw No. 6215

Bylaw No. 6215 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by providing fine amounts and offences relating to Tenant Protection Bylaw No. 6214.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 6216

Bylaw No. 6216 amends the Official Community Plan by adding a Tenant Protection Development Permit Area relating to Tenant Protection Bylaw No. 6214.

3. 2026 Langley Annual Rates and Tax Collection Bylaw for Universal Services
Bylaw No. 6213
Report 26-41
File FIN 1700-80

That Council give first, second and third reading to the Langley Annual Rates and Tax Collection Bylaw No. 6213.

Explanation – Bylaw No. 6213

Bylaw No. 6213 provides for the 2026 levying of rates for General Municipal, Fire, Police, Parks, Transportation, Regional Library and Greater Vancouver Regional District purposes.

The bylaw is a requirement of Section 197 of the *Community Charter*. The *Community Charter* states that this bylaw must be adopted after adoption of the Five-Year Financial Plan and must be adopted by May 15th of each year.

Sections 233 to 236 of the Community Charter outline the process for establishing an Alternative Municipal Tax Collection Scheme, including penalties to be applied in relation to payments made after specified tax due dates established by such bylaw.

H. BYLAWS FOR THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Official Community Plan Amendment and Rezoning Application No. 100086 (662834 BC Ltd / Township of Langley / 5028 - 224 Street)
Bylaw No. 5409
Bylaw No. 5410
Report 18-118
File CD 11-05-0014

That Council give final reading to “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (662834 BC Ltd.) Bylaw 2018 No. 5409”; and

I. BYLAWS FOR FINAL ADOPTION

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (662834 BC Ltd.) Bylaw 2018 No. 5410".

Explanation – Bylaw No. 5409

Bylaw 2018 No. 5409 amends the Rural Plan by deleting the subject site (located at 5028 - 224 Street and the unconstructed road allowance immediately south) from the Rural Plan area, and amends the Murrayville Community Plan by extending the Plan Boundary to include the subject site, designating the site "Commercial" and including the site in Development Permit Area "B".

Explanation – Bylaw No. 5410

Bylaw 2018 No. 5410 rezones 0.45 ha (1.1 ac) of land located at 5028 - 224 Street to Service Commercial Zone C-3 to complete the 48 Avenue realignment project and permit future development of the subject lands.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of July 23, 2018 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on September 17, 2018 with third reading given on October 1, 2018. In accordance with Council policy, staff advise that the public hearing for the Bylaws was held more than a year prior to the proposed final reading date although resolution of the development prerequisite items was on-going.

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

That Council give final reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6205.

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

I. BYLAWS FOR FINAL ADOPTION

- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 13: STORMWATER
- Schedule 17: RECREATION, ARTS AND CULTURE

3. Small-Scale Multi-Unit Housing (SSMUH) Development Permit Area
Bylaw No. 6116
Bylaw No. 6117
Report 26-26
File CPP LRP00026

That Council grant final reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Small-Scale Multi-Unit Housing (SSMUH) Development Permit Area Designation) Bylaw No. 6116; and

Development Permit Delegation Bylaw 2016 No. 5246 Amendment (Small-Scale Multi-Unit Housing (SSMUH) Development Permit Delegation) Bylaw No. 6117.

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); 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.

Explanation – Bylaw No. 6117

Bylaw No. 6117 amends Development Permit Delegation Bylaw 2016 No. 5246 to delegate Council powers to Township officers and employees to issue development permits for development subject to the Form and Character Guidelines for small-scale multi-unit housing (SSMUH).

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. **Milner Heights Resident Permit Parking**
   Memorandum – Engineering Division
   File 5480-01

2. **Tree Removal Request – 20355 - 36B Avenue**
   Memorandum – Permits, Licenses & Inspections Division
   File 6300-01

3. **Water Restrictions in Effect May 1 to October 15, 2026**
   Memorandum – Public Works Division
   File 5600-10

4. **Fort Langley Cenotaph Rehabilitation Update**
   Memorandum – Public Works Division
   File 4100-01

5. **On-Street Parking on 27A Avenue**
   Memorandum – Engineering Division
   File 5480-01

6. **Heritage Advisory Committee**
   Minutes – April 1, 2026
   File 0540-20

7. **Recreation, Culture, and Parks Committee**
   Minutes – April 8, 2026
   File 0540-20

N. MOTIONS ARISING FROM INFORMATION

O. OTHER BUSINESS

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(2) (b) Intergovernmental
Item D.1 - Section 90(1) (g) Legal
Item G.1 - Section 90(1) (g) Legal
Item H.1 - Section 90(1) (e) Property
Item H.2 - Section 90(1) (e) Property

Q. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, April 13, 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 – April 13, 2026

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council adopt the agenda as amended, removing Item C.1 and adding an additional delegation by Grant Rawstron, and receive all agenda items of the Regular Council meeting held April 13, 2026.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That items E.7 and E.8 be rescheduled to the May 11, 2026 Regular Council Meeting.
CARRIED

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

B. ADOPTION OF MINUTES

1. Regular Council Meeting – March 23, 2026

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the minutes of the Regular Council meeting held March 23, 2026.
CARRIED

2. Public Hearing Meeting – March 23, 2026

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council adopt the minutes of the Public Hearing meeting held March 23, 2026.
CARRIED

C. DELEGATIONS

1. Vancouver Regional Construction Association
File 0550-07

Delegation withdrawn.

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

G. Muller, BC Farm Museum Association, appeared before Council to provide an update on the museum expansion project. She extended thanks for the ongoing support from Council that has allowed them to produce many special event projects. The Farm Museum collection has grown to hold over 6,500 artifacts. She explained that it is a critical time to preserve items of agriculture and pioneer life and that many of these items could be lost without expansion of the museum. Approval of expansion was obtained, and they are currently trying to raise funds. They would like to apply for the Canada Community Building Fund, Community Works Fund stream, to obtain funding. She asks that Council submit an application to UBCM on behalf of the BC Farm Museum Association to obtain funding for expansion.

MOTION
Moved by Councillor Kunst,
Seconded by Councillor Richter,
That Council direct staff to work with the BC Farm Museum Association to submit a grant application to the Community Works Fund.

C. DELEGATIONS

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That the application be brought back to Council for approval prior to submission.
CARRIED

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

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

Alison, New Westminster & District Labour Council, appeared before Council to seek support and recognition of the Day of Mourning for workers killed and injured on the job. The Day of Mourning will be held on April 28, 2026. She noted that psychological health and safety is occupational safety. Licensing, permitting, regulation, and enforcement are strong tools. She calls on all levels of government to remove barriers to joining unions, and to ensure all workers have protections and rights that come with a union. Invisible injuries need to be addressed and recognized, as many are suffering in silence. They ask that local governments work to ensure that workers are protected and that these dangers are recognized. She invites Council to join the District Labour Council at Westminster Pier Park in New Westminster on April 28 at 11:00 am.

4. Patricia Wilson
MS Canada
File 0550-07

P. Wilson, MS Canada, appeared before Council to inform that May is MS Awareness Month in Canada. This serves as an opportunity to connect the MS community, and to raise awareness and support for MS and its impact on Canadians. She explained that MS is a neurological disease of the central nervous system, and that 12 Canadians are diagnosed every day. The theme for this year is early diagnosis. She shared proclamations from other municipalities and photos to show how MS Awareness Month can be acknowledged. She asks that the Township offer their support and that May be proclaimed MS Awareness Month. She also asks that MS Canada flags be flown at local facilities, that landmarks be illuminated in red lighting, and that Council sign a declaration.

MOTION
Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That Council direct staff to light up the Cole Harmony Bridge and raise the MS flag on May 30, 2026.
CARRIED

C. DELEGATIONS

5. Bob Langston
File 0550-07

B. Langston appeared before Council to discuss removal of an oak tree on his property. He noted that this tree conflicts with a water pipe and has the potential to result in damage or rupture of the pipe. A Township arborist conducted an inspection, his application was denied. He has contacted arborists, but many have declined. An approved arborist must inspect it, and confirmation that the tree poses a significant risk is needed. He has been asked to contact a plumber to confirm that the tree is a significant risk to the pipe, however this could damage the tree in the process. He asks that Council approve removal of the tree, with the possibility of a new tree being planted in a suitable location.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the delegation from Bob Langston be referred to staff to provide Council with further information.
CARRIED

6. Grant Rawstron
Fort Langley Bicentennial Committee
File 0550-07

G. Rawstron, Fort Langley Bicentennial Committee, appeared before Council to present plans for the commemoration of the arrival of the first settlers in the Fraser Valley. He noted that the Fort was the first non-Indigenous settlement in the Fraser Valley. This would serve as an opportunity to represent the groups that helped form the Fort, and to bring together the First Nations groups. This is an opportunity to work together and celebrate these groups. They are seeking grant funding from the Heritage Canada Grants and require a letter of support. He asks that Council provide a letter of support for the grant applications to fund the event.

MOTION
Moved by Councillor Pratt,
Seconded by Mayor Woodward,
That Council provide a letter of support for use in the grant application for 200th Anniversary Celebration in Fort Langley inclusive with truth and reconciliation and engagement with the First Nations community.
CARRIED

D. PRESENTATIONS

E. REPORTS TO COUNCIL

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

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

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

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

MEETING RECESSED
The meeting recessed at 2:55pm.

MEETING RECONVENED
The meeting reconvened at 3:05pm.

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

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

E. REPORTS TO COUNCIL

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

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

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

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

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
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 $2,500 from the Capital Projects Reserve.

E. REPORTS TO COUNCIL

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the 2026 Additional ICBC Funding and Safety Project Funding report be referred back to staff for an updated report to Council with consideration of roundabout at 56 Avenue and 224 Street.
CARRIED

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

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

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

Rescheduled to May 11, 2026 Regular Council Meeting.

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

Rescheduled to May 11, 2026 Regular Council Meeting.

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

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

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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.
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

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Rezoning Application No. 100637 be referred to staff to work with the proponent to consider the site within the context of an overall potential trail network from 56 Avenue and 240 Street to Williams Park and amenities in the context of application 11-09-033 (5759 240 Street) to the south.

AMENDMENT
Moved by Councillor Martens,
Seconded by Mayor Woodward,
That the application be referred to staff with a subsequent report to include an outline of all previous public consultation.
CARRIED

REFERRAL, AS AMENDED
The question was called on the Referral, as amended, and it was
CARRIED

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Richter declared a pecuniary conflict of interest under Section 100 of the Community Charter and left the meeting at 3:33pm.

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

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
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

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That all increases for 2025 existing fees within Schedule 17, Recreation, Arts, and Culture for 2026 be reverted to the same fees and charges amounts as in 2025.
CARRIED

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

Councillor Richter re-entered the meeting at 3:42pm.

H. BYLAWS FOR THIRD READING

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.
CARRIED

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Richter declared a non-pecuniary Conflict of Interest under Section 100 of the Community Charter and left the meeting at 3:46pm.

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

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council give third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (West Creek Farms Ltd.) Bylaw No. 5899.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That third reading of Rezoning Application No. 100733 be deferred to the June 29, 2026 Regular Council Meeting.
CARRIED

H. BYLAWS FOR THIRD READING

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council direct staff to work with proponent to:

1. provide the proposed Floodplain Management Plan, Noise Mitigation Plan, Dust Management Plan, Odour Management Plan identified in development prerequisite 3 and associated restrictive covenants identified in development prerequisite 4 for Council's consideration;
2. provide the proposed restrictive covenant for compliance with the "Quiet Zone" per the Community Standards Bylaw 2019 No. 5448 identified in development prerequisite 5 for Council's consideration;
3. explore and provide options for potential containment of the proposed non-farm, processing use;
4. explore potential relocation of the facility, in partnership and/or cooperation with the Township of Langley; and
5. provide a confirmation by a Qualified Environmental Professional of the potentially required setbacks from West Creek that may be or would be applicable for a non-farm, processing and distribution use, if this were being contemplated within urban areas.

CARRIED

Councillor Richter re-entered the meeting at 3:57pm.

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

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

J. MAYOR AND COUNCIL REPORT

Councillor Martens congratulated staff on the volunteer appreciation event. She also congratulated all nominees and winners, and extended gratitude to volunteers. The Rolling Barage event will take place this summer on August 22 in Langley. She attended a celebration of life in Fort Langley for Tony, a man who was tragically killed by a train. A fundraiser was held for the May Day parade in Fort Langley.

Councillor Baillie mentioned the Polar Plunge and its contributions to the Special Olympics. The Gateway of Hope has a community day event in collaboration with local organizations. He attended a candlelight vigil at the Aldergrove Legion to honor those serving in the army. On April 25 a recognition of 9/11 will be held.

Councillor Whitmarsh thanked the staff for the Volunteer Appreciation dinner and the volunteers. He attended the fast ball grand opening at Noel Booth Park. He also did a ride along with a constable and acknowledged the work the RCMP does to keep the community safe.

Councillor Pratt acknowledged the volunteer event and thanked staff for organizing the Willoughby Plan open house event. The last open house will be held on April 14 at the Langley Events Centre. He congratulated the BC Family Physician of the Year.

Councillor Kunst attended the BC Farm Museum Cleanup and the Volunteer Appreciation event. She attended the Vimy Ridge Vigil at the Legion and the Langley fastball opening game.

Mayor Woodward acknowledged the volunteer event and thanked the volunteers. He attended the opening of the Diamond Sports softball season.

Councillor Ferguson acknowledged the volunteer event. Noted that the Indigenous Rights of Nations at Metro Vancouver will be discussed next week.

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Baillie noted that the water report is very extensive and that the process that is put in place for proximity works has great care and attention. He has requested permanent air quality readings for the Township. He noted that over the last 5 years there have been less deaths from air pollution.

Councillor Ferguson noted that 200,000 tests of liquid waste management were completed.

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

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

   Moved by Councillor Pratt,
   Seconded by Councillor Baillie,
   That Council approve the Terms of Reference for the Agricultural Bylaw Review Task Force, presented as Attachment A.

N. MOTIONS ARISING FROM INFORMATION

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That consideration of the Terms of Reference for the Agricultural Bylaw Review Task Force be deferred to the June 15, 2026 Regular Council Meeting.
CARRIED

Councillor Whitmarsh opposed

2. 213 Street Road and Sidewalk Improvements Update
Memorandum – Engineering Division
File 8330-01

MOTION
Moved by Councillor Pratt,
Seconded by Mayor Woodward,
That the 213 Street Road and Sidewalk Improvements Update be referred to the 2027 Capital Budget process.
CARRIED

O. OTHER BUSINESS

1. Township of Langley Agritech Strategy

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
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.

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

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Whitmarsh,
That the motion be amended to read as follows:

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 *to report back to Council.*
DEFEATED

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

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

2. On Street Parking on the South Side of 72 Avenue

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That Council direct staff to restore on street parking on the south side of 72 Avenue from 208A to the proximity of the Arbour Ribbon Trail.
CARRIED

3. Speed Reader Boards at 24 Avenue and 208 Street

Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
That Council fund the capital project, speed reader boards at 24 Avenue and 208 Street, with $24,000 from Council Contingency.
CARRIED

P. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Mayor Woodward,
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 G.1	-	Section 90(1) (k) Negotiations
Item H.1	-	Section 90(1) (a) Personnel
Item H.2	-	Section 90(1) (g) Legal
Item J.1		Section 90(1) (b) Personal
Item J.2		Section 90(1) (g) Legal
Item J.3		Section 90(1) (g) Legal

CARRIED

Councillor Richter opposed

Q. TERMINATE

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That the meeting terminate at 4:23pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, April 13, 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, K. Richter and B. Whitmarsh

W. Bauer and S. Richardson

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 – April 13, 2026

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing held April 13, 2026.
CARRIED

Councillor Richter entered the meeting at 7:04pm.

B. PUBLIC HEARING

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

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 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".

Explanation – Bylaw No. 6198

S. Richardson explained that Bylaw No. 6198 amends the Smith Neighbourhood Plan to increase the allowable density of the Low Density Apartment designation on a site-specific basis up to 2.99 FSR for a portion of 7342 – 208 Street and amends Map 2 Watercourse Setbacks.

Explanation – Bylaw No. 6199

S. Richardson explained that Bylaw No. 6199 rezones land located in the 7342 - 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zones CD-217 and CD-218 to permit development consisting of a mixed use and townhouses.

Development Permit No. 101474

Running concurrently with this Bylaw is Development Permit No. 101474 (1349557 BC Ltd.) in accordance with Attachment B subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
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.

B. PUBLIC HEARING

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.

Submissions from the public.

The following written submissions were received from the public:

1. P. Singh, a Langley resident, expressing support.
2. A. Hayer, a Langley resident, expressing support.
3. N. Sharad, a Langley resident, expressing support.

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council consider third reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 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".
CARRIED

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council grant third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 Amendment (1349557 BC Ltd.) Bylaw No. 6198", and

B. PUBLIC HEARING

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1349557 BC Ltd.) Bylaw No. 6199".
CARRIED

Councillor Richter opposed

C. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 7:07pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Maureen Bruce
Date: Thursday, April 16, 2026 12:12:25 PM

Please note the following response to Delegation Requests has been submitted at Thursday April 16th 2026 12:12 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  4/27/2026
- **Name of delegate or organization wishing to appear**
  Maureen Bruce
- **Topic**
  Attacks by an animal only include dogs. Would like to have cats added as there has been several attack by one cat in particular.
- **Purpose of presentation**
  Other
- **for other, describe here:**
  Change to existing bylaw on animal attacks
- **Desired resolution**
  The bylaw to include cats along with dogs when there are reported attacks.
- **Full name**
  Maureen Bruce
- **Email address**
  FOIPPAs.22(1)
- **Address**
  FOIPPAs.22(1)
- **Primary Phone**
  FOIPPAs.22(1)





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 Maddocks (on Behalf of Highpoint Suddivision)			
Address FOIPPAs.22(1)		City **Langley**	Postal code FOIPPAs.2
Primary phone FOIPPAs.22(1)	Secondary phone	Email	

2 Council Meeting Information

Council meeting date	
04/27/2026	**at 1:30pm**

3 Topic

The Highpoint Subdivision in South Langley has experienced a measurable increase in criminal activity over recent years. Given the subdivision's rural location, residents have faced persistent challenges with police response times and the limited capacity for regular patrol and monitoring.

In response to these public safety concerns, the Highpoint Residents respectfully requests that Township Council direct staff to prepare a report examining the feasibility of designating Highpoint as a gated community. The proposed access control gate, with the potential for a staffed guard post, would be located at the subdivision entrance as identified on the attached map.

4 Additional Information

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

Desired resolution

See page 2

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

SEE NEXT

Township of Langley
Legislative Services
20338 – 65 Avenue, Langley, BC V2Y 3J1 | 604-533-6003 | tol.ca

The Highpoint residence requests that Council direct staff to prepare a report addressing the following questions and considerations:

01· Gate installation without road transfer

Whether it is feasible to install a controlled-access gate at the subdivision entrance while the Township retains ownership and maintenance responsibility for all internal roads and trails. The Highpoint residence does not seek to assume responsibility for the road and trail network.

02· Resident approval thresholds

What level of resident approval is required — and through what process — before this initiative may proceed, including any statutory, bylaw, or policy thresholds that must be met.

03· Cost recovery and levy mechanism

Whether the Township has the authority to levy a one-time setup fee and an annual maintenance charge — collected through property taxes or utility billing — on behalf of the Highpoint Residence Association. Funds collected would be remitted directly to the Highpoint Residence Association, which would assume full responsibility for gate installation, operation, and ongoing maintenance.

04· Alternative approaches

Any other mechanisms or options available to residents — municipal or otherwise — to achieve equivalent access control and security outcomes for the subdivision.


Potential location of gate and guard post building
464
467
456
48
401
409
432
433
428
Jacobsen Creek
High Point Rain Meter
392
388
384
382
378
376
374
370
368
20253
20291
20337
3 AVE
19873
19881
19897
19907
19870
20022
19882
19904
19932
200 ST
3B AVE
20232
20264
20288
20340
3 AVE
High Point Trails
2 AVE

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 27, 2026 - REGULAR MEETING	**REPORT:**	26-47
FROM:	PUBLIC WORKS	**FILE:**	6130-20
SUBJECT:	OLD YALE PARK OFF-LEASH DOG AREA		

RECOMMENDATION:

That Council direct staff to proceed with implementation of Option 1 for the Old Yale Park Off-Leash Dog Area, maintaining the park as one shared, large open off-leash area.

EXECUTIVE SUMMARY:

Old Yale Park Off-Leash Dog Area was originally designed as one large open off-leash space. As part of recent rehabilitation works undertaken to address longstanding drainage issues, the park was temporarily divided into separate sections so that construction could proceed while maintaining partial public access. Following completion of the work, the Township received requests from some residents to retain separated areas within the park rather than return to the original single-enclosure layout.

At its November 17, 2025, Regular Meeting, Council directed staff to undertake public consultation on options for the long-term configuration of the Old Yale Park Off-Leash Dog Area. In response, staff developed three options and conducted an online community survey from February 25 to March 29, 2026.

A total of 460 responses were received. Based on the survey results, Option 1 received the highest level of support, with 38% of respondents preferring to maintain the park as one shared, large open off-leash area.

Option 1 is recommended as the preferred long-term configuration as it aligns with the survey results, reflects the park's original design, and represents the most cost-effective option. Removal of the temporary fencing can be accommodated within existing budgets, whereas Options 2 and 3 would require a funding source.

PURPOSE:

The purpose of this report is to present the results of the Old Yale Park Off-Leash Dog Area Community Survey and to seek Council's direction on the preferred long-term configuration of the space.

BACKGROUND/HISTORY:

The 4,770 m² dog park at Old Yale Park, located at 22495 Old Yale Road, was constructed in 2015 within a natural wetland area. Since its establishment, staff have undertaken ongoing maintenance and rehabilitation to address long-standing drainage issues, including raising the park elevation, installing permeable substrate, topping with turf blend soil, and re-establishing perimeter bioswales.

In 2025, additional upgrades were completed in the remaining areas of the park, including the installation of new trees, benches, and pathways, as well as the use of rolled turf to improve erosion control and support faster site establishment.

On November 3, 2025, staff provided Council with a memo outlining the recent park updates and noting the potential need for a public survey, as several residents had requested maintaining the separation between the north and south areas.

At its November 17, 2025, Regular Meeting, Council directed staff to conduct public consultation to determine the preferred long-term configuration of the Old Yale Park Off-Leash Dog Area. The resolution was as follows:

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

Staff subsequently developed three options and launched a public survey, which was open from February 25 to March 29, 2026.

DISCUSSION/ANALYSIS:

Staff conducted a public engagement survey to collect community feedback on the preferred long-term layout of the Old Yale Dog Park. The survey was conducted from February 25 to March 29, 2026, during which residents were invited to review and provide input on the three proposed design options:

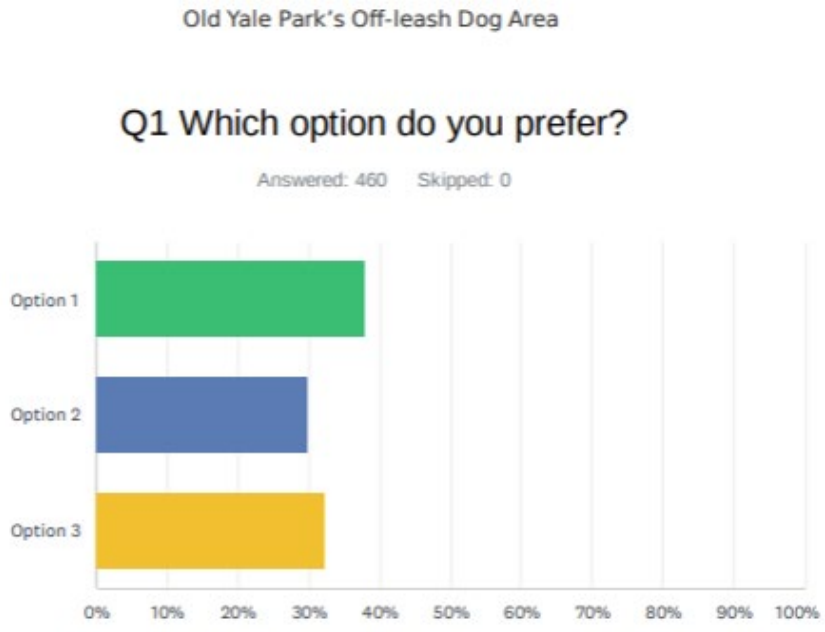
- Option 1: one shared large open area (Attachment A)
- Option 2: two separate open areas with no designated sizes (Attachment B)
- Option 3: three designated areas for large dogs, small dogs, and all dogs (Attachment C)

Township staff drafted the three proposed options, encompassing two or more off-leash dog areas that include a 6-foot buffer between fence lines to reduce "fence frustration."

Fence frustration, or barrier frustration, can occur when a dog is separated from something it wants to reach, most often another dog, by a physical barrier like a fence. At dog parks, this typically occurs when dogs are inside or outside the park and can see, smell or hear other dogs but can't interact with them. This can result in dog behaviours including excessive barking, growling, whining, running along the fence line, jumping, or biting at the fence.

A total of 460 responses were received from the survey. Survey respondents were predominantly Township of Langley residents at 95%. The largest proportion of respondents identified Murrayville as their community (275 respondents; 60%).

Based on the survey results, Option 1 received the highest level of support, with 38% of responses. Option 1 would maintain the park as one shared, open off-leash area.



ANSWER CHOICES	RESPONSES	
Option 1	38.04%	175
Option 2	29.78%	137
Option 3	32.17%	148
TOTAL		460

Open-ended survey comments reflected mixed views on the preferred park configuration. Key themes included concern regarding interactions between large and small dogs in a shared space, interest in separated areas for reactive or less-social dogs, and concern that the existing site may be too small to subdivide without reducing usable open space. Full survey comments are included in Attachment D.

Financial Implications:

The financial implications associated with each option are as follows:

- Option 1: No additional financial impacts associated with this option. Funding required to remove the temporary fencing would be accommodated within the current Parks Operations budget.
- Option 2: Estimated cost of $88,000
- Option 3: Estimated cost of $165,000

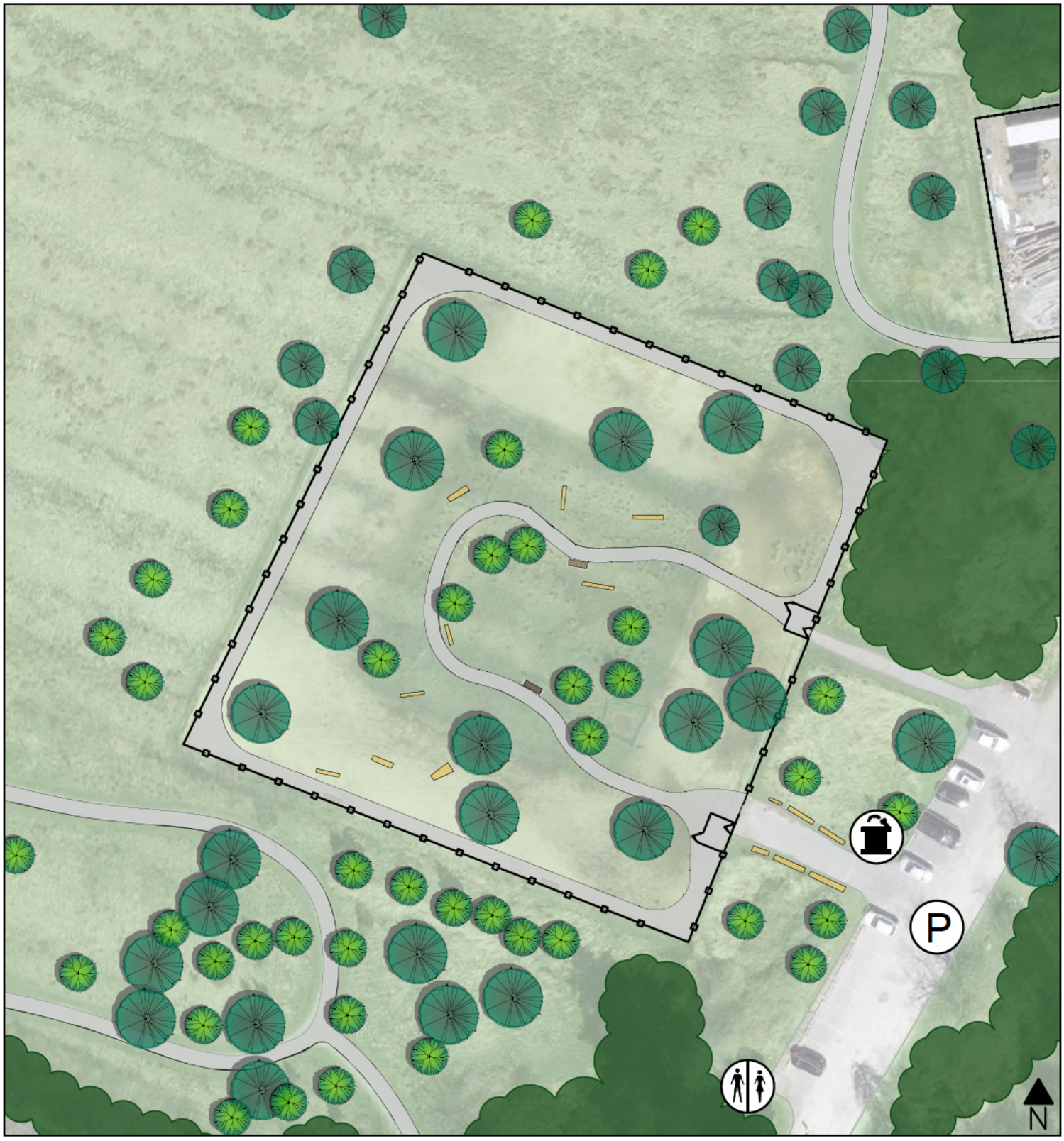
Both options 2 and 3 would require a funding source, should they be selected.

Option 1 received the highest level of support and represents the most cost-effective approach. Staff recommend Option 1 as the long-term configuration for the Old Yale Park Off-Leash Dog Area, as it aligns with the survey results.

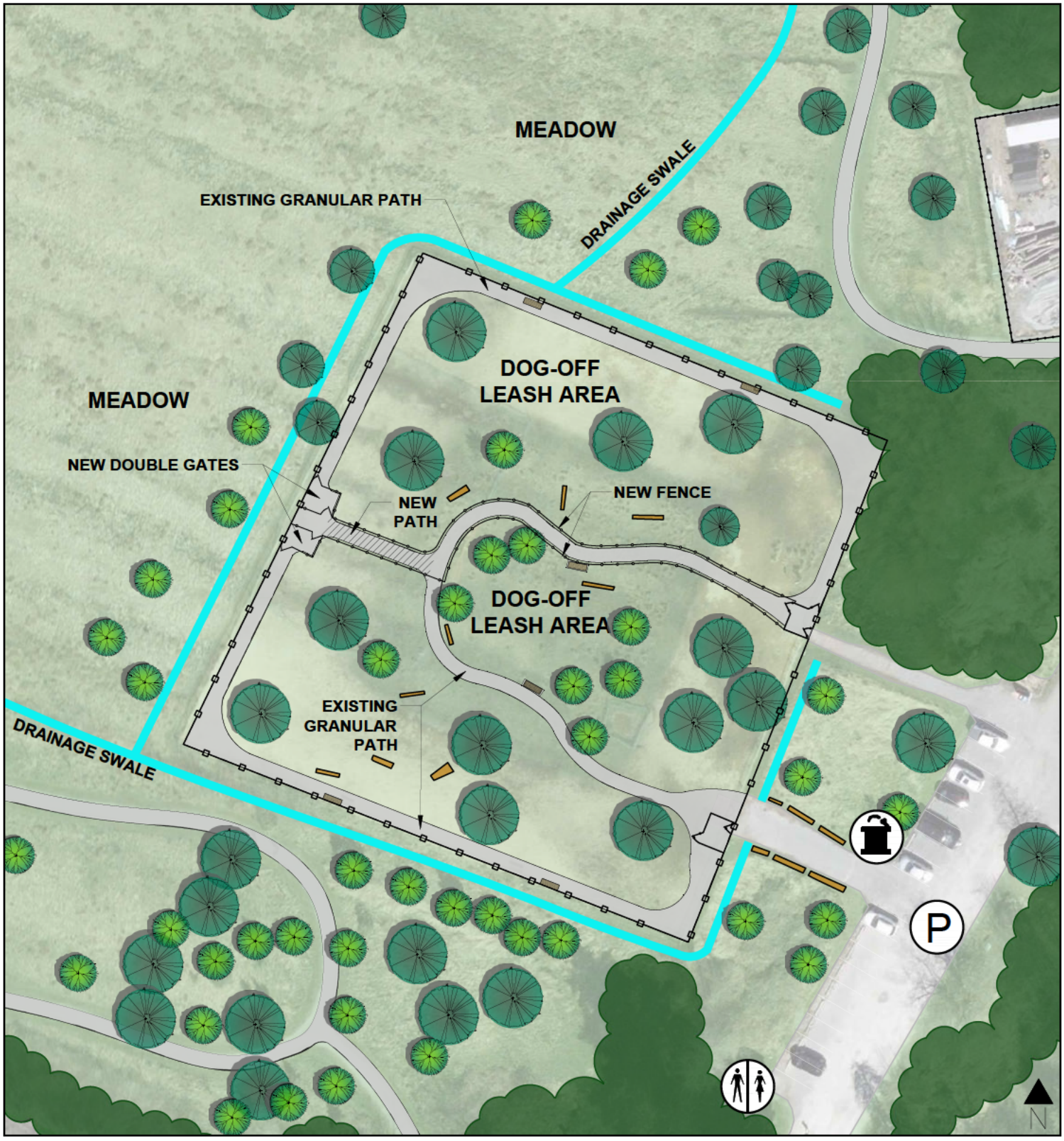
Respectfully submitted,

Mat Cunningham
PARKS INFRASTRUCTURE SUPERINTENDENT
for
PUBLIC WORKS

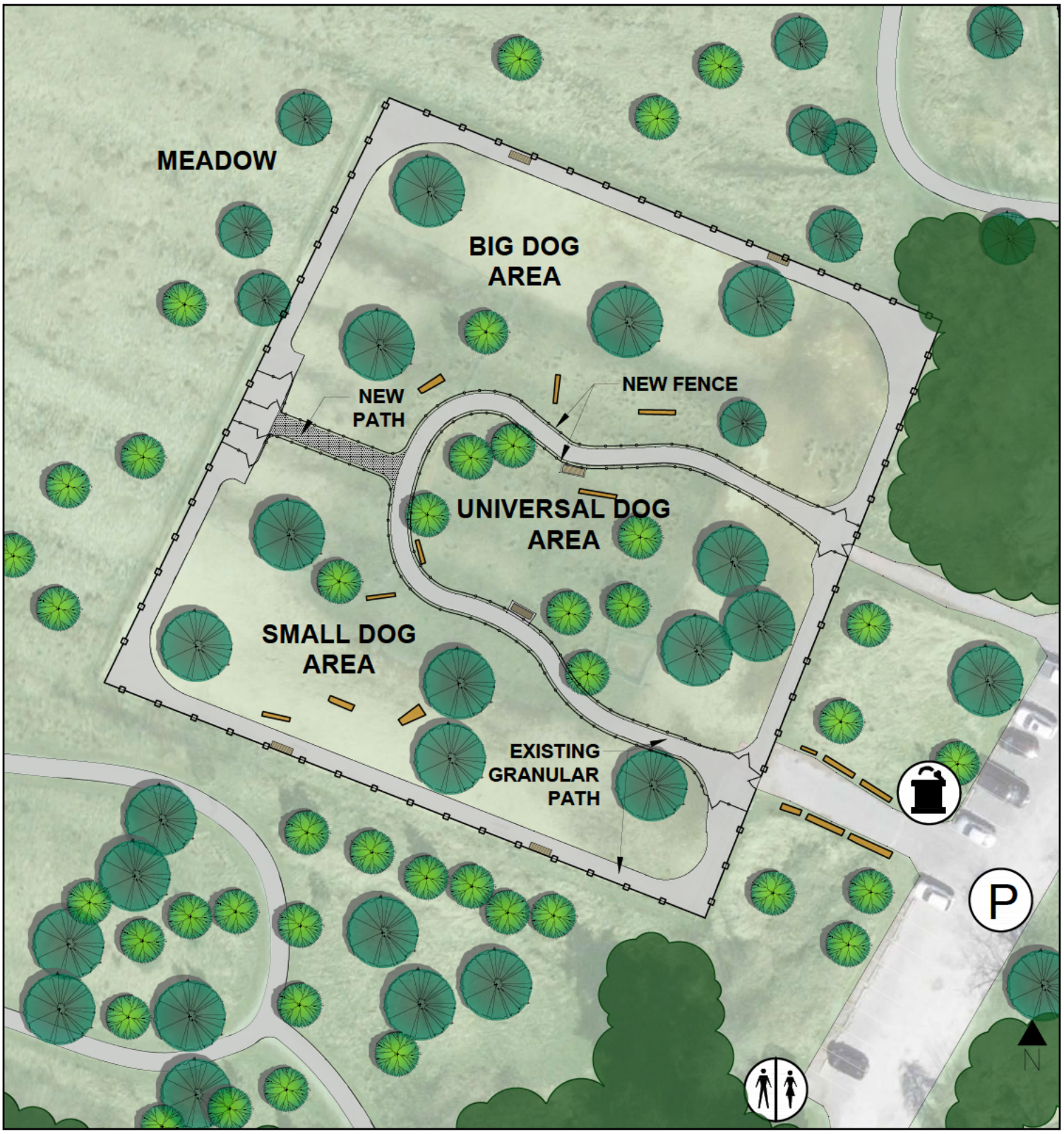
ATTACHMENT A	Option 1: One shared large open area
ATTACHMENT B	Option 2: Two separate open areas with no designated sizes
ATTACHMENT C	Option 3: Three designated areas for large dogs, small dogs, and all dogs
ATTACHMENT D	Data summary of the public survey



Option 1: One shared large open area



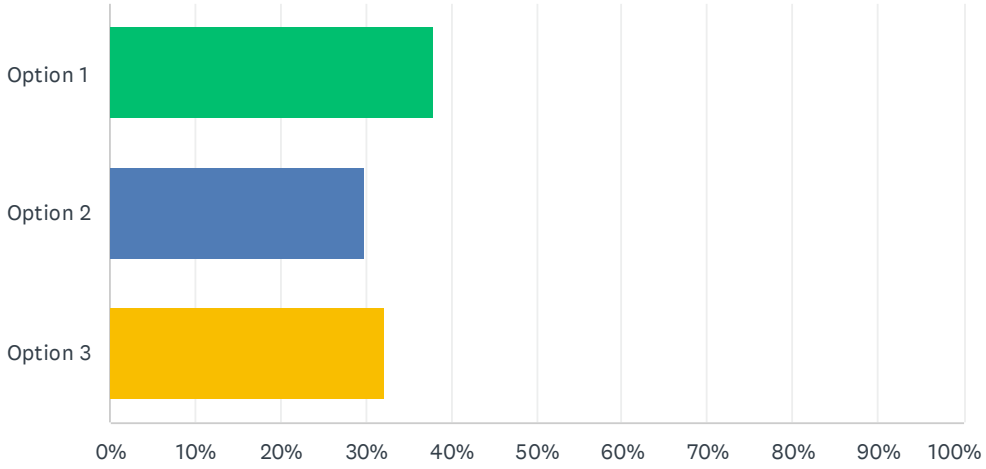
Option 2: Two separate open areas with no designated sizes



Option 3: Three designated areas for large dogs, small dogs, and all dogs

Q1 Which option do you prefer?

Answered: 460 Skipped: 0



ANSWER CHOICES	RESPONSES	
Option 1	38.04%	175
Option 2	29.78%	137
Option 3	32.17%	148
TOTAL		460

Q2 Do you have any additional comments?

Answered: 212 Skipped: 248

#	RESPONSES	DATE
1	This would be incredibly helpful for myself and my family. We have a rescue dog and he truly is the sweetest with us, but he is quite anxious around other dogs meaning we struggle to find places to bring him. Langley area has other dog parks available catering to all dogs, but none for the very many dogs like my own that need their own space to run around.	3/30/2026 4:14 AM
2	No	3/29/2026 4:40 PM
3	I think having the three areas will give dog owners a great choice. The littles will have a safe place to play, without the worry of being bowled over by the bigger dogs. Having to choice to mix all sizes allows a greater chance for positive (one hopes) socialization. And, as a big dog owner, I'm really happy that there would be a place where big dogs can run around and stretch themselves out without the owners worrying about their dogs bowling over smaller dogs.	3/28/2026 8:30 PM
4	I think this is a fabulous idea. I am not sure which one is best because I am sure that all the dogs going would be friendly BUT I guess the three spot one might be the best idea just in case but I have found that every dog wants to socialize with all other dogs regardless of size or bad mood of that day.	3/28/2026 1:29 PM
5	Dog obstacles,	3/28/2026 10:37 AM
6	Option 2 would allow for many more positive experiences for more dogs!	3/28/2026 9:48 AM
7	Having a separate area for small dogs keeps them safe from injury from larger dogs. Also some large breeds can have high prey drive and can be aroused by a small dogs running around (like a rabbit) and can get hurt.	3/27/2026 9:53 PM
8	Dogs are a reflection of their owners. They can be friendly and /or they can be challenging in their behaviours. But the bottom line is that often people just turn up at a dog park /stop a dog inside the fence and go and leave their dog most often unsupervised inside the fence and go and sit and visit with humans… the other huge issue/variable is that there's NO was to control /know if the dogs are vaccinated or wormed. And there is no signage explaining all this. It's a fecal oral cycle and unless people take responsibility and clean up properly with exceptional cleanliness then these contagious health concerns make dog parks gross and potentially unhealthy and dangerous.	3/27/2026 8:50 PM
9	Stop just blowing through tax dollars like you have a blank cheque singed by us the tax payers.	3/27/2026 4:11 PM
10	Benches with shade so the owners can watch their dogs play but not be sitting in the hot sun	3/27/2026 8:11 AM
11	I think the park layout matters less than figuring out the drainage at the park… I know a lot of people avoid going to this dog park because once you go there you commit to doing a deep clean of your dog park	3/26/2026 9:01 PM
12	The reason we don't come often is because the space for our medium size dog is so small. It would be nice to have one big shared space as we find many small dog areas never get used	3/26/2026 7:11 PM
13	As the owner of small dogs, they can easily be hurt or trampled by even the kindest well mannered big dogs. Separating them makes a lot of sense	3/26/2026 6:47 PM
14	I strongly feel it is very beneficial to have spectate areas for dog sizes to help keep dog fights down along with some dogs are scared of other sizes	3/26/2026 2:30 PM
15	None of the above for me. No.1 needs clear big/small designation. No.2 doesn't serve me well. My large dog is afraid of other large dogs due to three attacks. No.3 makes the situation no better. However, looking at it from a broader perspective, No.2 would be my pick.	3/26/2026 8:45 AM
16	I think you should make the whole park one big dog park like uplands	3/25/2026 7:39 PM
17	Love the park and the nature path :)	3/25/2026 7:08 PM

18	I don’t mind 2 zones, but the park NEEDS to be bigger to accommodate that. There already isn’t a lot of room to run, with just one zone. I have to stand in one corner to throw to the other corner to fetch for my dog to actually run, and even then there are obstacles. The 2 zone plan runs right between that causing more obstacles. Please make this park bigger! I actually don’t mind the 2 “zones” that are there now with the renovations (outside L and internal square).	3/25/2026 10:11 AM
19	Dogs need a dog park with space to run. Making 2 or 3 sections limits the space for the dogs. My dog enjoys walking with us off leash around larger dog parks too and that’s not possible when the park is too small. In my experience almost small dog areas are not well used and so I think having 3 separate areas would really not make sense. Plus people will use the big dog area as an all dog area anyways. My dog is not a big dog but we never use the small dog areas. She wants to be in with the big dogs and run free. Otherwise we might as well use our backyard.	3/25/2026 9:47 AM
20	Not many people go to this dog park, so it would be nice to have one large open area for all dogs to enjoy.	3/24/2026 7:51 PM
21	Stop wasting our taxes on useless stuff like this.	3/24/2026 12:21 PM
22	It would be great to have an area just for ball throwing, and/or signs prohibiting balls in communal areas.	3/24/2026 8:23 AM
23	I would prefer two zones with one being a larger dog and the other being a small dog area so the spaces could be a bit bigger but understand how 3 zones would lend itself better naturally with the layout.	3/24/2026 12:10 AM
24	Option 1 is the only option that gives dogs room to run rather than just walk about. It also allows owners to throw balls and frisbees. Smaller areas are too small.	3/24/2026 12:04 AM
25	If possible cover in wood chips the all dog area for winter and muddy months.	3/23/2026 9:07 PM
26	This dog pack is great as one big space, there are training to walk you’re dog if not completely with out her dogs	3/23/2026 3:39 PM
27	If you create more fences inside the park the dogs won’t be able to run around. There are so many obstacles with the benches and trees that the dogs may not get any exercise if there are more fences added.	3/23/2026 3:09 PM
28	I hope it is being made a bit bigger to allow for three different areas. It is dangerous to have large dogs with small dogs, so at minimum, the separation needs to happen.	3/23/2026 1:47 PM
29	The park is shaping up to be quite a nice place. Maybe some additional seating?	3/23/2026 11:21 AM
30	The small dog area should be in the middle of option 3 where “all dog “ area currently is.	3/23/2026 11:02 AM
31	Some large dogs are aggressive to small dogs and quite often small dogs yap at all size dogs so option 3 is a great idea.	3/23/2026 7:57 AM
32	More grass area for longer ball tossing.	3/23/2026 6:00 AM
33	Options 2 and 3, while well-intentioned, make the given areas too small. This would create traffic issues at gates and simply incur different behavioral issues than the ones sought to be addressed.	3/22/2026 8:17 PM
34	It would be nice to have something like tynehead in Surrey or Derby Reach	3/22/2026 5:48 PM
35	Thank you for upgrading the dog park! It would be good to keep the park just how it is. Don't need to spend more on it.	3/22/2026 5:08 PM
36	Small dogs need to be separated from large dogs. Incidents happen too often. Emergency animal clinic sees them too often.	3/22/2026 7:15 AM
37	I believe actually having designated areas will be good. I especially like that there is a third option for those that that have a large & small dog. May be safer for the small dog	3/22/2026 6:37 AM
38	I feel the park will be used more if there is an area to keep smaller dogs separate from larger dogs. I wouldn't use a park that did not provide size separation.	3/21/2026 8:00 PM
39	Dogs don’t care. It looks great how it is.	3/21/2026 4:24 PM
40	Please do not remove the fencing. I come here with my family and our dog all the time. I would	3/21/2026 2:17 PM

	love to see this stay separated. We live in a town home with a very small yard. This is a safe place for my children to play with our dog alone and disrupt others and the barking gains us complaints at our home. Thank you for your consideration.	
41	It would be cool to add dog agility equipment.	3/21/2026 11:50 AM
42	Include picnic table and shaded areas for animals and owners	3/21/2026 10:55 AM
43	They need to explore finding new or existing locations to make dog parks with a larger footprint so a dog can run and chase a ball. The dog parks for township are all small in size and this causes the issues with dog fights	3/21/2026 10:29 AM
44	Always important to have big and small separate, and the option to have both together for the people who own both sizes is great.	3/21/2026 9:22 AM
45	Make the middle section for little dogs leaving the other two areas for big dogs who need more space to run.	3/21/2026 6:20 AM
46	Please, please keep the 2 sides separated as it was. This allows for the possibility of taking your dog to one side without any other dogs in it. Many dogs (and owners) are nervous and anxious around other dogs but still need a safe place to run and throw the ball in an enclosed space. By providing 2 sides, there is a much better chance of being able to use an area with your dog by themselves. This is hugely beneficial and provides an amazing opportunity for dogs who need it.	3/21/2026 12:24 AM
47	Install activity areas- small ramps, tunnels, walls to walk along, lots of benches for dog owners.	3/20/2026 9:54 PM
48	I like the all dog area, but think the small dog and all dog areas should be switched. I have small dogs and a big dog and the small dogs should get the smallest area.	3/20/2026 6:24 PM
49	I love that this would keep the dog park as it was before, with 2 large separated areas. This is a huge benefit to dog owners who have nervous, easily stressed, or reactive dogs, as you still have an opportunity to allow your dog off-leash in one of the areas without anyone else using it. It provides more likehood of being able to use one side alone with your dog, which is amazing!	3/20/2026 3:51 PM
50	2 diagonal paths added to current paths, X shaped to give more options for length of walk	3/20/2026 3:40 PM
51	Option 1 makes the most sense. It has always been a shared dog park. I have a small dog and have been looking forward to having the whole park open for quite some time. My little pug loves running around and I know everyone I have spoken with has been excited to see the fencing come down and open things back up. Option 1 is a great option with no more expenses!! :) Also thank you for all your hard work here, it looks fantastic!!	3/20/2026 1:43 PM
52	More signage stating dogs have to be on leash before and after leaving off leash area.	3/20/2026 1:11 PM
53	More benches along the entire old yale route and garbage on the other entry to trail	3/20/2026 9:54 AM
54	Optio 4. I would like to see a smaller area for small dogs and a bigger area for all others. Also smaller mesh fencing around outside so balls don't go through.	3/20/2026 9:30 AM
55	More benches for people to sit on	3/20/2026 8:36 AM
56	Option 1 or 2. Option 3 is just a dumb idea..	3/19/2026 11:21 PM
57	No	3/19/2026 9:48 PM
58	Proper washroom with a tap for water for dogs. A spray off area would be great	3/19/2026 6:53 PM
59	Multiple garbage cans and water stations are needed	3/19/2026 3:48 PM
60	One area allows dogs to run more freely and we won’t have to keep going to Aldergrove or Uplands	3/19/2026 2:29 PM
61	It's important to have the option of small, & large dog areas and even better that there is 3 options.	3/19/2026 9:55 AM
62	Please add a small dog off leash area. So many small dogs in the area and they need a safe place to play as well as the big dogs.	3/19/2026 7:03 AM
63	Look to city of Langley dog off leash area near George Preston. It is amazing. Hardly anyone	3/18/2026 8:56 PM

	wants a little dog only area when there are so many great places to be in the big one. Dogs are happier and so are the people without overbearing controlling boundaries	
64	Makes sense to offer options	3/18/2026 8:52 PM
65	like uplands just a small dog area the rest is for all dogs.	3/18/2026 7:47 PM
66	Somehow ways to keep it dry if possible! Thank you!	3/18/2026 5:25 PM
67	I find it frustrating that many individuals let their dogs off leash as soon as they enter the dog park walking trails - needless to say they do not clean up after their dogs.	3/17/2026 9:45 PM
68	Dog trainer here! I think it makes sense to still use a division with option 2. all dogs/small dogs. I have an older chihuahua who comes into the “big dog” section with my big dog - I know he’s okay with large dogs and use my judgement if I see one that might be an “issue”. This leaves a section though for small dogs who specifically are often uncomfortable or scared of larger dogs. The problem with option 3 is it significantly decreases running space. It’s nice for larger dogs to have a longer space to fully stretch their legs.	3/17/2026 6:46 PM
69	Sechelt Sand substrate as it is very muddy	3/17/2026 8:53 AM
70	I want to keep spending low. I don't see the value in this project.	3/16/2026 7:57 PM
71	More room for dogs to run around and socialize in one large area.	3/16/2026 5:50 PM
72	Option two suits me best.	3/16/2026 5:19 PM
73	Option 2, but make smaller area Small Dog, and bigger area All Dog.	3/16/2026 5:07 PM
74	I have a small dog and would prefer to have a separate space for small dogs.	3/16/2026 4:57 PM
75	Large dogs need the open space to run and socialize. Do not segment the park.	3/16/2026 1:40 PM
76	I feel that large dogs need more exercise and open space than small dogs do. Small dogs can be "exercised" with a daily walk around the block but a large dog needs the additional space and freedom to run and engage with other dogs.	3/16/2026 12:37 PM
77	Option 3 is also an excellent option. We’ve frequented this park before renovations (one large area) and during renovations when there was temp fencing installed splitting the park in two - a much more enjoyable experience using the park than previous.	3/16/2026 12:31 PM
78	Option 4 One shared, large open area, with a small separate square shaped area for small dogs at the front fence in-between the two entrances. Around 50 to 100 feet deep, with it's own entrance at the front.	3/15/2026 7:51 PM
79	Thanks for doing this :)	3/15/2026 7:24 PM
80	I think it would also make sense to have a smaller-sized fenced off section designated for small dogs but having it the same size as the big dog section doesn’t seem like a good use of space. I regularly go to other dog parks and it’s rare to see any small dogs in designated sections.	3/15/2026 3:32 PM
81	I can’t believe the park has been under construction for so many years!!!!!	3/14/2026 10:39 PM
82	Our 65 pound dog likes to play with all sizes of dogs, but on occasion, another large dog has shown aggression towards him, so I like having the option of perhaps moving to another section. We appreciate the Old Yale Off Leash Park as it’s a manageable space where people seem to stay aware of their dogs for the most part. (Have heard plenty of negative stories about Uplands due to volume of dogs, inattentive owners on cell phones, ensuing fights..)	3/14/2026 4:45 PM
83	The dog park had been great for years. The drainage and work the township has done is excellent but keep the original configuration. Lots of good people and great dogs here it’s nice for everyone to gather together. Dogs that don’t get along with other dogs should be going elsewhere where anyway. No need for to many fences.	3/14/2026 4:12 PM
84	Make it go bigger into that bog or "meadow", behind it where no walking paths are. Its wasted space and the rats have made use holes in there. One person dog broke their leg falling in one. Or make it a grassy area people can sit and use. No where to have a birthday party or something.	3/12/2026 8:11 AM
85	Segregation works.	3/11/2026 7:38 PM

86	The dog park isn't that big as is so making it smaller with different sections wouldn't really help the community. I would push for a 4th option of expanding the park and making the whole area west of the parking lot an off leash park.	3/10/2026 12:57 PM
87	No	3/10/2026 8:24 AM
88	The water fountain at the park is not user friendly it require two hands in order to firmly press on each side of the button with a significant delay the dispense. The lower tap into a also like this very awkward when trying to manage a dog etc. water is important to be able to access	3/9/2026 9:38 AM
89	Dividing the park just means smaller areas for all dogs. And so many big dog people won't respect the division and will bring their big dogs into the little dog area anyway. It would be nice to have a separate area for dogs who want to play ball or disc actually, as opposed to socializing with other random dogs. It would also be nice to have the means to hose down your dog before putting him in your car too.	3/8/2026 8:25 PM
90	TOL have done a great job on this Park. Very much appreciated! I don't think we need to spend more taxpayer money to make further improvements in the dog zone. It is simple, functional and enjoyable as it is.	3/8/2026 10:11 AM
91	Having separate areas for all types of breeds and temperaments is very helpful! There are so many stories where little dogs get attacked by larger breeds because of open area dog parks. I love the idea of having seperate areas - this is very similar to the dog park at Derby Reach!	3/7/2026 6:56 PM
92	Make the outer trails, off leash dog walking. Langley needs an off leash dog trail somewhere. Or make it certain hours somewhere dogs can walk a trail off-leash.	3/7/2026 6:11 PM
93	We have a reactive dog and dont have a yard so we love being able to bring him to this dog park to play! Having the two sides would give us more opportunity for him to play without taking up the park from everyone :)	3/7/2026 10:09 AM
94	Having a large area to play fetch in is helpful, especially considering all the public fields have no dog use signs on them in the area. Option two would also be OK, though the configuration is hard to tell from these drawings; perhaps it could be divided into two sections with one section being larger for fetch playing, and the other used if dogs don’t seem to be getting along	3/7/2026 8:38 AM
95	Love walking paths to keep people's feet drier and less mudy	3/6/2026 12:41 PM
96	Any division would not allow sufficient space for large dog use.	3/6/2026 7:21 AM
97	Please remove the ornamental fire hydrant. I’ve personally seen 2 dogs run into it. That thing is going to kill a dog …and for no purpose. Put in a dog water trough, a trash can and poop bag station.	3/5/2026 8:50 PM
98	Option 4 would be nice to have the same configuration as the temporary fencing is right now. This would give big dogs a big open run to throw the ball, etc	3/5/2026 5:23 PM
99	It would be great that the dog park remain in 2 separate areas so as they can separate large and small dogs and even dogs that are not so friendly with other dogs have a space to run around	3/5/2026 1:27 PM
100	A 6’ buffer is unnecessary. Dogs will still run along the fence and bark and bite if there’s a buffer or not. The park sectioned off for a small dog area makes sense - but why not just section off a 1/4 of the park on the north side using the North fence for thr small dogs. The there’s only 1 fence line instead of bigger dogs running all the way around the small dog area? Plus the big dogs need space to run or owners will just let them off leash in the field.	3/5/2026 12:26 PM
101	Please post Visible signs for people to pick up after their dog	3/5/2026 9:47 AM
102	Unfortunately not all big dogs are rough and bullies some small dogs are vicious Too bad it’s not a rule that everyone that comes to dog park just had friendly dogs My 100 lb chocolate lab loves that park but frequently there are the same two owners there with aggressive very large dogs And they start there a long time ago So we avoid the dog park like so many other people and just walk the trail Separating the dogs by size will not help this situation for this particular dog park unless different owners use it :) Thanks for listening	3/5/2026 5:43 AM
103	No buffer, the path is nice to walk while the dogs play. Buffer isn’t necessary from my experience in other dog parks. It would cost more and make each section less enjoyable with a weird path that is fenced.	3/4/2026 10:26 PM

104	This space is not large enough to have separations and still give mid to large size dogs enough room to run and play safely	3/4/2026 10:18 PM
105	Option 1 basically maintains the status quo. Which seems to have worked well enough; it is the least costly option too. A pet peeve is there are still too many irresponsible dog owners that do not pick up after their dogs, and seem to think that the whole of Old Yale Community Park is for off lease dogs. They often release their dogs as soon as they enter the park and the dogs do their business on the walking paths....just plain disgusting behavior.	3/4/2026 7:10 PM
106	Two would be great.	3/4/2026 4:53 PM
107	Why waste space as a buffer unsocialized dogs need not attend. I feel a forth option with a divide would be best use of space and allow commune for dogs but possibly allow for a chuck the ball area separate from socializing. Waste of money and space having a buffer zone	3/4/2026 2:58 PM
108	I love the idea of being able to mix use, some small dogs like playing with big dogs and some big dogs are scared of other big dogs, limiting them to one zone doesn’t seem right, and having the flexibility to choose a zone based on needs seems like a great compromise	3/4/2026 1:52 PM
109	2 or 3 would be good.	3/4/2026 9:26 AM
110	I assume walking your dog on leash outside the fenced dog area is allowed and receptacles for dog waste are in both areas.	3/3/2026 6:05 PM
111	It's too small to separate into multiple zones, especially for large dogs. It would become useable if split up	3/3/2026 3:45 PM
112	Do we have budget money for this? Seems like we're already over budget and a park that was done 11 years ago isn't a priority.	3/3/2026 1:12 PM
113	Option #2 would work better as two separate spaces assigned to All Dogs and Small Dogs. Choosing #3 in the hopes it keeps animals where they need to be.	3/3/2026 10:48 AM
114	Please keep the 2 gated entry area	3/3/2026 9:03 AM
115	I would make the all dog area larger than the small dog area.	3/2/2026 12:37 AM
116	Very happy with the improvements to the dog park.	3/1/2026 11:30 PM
117	We love this park. We don’t mind any configuration but the muddy mulch is a lot! We often can’t go as much as we want because we have to bathe our dog after every time we go to this park.	3/1/2026 9:12 PM
118	Great when this is complete	3/1/2026 7:03 PM
119	Love the improvements that have been made to the park. We used to avoid this dog park because of how muddy and gross it was, but since the improvements we go with our dogs on a regular basis. Looking forward to the new side being opened.	3/1/2026 6:32 PM
120	Im concerned about the sectioning which would reduce the area for dogs to run. As well, fencing is costly and male dogs frequently pee on fencing which increases the need to cleaning or ammonia reducing measures. Less fencing is preferable.	3/1/2026 6:20 PM
121	What was the plan in the first place why is this taking so long ?	3/1/2026 4:10 PM
122	Option 1! The space is TOO SMALL to divide into 2 or 3 spaces.	3/1/2026 3:22 PM
123	Larger spaces with multiple pathways to change directions if needed. (Like uplands dog park)	3/1/2026 1:54 PM
124	Personally I'm fine with option 1 or option 3, but I feel that option 3 provides more flexibility for people with very large or very small dogs who have trouble interacting with smaller/larger dogs.	3/1/2026 12:38 PM
125	Please upgrade fencing to keep balls inside the fenced area. If ball goes through the fence it is a long walk around to retrieve it. Another point of access would help	3/1/2026 9:19 AM
126	Parks not big enough for 3 enclosures	3/1/2026 9:07 AM
127	My dog & I use to visit Uplands Off Leash Dog Park 5x week. He’s a border collie that LOVES playing fetch to burn off his energy. My biggest issue with dog parks in Langley is other dogs stealing his ball and/or attacking him for it. This is a real issue for dog owners with dogs needing fetch as a form of exercise. To avoid injury to my dog I have taken him to other Langley parks that aren’t dog parks. Then I have LAPS threatening to fine me saying we don’t	2/28/2026 9:58 PM

	belong in those parks either. So where do we go?? It’s very frustrating!!!! I’ve never seen anyone with a small dog attend Uplands Dog Park and use the small dog area. So it’s a wasted space. I chose option 2 and propose one area be dedicated to dogs for the purpose of playing fetch. Another suggestion is NOT to create hills inside the dog park. As dogs run around and come down the hill they can tear their cruciate ligament especially in wet/muddy weather. All it takes is for them to slip or turn awkwardly. That’s what happened to my other dog at a Surrey off leash park. VERY expensive vet bill. Owners appreciate bench/table to sit at and trees for shade in warmer weather. Thank you for reading my suggestions!	
128	My dogs prefer when they can walk a loop in parks vs smaller static areas.	2/28/2026 8:52 PM
129	Definitely option 1	2/28/2026 7:55 PM
130	Small dogs must have their own park area because larger dogs often attack smaller dogs because they see them as bait. Because I have a small dog, I will never enter a dog park where there are big dogs running around in it because we've been attacked twice by larger dogs.	2/28/2026 10:05 AM
131	We love this park but not all dogs love each other. Sometimes separated is better	2/28/2026 8:36 AM
132	Option 3 is best. Big dogs can really hurt small dogs.	2/27/2026 11:16 PM
133	Move the existing garbage can and dog waste bin closer to the enclosed area or add another disposal bin. Remove the fire hydrant in the center completely as dogs can’t see colour and in an excited temper could not see it and crash into it. It’s unnecessary and doesn’t fit into any general aesthetic of the area	2/27/2026 11:05 PM
134	The big dogs and small dogs need separate areas. My dog is small and even playing with a big dog she gets hurt, They start bouncing around and she gets trampled. She got a leg break when a big dog landed on her. Now she refuses to play with them if they are too big, she knows she will get hurt.	2/27/2026 9:30 PM
135	1. Dog parks where I have been such as Uplands do not seem to need separate areas for differeent sized dogs. 99% of owners know their dogs well and make sure they do not get hurt or cause problems.The separate areas are hardly used. 2. Buffer fences. People who make up these ideas seem to have little knowledge of dogs and their owners. In the 4 years I have recently been using dog parks I have never seen an example of dogs misbehaving on the fence line. It is an unnecessary expense and a waste of space. All dog owners should have control and supervise their dogs. Puppies will get into mischief but it is a learning experience for them, 3. People who don't know dogs seem to have a mistaken notion that any dog may suddenly run off barking and cause havoc. Not so. Neither are they aggressive towards other dogs or people.	2/27/2026 8:41 PM
136	I personally feel that the property is too small to have more than two sectioned areas.	2/27/2026 8:13 PM
137	I go to this park almost every day. Don't waste money and space on a buffer zone. Make 2 sections, with one fence between. Put a sign that suggests big dogs one side, small dogs other side.	2/27/2026 6:40 PM
138	The only option that meets the needs of everyone.	2/27/2026 6:25 PM
139	Maybe have a 4th option. Small, medium and large dog all dog areas. Although I have a smaller dog she's not a 8lb chi, or pomeranian. Shes 38lb pugalier but fearful of larger breeds as she was attacked by a labordoodle on the street.	2/27/2026 5:31 PM
140	I try to use this park daily for my two small dogs. It has been frustrating because some large dog owners hog the park. I will walk by and try to come back 1/2 hour later but they are still there…the owner sitting looking at their phones and their dogs laying beside them. Not really a great exercise for these bigger breeds dogs. And by the size of the poops left behind in the park, some of these large dog owners are not responsible or considerate dog owners. My small dogs have been attacked by larger breeds who were supposedly friendly according to their owners so I am forced to bypass the park. It would be great to have a small dog space so they can have a run and enjoy playing with other small dogs.	2/27/2026 3:54 PM
141	It’s so good to have another off-leash dog park	2/27/2026 3:47 PM
142	Please make the surface the wood chips rather than grass.	2/27/2026 2:31 PM
143	Not sure if they are using mulch or gravel or if it’s grass but from dog owner perspective mulch	2/27/2026 12:14 PM

	is easiest for cleanup . I don’t honestly know the difference in costs though	
144	I prefer option three however it looks like all areas would be pretty small with this option.	2/27/2026 8:01 AM
145	Will be great to have a small dog area for my frenchie!	2/26/2026 9:35 PM
146	It has been two separate areas for well over a year and has worked well so dogs that are reactive to other dogs and those who have elderly dogs can enjoy an area. Everyone has been very friendly and always seem to allow space for all kinds of dogs	2/26/2026 7:26 PM
147	I use this park everyday and think fence aggression here is inevitable because people have dogs on the outside of the dog park play fetch anyway. One big space will be most effective especially for people who want to play fetch in a closed area. If your dog isn’t friendly simply don’t bring it to the park I don’t think we need seperate areas. I find most people that attend this park are very kind and understanding personally my dogs can care less about others but some dogs like to interact and that’s important at dog parks.	2/26/2026 7:08 PM
148	It looks beautiful!	2/26/2026 5:01 PM
149	Option 2 isn't presented well	2/26/2026 4:22 PM
150	Grass is nice but seems to get so muddy! Before the reno, the bark mulch seemed to work a bit better?	2/26/2026 3:32 PM
151	I’ve seen many ppl complain about big dogs vs small dogs. It’s best to keep them separate	2/26/2026 3:31 PM
152	Dog parks can be boring for a dog after a while so should have features found on a competitive obstacle course to stimulate more interaction between dog and humans, who are often seen on their phones. Some dogs crave that stimulation as part of their makeup - border collies, malinos for example. These features could be in all three areas or in the All Dog area.	2/26/2026 3:28 PM
153	Really good drainage is needed because any rainy days it’s unusable as the dogs become huge messes. It stays damp and muddy for a long time even after the rain.	2/26/2026 3:25 PM
154	Leave the ENTIRE park i tact with NO TOWNSHIP EMPLOYEE PARKING or further industrial development on its footprint.	2/26/2026 3:21 PM
155	Would there be options to rent a section for private training sessions, etc?	2/26/2026 3:16 PM
156	It looks great so far. Thank you!!!	2/26/2026 3:03 PM
157	I think that the park is big enough that one large open area should be fine if dog owners are responsible and pay attention to their dogs	2/26/2026 2:06 PM
158	Whatever the result is, thanks for upgrading the park. I also wish for more shady pathways. My dog can't stay at the park for long because there's not enough shade	2/26/2026 1:13 PM
159	Looks great, appreciate two zones	2/26/2026 11:55 AM
160	In all honesty the dog parks here are absolutely lacking. A lot of people with well trained dogs that they are in full control over would love some sort of off leash trails. A lot of other jurisdictions have those and they are fantastic. If my dog as well as other well trained dogs who are responsive with one call recall and don’t pay attention to people or other dogs while on the trails should be allowed to enjoy them and have something better than a dirty dog park. We vote for trails with some serious dog fun and exploration vs a fenced dirty area where people don’t pay attention to their dogs and fights break out.	2/26/2026 11:36 AM
161	Ensure no sawdust type footing is in there. Used to make my dog sick when he would try to eat it	2/26/2026 11:00 AM
162	Better drainage, possibly turf and pea gravel would better suit the area. Garbage cans/bags located within the fenced area so people properly pick up after pets.	2/26/2026 10:57 AM
163	I don’t think it’s big enough for separate areas . I honestly wish that whole park , with the surrounding trails around the dog park was off leash , most people that walk it have dogs . As much as the current dog park is nice it is not very big , like in comparison to brookswood.	2/26/2026 10:26 AM
164	Having surfaces that do not get muddy would be amazing and or a dog wash area available.	2/26/2026 10:08 AM
165	All dogs want to be together!! No barriers Please.	2/26/2026 10:00 AM
166	It is not a large enough dog park for option 2 or 3. All areas will be too small and therefore less	2/26/2026 9:57 AM

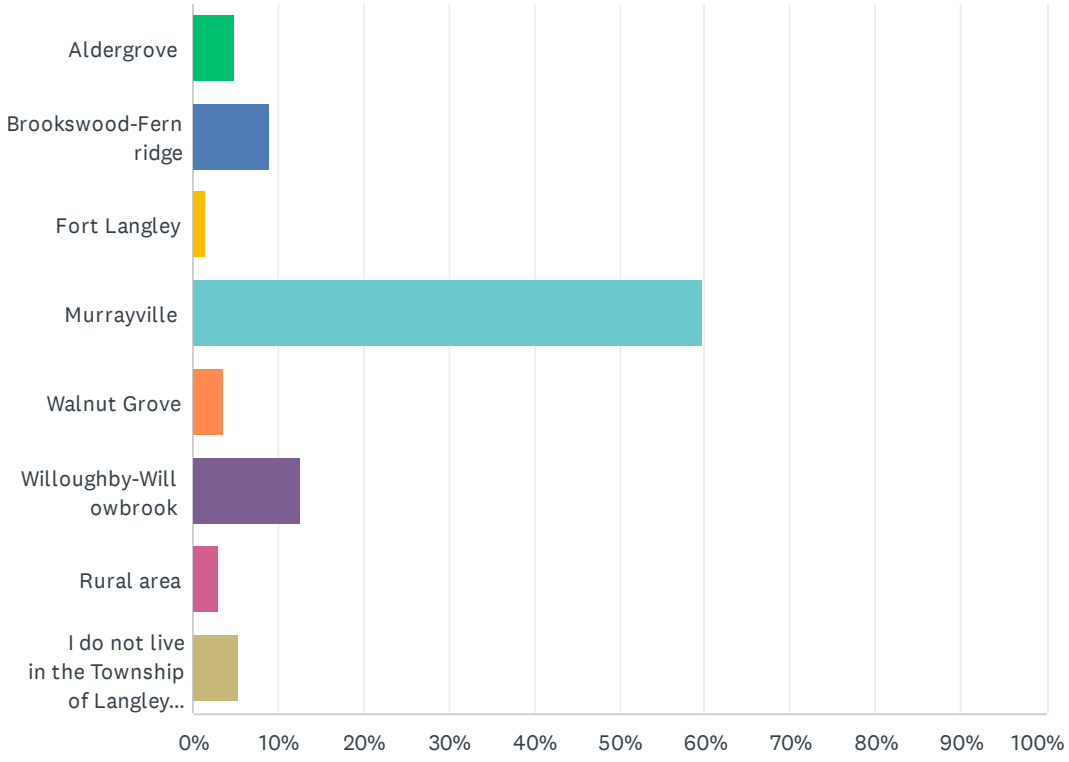
	enjoyable/usable.	
167	small dog area should be 1/3 of space at maximum	2/26/2026 9:55 AM
168	I would like to see more benches around Old Yale Park in general	2/26/2026 9:40 AM
169	Option 2 with big/small dog designation	2/26/2026 9:39 AM
170	My medium dog is scared of big dogs but we still want to enjoy the park. We love this park!	2/26/2026 9:30 AM
171	I use all the dog parks in Langley at least 5 times a week This park is small and dividing it in half or thirds does not leave enough room for the dogs to let loose and run This park despite upgrades is still too wet and soggy Can you add an area to be added to this site with permanent agility obstacles. Make this park unique and offer a fun space for families of all ages to try and play with their dogs. Tunnel, teeter totter, weave poles Water supply and dog poop disposal within the fenced area is ideal My fav parks are langley park at 207 and 42 approx behind Uplands school and the big park at Aldergrove lake on 8th ave. Both big enough to provide walking exercise for humans while dogs run free Another idea Provide 6 foot wide fenced path in big loop so humans can get in their steps while dogs run. Some owners not able to hold dogs that pull on Leash for linger walks	2/26/2026 9:25 AM
172	I don't have a dog but frequently walk this park the dog area needs a variety of options option 3 I believe would suit this also expanding the community garden there would be wonderful!	2/26/2026 9:17 AM
173	The dog park is already so tiny. If there is a desire for separate spaces an extension to the current fenced area to create an overall larger footprint would be suggested. When we go to Brookswood dog park we rarely ever see anyone using the small dog area.	2/26/2026 8:49 AM
174	There are a lot of large dogs in the area that can be quite aggressive to smaller dogs from past experience so even a bit of a small dog area would be great just for times where there may be a bigger dog that probably shouldn't be there based on how it plays with other dogs but is	2/26/2026 8:34 AM
175	I believe 2areas are sufficient as the dogs do need some space to run. Small dogs need less space so divide 1/3rd for little the rest for larger	2/26/2026 8:34 AM
176	It would be great if the trails around the park could be labeled as leash optional	2/26/2026 8:28 AM
177	No	2/26/2026 8:24 AM
178	The space is small, dividing it further would not utilize the area well and have additional costs for construction and maintenance, I'd rather see those funds upgrade some playgrounds or general use parks in the area. The most dogs I've seen at any time are about 6 and always larger. It's not a super busy park.	2/26/2026 8:22 AM
179	Use wood chips to prevent fleas and ticks as this turf just gets so muddy and ripped up	2/26/2026 8:22 AM
180	Option 2, but make one for large dogs and one for smaller dogs.	2/26/2026 8:21 AM
181	Great idea to have 2 separate areas. I do like the 3 areas as well but I think by having just 2 areas - it allows for larger run space for the dogs.	2/26/2026 8:18 AM
182	If you look at the Uplands park in Brookswood, it nice as it's a large area so dogs can actually run, if you start dividing the old Yale park it will be to small	2/26/2026 8:05 AM
183	Should separation be based strictly on weight/size, or should play style and temperament also guide use. Option 3 gives increased comfort and safety for small dogs	2/26/2026 7:53 AM
184	I think two separate areas provides a good size for humans and dogs to enjoy, while allowing separation if needed. I see issue with the 3 zones because people will blend the big + all dog zones but the fence will be a barrier when it could be enjoyed. Also, small dogs don't have the same running space requirement as larger dogs, therefore I think larger dogs should have a little more space. I say all this as a small dog owner.	2/26/2026 7:50 AM
185	Area is already too small, chopping it up in sections makes it worse. It's a huge park and the off leash area should be bigger.	2/26/2026 6:28 AM
186	I would be open to expert opinion. Have more options seems better to me. I would divide into 2 or 3z	2/26/2026 6:08 AM
187	No need to waste six feet of space for a buffer zone dogs get great exercise running along the fence lines whether it's 2 inches or 6 feet it's still gonna happen. Split it down the middle large	2/26/2026 6:01 AM

	dogs on one side small on the other.	
188	I like the 2 section option. Sometimes i want my dog off leash but not to play with other dogs due to his arthritis. Having 2 sections makes this more attainable.	2/26/2026 4:34 AM
189	The area is too small to divide into different areas, if different areas are need the dog park needs to be enlarged.	2/25/2026 11:22 PM
190	Having one large area would probably minimize the amount of off leashes dogs on the path. Big dogs need space to run	2/25/2026 10:14 PM
191	Potentially consider option 3 but without the size restrictions? Having different areas allows more individualistic and/or reactive dogs to get out and get exercise, great that 3 different areas are being considered.	2/25/2026 9:46 PM
192	The area seems too small to subdivide. If the lines mirror the current layout there isn’t a lot of space for larger dogs.	2/25/2026 9:18 PM
193	I like option two as it gives dogs who might do better on their own the opportunity to do so.	2/25/2026 8:58 PM
194	Large off leash spaces - for dogs who need lots of space to really run and play - are hard to find. While I can understand the need to separate large and small dogs to some extent, chopping this park into three sections, in addition to the 6ft fence barrier really limits the space. Option 1 not having any fence separations would prevent fence frustration altogether, and allow one large space for all dogs to exist together, and have the space to avoid those they don’t want to interact with rather than cramming many dogs into a smaller space.	2/25/2026 8:48 PM
195	It's not a busy park, so one large area is preferred - it provides more room to run and thro the ball. The external fencing is ineffective in stopping balls from escaping. The new tree barriers work well. Thanks for all the upgrades!!	2/25/2026 8:32 PM
196	I would like the three area option. It would allow me to pick the other one if one was already being used.	2/25/2026 8:24 PM
197	Seems too small to parcel it up	2/25/2026 7:00 PM
198	Bigger is better, maximize the space for the dogs.	2/25/2026 6:52 PM
199	If a small dog area is added, it should be quite small. Look at Uplands park for example	2/25/2026 6:24 PM
200	If 2 separate areas, should designate big and small areas. Would be nice to have a separate space for individual dogs who may not want to be with others or are reactive. Maybe a bookable space?	2/25/2026 6:04 PM
201	need more gargage and poop cans	2/25/2026 5:48 PM
202	Make the fenced area a small dog off leash and build a fence around the whole park for big dogs or all dogs. The fence would run alongside Old Yale road and 224 street where the current entrances are. Excluding the parking area. Nice and big like the Brookswood park.	2/25/2026 5:44 PM
203	Good drainage would be helpful. Our dogs love water, any color! Lol	2/25/2026 5:08 PM
204	Big dogs can kill/ maim small dogs puppies. Best to keep them separated.	2/25/2026 5:05 PM
205	Get it finished already…	2/25/2026 5:03 PM
206	2 separate areas with a fence separation creates the biggest space for safe play. Owners can have an option to separate from an aggressive dog without losing play time at the park by leaving.	2/25/2026 4:42 PM
207	The small dog off leash at other parks is rarely used. They always seem to just bring their dogs into the general area.	2/25/2026 4:17 PM
208	My dog is medium sized but would be considered "large". She is very afraid of dogs bigger than her so I like the idea of two sides without set size limits so she could be with smaller dogs.	2/25/2026 3:58 PM
209	More fenced off leash area needed in Walnut grove, specifically closer to 204	2/25/2026 3:53 PM
210	I have a reactive dog that can’t partake in these dog park areas. Not sure if there can be an isolated area to accommodate reactive dogs like a little fenced run area long a narrow to throw a ball.	2/25/2026 3:50 PM

211	I believe that we do not need to have this area	2/25/2026 1:23 PM
212	This park is already small. I agree with having 2 zones, as there are definitely times I'd like to avoid being with certain other dogs, but it would be good to expand the park even further to allow room for the bigger dogs to run and fetch.	2/25/2026 9:21 AM

Q3 Which community do you currently live in?

Answered: 460 Skipped: 0



ANSWER CHOICES	RESPONSES	
Aldergrove	5.00%	23
Brookswood-Fernridge	8.91%	41
Fort Langley	1.52%	7
Murrayville	59.78%	275
Walnut Grove	3.70%	17
Willoughby-Willowbrook	12.61%	58
Rural area	3.04%	14
I do not live in the Township of Langley (please specify)	5.43%	25
TOTAL		460

#	I DO NOT LIVE IN THE TOWNSHIP OF LANGLEY (PLEASE SPECIFY)	DATE
1	city of langley	3/26/2026 1:30 PM
2	city of langley	3/26/2026 1:28 PM
3	FOIPPAs.22(1) Langley City	3/21/2026 8:00 PM
4	city of langley	3/21/2026 11:27 AM
5	Downtown langley	3/10/2026 9:47 PM
6	Langley City bordering Brookswood	3/9/2026 10:22 PM
7	32/216	3/5/2026 5:43 AM
8	Clayton	3/4/2026 10:46 PM
9	Surrey. Attend this park often	3/4/2026 1:06 PM
10	I can’t go past this point in the survey!!!	3/1/2026 3:22 PM
11	Salmon river	3/1/2026 9:07 AM
12	Surrey	2/27/2026 6:14 PM
13	Pitt Meadows	2/26/2026 10:55 PM
14	Langley City	2/26/2026 9:49 PM
15	I live in Pitt Meadows, but I visit the Langley dog parks regularly because we don’t have many options	2/26/2026 2:06 PM
16	I live in Langley City	2/26/2026 10:25 AM
17	Old town Langley	2/26/2026 10:08 AM
18	South Surrey	2/26/2026 7:50 AM
19	Salmon River	2/26/2026 6:28 AM
20	City of Langley	2/25/2026 9:46 PM
21	Clayton	2/25/2026 7:22 PM
22	Langley City	2/25/2026 7:00 PM
23	Langley City	2/25/2026 7:00 PM
24	Langley City	2/25/2026 5:07 PM
25	Clayton Heights	2/25/2026 3:43 PM

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 27, 2026 - REGULAR MEETING	**REPORT:**	26-45
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23
SUBJECT:	40 AVENUE ACTIVE TRANSPORTATION UPGRADES FROM 204 STREET TO 216 STREET		

RECOMMENDATIONS:

That Council endorse the conceptual design for Active Transportation Upgrades on 40 Avenue between 204 Street and 216 Street, as shown in Attachment A, including a multi-use pathway on the south side for all three segments of the corridor.

That Council refer the detailed design of the 40 Avenue Corridor Active Transportation Upgrades as described in this report to the 2027 – 2031 Capital Budget process.

EXECUTIVE SUMMARY:

At the October 20, 2025, Regular Council Meeting, staff were directed to review potential concepts and capital projects for active transportation upgrades and roadway improvements for 40 Avenue from 208 Street to 216 Street. Staff have also included the section west of 204 Street to connect to an existing multi-use pathway (MUP) that would create a continuous active transportation network along 40 Avenue from 200 Street to 216 Street.

Staff are proposing a phased approach that utilizes both interim and ultimate design configurations:

- Segment 1: 40 Avenue from 204 Street to 208 Street: Interim solution to reconfigure the roadway to include an at-grade MUP separated by an extruded asphalt curb. This matches the existing MUP between 200 Street and 204 Street.
- Segment 2: 40 Avenue from 208 Street to 212 Street: Interim solution to widen the roadway to include an at-grade MUP separated by an extruded asphalt curb.
- Segment 3: 40 Avenue from 212 Street to 216 Street: Ultimate solution to widen the roadway to a modified two-lane arterial standard that includes curb and gutter and retaining walls to navigate the steep embankments near Murray Creek.

Staff recommend proceeding with the MUP on the south side for all three segments. This approach builds on the recent improvements, including the MUP installed on the south side of 40 Avenue between 200 Street and 204 Street, as well as the box culvert replacement and associated roadworks completed at Murray Creek.

PURPOSE:

To provide Council with updated information and cost projections for 40 Avenue active transportation upgrades from 204 Street to 216 Street.

BACKGROUND:

At the October 20, 2025, Regular Council Meeting, Council passed the following resolution.

> *That Council directs staff to Report to Council with recommendations on potential detailed design and capital project(s) for multi-use path and active transportation replacement, upgrades and widening for 40 Avenue from 208 Street to 216 Street, and additional upgrades that it may be appropriate for Council to consider*.

DISCUSSION/ANALYSIS:

This section of 40 Avenue is an arterial roadway and provides a continuous east-west connection through the Brookswood area, serving as a primary corridor for transit, utilities, and cycling that links the community to the broader regional network. The existing 40 Avenue corridor from 204 Street to 216 Street features a two-lane rural cross-section with a paved shoulder for pedestrians and cyclists.

The draft Transportation Mobility Strategy identifies 40 Avenue from 200 Street to 213A Street as a constrained two-lane urban arterial road standard and as a two-lane rural road with bicycle accessible shoulders/MUP between 213A Street and 216 Street. The update includes active transportation improvements within the corridor, envisioning a transition toward updated road designs featuring separated active transportation facilities to enhance safety and mobility for all road users. These upgrades would directly benefit the community by improving access to Brookswood Village and providing safer, more efficient routes for students and families traveling to nearby institutions such as Belmont Elementary and Brookswood Secondary School.

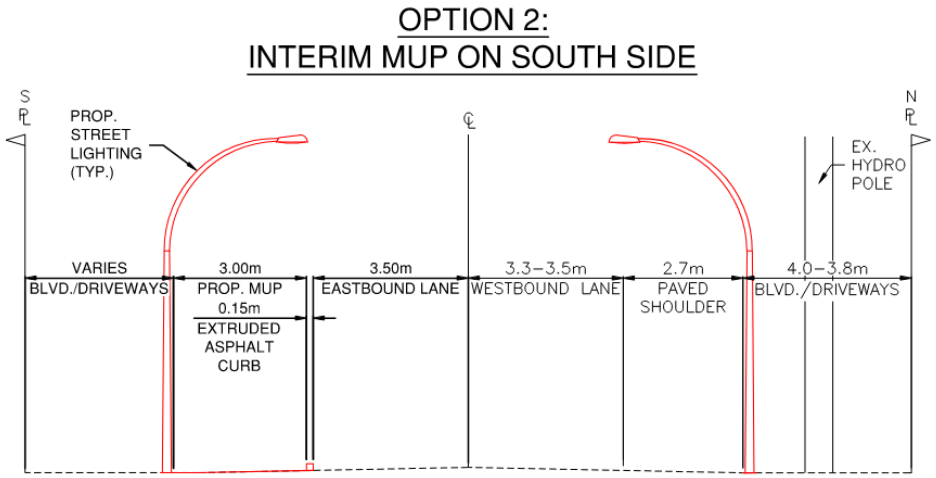
The ultimate road design will require significant upgrades to the current stormwater management infrastructure, as the existing corridor is not adequately equipped with a major stormwater system. Staff do not recommend implementing active transportation improvements through full road widening at this time due to the high costs associated with underground utility installation, property acquisitions, and required stormwater management facilities (e.g. detention ponds). Staff are proposing alternative interim and ultimate design concepts for Council's consideration.

Each segment includes three options: new MUP on the north side of the road, new MUP on the south side of the road, or new MUPs on both sides of the road. The option shown in the following section is the recommended option of installing a continuous MUP along the south side of the roadway between 204 Street and 216 Street, which is also presented as Attachment A.

Segment 1: 40 Avenue from 204 Street to 208 Street:

Currently, 40 Avenue from 204 Street to 208 Street consists of a two-lane cross-section with wide paved shoulders and leased BC Hydro lights.

Staff recommend reconfiguring the existing cross-section to maintain a two-lane arterial road with some widening for an at-grade MUP separated by a new extruded asphalt curb, and new streetlighting. The proposed works would connect to the existing MUP constructed on the south side of 40 Avenue from 200 Street to 204 Street.

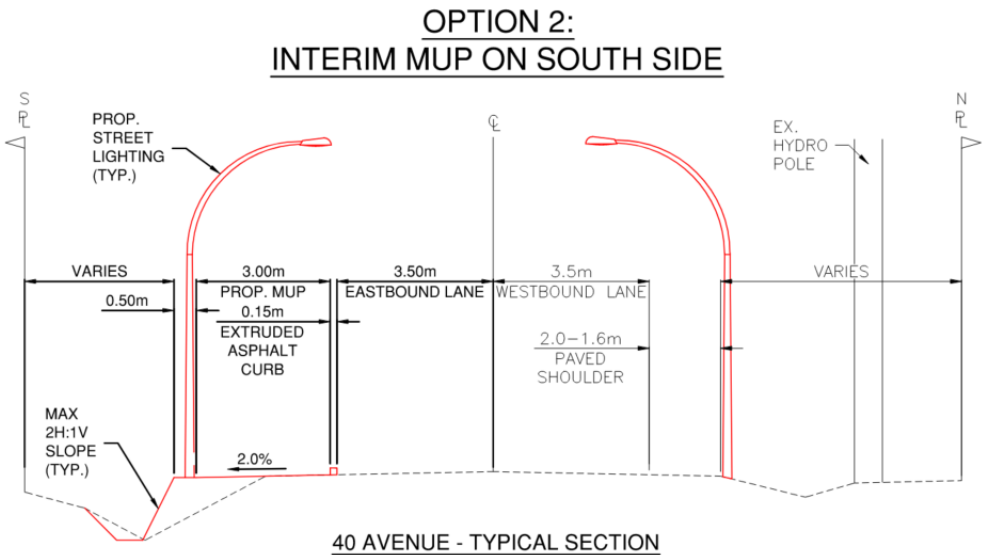


40 AVENUE - TYPICAL SECTION
204 STREET - 208 STREET
SCALE = 1:100

Segment 2: 40 Avenue from 208 Street to 212 Street:

Currently, 40 Avenue from 208 Street to 212 Street features a rural two-lane cross-section with paved shoulders and leased BC Hydro lights.

Staff recommend reconfiguring the existing cross-section to maintain a two-lane arterial road, with some widening to accommodate an at-grade MUP. The MUP would be separated by a new extruded asphalt curb, with additional works including new streetlighting and regrading of the swale and boulevard to ensure positive drainage.

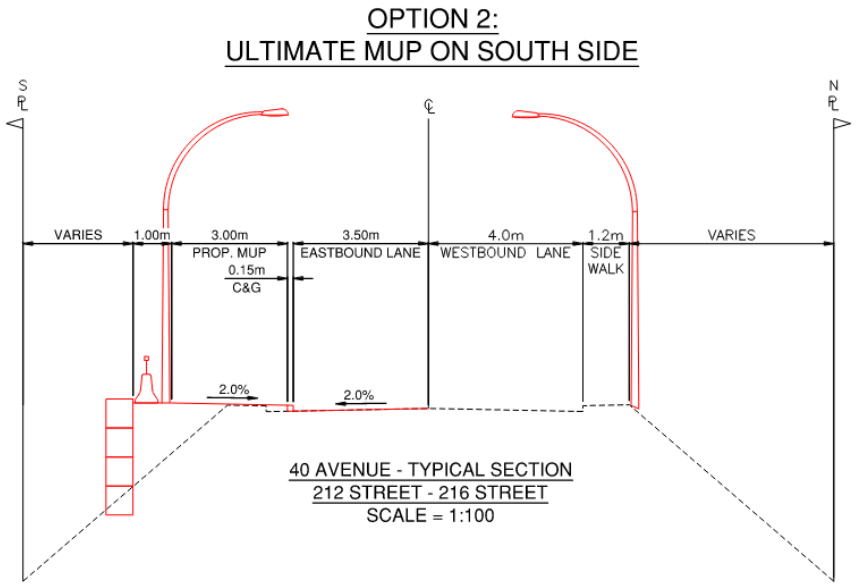


40 AVENUE - TYPICAL SECTION
208 STREET - 212 STREET
SCALE = 1:100

Segment 3: 40 Avenue from 212 Street to 216 Street:

Currently, 40 Avenue from 212 Street to 216 Street features a rural two-lane cross-section with an existing curb and narrow sidewalk with steep roadway embankments near Murray Creek.

Staff recommend widening the corridor to a modified two-lane arterial standard that would build upon the recent box culvert replacement and roadworks completed at Murray Creek to navigate the steep embankments near Murray Creek. The scope of work for the arterial widening includes a two-lane roadway, new curb and gutter, concrete MUP, retaining walls, and new streetlighting. The proposed cross-section will serve as an extension to recent roadworks, and MUP completed as part of the Murray Creek culvert replacement.



Environmental Implications:

Works adjacent to watercourses may trigger additional environmental requirements and may have a significant impact on costs. Environmental impacts and requirements, including permitting, will be assessed during the design phase.

Cost Projections:

The following tables summarize the estimated engineering and construction costs for each location. Construction cost estimates are based on a high-level desktop and field review of project locations, using 2026 construction unit rates. These estimates are preliminary and may change during the detailed design phase as additional survey work, geotechnical investigations, environmental review, and refined design are completed.

Segment 1: 40 Avenue from 204 Street to 208 Street

Option	Estimated Engineering Cost	Order of Magnitude Construction Cost
1: Interim MUP on North Side	$160,000	$2,000,000
2: Interim MUP on South Side	**$130,000**	**$1,630,000**
3: Interim MUP on Both Sides	$200,000	$2,750,000

Segment 2: 40 Avenue from 208 Street to 212 Street

Option	Estimated Engineering Cost	Order of Magnitude Construction Cost
1: Interim MUP on North Side	$170,000	$2,130,000
2: Interim MUP on South Side	**$170,000**	**$2,130,000**
3: Interim MUP on Both Sides	$270,000	$3,430,000

Segment 3: 40 Avenue from 212 Street to 216 Street

Option	Estimated Engineering Cost	Order of Magnitude Construction Cost
1: Ultimate MUP on North Side	$362,000	$4,330,000
2: Ultimate MUP on South Side	**$370,000**	**$4,620,000**
3: Ultimate MUP on Both Sides	$630,000	$8,260,000

Financial Implications:

The detailed design of the following 40 Avenue active transportation corridor improvements is estimated to cost $670,000.

Segment	Option	Estimated Engineering Cost	Order of Magnitude Construction Cost
1: 204-208 Street	2: Interim MUP on South Side	$130,000	$1,630,000
2: 208-212 Street	2: Interim MUP on South Side	$170,000	$2,130,000
3: 212-216 Street	2: Ultimate MUP on South Side	$370,000	$4,620,000
Total:		**$670,000**	**$8,380,000**

Once the detailed design is complete and cost estimates have been refined, staff will submit construction budget requests for each location.

Respectfully submitted,

Daniel Suh
PROJECT ENGINEER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

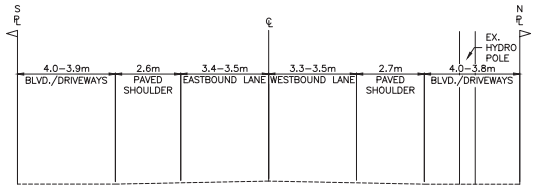
This report has been prepared in consultation with the following listed departments.

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

ATTACHMENT A Recommended 40 Avenue MUP Conceptual Design

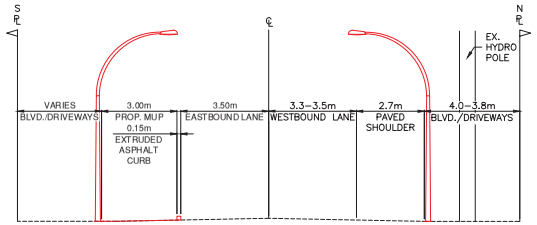
SEGMENT 1: 40 AVENUE - 204 STREET TO 208 STREET

EXISTING CONDITION:



40 AVENUE - TYPICAL SECTION
204 STREET - 208 STREET
SCALE = 1:100

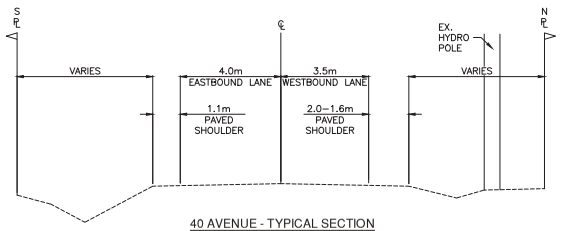
204 ST. - 208 ST. OPTION 2:
INTERIM MUP ON SOUTH SIDE



40 AVENUE - TYPICAL SECTION
204 STREET - 208 STREET
SCALE = 1:100

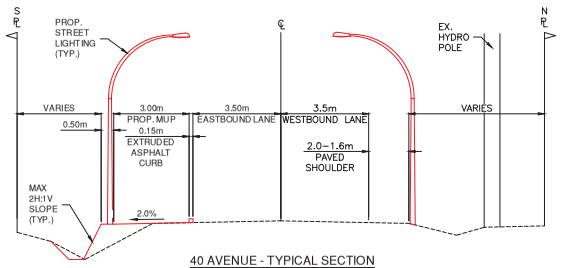
SEGMENT 2: 40 AVENUE - 208 STREET TO 212 STREET

EXISTING CONDITION:



40 AVENUE - TYPICAL SECTION
208 STREET - 212 STREET
SCALE = 1:100

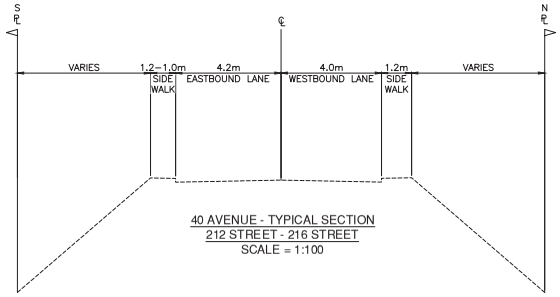
208 ST. - 212 ST. OPTION 2:
INTERIM MUP ON SOUTH SIDE



40 AVENUE - TYPICAL SECTION
208 STREET - 212 STREET
SCALE = 1:100

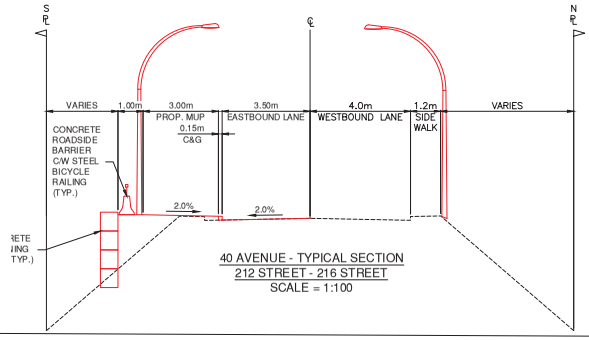
SEGMENT 3: 40 AVENUE - 212 STREET TO 216 STREET

EXISTING CONDITION:



40 AVENUE - TYPICAL SECTION
212 STREET - 216 STREET
SCALE = 1:100

212 ST. - 216 ST. OPTION 2:
ULTIMATE MUP ON SOUTH SIDE

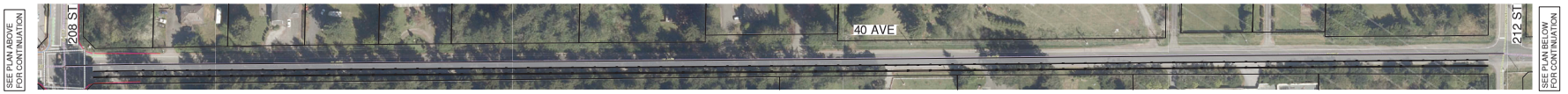


40 AVENUE - TYPICAL SECTION
212 STREET - 216 STREET
SCALE = 1:100

204 ST. - 208 ST. OPTION 2:
INTERIM MUP ON SOUTH SIDE



208 ST. - 212 ST. OPTION 2:
INTERIM MUP ON SOUTH SIDE



212 ST. - 216 ST. OPTION 2:
ULTIMATE MUP ON SOUTH SIDE



NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK

LEGAL

PERMIT TO PRACTICE NUMBER: 1001332

SEAL

_____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS: _____

No	Date	REVISIONS
1	17/04/26	CONCEPTUAL DESIGN

DESIGN BY: DS
DRAWN BY: KLO
APPROVED BY: DS
DATE: APR. 2026
SCALE: 1:1250 H

The Corporation of the Township of Langley

CROSS SECTIONS
40 AVENUE - 204 STREET TO 216 STREET

DESIGN FILE No | PLAN No
AS BUILT No. | SHEET NO. | REV. 1

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ATTACHMENT A

E.2

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 27, 2026 - REGULAR MEETING	**REPORT:**	26-43
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE:**	1850-20
SUBJECT:	2026 CAPITAL IMPROVEMENT GRANTS AND COMMUNITY GRANTS		

RECOMMENDATIONS:

That Council approve the total payment of $67,193 in 2026 Capital Improvement Grants, as detailed in Attachment A to this report.

That Council approve the total payment of $272,350 in 2026 Community Grants, as detailed in Attachments B to I of this report.

That Council approve a $5,000 increase to the annual grant awarded to the Langley Seniors Resources Society, bringing the total grant to $20,000 annually, effective with the 2026 grant allocation.

SUMMARY:

The 2026 Grant Programs received 101 applications, amounting to $418,643. In total, 78 of these applications meet the criteria established by Community Grant Program Council Policy No. 06-022 and/or Capital Improvement Grant Program Council Policy No. 06-021 (together the “Policies”). The qualifying 78 applications total $339,543.

Details of all 101 applications are included in Attachments A through to I for Council review and funding direction. They have been categorized as either meeting or not meeting criteria established by the Policies.

The following table summarizes the 2026 grant applications by category:

Grant Category (see Attachments A to I)	Attachment	Budgeted Amount	Applications Received	Eligible Amount (meets criteria)	Ineligible Amount (does not meet criteria)
Capital Improvement	A	$117,500	7	$67,193	$0
Community Grant – Community Association	B	$4,000	4	$2,000	$2,000
Community Grant – General	C	$21,375	44	$76,850	$35,050
Community Grant - Major Festivals	D	$40,000	8	$60,000	$20,000
Community Grant - Minor Festivals	E	$15,000	9	$20,000	$22,050
Community Grant - Banners	F	$17,500	3	$17,500	$0
Community Grant – Scholarships	G	$21,000	7	$21,000	$0
Community Grant - Dry Grad	H	$45,000	15	$45,000	$0
Community Grant - Fly-by	-	$0	0	$0	$0
Community Grant - Remembrance Day	I	$30,000	3	$30,000	$0
Community Grant – Parades	-	$0	0	$0	$0
Community Grant – General Recreation/Sports Hosting	-	$35,000	0	$0	$0
	TOTALS	**$346,375**	**101**	**$339,543**	**$79,100**

PURPOSE:

To provide Council with a summary of the 2026 grant applications and to seek direction for the distribution of grant funds.

BACKGROUND/HISTORY:

The following is a summary of previously awarded Community and Capital Improvement Grants:

Grant Category	2023	2024	2025
Capital Improvement	$56,845	$45,882	$52,295
Community Association	$2,000	$4,000	$4,000
Community Grant – General	$67,500	$52,450	$79,050
Community Grant - Major Festivals	$40,000	$30,000	$45,000
Community Grant - Minor Festivals	$27,000	$23,500	$25,000
Community Grant - Banners	$17,500	$17,500	$17,500
Community Grant – Scholarships	$21,500	$19,500	$21,000
Community Grant - Dry Grad	$10,500	$20,000	$28,000
Community Grant - Fly-by	$0	$0	$0
Community Grant - Remembrance Day	$15,000	$15,000	$22,513
Community Grant – Parades	$0	$0	$0
Community Grants - General Recreation/ Sports Hosting	$1,340	$2,000	$2,500
Totals:	**$259,185**	**$229,832**	**$296,858**

DISCUSSION:

A total of 101 grant applications were received under the 2026 Grant Programs, representing an increase of 21 applications and $112,229 in comparison to 2025.

Staff have reviewed the applications for compliance with the Policies and determined that 23 of the 101 applications are non-compliant. Details of all applications are included in Attachments A through to I, for Council's consideration and review. The non-compliant applications are identified under ***do not meet the defined criteria*****.** Should Council direct funding of any of the non-compliant applications, the corresponding resolution should be amended accordingly.

In addition to the applications discussed in this report, a total of $247,000 in standing grants is distributed annually, as outlined below:

1. Langley Arts Council $125,000
2. Salvation Army Gateway of Hope $100,000
3. Langley Seniors Resources Society $15,000
4. Fort Langley Community Improvement Society $5,000
5. SASSY Awards Langley $2,000

The Langley Senior Resources Society's grant subsidizes memberships for low-income and vulnerable seniors. For 2026 they are requesting a $5,000 increase to their grant for a total grant of $20,000. This will allow them to expand their fitness and caregiver programs into additional Langley neighbourhoods.

Further to the annual Capital Improvement and Community Grant program, the Township provides in-kind support through no-cost or nominal leases and licenses to several not-for-profit associations. Further details are provided on Attachment J hereto.

Upon Council's approval of the 2026 Capital Improvement and Community Grant recipients, staff will prepare a media release to communicate the significant financial commitment that is

being made to Langley's non-profit organizations in support of the valuable work they do in the Township.

Applicable Policies:

Policy 06-021 – Capital Improvement Grants
Policy 06-022 – Community Grants
Policy 06-019 – Banner Program

Financial Implications:

The 2026 Operating Budget includes $593,375 in base funding for Capital Improvement and Community Grants. This total includes funding for annual recurring grants totaling $247,000. The remaining balance of $346,375 is available for funding the grant requests herein.

Although funding as contemplated in this report would result in three of the grant categories exceeding their respective budget allocations, the total recommended award of $339,543 is within the overall 2026 Grant Program base budget, and results in a surplus of $6,832.

Should Council approve the requested $5,000 increase to the Langley Seniors Resource Society's grant, the surplus will be $1,832.

If Council awards additional grants beyond $346,375, a funding source must be identified.

Respectfully submitted,

Christina Longhi
Manager, Corporate Administration Business Support
for
CORPORATE ADMINISTRATION DIVISION

This report has been prepared in consultation with the following departments:

CONCURRENCES	
Division	**Name**
Finance Division	Sandra Ruff

ATTACHMENT A through I 2026 Grant Application Details

ATTACHMENT J Summary of Leases/Licenses

CAPITAL IMPROVEMENT GRANTS	
2026 Budget	**$117,500**
Grant	**50% of project cost, to a max. of $10,000 per grant**
Eligible Grants	**$67,193**
Ineligible Grants	**0**
Budget remaining	**$50,307**
Policy Criteria	**Capital Improvement Grants are available to "bonafide community halls" and qualifying Community Museums.**

The following applications **meet** the defined criteria:

Ref #	Organization	Project	2025 Grant	Project Value	Recommended Amount
A01	Aldergrove Coghlan Hall Society	Community Hall Maintenance and Repair	Yes	$46,000	$10,000
A02	BC Farm Museum Association	LED Lighting Upgrade and General Maintenance	Yes	$20,000	$10,000
A03	Fort Langley Community Improvement Society	Exterior and Interior Upgrades	Yes	$598,500	$10,000
A04	Fort Langley Lions	2026 Building Improvements	Yes	$14,387	$7,193
A05	Langley Little Theatre Society	Theatre Refurbishment	Yes	$21,100	$10,000
A06	Milner Community Association	Grounds and Building Improvements	Yes	$20,000	$10,000
A07	Murrayville Community Memorial Hall Association	Annex Lower Wall Wainscotting	Yes	$23,000	$10,000
				Total:	**$67,193**

The following applications **do not meet** the defined criteria:

NONE

COMMUNITY ASSOCIATION GRANT	
2026 Budget	**$4,000**
Grant	**Max. of $1,000 per grant**
Eligible Grants	**$2,000**
Ineligible Grants	**$2,000**
Budget remaining	**$2,000**
Policy Criteria	**Grants are available to one community association in each of the seven defined communities.**

The following applications **meet** the defined criteria:

Ref #	Organization	Community	2025 Grant	Recommended Amount
B01	Fort Langley Community Association	Fort Langley	Yes	$1,000
B02	Langley Meadows Community Association	Willowbrook	Yes	$1,000
			Total:	**$2,000**

The following applications **do not meet** the defined criteria:

Ref #	Organization	Community	2025 Grant	Requested Amount
B03[1]	Aldergrove Community Association	Aldergrove	Yes	$1,000
B04[2]	Langley Arts Council	Aldergrove	Yes	$1,000
			Total:	**$2,000**

[1, 2] Pursuant to Council Policy 06-022, grants are available to only **one** community association in each of the seven defined communities. These organizations both serve the Aldergrove community. Council direction is required to fund one or both requests. Both organizations were funded in 2024 and 2025 under similar circumstances. Funding both requests is within the allotted budget.

ATTACHMENT C

COMMUNITY GRANT – GENERAL	
2026 Budget	**$21,375**
Grant	**Max. of $2,750 per grant**
Eligible Grants	**$76,850**
Ineligible Grants	**$35,050**
Budget Shortfall	**($55,475)**
Policy Criteria	**Recipients must be registered non-profit organizations serving the Township of Langley. Proposed projects and initiatives must be publicly accessible and benefit at least 250 residents to qualify. All events must take place within the Township of Langley.**

The following applications **meet** the defined criteria:

Ref #	Organization	Project	2025 Grant	Recommended Amount
C01	746 Royal Canaidan Air Cadet Sponsor Committee	Mess Kits for Officers	Yes	$2,750
C02	Alder Grove Heritage Society	Community Heritage Day	Yes	$2,750
C03	Aldergrove Business Association	Christmas in Aldergrove 2026 Tree Lighting	Yes	$2,750
C04	Aldergrove Community Association	Community Christmas Party	Yes	$2,500
C05	Arboretum and Botanical Society of Langley	Derek Doubleday Plant Identification Signage	Yes	$1,500
C06	Bard in the Valley Society	Summer Shakespeare at Township 7 Winery	Yes	$2,750
C07	BC Farm Museum Association	BC Farm Museum Special Days	Yes	$2,750
C08	Big Brothers Big Sisters of Langley	Second Annual Used Book Sale	No	$2,750
C09	Encompass Support Services Society	Program in the Park	Yes	$2,750
C10	Fibromyalgia Well Spring Foundation	Clothes Racks Purchase Project	Yes	$600
C11	Flip City Gymnastics Club	Fitter for Life/ Seniors Can Move Programs	No	$2,750
C12	Fort Gallery	Fort Gallery 20th Anniversary Programming	Yes	$2,750
C13	Fort Langley Community Improvement Society	Christmas Lighting Display and Community Donation Program	Yes	$2,750
C14	Fraser Region Community Justice Initiatives Association	Youth Black Book	Yes	$2,000
C15	KidSport Langley	KidSport Langley 2026	Yes	$2,750
C16	Langley Arts Council	Annual Youth Exhibition	Yes	$2,750
C17	Langley Community Chorus	Voices of Langley: A Community Choral Celebration	Yes	$2,750
C18	Langley Community Farmers Market	Food Education at the Market	No	$2,500
C19	Langley Community Services Society	Snuggle Bugs	Yes	$2,750

Ref #	Organization	Project	2025 Grant	Recommended Amount
C20	Langley Field Naturalists	Critters in Langley - Langley's Various Mammals	No	$2,750
C21	Langley Flippers Swim Club	Upgrade Swim Club Gear	No	$1,000
C22	Langley Literacy Association	Wrap-a-Read	Yes	$2,750
C23	Langley Little Theatre Society	Festivals	Yes	$2,750
C24	Langley Meadows Community Association	Langley Meadows Community Association Annual Fall Fair	Yes	$2,750
C25	Langley Meals on Wheels Services Society	The Grand Parade 2026	No	$2,750
C26	Langley Ukulele Association	Spring and Summer Ukulele Camps	Yes	$2,750
C27	Langley Volunteer Bureau	Connecting and Engaging Volunteers	Yes	$2,750
C28	Living Waters Church - Fort Langley	Parking Lot Improvement Project	No	$2,750
C29	Run For Sobriety Association	Run for Sobriety 2026	Yes	$2,750
C30	Seamus Gee Legacy Project Foundation	Memorial Touch Rugby Tournament	No	$1,000
C31	The Harmony Kids Foundation	Yoga and Mindfulness for Self-Regulation for Parents and Tots	Yes	$2,500
			Total:	**$76,850**

Fulfilling the above grant requests will place this grant category over its allotted budget.

The following applications **do not meet** the defined criteria:

Ref #	Organization	Project	2025 Grant	Requested Amount
C32[1]	Good Ground Harvest Network	Hygiene and Essentials Kit Program	No	$2,750
C33[2]	Korean Society of British Columbia for Fraternity and Culture	Langley K-Food Festival	No	$2,750
C34[3]	Langley Animal Protection Society	Free Spay/Neuter Procedures	Yes	$2,500
C35[4]	Langley Dance Connections	Monthly Dances	No	$2,300
C36[5]	Langley First Capital Chorus	Recruitment and Retention of Members	No	$1,500
C37[6]	Langley Pride Society	Langley Pride Day 2026	No	$2,750
C38[7]	One Caring Human Health Services Society	Community Advocacy Building	No	$2,000
C39[8]	Parkside Centennial Elementary School	Parkside Centennial Wildlife Garden	No	$2,750
C40[9]	Raphael Family Support Foundation	Weekly Food Hub	No	$2,750
C41[10]	South Fraser Community Rail Society	Interregional Public Rail Transit	Yes	$2,750
C42[11]	The Langley Foundation	Foundation Thunderbird Event	Yes	$3,000
C43[12]	The Unsold Media Foundation	Humans of Township of Langley	No	$2,500
C44[13]	Volunteer Cancer Drivers Society	Township of Langley Cancer Patient Transportation Program	Yes	$2,500
C45[14]	The Willows Family Life Centre	Soccer Camps	No	$2,250
			Total:	**$35,050**

[1] Organization is unable to provide the required documentation, including an Annual Report and audited financial statements, as it has been in operation for less than one year.
[2] Does not meet the policy requirements as organization has 42% Township of Langley members, below the policy's majority requirement. Organization has also applied for a Major Festival Grant for the same event.
[3] Does not meet the policy requirements as it serves 140 Township residents where a min of 250 is required.
[4] Does not meet the policy requirements as the events take place in the City of Langley (Langley Seniors Resource Centre), and it serves 58 Township residents where a min of 250 is required.
[5] Does not meet the policy requirements as it serves 16 Township residents where a min of 250 is required.
[6] Does not meet the policy requirements as the events take place in the City of Langley (Langley Seniors Resource Centre).
[7] Does not meet the policy requirements as the events take place in the City of Langley (Langley Seniors Resource Centre), and it serves 200 Township residents where a min of 250 is required.
[8] Does not meet the policy requirements as organization is a Public School, not a non-profit organization.
[9] Does not meet the policy requirements as the majority of the individuals served by the project are not residents of the Township of Langley.
[10] Does not meet the policy requirements as the majority of the individuals served by the project are not residents of the Township of Langley.
[11] Does not meet the policy requirements as it serves 150 people where a min of 250 is required.
[12] Organization is unable to provide the required documentation, including an Annual Report and audited financial statements, as it has been in operation for less than one year.
[13] Does not meet the policy requirements as it serves 103 Township residents where a min of 250 is required.
[14] Does not meet the policy requirements as the organization is based in the City of Langley.

COMMUNITY GRANT – MAJOR FESTIVALS	
2026 Budget	**$40,000**
Grant	**Max. of $10,000 per grant**
Eligible Grants	**$60,000**
Ineligible Grants	**$20,000**
Budget Shortfall	**($20,000)**
Policy Criteria	**Grants may be available to Township of Langley based nonprofit organizations that host events with a proven attendance of at least 10,000 visitors in previous years.**

The following applications **meet** the defined criteria:

Ref #	Organization	Festival	2025 Grant	Recommended Amount
D01	Aldergrove Agricultural Fair and Festival Association	Aldergrove Fair	Yes	$10,000
D02	Fort Langley Jazz & Arts Festival	Fort Langley Jazz & Arts Festival	Yes	$10,000
D03	Langley Good Times Cruise-In Society	Langley Good Times Cruise-In	Yes	$10,000
D04	Langley Rotary Clubs Charitable Foundation	RibFest Langley	Yes	$10,000
D05	stɑl'əw̓ Arts and Cultural Society	stɑl̓əw Pow Wow	Yes	$10,000
D06	Valley West Stampede Society	Valley West Stampede	Yes	$10,000
		Total:		**$60,000**

Fulfilling the above grant requests will place this grant category over its allotted budget.

The following applications **do not meet** the defined criteria:

Ref #	Organization	Festival	2025 Grant	Requested Amount
D07[1]	Korean Society of British Columbia for Fraternity and Culture	Langley K-Food Festival	No	$10,000
D08[2]	The Langley Foundation	Langley Community Farmers Market	No	$10,000
		Total:		**$20,000**

[1] Does not meet the policy requirement as organization is not a Township of Langley based organization and has 42% Township of Langley members, below the policy's majority requirement. Organization has also applied for a Community Grant for the same event, which is not recommended for the same reason.

[2] Does not meet the policy requirement as organization will have a booth at the Langley Community Farmers Market, will not be hosting its own Major Festival.

ATTACHMENT E

COMMUNITY GRANT – MINOR FESTIVALS	
2026 Budget	**$15,000**
Grant	**Max of $5,000 per grant**
Eligible Grants	**$20,000**
Ineligible Grants	**$22,050**
Budget Shortfall	**($5,000)**
Policy Criteria	**Eligible organizations must meet two of the following criteria: recognized service club serving the Township of Langley for over 10 years; previously organized an event in the Township attracting more than 5,000 attendees; has demonstrated ability to organize an event with min. 5,000 attendees**

The following applications **meet** the defined criteria:

Ref #	Organization	Festival	2025 Grant	Recommended Amount
E01	Aldergrove Agricultural Fair and Festival Association	Christmas Parade	Yes	$5,000
E02	BC Farm Museum Association	Canada Day Celebration	Yes	$5,000
E03	Fort Langley Lions	May Day 2026	Yes	$5,000
E04	Langley Ukulele Association	Fort Langley International Ukulele Festival	Yes	$5,000
		Total:		**$20,000**

Fulfilling the above grant requests will place this grant category over its allotted budget.

The following applications **do not meet** the defined criteria:

Ref #	Organization	Festival	2025 Grant	Requested Amount
E05[1]	Langley Pride Society	Langley Pride Day 2026	No	$5,000
E06[2]	North America Hindu Association	Chariot Festival (Rathayatra)	No	$5,000
E07[3]	Royal Canadian Legion #265	Canada Day Celebration	No	$5,000
E08[4]	Sri Jagannath Cultural Society	A Heritage Celebration - Parampara	No	$2,050
E09[5]	The Langley Foundation	Ponder North Community Event	No	$5,000
		Total:		**$22,050**

[1] Does not meet the policy requirement as event takes place in the City of Langley and the organization has not organized a past event for 5,000 people and is not expecting 5,000 people this year.

[2] Does not meet the policy requirement as organization has not organized a past event for 5,000 people and is not expecting 5,000 people this year.

[3] Does not meet the policy requirement as organization has not organized a past event for 5,000 people and is not expecting 5,000 people this year.

[4] Does not meet the policy requirement as organization has not organized a past event for 5,000 people and is not expecting 5,000 people this year.

[5] Does not meet the policy requirement as organization has not organized a past event for 5,000 people and is not expecting 5,000 people this year.

ATTACHMENT F

CAPITAL GRANT – BANNERS	
2026 Budget	**$17,500**
Grant	**See below**
Eligible Grants	**$17,500**
Ineligible Grants	**$0**
Budget remaining	**$0**
Policy Criteria	**Community organizations are encouraged to provide and install seasonal/themed banners at available locations in their community, subject to review and approval by the Township Engineering Div. The total Grant funds will be disbursed on a per banner basis.**

The following applications **meet** the defined criteria:

Ref #	Organization	Project	Recommended Amount
F01	Aldergrove Business Association	Purchase, installation and maintenance of banners	$4,238
F02	Brookswood Village Merchants' Association	Purchase, installation and maintenance of banners	$7,383
F03	Fort Langley Community Association	Purchase, installation and maintenance of banners	$5,879
		Total:	**$17,500**

Please note that the total grant funds are proportionally disbursed based on the number of banners that will be installed in each of the respective communities.

The following applications **do not meet** the defined criteria:

NONE

COMMUNITY GRANT – SCHOLARSHIPS	
2026 Budget	**$21,000**
Grant	**Max of $2,000 per school**
Eligible Grants	**$21,000**
Ineligible Grants	**$0**
Budget remaining	**$0**
Policy Criteria	**Open to public and independent schools in the Township of Langley. Scholarship grants are limited to Township of Langley residents.**

The following schools are typically considered for Scholarship grant funding in accordance with Council policy:

Ref #	Organization		Amount
G01	Langley School District Foundation - Aldergrove Community Secondary School - Brookswood Secondary School - D.W. Poppy Secondary School - Langley Fine Arts School - Langley Fundamental School - Langley Secondary School - R.E. Mountain Secondary School - Vanguard Secondary School - Walnut Grove Secondary School	$2,000 $2,000 $2,000 $2,000 $2,000 $2,000 $2,000 $1,000 $2,000	$17,000
G02	Independent Schools - Aldergrove Christian Academy - Credo Christian High School - Fraser Valley Adventist Academy - King's School - Langley Christian School - Whytecliff Agile Learning Centre	$ 500 $1,000 $ 500 $ 500 $1,000 $ 500	$ 4,000
		Total:	**$21,000**

COMMUNITY GRANT – DRY GRAD	
2026 Budget	**$45,000**
Grant	**Max of $3,000 per grant**
Eligible Grant	**$45,000**
Ineligible Grant	**$0**
Budget remaining	**$0**
Policy Criteria	**Must support alcohol and drug free private celebrations organized by parents or school committee members. Open to all Township of Langley public and independent high schools.**

The following schools are typically considered for Dry Grad grant funding in accordance with Council policy:

Ref #	Organization	Amount
H01	Aldergrove Christian Academy	$3,000
H02	Aldergrove Community Secondary	$3,000
H03	Brookswood Secondary	$3,000
H04	Credo Christian High School	$3,000
H05	DW Poppy Secondary	$3,000
H06	Fraser Valley Adventist Academy	$3,000
H07	King's School	$3,000
H08	Langley Christian School	$3,000
H09	Langley Fine Arts School	$3,000
H10	Langley Fundamental Middle & Secondary	$3,000
H11	Langley Senior Secondary	$3,000
H12	R.E. Mountain Secondary	$3,000
H13	Vanguard Secondary	$3,000
H14	Walnut Grove Secondary	$3,000
H15	Whytecliff Agile Learning Centre	$3,000
	Total:	**$45,000**

ATTACHMENT I

COMMUNITY GRANT – REMEMBRANCE DAY	
2026 Budget	**$30,000**
Grant	**Max of $10,000 per grant**
Eligible Grants	**$30,000**
Ineligible Grants	**$0**
Budget remaining	**$0**
Policy Criteria	**Grants of up to $10,000 are available to organizers of Remembrance Day ceremonies held in Aldergrove, Fort Langley, and Murrayville.**

The following applications **meet** the defined criteria:

Ref #	Organization	Amount
J01	Fort Langley Remembrance Day Society	$10,000
J02	Murrayville Cenotaph Remembrance Day Ceremony	$10,000
J03	Royal Canadian Legion #265	$10,000
	Total:	**$30,000**

The following applications **do not meet** the defined criteria:

NONE

NOMINAL RENT LEASE/LICENSE AGREEMENTS:

Tenant	Address
Aldergrove Heritage Society	3190 - 271 St
BC Farm Museum Assoc.	21151 Old Yale Rd.
Brookswood Senior Citizens No. 132	19899 - 36 Ave.
Encompass Support Services	26970 Fraser Hwy. and 20285 - 62 Ave.
Fort Langley Lions Club	23022 - 88 Ave.
Inclusion Langley	23535 - 44 Avenue
Langley Arts Council	26700 - 29 Ave.
Langley BMX Assoc.	208th St. @ 42 Ave.
Langley Good Times Cruise-In Society	27173 Fraser Hwy.
Langley Heritage Society	Several locations
Langley Lions Society	9402 – 208 St. (West Langley Community Hall)
Langley Meadows Community Assoc.	19893 - 64 Ave.
Langley Quarter Midget Assoc.	26965 - 8 Avenue
Langley Riders Society	208 Street & 42 Avenue
Langley Sustainable Agriculture Foundation	Derek Doubleday Arboretum (portion)
Milner Community Assoc.	6750 - 216 St. (portion)
North Langley Diamond Sports	8937 Walnut Grove Drive

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 27, 2026 - REGULAR MEETING	**REPORT:**	26-44
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-27-0073
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101479 (KHELA / 19700 BLOCK OF 84 AVENUE)		

PROPOSAL:

Development Permit application to modify the Streamside Protection and Enhancement Area (SPEA) for lands in the 19700 Block of 84 Avenue to accommodate a mobile home pad and septic field.

RECOMMENDATION SUMMARY:

That Council consider Common Ground Consulting Ltd.'s Streamside Protection and Enhancement Area (SPEA) application on behalf of Harpreet Khela at 19700 Block of 84 Avenue and: a) issue Development Permit No. 101479, or b) not issue Development Permit No. 101479.

RATIONALE:

The proposal does not align with the objectives and provisions of Schedule 3 – Streamside Protection and Enhancement of the Langley Official Community Plan Bylaw No. 1842, the Willoughby Community Plan, nor the Carvolth Neighbourhood Plan. The proposed setback is inconsistent with approved setbacks to the east and west of the site on the same watercourse. In addition, developable area is available on the site to accommodate the proposed mobile home and septic tank without reducing the setback from the watercourse.

RECOMMENDATION:

That Council consider Common Ground Consulting Ltd.'s Streamside Protection and Enhancement Area (SPEA) application on behalf of Harpreet Khela at 19700 Block of 84 Avenue and adopt one of the following resolutions:

a) **That** Council issue Development Permit No. 101479.

or

b) **That** Council not issue Development Permit No. 101479.

EXECUTIVE SUMMARY:

Common Ground Consulting Ltd., on behalf of Harpreet Khela, has applied for a Streamside Development Permit to reduce the Streamside Protection and Enhancement Area (SPEA) of Latimer Creek (Class A watercourse) located on the northern portion of the subject property. The proposal requests a reduction of the setback from top of bank from 30 m (98 ft) to a setback ranging between 5 (16 ft) and 8.5 m (28 ft). The SPEA modification is requested to accommodate a 110 m^2 (1,184 ft^2) mobile home and a 260 m^2 (2,799 ft^2) footprint for a driveway and septic field. The proposed streamside area reduction is inconsistent with the objectives of the Langley Official Community Plan (OCP) Schedule 3, the "Greenbelt" and "Greenway" policies of the Willoughby

Community Plan and the “Conservation Area” policies of the Carvolth Neighbourhood Plan. The proposed setback is also inconsistent with approved setbacks to the east and west of the site on the same watercourse. In addition, developable area is available on the site to accommodate the proposed mobile home and septic tank without reducing the setback from the watercourse.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Development Permit No. 101479.

REFERENCE:

Owner:	Harpreet Khela 35393 Jade Drive Abbotsford, BC V3G 3B6
Agent:	Common Ground Consulting Ltd. 317, 5577 – 153A Street Surrey BC V3S 5K7
Legal Description:	Lot 5 Section 5 Township 8 New Westminster District Plan BCP17934
Location:	19700 Block of 84 Avenue
Area:	0.90 ha (2.2 ac)
Zoning:	Suburban Residential Zone SR-2
Willoughby Community Plan:	Multi-Family / Greenway / Greenbelt
Carvolth Neighbourhood Plan:	Townhouse (50 UPA), Conservation Area

BACKGROUND:

- Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was designed to meet or provide greater protection for riparian areas than provincial Riparian Areas Protection Regulation (RAPR) while also providing certainty to the development community of the expected setbacks from watercourses.
- The riparian setbacks from OCP Schedule 3 have been incorporated into the Community and Neighbourhood Plans to support objectives including ecological, public health and well being, property protection, economic, recreation, archaeological and aesthetic, and stormwater and flood management.
- OCP Schedule 3 defines a watercourse classification system (i.e. Class A, Class B, Class C) based on channel type, water flow and fish presence. Each classification has an associated setback. In the case of the subject site, a Class A (red-coded) unnamed tributary to Latimer Creek flows through the northern portion of the property and requires a 30 m (98 ft) setback from top of bank.
- The Carvolth Neighbourhood Plan includes a Conservation Area land use designation encompassing watercourses (consistent with OCP Schedule 3) that include sensitive environmental areas to protect fish and wildlife habitat and mitigate impact of nearby uses. The neighbourhood plan also plans for a greenway trail along the edge of the Conservation Area to further the pedestrian connectivity goals in the neighbourhood. The trail and conservation area are achieved in the setback area defined by OCP Schedule 3.
- The subject lot was created in 2005. At time of subdivision, a restrictive covenant protecting the watercourse was required by the Department of Fisheries and Oceans Canada (DFO). A buildable area was available on the lot outside of the restrictive covenant area. In 2023, as a result of changes to DFO legislation, the applicant provided confirmation that DFO had released the watercourse protection covenant. The protection of riparian areas is therefore addressed through the Township's OCP Schedule 3.

- Given servicing availability south of Latimer Creek at the time, a no-build restrictive covenant preventing development until a servicing agreement was approved was also registered on the property.
- In August of 2021, a stop work order was issued for unauthorized vegetation clearing on a 1,843 m^2 (19,837 ft^2) portion of the site within the DFO non-disturbance area. The owner committed to a restoration plan with a three-year monitoring plan. To date, confirmation of completion of rehabilitation work or commencement of monitoring has yet to be received.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	Latimer Creek, beyond which are commercial properties	Business Park / Conservation Area (Carvolth Neighbourhood Plan)	Carvolth Business Park Zone C-18
South:	84 Avenue, beyond which are residential properties	Single Family (4 UPA) (Latimer Neighbourhood Plan)	Suburban Residential Zone SR-2
East:	Latimer Creek dedication and residential lot with active building permits for townhouses and apartments	Townhouse (50 UPA) / Medium Density Apartment (1.9 FSR) / Conservation Area (Carvolth Neighbourhood Plan)	Comprehensive Development Zone CD-197 / Civic Institutional Zone P-1
West:	Latimer Creek and detention pond under construction	Single Family (4 UPA) / Conservation Area / Creek Greenway (Latimer Neighbourhood Plan)	Suburban Residential Zone SR-2

DISCUSSION/ANALYSIS:

Proposed Variance:

- The owner is requesting to vary the setback from the top of the bank of the watercourse from 30 m (98 ft) from top of bank to a variable setback ranging from 5 m (16 ft) to 8.5 m (28 ft) from top of bank as determined by completion of a detailed Riparian Areas Protection Regulation (RAPR) assessment.
- Figure 1 and Table 1 indicate the difference between the requirement and proposal.

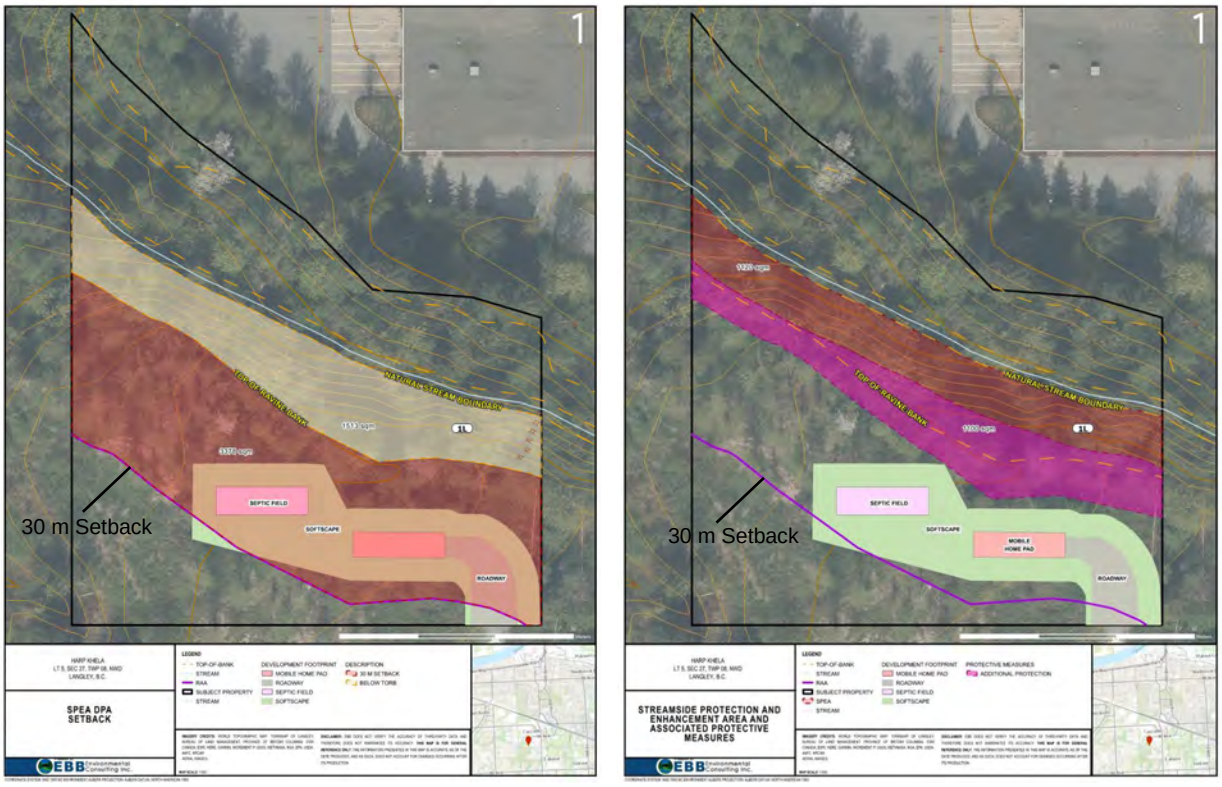


Figure 1: Required Schedule 3 setback Proposed SPEA setback

Table 1: Comparison of OCP Schedule 3 requirements and proposal

	Schedule 3 Requirement	Proposal	Change
Setback from top of bank	30 m (98 ft)	5 – 8.5 m (16 – 28 ft)	Reduced by 83 to 72%
SPEA from top of bank	3,378 m^2 (36,360 ft^2)	707 m^2 (7,610 ft^2)	Reduced by 79%
Developable area outside SPEA	654 m^2 (7,040 ft^2)	3,061 m^2 (32,948 ft^2)	Increased by 79%

- The applicant has provided confirmation from the Ministry of Water, Land and Resource Stewardship that the proposal meets the assessment and reporting criteria for the RAPR.
- Staff note that Section 4.15 of OCP Schedule 3 includes provisions that would allow for the setback to be 'flexed' to 25 m (82 ft) average. These provisions are designed to provide for refinement of the setback to achieve a more regular developable area.
- The applicant requests consideration under Section 4.16.8 of OCP Schedule 3. This section allows for lots created prior to March 27, 2006 to obtain a building permit for one principal building on the minimum amount of land to facilitate a minimum building footprint, zoning bylaw setbacks, servicing, access and other accessory buildings subject to conditions. As indicated below (Figure 2), the site provides sufficient space (approximately 654 m^2 / 7,040 ft^2) for the proposed mobile home, septic field and driveway areas to be accommodated outside of the OCP Schedule 3 setback, therefore, Section 4.16.8 is not applicable to the site.

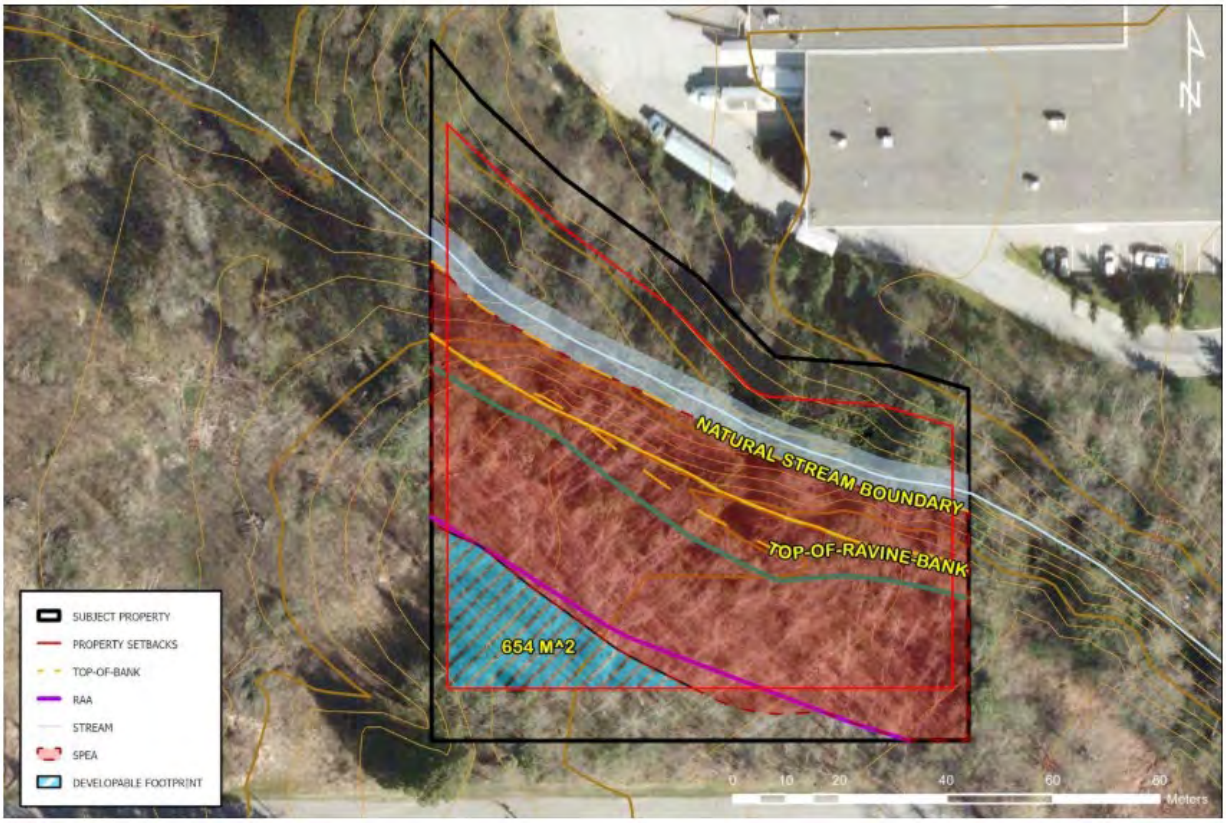


Figure 2: Development footprint - OCP Schedule 3 setback

- The proposal includes restoration and enhancement of 4,479 m^2 (48,212 ft^2) to the north and south of the watercourse within a reduced SPEA.
- Proposed enhancement measures include:
    - removal of invasive species (Himalayan blackberry) within the riparian area
    - installation of habitat structures including downed woody debris and snags within the riparian area and the channel's designed wetted width
    - monitoring and maintenance of riparian habitat by a Qualified Environmental Professional for three years following construction
- Staff note the proposal does not align with current policy context as follows:
    - inconsistency with greenway and conservation area policies in the Willoughby Community Plan and Carvolth Neighbourhood Plan
    - inconsistency with:
        - the setback established (30 m (98 ft)) with the stormwater detention facility to the west
        - Council consideration and approval of the development to the east (ranging from 25 to 52 m (82 to 170 ft) which provided SPEA in keeping with the Section 4.15 (flex provisions) of OCP Schedule 3 achieving no net loss of SPEA (see Figure 3)

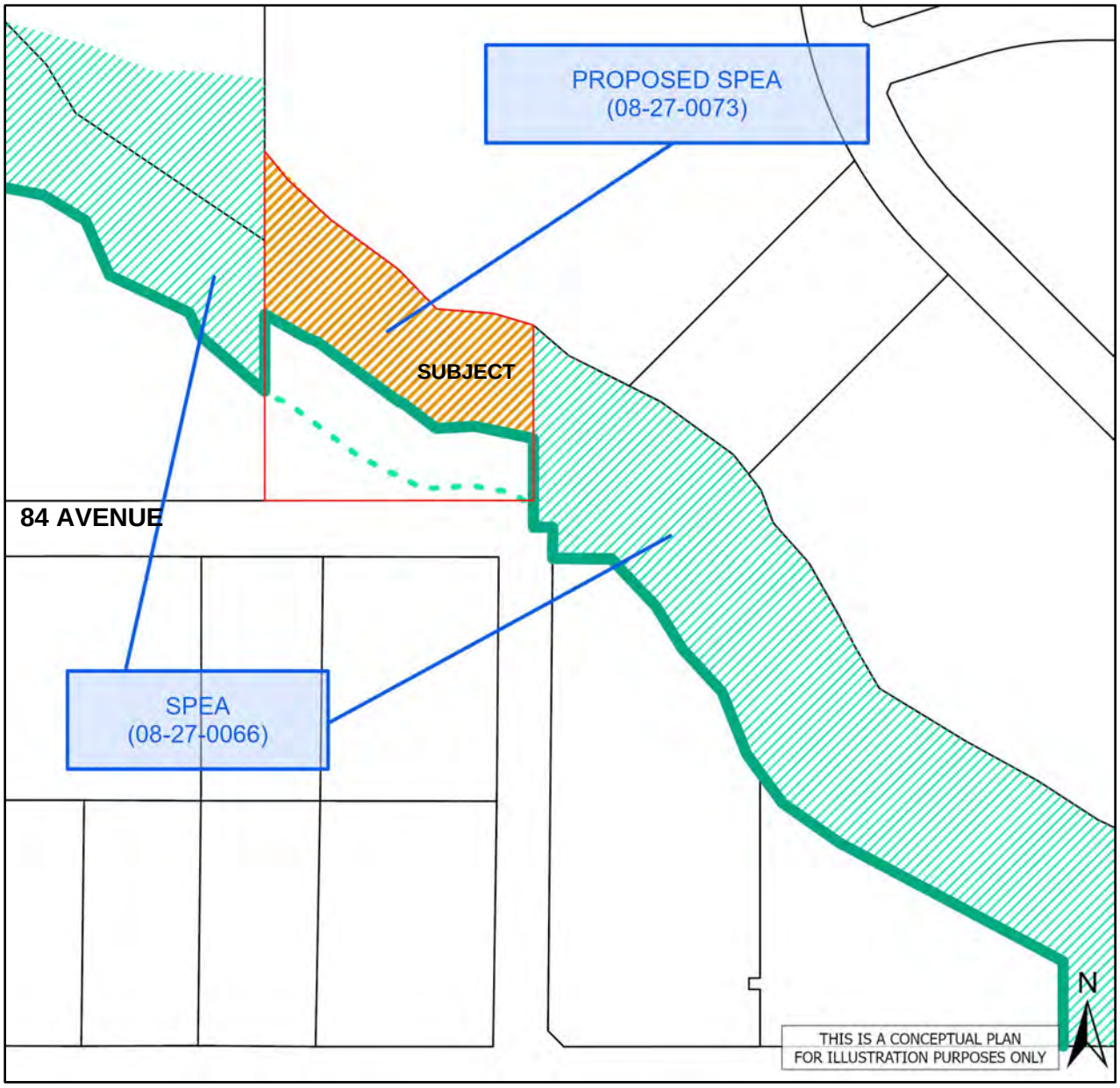


Figure 3: Proposed setback in the context of adjacent properties

- sufficient developable land exists on the lot outside of the OCP Schedule 3 SPEA to accommodate the proposed development.
- lack of demonstrated unique characteristics to support a Streamside DP and setback modification per section 4.20 of OCP Schedule 3.

- Proposed Streamside Development Permit No.101479 is attached to this report (Attachment A) for Council's consideration.

Policy Considerations:

The proposal is inconsistent with streamside protection and enhancement policies, objectives and guidelines of the OCP, Carvolth Neighbourhood Plan and with recent development approvals to the east and west. Staff recommend that Council consider issuance of Development Permit No. 101479.

Respectfully submitted,

Teresa Hanson
MANAGER, DEVELOPMENT PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101479
ATTACHMENT B Maps and Graphics

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101479

This Permit is issued this _____ day of _____, 2026 to:

1. NAME: Harpreet Khela

   ADDRESS: 35393 Jade Drive
   Abbotsford, BC V3G 3B6

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

   LEGAL DESCRIPTION: Lot 5 Section 27 Township 8 New Westminster District Plan BCP17934

   CIVIC ADDRESS: 19700 Block of 84 Avenue

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

   a. Township acceptance of a submission addressing information requirements outlined in Section 4.16.8 or 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
   b. Registration of a restrictive covenant and installation of fencing protecting the Streamside Protection and Enhancement Area (SPEA) as shown on Schedule “B” to the acceptance of the Township.
   c. Security for and completion of streamside enhancement and restoration works and monitoring program as described in Riparian Restoration and Enhancement Plan prepared by EBB Environmental Consulting Inc. for Harp Khela August 2025.
   d. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs.
   e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
   f. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

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

   This permit is not a building permit.

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

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

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

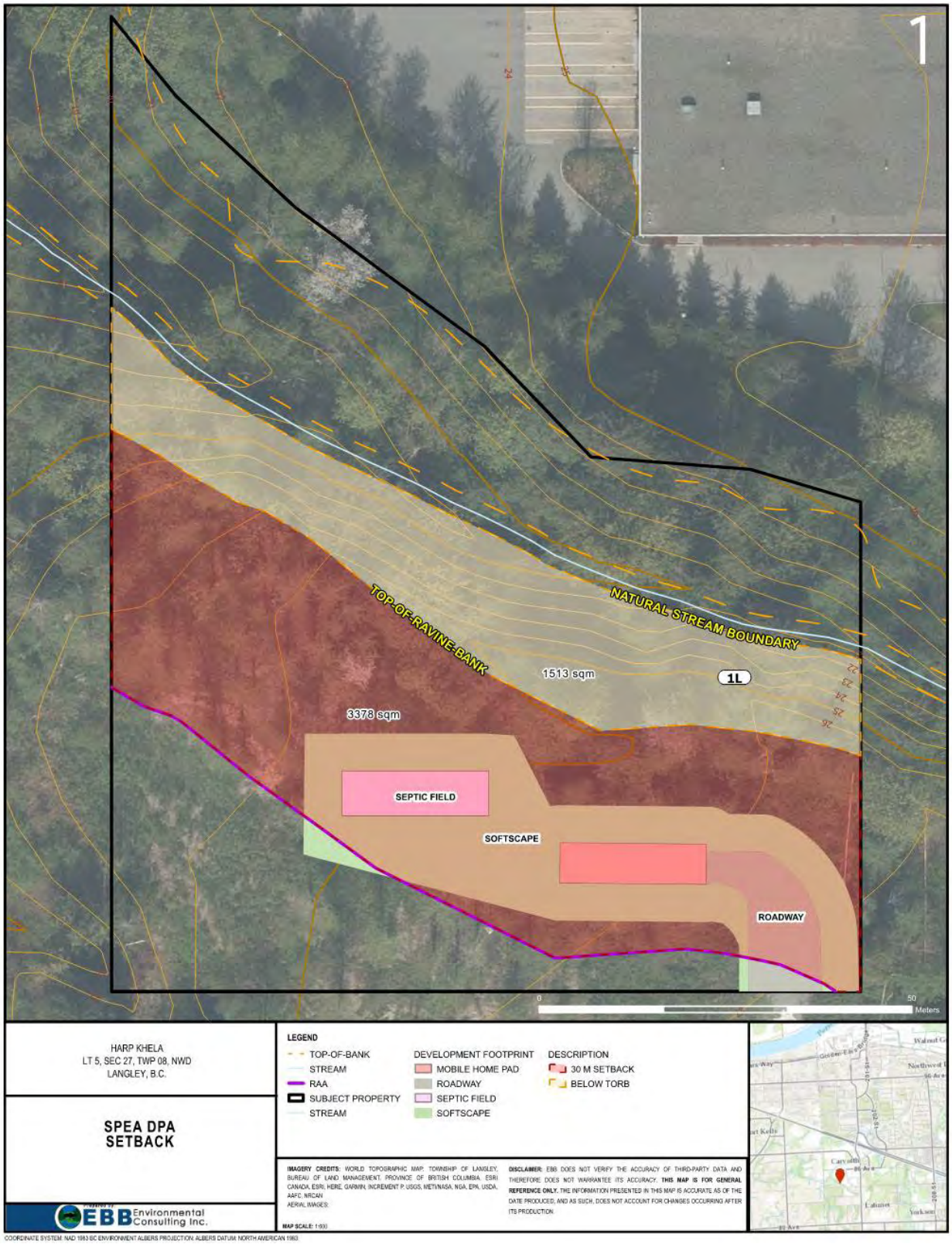
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS____DAY OF_____, 2026.

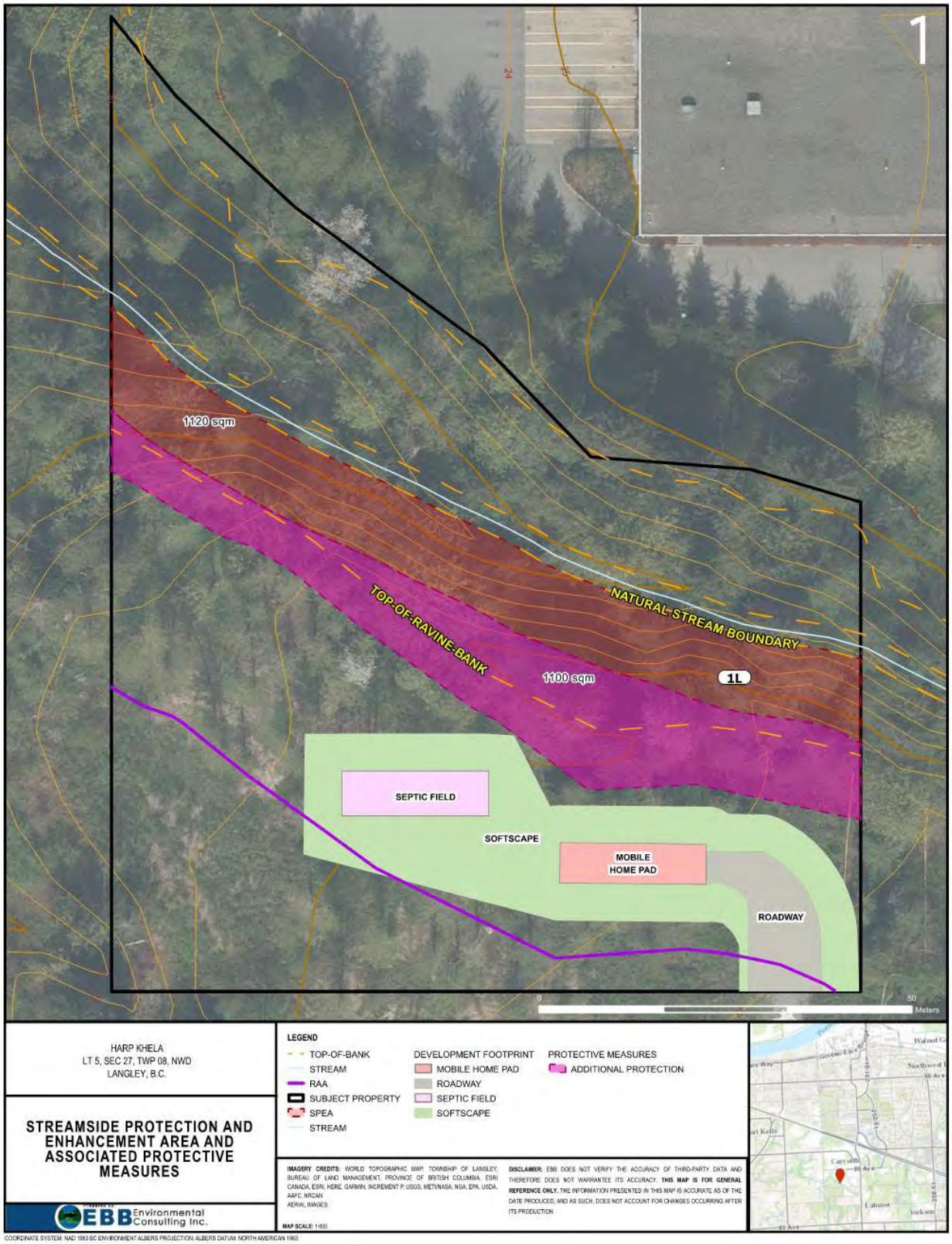
Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area

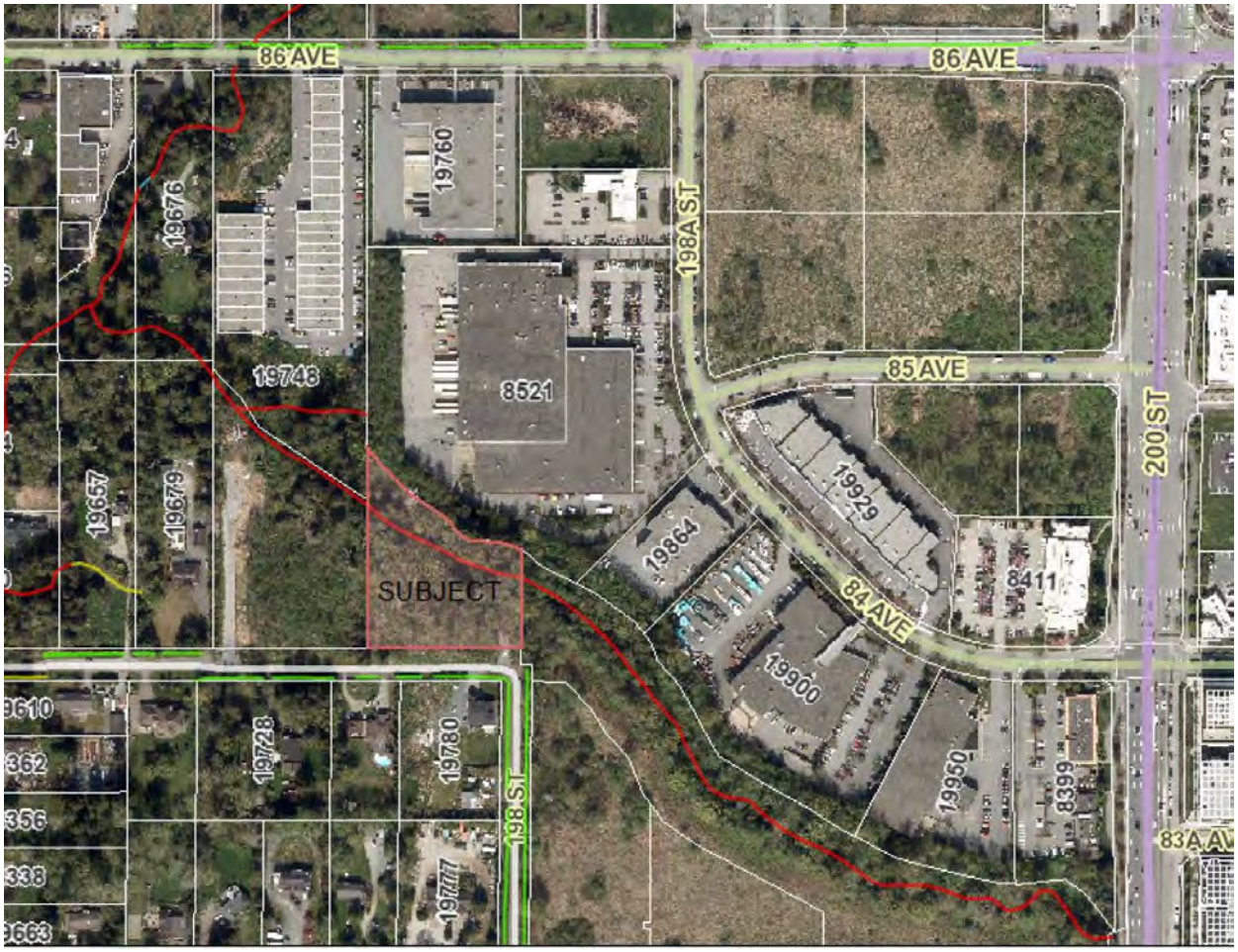
SCHEDULE A: REQUIRED STREAMSIDE PROTECTION AREA



SCHEDULE B: PROPOSED STREAMSIDE PROTECTION AREA

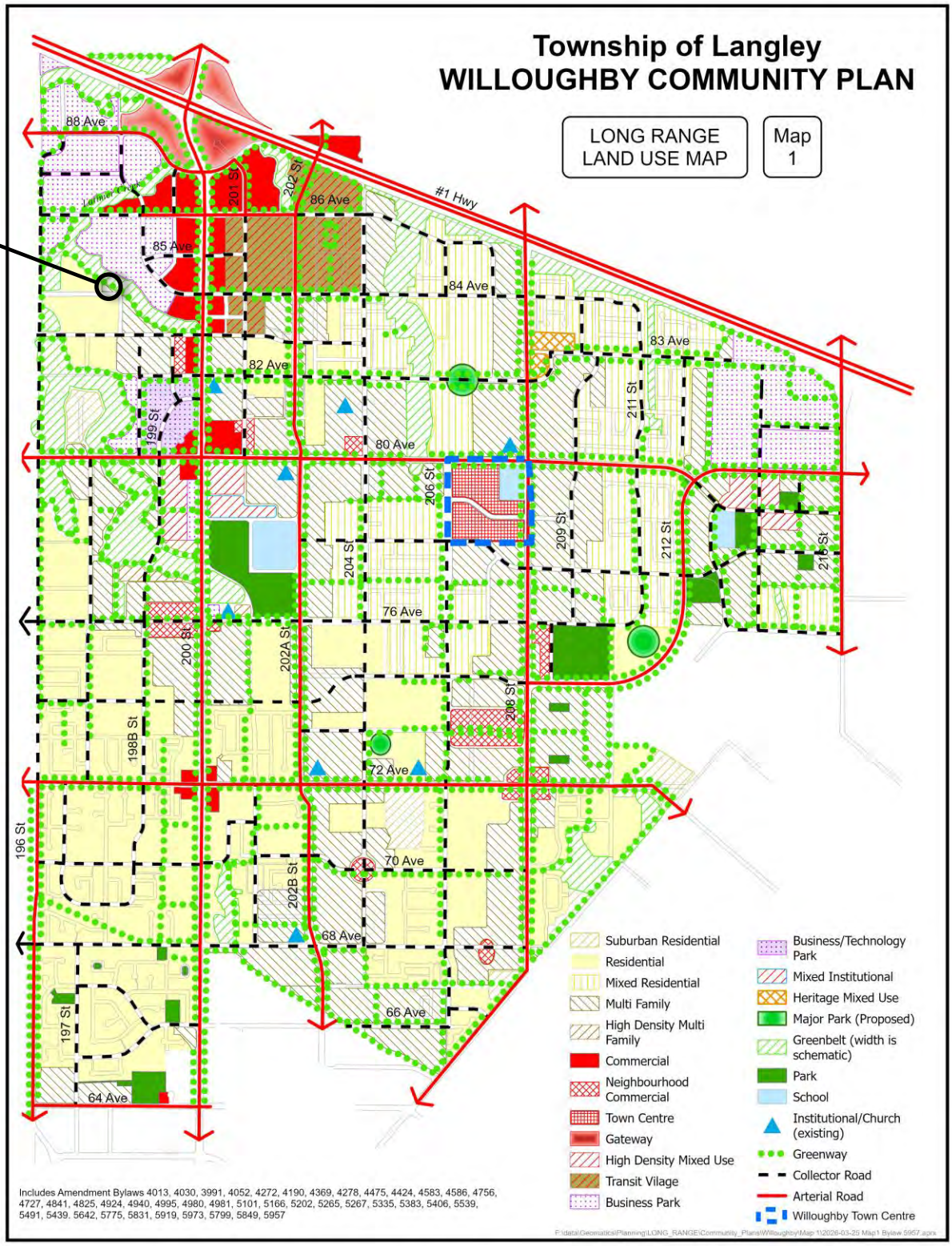


ATTACHMENT B

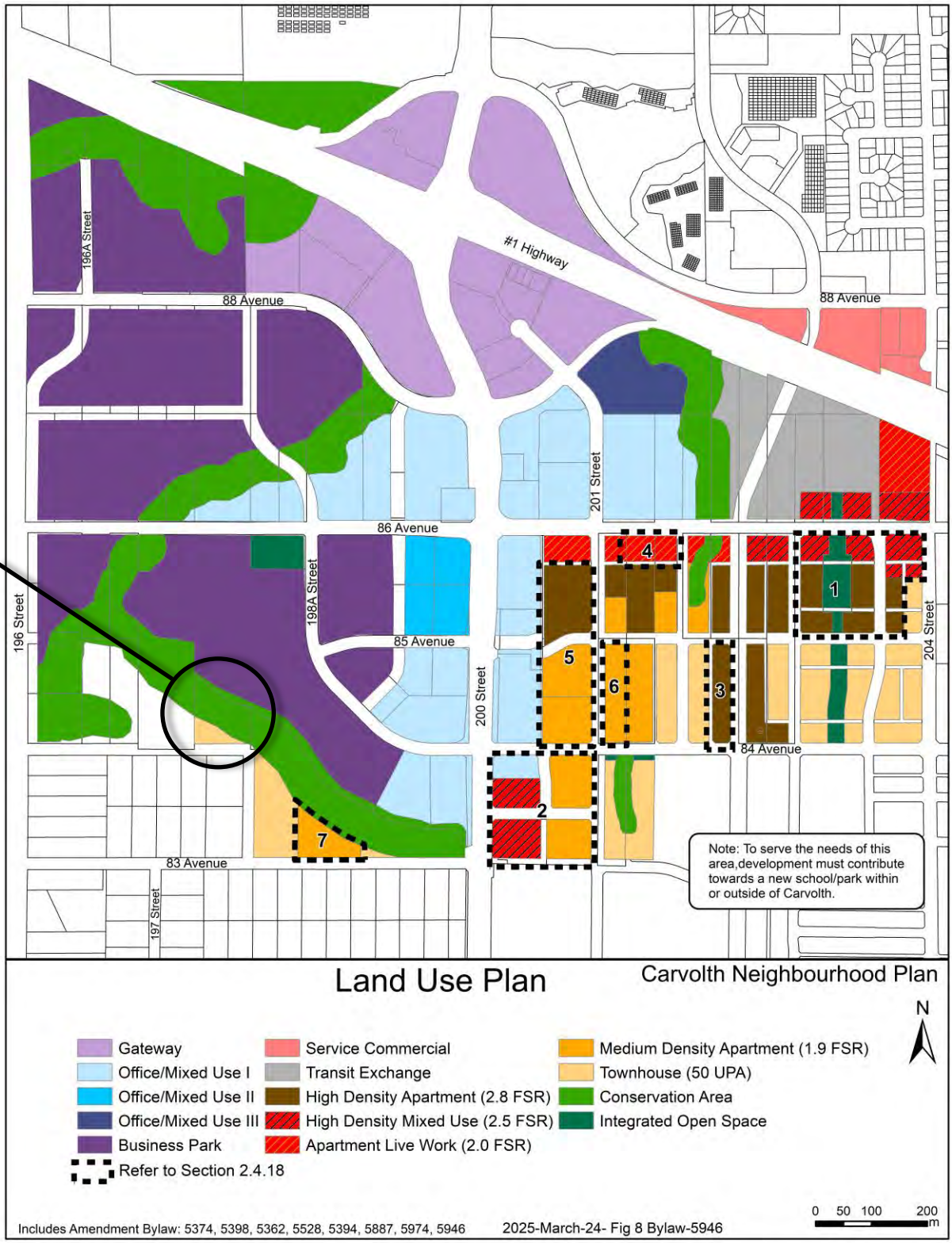


AERIAL CONTEXT MAP

SUBJECT

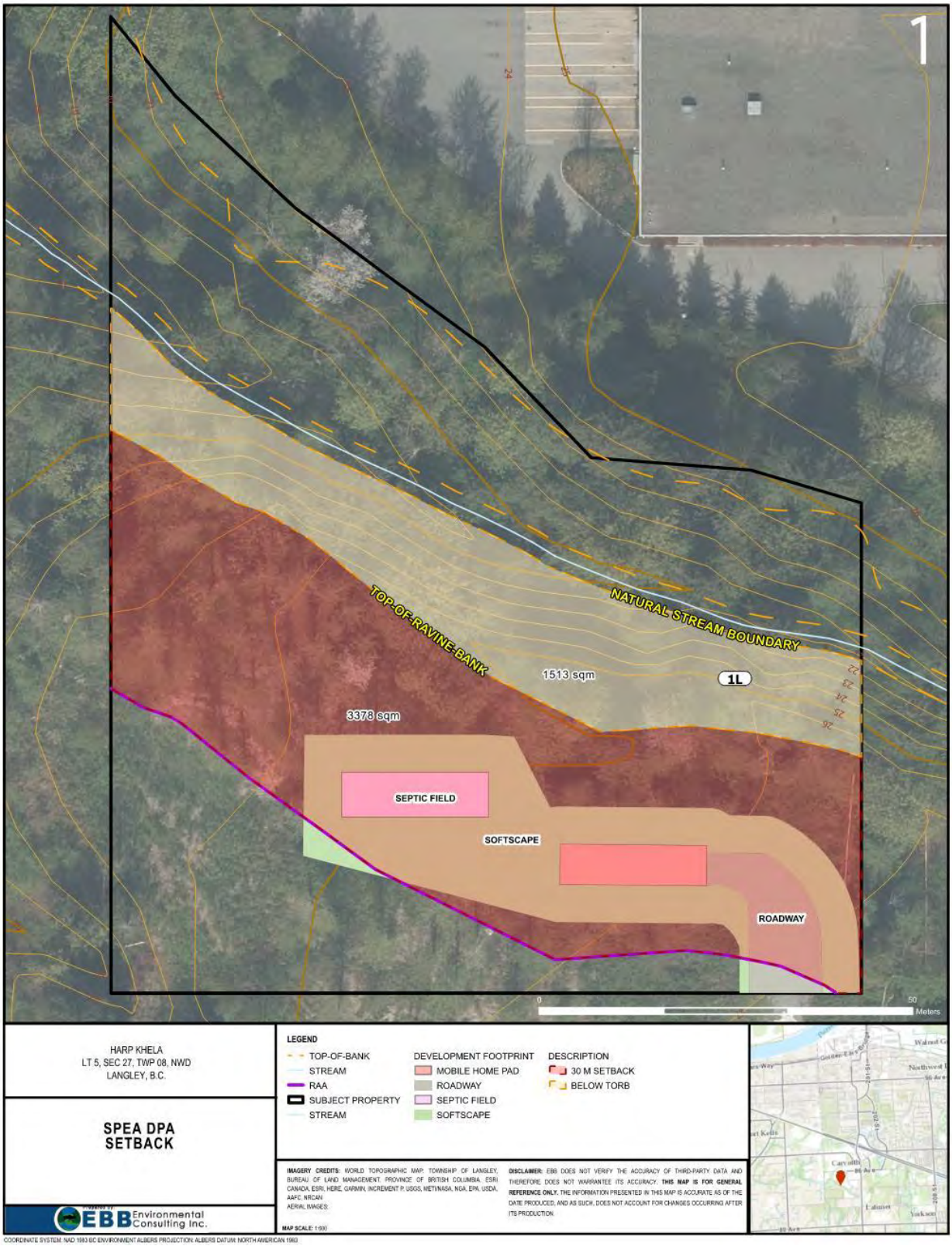

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Institutional/Church (existing)
Greenway
Collector Road
Arterial Road
Willoughby Town Centre
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439. 5642, 5775, 5831, 5919, 5973, 5799, 5849, 5957

SUBJECT

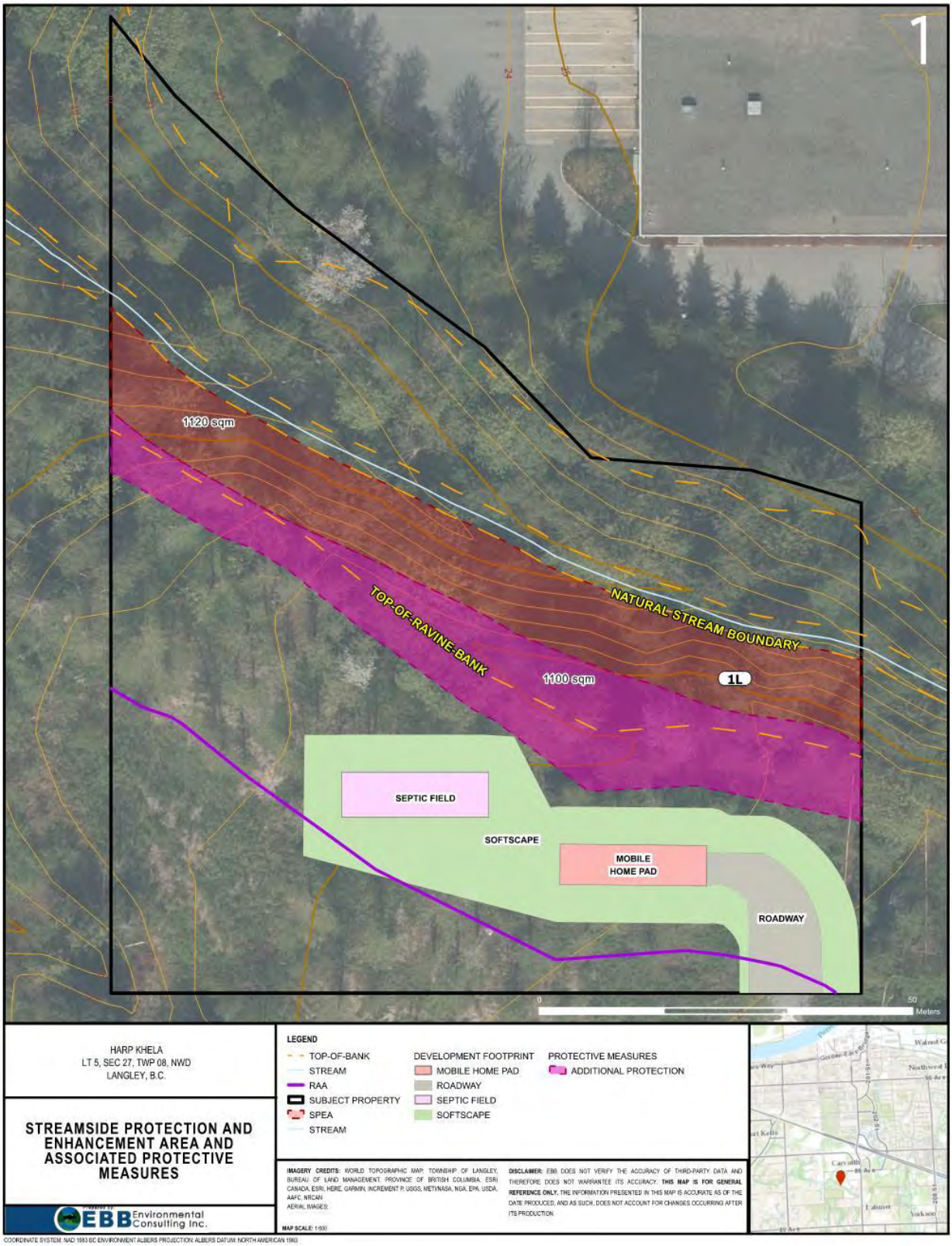

196A Street
#1 Highway
88 Avenue
88 Avenue
201 Street
86 Avenue
196 Street
198A Street
85 Avenue
200 Street
204 Street
84 Avenue
83 Avenue
197 Street
1
2
3
4
5
6
7
Note: To serve the needs of this area,development must contribute towards a new school/park within or outside of Carvolth.
Land Use Plan
Carvolth Neighbourhood Plan
N
Gateway
Office/Mixed Use I
Office/Mixed Use II
Office/Mixed Use III
Business Park
Refer to Section 2.4.18
Service Commercial
Transit Exchange
High Density Apartment (2.8 FSR)
High Density Mixed Use (2.5 FSR)
Apartment Live Work (2.0 FSR)
Medium Density Apartment (1.9 FSR)
Townhouse (50 UPA)
Conservation Area
Integrated Open Space
0 50 100 200
m
Includes Amendment Bylaw: 5374, 5398, 5362, 5528, 5394, 5887, 5974, 5946
2025-March-24- Fig 8 Bylaw-5946



ZONING BYLAW NO. 2500



REQUIRED SCHEDULE 3 SETBACK – SUBMITTED BY APPLICANT



SITE PLAN: PROPOSED SPEA SETBACK – SUBMITTED BY APPLICANT



Figure 5. Residual developable footprint following the application of the 30 m SPEDPA setback and applicable lot setbacks.

RESULTING DEVELOPMENT FOOTPRINT FROM SCHEDULE 3 SETBACK – SUBMITTED BY APPLICANT

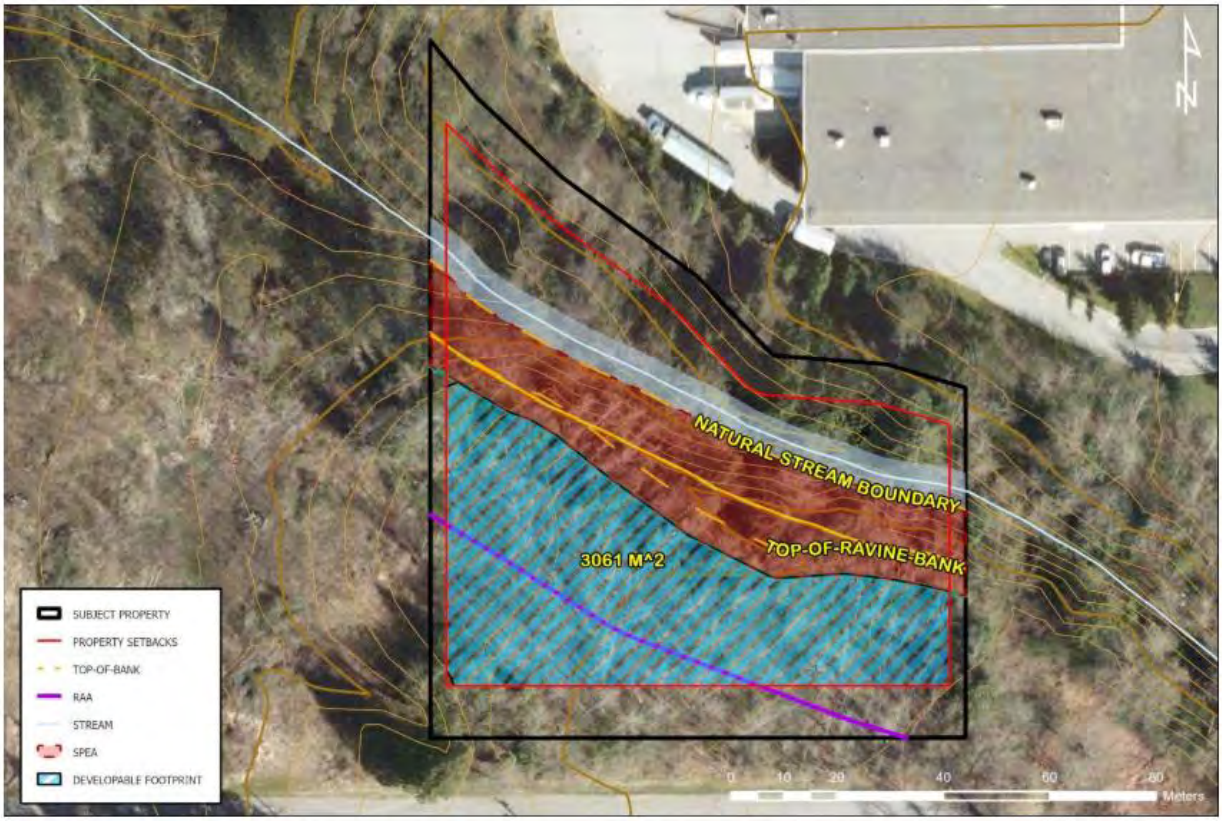


Figure 6. Residual developable footprint with the application of the RAPR SPEA setbacks and additional 5.0 m riparian reserve.

RESULTING DEVELOPMENT FOOTPRINT FROM PROPOSED VARIANCE TO SCHEDULE 3 SETBACK – SUBMITTED BY APPLICANT

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 27, 2026 - REGULAR MEETING	**REPORT:**	26-42
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0211
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101317 (CANADA OASIS DEVELOPMENT LTD. / 20726 – 80 AVENUE)		

PROPOSAL:

Development Permit application to facilitate development of a 6-storey building containing a total of 110 apartments and 1,141.7 m² (12,289.3 ft²) of ground floor commercial space at 20726 – 80 Avenue.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101317 subject to five (5) conditions.

RATIONALE:

The proposal is consistent with the Development Permit Area provisions of the Willoughby Community Plan and complies with the site's Comprehensive Development CD-175 zoning.

RECOMMENDATIONS:

That Council authorize issuance of Development Permit No. 101317 to Canada Oasis Development Ltd. for property located at 20726 – 80 Avenue subject to the following conditions:

a. Building and signage plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age-Friendly Amenity Area requirements.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
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. Submission of a site-specific on-site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw No. 5382.
b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
c. On-site landscaping and boulevard treatment 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. Completion of conditions (and subsequent discharge) of CB1177566.
f. Payment of supplemental development permit application fees and building permit administration fees.

EXECUTIVE SUMMARY:

Canada Oasis Development Ltd. has applied for a development permit for a 6-storey building containing a total of 110 apartments and 1,141.7 m² (12,289.3 ft²) of ground floor commercial space at 20726 – 80 Avenue. Staff are supportive of the development proposal as it is consistent with the Development Permit Area provisions of the Willoughby Community Plan and complies with the site's existing Comprehensive Development Zone CD-175. Issuance of Development Permit No. 101317 is recommended subject to five (5) conditions.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Development Permit No. 101317.

REFERENCE:

Owner / Agent:	Canada Oasis Development Ltd. 5516 Maple Street Vancouver BC V6M 3T7
Legal Description:	Lot 2 Section 23 Township 8 New West District Plan EPP130306
Location:	20726 – 80 Avenue
Area:	0.44 ha (1.09 ac)
Existing Zoning:	Comprehensive Development Zone CD-175
Willoughby Community Plan:	Town Centre
Yorkson Neighbourhood Plan:	Town Market Commercial

BACKGROUND/HISTORY:

- The subject site was part of a previous Rezoning and Subdivision application (ToL Project No. 08-23-0150) which created the subject lot and rezoned it to Comprehensive Development Zone CD-175.
- The Comprehensive Development Zone CD-175 (final reading granted February 12, 2024) permits a maximum of 120 apartments on the upper five floors and commercial uses and group children's daycare on the ground floor of the subject lot.
- The previous application also included property to the north of the subject site (20710 – 80 Avenue) to facilitate development of two mixed-use buildings (Development Permit No. 101307 issued February 12, 2024), however, construction has yet to commence on that site.
- Vehicular access is proposed via a new north/south road (secured by statutory right-of-way) as well as from 206A Street (secured via access easement from the site to the west).
- As a condition of the rezoning and subdivision, a restrictive covenant was registered on the subject lot restricting building until a development permit has been issued for the site and required servicing has been satisfied. Accordingly, discharge of CB1177566 is included as a prerequisite of building permit issuance.
- The site is located in Development Permit Area 'J' – Town Market Commercial in the Willoughby Community Plan.

DISCUSSION/ANALYSIS:

- Canada Oasis Development Ltd. has applied for a development permit to facilitate construction of a 6-storey building containing 110 apartments and 1,141.71 m^2 (12,289.31 ft^2) of ground floor commercial space.
- The proposed building and uses are consistent with the site's existing Comprehensive Development Zone CD-175 zoning (120 units permitted / 110 units proposed).
- Staff are supportive of the proposal as it is consistent with the Willoughby Community Plan and Yorkson Neighbourhood Plan.

Adjacent Uses:

	Existing Use	Yorkson Neighbourhood Plan Designation	Existing Zoning
North:	Vacant property included in the overall rezoning / subdivision with an approved development permit (ToL Project No. 08-23-0150)	Town Market Commercial (FSR 2.85)	Comprehensive Development Zone CD-175
South:	A mixed-use building	Town Market Commercial (FSR 2.85)	Comprehensive Development Zone CD-89(B)
East:	Willoughby Elementary School	Town Market Commercial (FSR 2.85)	Civic Institutional Zone P-1
West:	Mixed-use buildings	Town Market Commercial (FSR 2.85)	Comprehensive Development Zones CD-89(B) and CD-89(E)

Development Permit No. 101317:

- The site is located in Development Permit Area 'J' – Town Market Commercial in the Willoughby Community Plan.
- Proposed Development Permit No. 101317 is attached to this report (Attachment B) and includes renderings, site plans, building elevations, tree and landscaping plans.
- The proposed development complies with Development Permit Area provisions of the Willoughby Community Plan.

Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
0	0	33	33	10	43

- The landscape plans propose plantings of trees, shrubs and groundcovers around the perimeter of the site.

Policy Considerations:

The proposed development complies with Development Permit Area provisions of the Willoughby Community Plan and complies with the site's Comprehensive Development CD-175 zoning.

Council consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that Development Permit No. 101317 be issued as attached.

Respectfully submitted,

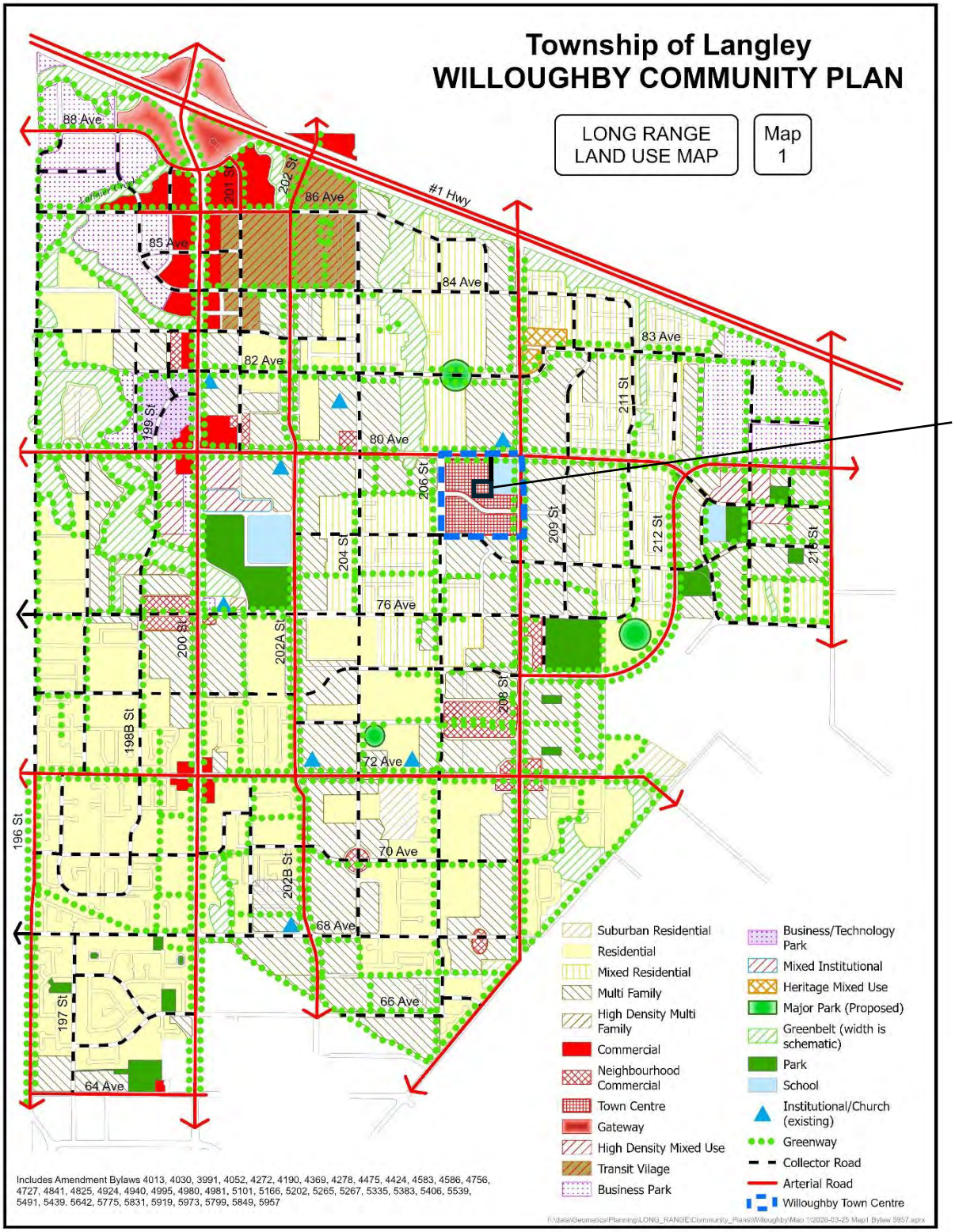
Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

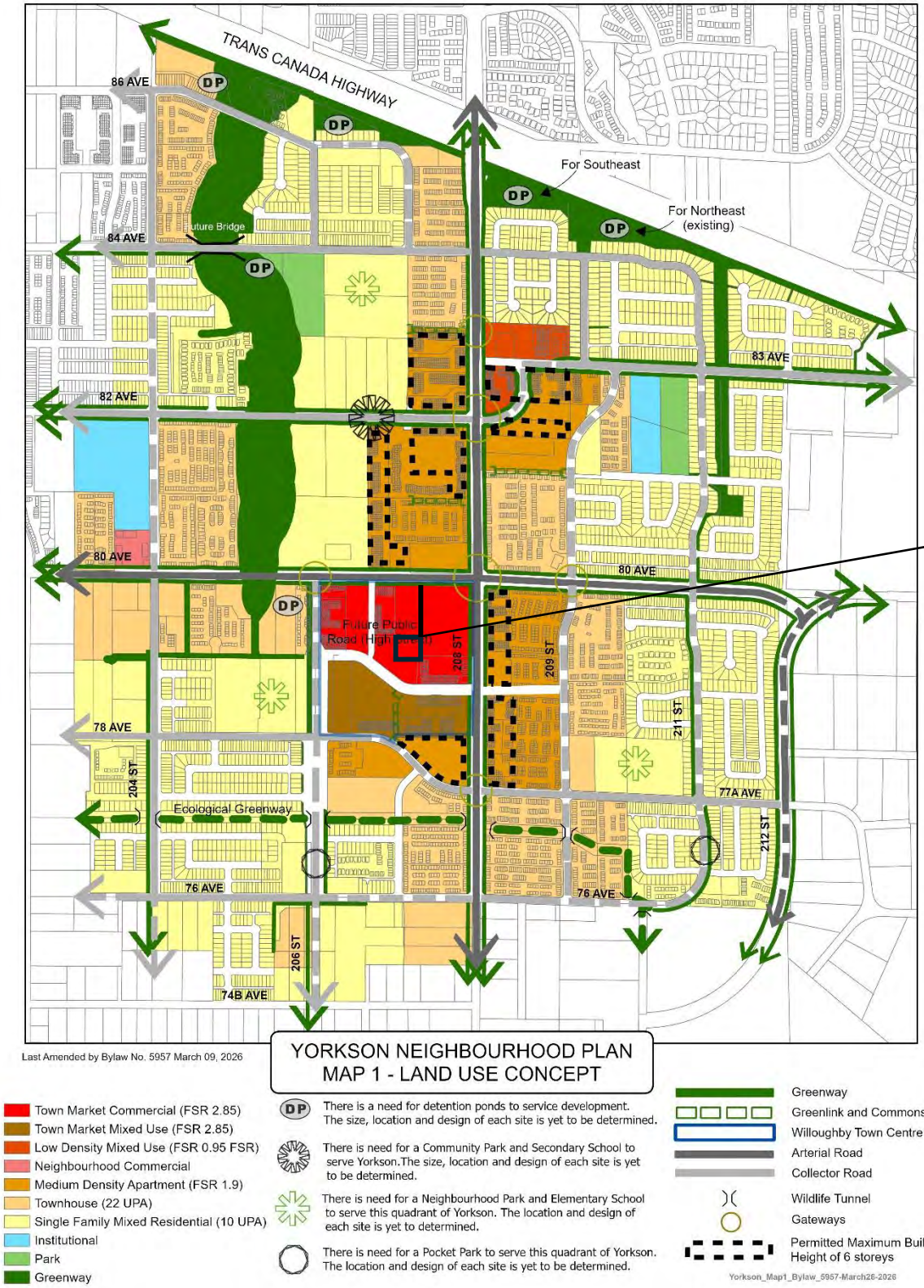
ATTACHMENT A Maps and Graphics
ATTACHMENT B Development Permit No. 101317

ATTACHMENT A



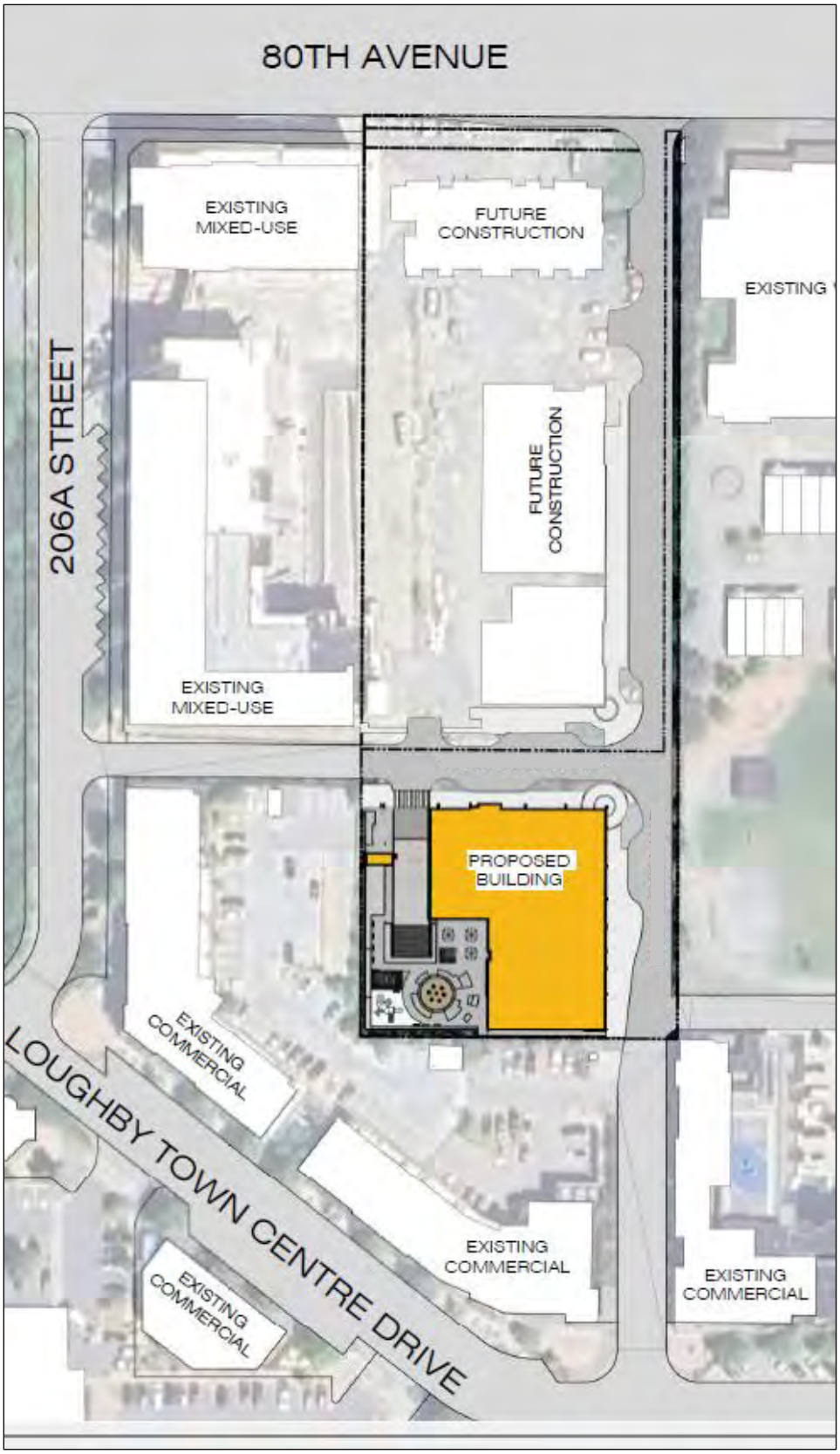
AERIAL CONTEXT MAP


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Institutional/Church (existing)
Greenway
Collector Road
Arterial Road
Willoughby Town Centre
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5919, 5973, 5799, 5849, 5957


TRANS CANADA HIGHWAY
For Southeast
For Northeast (existing)
86 AVE
84 AVE
82 AVE
80 AVE
78 AVE
76 AVE
74B AVE
83 AVE
77A AVE
Future Bridge
Future Public Road (High Street)
208 ST
209 ST
211 ST
212 ST
204 ST
206 ST
Ecological Greenway
DP
SUBJECT
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Last Amended by Bylaw No. 5957 March 09, 2026
Town Market Commercial (FSR 2.85)
Town Market Mixed Use (FSR 2.85)
Low Density Mixed Use (FSR 0.95 FSR)
Neighbourhood Commercial
Medium Density Apartment (FSR 1.9)
Townhouse (22 UPA)
Single Family Mixed Residential (10 UPA)
Institutional
Park
Greenway
There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
There is need for a Community Park and Secondary School to serve Yorkson.The size, location and design of each site is yet to be determined.
There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to determined.
There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
Greenway
Greenlink and Commons
Willoughby Town Centre
Arterial Road
Collector Road
Wildlife Tunnel
Gateways
Permitted Maximum Building Height of 6 storeys
Yorkson_Map1_Bylaw_5957-March26-2026



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT







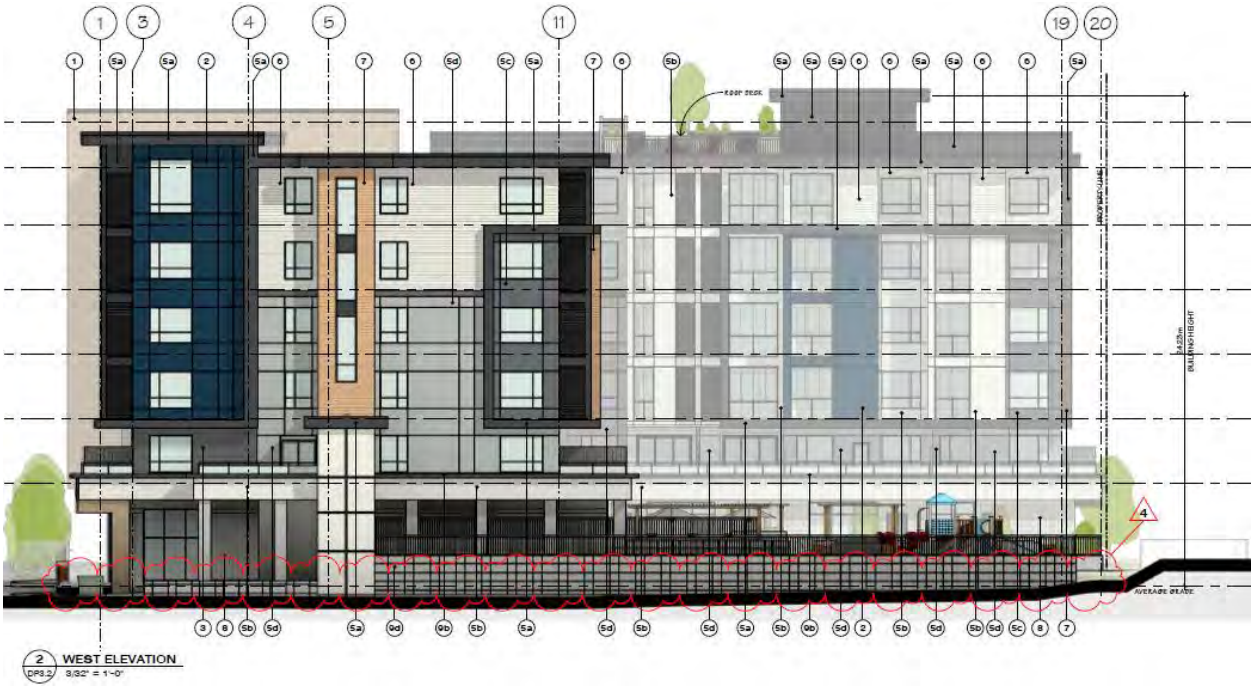
RENDERINGS – SUBMITTED BY APPLICANT





ELEVATIONS – SUBMITTED BY APPLICANT





ELEVATIONS – SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101317

This Permit is issued this _____day of _____, 2026 to:

1. NAME: Canada Oasis Development Ltd.

   ADDRESS: 5516 Maple Street
   Vancouver, BC V6M 3T7

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

   LEGAL DESCRIPTION: Lot 2 Section 23 Township 8 New West District Plan EPP130306

   CIVIC ADDRESS: 20726 – 80 Avenue

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

   a. Building and signage plans being in substantial compliance with Schedule “A”.
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age-Friendly Amenity Area requirements.
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
   d. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
   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. Submission of a site-specific on-site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw No. 5382.
   b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
   c. On-site landscaping and boulevard treatment 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. Completion of conditions (and subsequent discharge) of CB1177566.
   f. Payment of supplemental development permit application fees and building permit administration fees.

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

This permit is not a building permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2026.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



80TH AVENUE SOUTH CONDOS

20122 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

COVER SHEET

80TH AVENUE SOUTH CONDOS
20122 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

SCALE
JOB NO. 21008

2025.09.12

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4	2025.09.12	RESUBMISSION FOR DEVELOPMENT PERMIT

SCHEDULE A

DP0.0

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2025-09-12









4

RENDERINGS

80TH AVENUE SOUTH CONDOS

21022 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

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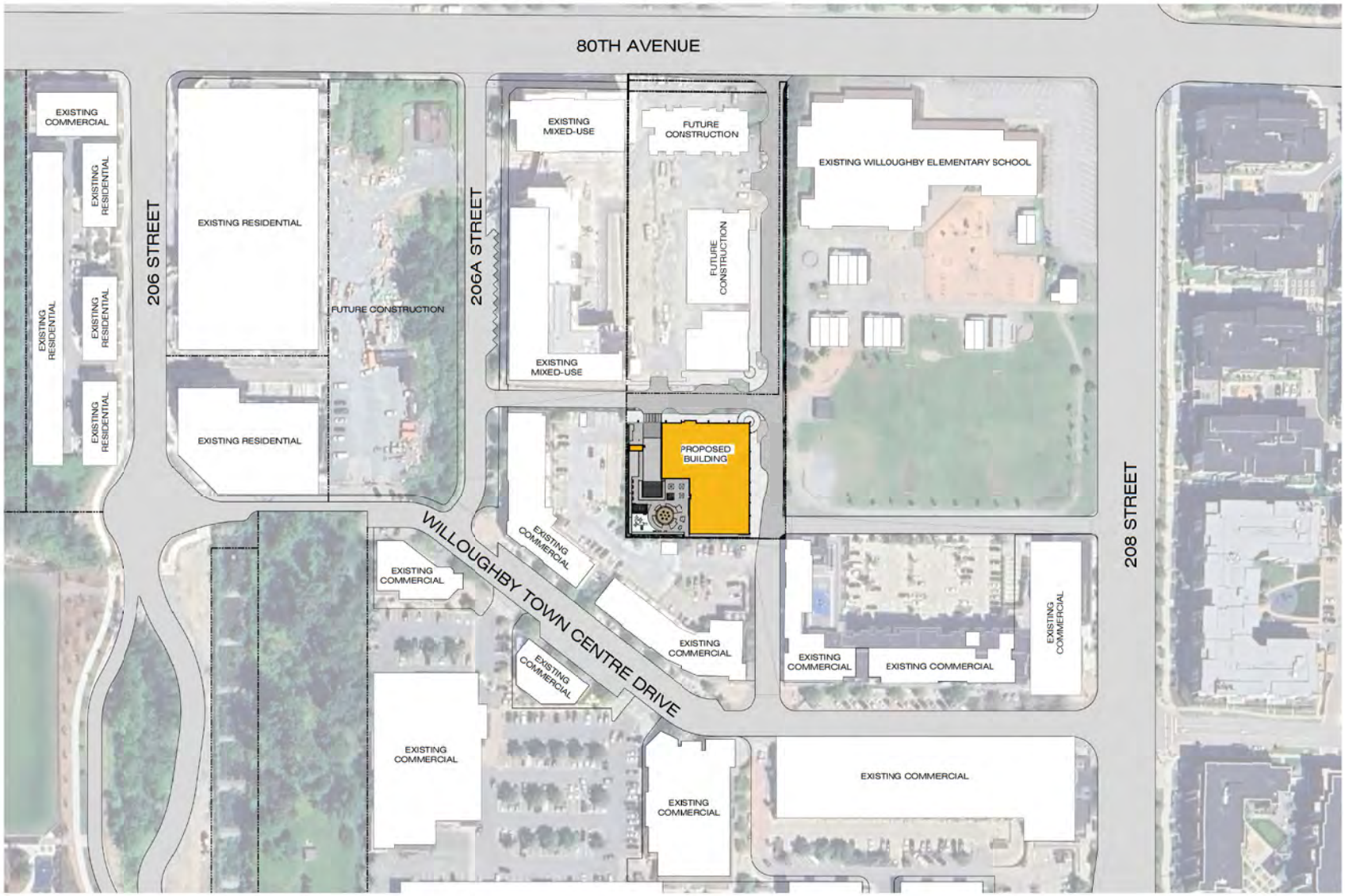
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DP0.1

E.5



1 CONTEXT PLAN
DP0.4 1/64" = 1'-0"
NORTH

CONTEXT PLANS

SCALE 1/64" = 1'-0"
JOB NO. 21008

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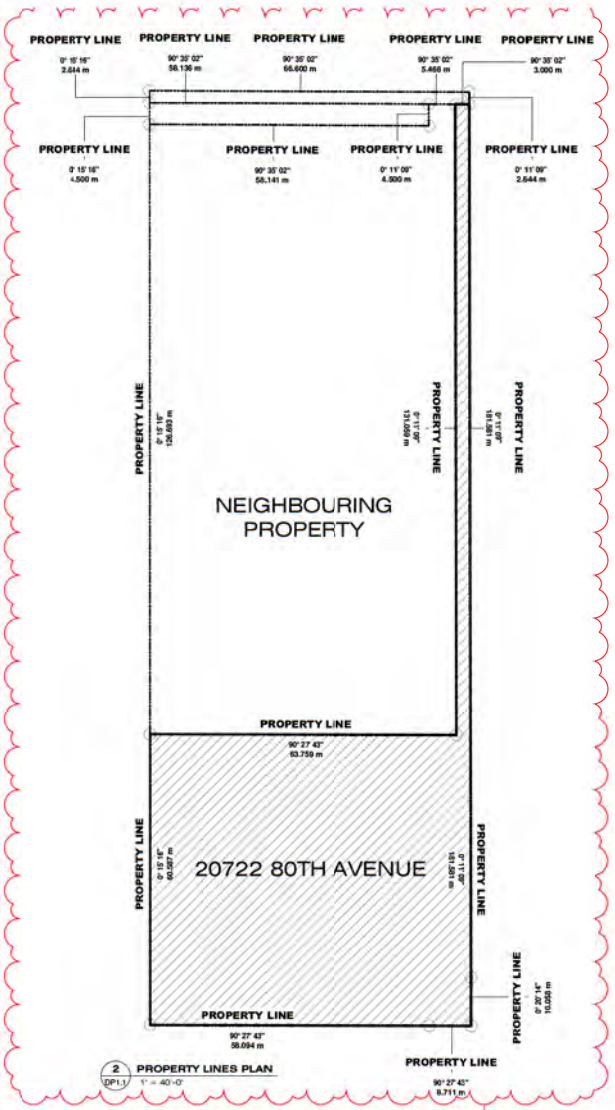
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DP0.4

E.5



1 SITE PLAN DP1.1 3/32" = 1'-0"



2 PROPERTY LINES PLAN DP1.1 1" = 40'-0"

AFAA (AGE-FRIENDLY AMENITY AREA)

REQUIRED: 6 m² PER DWELLING UNIT FOR THE FIRST 186 UNITS

660 m² (110 UNITS x 6 m²)

PROVIDED:

OUTDOOR:	445.21 m²
INDOOR:	63.88 m²
ROOFTOP:	153.50 m²

TOTAL PROVIDED: 662.59 m² (COMPLIES)

LEGEND

AGE FRIENDLY AMENITY AREA

OUTLINE OF SLAB ABOVE

OUTLINE OF FLOOR ABOVE

OUTLINE OF PARKADE BELOW

SITE PLAN

SCALE As indicated
JOB NO. 21008

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1	2025.09.12	RESUBMISSION FOR DEVELOPMENT PERMIT

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1 NORTH ELEVATION
DP3.1 3/32" = 1'-0"



3 EAST ELEVATION
DP3.1 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 WALL - METAL HORIZONTAL PANELS | RANDOM(2.0 5/32" & 5.0"
MAC METAL ARCHITECTURAL, NORWOOD & NORWOOD MINI, "SCANDINAVIAN FIR"

2 WALL - METAL VERTICAL PANELS - 12"
MAC METAL ARCHITECTURAL, VERSA, "AUTUMN BLUE"

3 WALL - BLACK CORUGATED METAL - HORIZONTAL
MAC METAL ARCHITECTURAL, (DESIGNATED MS-350, "ANTHRACITE"

4 WALL - METAL PANELS - 12 x 48"
MAC METAL ARCHITECTURAL, POLYMAC, "AUTUMN BLUE"

5 WALL - PAINTED CEMENTITIOUS PANELS WITH METAL REVEAL TRIMS
a) BENJAMIN MOORE 2124-10 "WROUGHT IRON" | FACTORY BLACK REVEAL TRIMS
b) BENJAMIN MOORE OC-30 "CLOUD WHITE" | FACTORY BLACK REVEAL TRIMS
c) BENJAMIN MOORE 2124-20 "FROST GRAY" | FACTORY BLACK REVEAL TRIMS
d) BENJAMIN MOORE HC-168 "COVENTRY GRAY" | FACTORY BLACK REVEAL TRIMS
e) BENJAMIN MOORE 2112-50 "STORMY MONDAY" | FACTORY BLACK REVEAL TRIMS

6 WALL - PAINTED CEMENTITIOUS CLAPBOARD SIDING, 5" EXPOSURE WITH METAL REVEAL TRIMS
BENJAMIN MOORE OC-30 "CLOUD WHITE" | FACTORY WHITE REVEAL TRIMS

7 WALL - PAINTED CEMENTITIOUS CLAPBOARD SIDING, 5" EXPOSURE WITH METAL REVEAL TRIMS
WOODTONE, RUSTIC SERIES "SAND CASTLE"

8 WALL - BRICK, STACKED BOND, LIME STONE

9 WALL - CAST-IN-PLACE ARCHITECTURAL CONCRETE
a) NATURAL FINISH
b) PAINTED, BENJAMIN MOORE 2124-10 "WROUGHT IRON"
c) PAINTED, BENJAMIN MOORE OC-30 "CLOUD WHITE"
d) PAINTED, BENJAMIN MOORE HC-168 "COVENTRY GRAY"

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

ELEVATIONS

80TH AVENUE SOUTH CONDOS

2022 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

SCALE As indicated
JOB NO. 21008

2025.09.12

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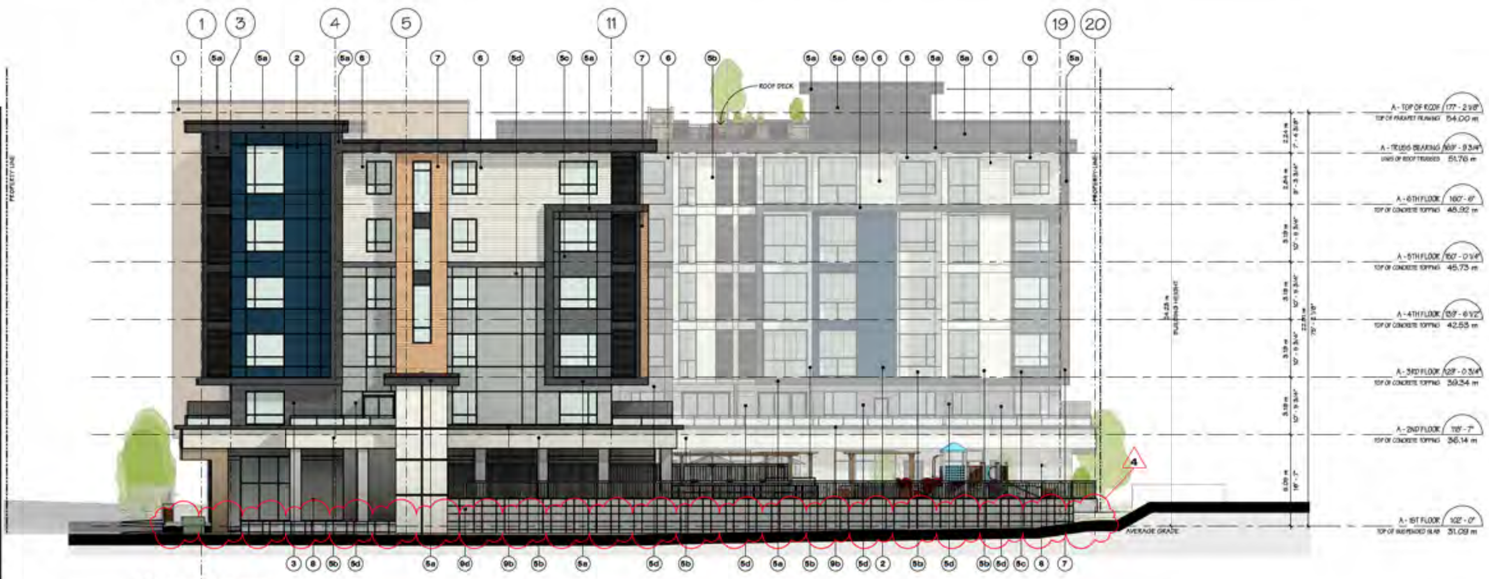
2	2023.02.22	ISSUED FOR DP
4	2025.09.12	RESUBMISSION FOR DEVELOPMENT PERMIT

DP3.1
station one architects
E.5

E.5 Page 20



1 SOUTH ELEVATION
DP3.2 3/32" = 1'-0"



2 WEST ELEVATION
DP3.2 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

1. WALL - METAL HORIZONTAL PANELS | RANDOMIZED 5 1/2" & 5 1/2"
   MAC METAL ARCHITECTURAL, NORWOOD & NORWOOD MINI, "SCANDINAVIAN FIR"
2. WALL - METAL VERTICAL PANELS - 12"
   MAC METAL ARCHITECTURAL, VERSA, "AUTUMN BLUE"
3. WALL - BLACK CORRUGATED METAL - HORIZONTAL
   MAC METAL ARCHITECTURAL, CORRUGATED MS 380, "ANTHRACITE"
4. WALL - METAL PANELS - 12 x 48"
   MAC METAL ARCHITECTURAL, POLYMAC, "AUTUMN BLUE"
5. WALL - PAINTED CEMENTITIOUS PANELS WITH METAL REVEAL TRIMS
   a) BENJAMIN MOORE 2124-10 "WROUGHT IRON" | FACTORY BLACK REVEAL TRIMS
   b) BENJAMIN MOORE OC-50 "CLOUD WHITE" | FACTORY BLACK REVEAL TRIMS
   c) BENJAMIN MOORE 2124-20 "TROUT GRAY" | FACTORY BLACK REVEAL TRIMS
   d) BENJAMIN MOORE HC-169 "COVENTRY GRAY" | FACTORY BLACK REVEAL TRIMS
   e) BENJAMIN MOORE 2112-50 "STORMY MONDAY" | FACTORY BLACK REVEAL TRIMS
6. WALL - PAINTED CEMENTITIOUS CLAPBOARD SIDING; 5" EXPOSURE WITH METAL REVEAL TRIMS
   BENJAMIN MOORE OC-50 "CLOUD WHITE" | FACTORY WHITE REVEAL TRIMS
7. WALL - PAINTED CEMENTITIOUS CLAPBOARD SIDING; 5" EXPOSURE WITH METAL REVEAL TRIMS
   WOODTONE, RUSTIC SERIES "SAND CASTLE"
8. WALL - BRICK, STACKED BOND, LIMESTONE
9. WALL - CAST-IN-PLACE ARCHITECTURAL CONCRETE
   a) NATURAL FINISH
   b) PAINTED, BENJAMIN MOORE 2124-10 "WROUGHT IRON"
   c) PAINTED, BENJAMIN MOORE OC-50 "CLOUD WHITE"
   d) PAINTED, BENJAMIN MOORE HC-169 "COVENTRY GRAY"

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

ELEVATIONS

80TH AVENUE SOUTH CONDOS

2[illegible]22 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

SCALE As indicated
JOB NO. 21008

2025.09.12

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4 2025.09.12 RESUBMISSION FOR DEVELOPMENT PERMIT

DP3.2

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2 DP3.3 **MAIN ENTRANCE SIGNAGE**
3/16" = 1'-0"



4 DP3.3 **COMMERCIAL SIGNAGE - TYP.**
3/16" = 1'-0"



1 DP3.3 **NORTH ELEVATION**
3/32" = 1'-0"

GENERAL NOTES:

1. EXAMPLES OF SIGNAGE ONLY, FOR APPROXIMATE SIZE & LOCATION.
2. ACTUAL SIZE, WORDING, FONT, COLOUR, ETC. ARE TO COMPLY WITH THE TOWNSHIP OF LANGLEY SIGN BYLAW NO. 4927
3. ALL TENANT SIGNAGE MUST FULLY COMPLY WITH TOWNSHIP OF LANGLEY SIGN BYLAW NO. 4927, AND HAVE A FULLY APPROVED MUNICIPAL SIGN PERMIT AND LANDLORD APPROVAL.
4. TENANTS TO HAVE ONE FASCIA AND ONE BLADE SIGN PER STOREFRONT/ELEVATION IN A LOCATION.
5. WINDOWS AND SIGNS TO BE LIMITED TO ONE SIGN PER WINDOW ONLY AND BE NOT LARGER THAN 20% OF THE WINDOW AREA.
6. WINDOW SIGNS ARE NOT PERMITTED ON THE SECOND STOREY.

PROJECTING SIGNS

SIGN AREA:

1. AREA OF A PROJECTING SIGN SHALL NOT EXCEED 2.8 m (30.13 ft).

PROJECTION:

1. A PROJECTION SIGN SHALL NOT PROJECT MORE THAN 3.0 m (9.84 ft.) HORIZONTALLY FROM THE EXTERIOR WALL OF A BUILDING FACE TO WHICH IT IS ATTACHED.
2. A PROJECTING SIGN SHALL NOT PROJECT AND CLOSER THAN 1.0 m (3.28 ft) HORIZONTALLY TO THE CURB LINE.
3. A PROJECTING SIGN SHALL NOT PROJECT OVER ANY PORTION OF A STREET OR LANE.

CLEARANCE:

1. A PROJECTING SIGN SHALL HAVE A MINIMUM CLEARANCE OF 2.5 m (8.20 ft).
2. NOT MORE THAN ONE PROJECTING SIGN SHALL BE PERMITTED FOR EACH BUSINESS.

FASCIA SIGN MATERIALS & LIMITATIONS

PERMITTED:

1. INDIVIDUAL ILLUMINATED OR NON-ILLUMINATED LETTERS.
2. INDIVIDUAL METAL LETTERS REVERSE CHANNEL - HALO ILLUMINATED.
3. INDIVIDUAL METAL CHANNEL LETTERS - ACRYLIC FACE, INTERNAL ILLUMINATION.
4. PAINTED RAISED LETTERS ON COLOURED BOARD FASCIA SIGNS - METAL, WOOD, OR STONE - ILLUMINATED OR NON-ILLUMINATED LETTERS.
5. RECESSED OR INTERGRATED INTERNALLY ILLUMINATED, OPAQUE ALUMINUM FACE WITH PUSH THROUGH ACRYLIC LETTERS.
6. LIGHTING OF SIGNAGE WITH OUTRIGGER OR GOOSENECK TYPES FIXTURES.
7. SIGNAGE TYPES, MATERIALS AND COLOURS THAT ARE COMPATIBLE WITH MATERIALS AND COLOURS OF THE BUILDING UPON WHICH THEY ARE PLACED.

PROHIBITED:

1. BLINKING, FLASHING, ANIMATED, OR AUDIBLE SIGNS.
2. SIGNS WITH MOVING ELEMENTS OR MOVING SIGNS.
3. EXPOSED NEON SIGNS.
4. FORMED PLASTIC, INJECTION MOLDED PLASTIC, VACUUM FORMED PLASTIC LETTERS.
5. EXPOSED INTERNALLY ILLUMINATED BOX SIGNS WITH LIT BACKGROUND FACES.
6. EXPOSED OR SURFACE MOUNTED BOX OR CABINET TYPE SIGNS.
7. VINYL LETTERING AS PRIMARY SIGN.
8. SIGNS WITH CLOTH, PAPER CARDBOARD, OR GATORBOARD.



3 DP3.3 **EAST ELEVATION**
3/32" = 1'-0"

SIGNAGE ELEVATIONS

80TH AVENUE SOUTH CONDOS

20722 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

SCALE: As indicated
JOB NO. 21008

2025.09.12

5	2026.04.14	SIGNAGE PACKAGE

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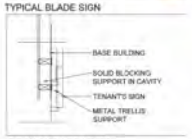
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DP3.3

E.5



TYPICAL BLADE SIGN



TYPICAL FASCIA SIGN SECTION

GENERAL NOTES:

1. EXAMPLES OF SIGNAGE ONLY, FOR APPROXIMATE SIZE & LOCATION.
2. ACTUAL SIZE, WORDING, FONT, COLOUR, ETC. ARE TO COMPLY WITH THE TOWNSHIP OF LANGLEY SIGN BYLAW NO. 4927.
3. ALL TENANT SIGNAGE MUST FULLY COMPLY WITH TOWNSHIP OF LANGLEY SIGN BYLAW NO. 4927, AND HAVE A FULLY APPROVED MUNICIPAL SIGN PERMIT AND LANDLORD APPROVAL.
4. TENANTS TO HAVE ONE FASCIA AND ONE BLADE SIGN PER STOREFRONT/ELEVATION IN A LOCATION.
5. WINDOWS AND SIGNS TO BE LIMITED TO ONE SIGN PER WINDOW ONLY AND BE NOT LARGER THAN 30% OF THE WINDOW AREA.
6. WINDOW SIGNS ARE NOT PERMITTED ON THE SECOND STOREY.

PROJECTING SIGNS

SIGN AREA:

1. AREA OF A PROJECTING SIGN SHALL NOT EXCEED 2.8 m (30.13 ft).

PROJECTION:

1. A PROJECTION SIGN SHALL NOT PROJECT MORE THAN 3.0 m (9.84 ft.) HORIZONTALLY FROM THE EXTERIOR WALL OF A BUILDING FACE TO WHICH IT IS ATTACHED.
2. A PROJECTING SIGN SHALL NOT PROJECT AND CLOSER THAN 1.0 m (3.28 ft) HORIZONTALLY TO THE CURB LINE.
3. A PROJECTING SIGN SHALL NOT PROJECT OVER ANY PORTION OF A STREET OR LANE.

CLEARANCE:

1. A PROJECTING SIGN SHALL HAVE A MINIMUM CLEARANCE OF 2.5 m (8.20 ft).
2. NOT MORE THAN ONE PROJECTING SIGN SHALL BE PERMITTED FOR EACH BUSINESS.

FASCIA SIGN MATERIALS & LIMITATIONS

PERMITTED:

1. INDIVIDUAL ILLUMINATED OR NON-ILLUMINATED LETTERS.
2. INDIVIDUAL METAL LETTERS REVERSE CHANNEL - HALO ILLUMINATED.
3. INDIVIDUAL METAL CHANNEL LETTERS - ACRYLIC FACE, INTERNAL ILLUMINATION.
4. PAINTED RAISED LETTERS ON COLOURED BOARD FASCIA SIGNS - METAL, WOOD, OR STONE - ILLUMINATED OR NON-ILLUMINATED LETTERS.
5. RECESSED OR INTEGRATED INTERNALLY ILLUMINATED, OPAQUE ALUMINUM FACE WITH PUSH THROUGH ACRYLIC LETTERS.
6. LIGHTING OF SIGNAGE WITH OUTRIGGER OR GOOSENECK TYPES FIXTURES.
7. SIGNAGE TYPES, MATERIALS AND COLOURS THAT ARE COMPATIBLE WITH MATERIALS AND COLOURS OF THE BUILDING UPON WHICH THEY ARE PLACED.

PROHIBITED:

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2. SIGNS WITH MOVING ELEMENTS OR MOVING SIGNS.
3. EXPOSED NEON SIGNS.
4. FORMED PLASTIC, INJECTION MOLDED PLASTIC, VACUUM FORMED PLASTIC LETTERS.
5. EXPOSED INTERNALLY ILLUMINATED BOX SIGNS WITH LIT BACKGROUND FACES.
6. EXPOSED OR SURFACE MOUNTED BOX OR CABINET TYPE SIGNS.
7. VINYL LETTERING AS PRIMARY SIGN.
8. SIGNS WITH CLOTH, PAPER CARDBOARD, OR GATORBOARD.



1 SOUTH ELEVATION
DP3.1 3/32" = 1'-0"



2 WEST ELEVATION
DP3.1 3/32" = 1'-0"

SIGNAGE ELEVATIONS

80TH AVENUE SOUTH CONDOS

2022 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

SCALE As indicated
JOB NO. 21008

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5	2026.04.14	SIGNAGE PACKAGE

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OVERALL LANDSCAPE PLAN

NO	DATE	DESCRIPTION
1	2021 12 24	Issued for CP
2	2022 01 05	Issued for CP
3	2022 01 13	Issued for CP
4	2024 11 29	Re-Issued for CP

JOB NO. 21008
SCALE As indicated
PROJECT START DATE

DRAWING NAME

LANDSCAPE LEGEND
GRID REFERENCE
PROPERTY LINE
CIP CONCRETE PLANTER WALLS
WOOD SCREEN WALL
BUILDING
PLANTING MIX
COLOUR CONCRETE
DECK RESURFACING
BRICK PAVERS
HYDRAPRESSED PAVERS
CONCRETE SIDEWALK
STAMPED CONCRETE
DRIVEWAY
WOOD FINISH PAVERS
EXISTING PLANTER/GRADE MATERIAL

OVERALL LANDSCAPE PLAN
3/32" = 1'-0"
NORTH

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LANDSCAPE GRADING PLAN - 1ST FLOOR

JOB NO: 21008
SCALE: As indicated
PROJECT START DATE:

NO	DATE	DESCRIPTION
1	2023.11.27	Issued for DP
2	2024.03.28	Issued for DP
3	2024.11.13	Issued for DP
4	2024.11.28	Re-Issued for DP

REVISIONS

DRAWING NAME:



LANDSCAPE LEGEND

GRID REFERENCE

- PROPERTY LINE
- C.I.P CONCRETE PLANTER WALLS
- WOOD SCREEN WALL
- BUILDING
- PLANTING BEDS
- COLOUR CONCRETE
- DRAIN ROCK/GRAVEL
- HYDRAPRESSED PAVERS
- CONCRETE SIDEWALK
- STAMPED CONCRETE
- DRIVEWAY
- WOOD FINISH PAVERS

AFAA (AGE-FRIENDLY AMENITY AREA)

REQUIRED: 6 m² PER DWELLING UNIT FOR THE FIRST 186 UNITS

660 m² (110 UNITS x 6 m²)

PROVIDED:

OUTDOOR:	445.21 m²
INDOOR:	63.88 m²
ROOFTOP:	153.50 m²
TOTAL PROVIDED:	**662.59 m² (COMPLIES)**

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DRAWING NAME: LANDSCAPE PLAN - 1ST FLOOR

JOB NO: 21008

SCALE: As indicated

PROJECT START DATE:

L2.0

E.5



FIRST FLOOR PLANTING SCHEDULE				
TYPE	QUANTITY	LATIN / COMMON NAME	SIZE	ROOTS
CONIFEROUS TREE				
	10	PICEA	3M	WB
DECIDUOUS TREE				
	1	CARPINUS BETULA /EUROPEAN HORNBEAM	6CM CAL	WB
	6	MAGNOLIA STELLATA	6CM CAL	WB
	18	THUJA OCCIDENTALIS 'AUREA NANA' / GOLDEN GLOBE CEDAR		
SHRUB				
	13	DAPHNE VARIEGATA/ VAREGATED WINTER DAPHNE	# 3 POT	
	34	NANDINA DOMESTICA 'BONLES' / DWARF NANDINA	# 2 POT	
	78	PIERIS JAPONINCA 'CUPIDA' / LILY OF THE VALLEY SHRUB	# 2 POT	
	33	RHODODENDRON	# 5 POT	
	17	ROSA NUTKANA / NUTK ROSE	# 3 POT	
	150	SARCOCOCCA RUSCIFOLIA / SWEETBOX	# 2 POT	
	10	SKIMMIA JAPONICA RUSCIFOLIA / SKIMMIA	# 3 POT	
	4	VIBURNUM DAVIDII/ DAVID'S VIBURNUM	# 3 POT	
TRAILING PLANTS AND PERENNIALS				
	58	ARCTO STAPHYLLOS UV URSI/ KINNIKINIK	# 1 POT	
	11	CALAMAGROSTIS KARL FOERSTER/ FEATHER REED GRASS	# 2 POT	
	110	CAREX MOROWII/ GOLDEN SEDGE GRASS	# 1 POT	
	16	IMPERATA/ BLOODGRASS	# 1 POT	
	61	GHAULTHERIA SHALLON / SALAL	# 1 POT	

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DRAWING NAME: ENLARGED PLANTING PLAN - 1ST FLOOR
JOB NO. 21008
SCALE 3/32" = 1'-0"
PROJECT START DATE:

L2.1

REVISIONS		
NO.	DATE	DESCRIPTION
1	2021.10.21	Issue for DP
2	2022.01.06	Issued for DP
3	2023.02.23	Issued for DP
4	2024.11.29	Re-Issued for DP

DRAWING NAME:

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station one architects
2 - 9360 Mill Street, Chilliwack B.C. V2P 4N2
604 793 9445
soarchitects.com

E.5
L3.0

LANDSCAPE PLAN - ROOF DECK

NO.	DATE	DESCRIPTION
1	2024.11.29	Issued for DP

JOB NO.	21008
SCALE:	As indicated
PROJECT START DATE:	

DRAWING NAME:

DRAWING NAME:

LANDSCAPE LEGEND

GRID REFERENCE

PROPERTY LINE
CAST CONCRETE PLANTER WALL
WOOD SCREEN WALL
PLANTING
FLAMED RED
LIGHT GRAVEL
DARK ROCK MULCH
LAWN PAVER
HYDROPRESSED PAVER
CONCRETE PAVING
STAMPED CONCRETE
DECKING
WOOD + METAL PLANTER

AFAA (AGE-FRIENDLY AMENITY AREA)

REQUIRED: 6 m² PER DWELLING UNIT FOR THE FIRST 186 UNITS
660 m² (110 UNITS x 6 m²)

PROVIDED:
OUTDOOR: 445.21 m²
INDOOR: 63.88 m²
ROOFTOP: 153.50 m²

TOTAL PROVIDED: 662.59 m² (COMPLIES)

LANDSCAPE PLAN - ROOF DECK
1/8" = 1'-0"
NORTH

L3.1

station one architects

2 - 9360 Mill Street, Chilliwack B.C. V2P 4N2 604 793 9445

soarchitects.com

PLANTING PLAN - ROOF DECK

NO.	DATE	DESCRIPTION

DRAWING NAME:

JOB NO: 21008

SCALE: As indicated

PROJECT START DATE:

ROOF DECK PLANTING SCHEDULE

TYPE	QUANTITY	LATIN / COMMON NAME	SIZE	ROOTS
DECIDUOUS TREE				
	1	STYRAX JAPONICA / SNOWBELL TREE	6CM CAL	B/B
SHRUB				
	10	BUXUS SEMPERVIRENS WINTERGEM / DWARF BOXWOOD	# 2 POT	
	2	CAMELLIA JAPONICA SASANQUA / CAMELLIA SASANQUA	# 5 POT	
	15	EUONYMUS FORTUNEI / WINTERCREEPER	# 2 POT	
TRAILING PLANTS AND PERENNIALS				
	26	CAREX MORROWII GOLDEN EDGE / GRASS	# 1 POT	
	27	IMPERATA / BLOODGRASS	# 1 POT	

PLANTING PLAN - ROOF DECK

NORTH

SITE DETAILS

NO.	DATE	DESCRIPTION
1	2021.11.01	Issued for DP
2	2021.12.08	Issued for DP
3	2022.01.04	Issued for DP
4	2022.11.28	Issued for DP

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1 GARDEN PLOT DETAIL
n.t.s.

ELEVATION

PLAN

2 TREE PLANTING WITH SILVA CELLS
N.T.S.

5 TREE GRATE
N.T.S.

6 ROOT BARRIER
N.T.S.

7 DECIDUOUS TREE PLANTING DETAIL
N.T.S.

3 SHRUB PLANTING DETAIL
N.T.S.

4 CONIFEROUS TREE PLANTING DETAIL
N.T.S.

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DRAWING NAME:

NO.	DATE	DESCRIPTION
1	2021.11.29	Issued for DP
2	2021.12.03	Issued for DP
3	2021.12.08	Re-Issued for DP

DRAWING NAME: **SITE DETAILS**

JOB NO: 21008
SCALE: As Indicated
PROJECT START DATE:

L4.1

E.5

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1 CONCRETE WALL WITH CANTILEVERED BENCH N.T.S.

2 MAGLIN WALL SEAT N.T.S.

3 BENCH N.T.S.

4 CURVED BENCH N.T.S.

5 OGDEN STRAIGHT BENCH N.T.S.

6 720 SERIES CHAIR N.T.S.

7 STORAGE BOX WITH BENCH SEAT N.T.S.

8 PLAY STRUCTURE N.T.S.

9 RECYCLING STATION N.T.S.

10 WASTE RECEPTACLE N.T.S.

11 CUBE PLANTER N.T.S.

12 RECTANGULAR PLANTER N.T.S.

13 MODENA BIKE RACK N.T.S.

14 FIRE BOWL N.T.S.

15 LANDSCAPE LIGHTING N.T.S.

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DRAWING NAME: SITE DETAILS
JOB NO: 21008
SCALE: As indicated
PROJECT START DATE:

NO.	DATE	DESCRIPTION
1	2021.11.01	Issued for DP
2	2021.12.21	Issued for DP
3	2022.01.13	Issued for DP
4	2024.11.28	Re-Issued for DP

DRAWING NAME:

THE DRAWINGS AND DESIGNS CONTAINED IN THIS DRAWING ARE AND SHALL REMAIN THE PROPERTY OF STATION ONE ARCHITECTS AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF STATION ONE ARCHITECTS. ALL DRAWINGS ARE NOT TO BE SCALED. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK OR PREPARING SHOP DRAWINGS. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE BRITISH COLUMBIA BUILDING CODE AND ALL OTHER APPLICABLE CODES, BYLAWS AND REGULATIONS HAVING JURISDICTION.

Date Reviewed: Nov 28, 2024
Reviewed by: Dinesh Selvinas
Registration Number: 289

E.5
L4.2

station one architects
604 793 9445 2 - 9360 Mill Street, Chilliwack B.C. V2P 4N2
soarchitects.com

DRAWING NAME: SITE DETAILS
JOB NO: 21008
SCALE: As indicated
DATE:
REVISIONS NO. DATE DESCRIPTION

L4.3
E.5


soarchitects.com
TREE MANAGEMENT PLAN
T1.0
station one architects
604 793 9445
2 - 9360 Mill Street, Chilliwack B.C.
V2P 4N2
LEGEND
PROPOSED BUILDING
CRU NORTH
CRU EAST
CRU SOUTH
CRU SMALL
COVERED WALKWAY
RAMP TO PARKADE
MAIN ENTRANCE
NBZ
TPZ
TREE MANAGEMENT PLAN
NORTH

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 15, 2025 - REGULAR MEETING	**REPORT:**	25-197
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-24-0107
SUBJECT:	REZONING APPLICATION NO. 100721 AND DEVELOPMENT PERMIT APPLICATION NO. 101430 (LA TERRA DEVELOPMENT LTD. / 26090 – 30A AVENUE)		

PROPOSAL:

Application to rezone 4 ha (10 ac) of land located at 26090 – 30A Avenue to General Industrial Zone M-2 and issue a Development Permit (including building height variance) to facilitate development of a 21,005 m^2 (226,100 ft^2) industrial warehouse building.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6174 subject to nine (9) development prerequisites being satisfied prior to final reading and authorize issuance (at time of final reading of Bylaw No. 6174) of Development Permit No. 101430.

RATIONALE:

The proposed development complies with the Aldergrove Community Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (La Terra Development Ltd.) Bylaw No. 6174 rezoning 4 ha (10 ac) of land located at 26090 – 30A Avenue to General Industrial Zone M-2 to facilitate development of a 21,005 m^2 (226,100 ft^2) industrial warehouse building, 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 and the Addendum to the Bertrand Creek ISMP by KWL dated November 25, 2013.
2. Provision of road dedications, widenings and necessary traffic improvements for 29 Avenue and 30A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and Aldergrove Community Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of a restrictive covenant prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention replacement, protection details and security in compliance

with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) is accepted by the Township.
6. Finalization of landscape and architectural plans.
7. Approval of the Rezoning Bylaw by the Ministry of Transportation and Transit (MOTT).
8. Issuance of a Streamside Protection and Enhancement Development Permit including all required environmental compensation measures and approvals from the Township and relevant senior government agencies.
9. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council at time of final reading of Rezoning Bylaw No. 6174 authorize issuance of Development Permit No. 101430 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
c. Section 702.6 – Height of Building and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum building height from 12.0 m (39.4 ft) to 13.7 m (44.9 ft) as indicated in Schedule "A".
d. All signage being in substantial compliance with Schedule "A" and the Township's Sign Bylaw.
e. All rooftop mechanical equipment to be screened from view.
f. All refuse areas to be located in 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 a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
c. On-site landscaping to be secured by letter of credit at building permit stage.
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
f. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

EXECUTIVE SUMMARY:

Lorval Developments Ltd. has applied on behalf of the owner to rezone 4 ha (10 ac) of land located at 26090 – 30A Avenue to General Industrial Zone M-2 to facilitate development of a 21,005 m^2 (226,100 ft^2) industrial warehouse building.

A development permit (Attachment A) is being processed in conjunction with the rezoning application to provide Council with the opportunity to review the form and character of the proposed development that includes a variance to increase the maximum building height from 12.0 m (39.4 ft) to 13.7 m (44.9 ft).

As the proposed development is consistent with the Aldergrove Community Plan, staff recommend that Council support the rezoning request, subject to the completion of nine (9) development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 6174) of Development Permit No. 101430.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Rezoning Bylaw No. 6174 and Development Permit No. 101430.

REFERENCE:

Owner:	La Terra Development Ltd. 9785 – 201 Street Langley, BC V1M 3E7
Agent:	Lorval Developments Ltd. 9785 – 201 Street Langley, BC V1M 3E7
Legal Description:	Lot 8 Section 24 Township 10 New Westminster District Plan 1590
Location and Lot Area:	26090 – 30A Avenue (4 ha (10 ac))
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	General Industrial Zone M-2
Aldergrove Community Plan:	Industrial

BACKGROUND/HISTORY:

- The subject property located at 26090 – 30A Avenue is zoned Suburban Residential Zone SR-2 and designated Industrial in the Aldergrove Community Plan.
- The site is in Development Permit Area 'C' – Industrial in the Aldergrove Community Plan.
- The site is currently vacant.

DISCUSSION/ANALYSIS:

- Lorval Developments Ltd. has applied on behalf of the owner to rezone 4 ha (10 ac) of land located at 26090 – 30A Avenue to General Industrial Zone M-2 to facilitate development of a 21,005 m^2 (226,100 ft^2) industrial warehouse building.
- The proposed development includes a variance to increase the maximum building height in the General Industrial Zone M-2 from 12.0 m (39.4 ft) to 13.7 m (44.9 ft).
- The proposal also includes provision of a 0.9 m (3.0 ft) dedication along the full frontage of 30A Avenue and a 4.9 m (16.0 ft) dedication along the full frontage of 29 Avenue.
- Vehicular access to the site is proposed from 30A Avenue and 29 Avenue.
- The proposal is consistent with the Aldergrove Community Plan and is compliant with the General Industrial Zone M-2, with the exception of the proposed building height variance.

Adjacent Uses:

	Existing Use:	Aldergrove Community Plan Designation:	Existing Zoning:
North:	30A Avenue, beyond which are properties with existing industrial buildings. Properties (26013, 26137 and 26153 – 30A Avenue) currently under application (ToL Project No. 10-24-0109) for a development permit to facilitate installing mobile docks and office trailers.	Industrial	General Industrial Zone M-2

South:	A vacant property and a property with an existing single family dwelling.	Industrial	Suburban Residential Zone SR-2
East:	A property with two existing industrial buildings.	Industrial	General Industrial Zone M-2
West:	A vacant property currently under application (TOL Project No. 10-24-0092) for a development permit to facilities two industrial warehouse buildings.	Industrial	General Industrial Zone M-2

Zoning Amendment:

- Bylaw No. 6174 rezones 4 ha (10 ac) of land located at 26090 – 30A Avenue to General Industrial Zone M-2 to facilitate development of a 21,005 m^2 (226,100 ft^2) industrial warehouse building.
- The proposal complies with the provisions of the General Industrial Zone M-2, except for the proposed variance to increase the maximum building height from 12.0 m (39.4 ft) to 13.7 m (44.9 ft).

Development Permit No. 101430:

- The subject site is located in Development Permit Area 'C' – Industrial in the Aldergrove Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for industrial developments within the Aldergrove Community Plan area to a delegated staff official. Development Permit No. 101430 has been included for Council consideration as it includes a building height variance.
- Proposed Development Permit No. 101430, inclusive of the proposed building height variance, is attached to this report (Attachment A) and includes site plans, building elevations, renderings and landscape plans.
- The proposed industrial warehouse building is rectangular in shape with a height of 13.7 m (44.9 ft) and a level floor to maximize efficiency in storage and operational activities.
- Development Permit No. 101430 will be further reviewed to ensure compliance with landscaping, tree and stormwater detention requirements. Resolution of these matters may result in modifications to the site layout including the servicing and stormwater detention configuration.
- Finalization of the architectural and landscape plans prior to final reading has been included as a development prerequisite.

Development Variance Permit:

- The applicant is seeking to vary Section 702.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 to increase the maximum building height from 12.0 m (39.4 ft) to 13.7 m (44.9 ft).
- According to the applicant:

  "While serious and significant attempts have been made to comply with the maximum height requirements of the Township's Zoning Bylaw, there continues to be a need for a variance, as reflected in the attached DVP application, in order to accommodate the proposed industrial functions and associated machinery within the building for an efficient and economically viable industrial operation, particularly storage and warehousing using

state-of-the-art machinery and equipment in today's competitive market, pursuant to the permitted uses of the site's proposed zoning and the overall vision of the Aldergrove Community Plan."

- Staff do not object to the proposed variance, noting the site slopes downward from north to south by approximately 8.0 m (26.2 ft). To mitigate potential visual and massing impacts associated with the increased building height, the applicant has incorporated several design measures, including introducing a stepped building form on the south side along 29 Avenue and lowering the building on the north side along 30A Avenue.

Streamside Development Permit:

- Dedication and construction of the north half of 29 Avenue is required as a condition of the proposed development. A watercourse and associated wetland have been identified on the south side of 29 Avenue and will require environmental compensation, as well as approvals from the Township and applicable senior government agencies, prior to securing construction of 29 Avenue.
- Staff understand the proponent is in the process of preparing a comprehensive Streamside Development Permit application.
- Issuance of a Streamside Development Permit, together with all required senior government approvals, is included as a development prerequisite for the rezoning bylaw.

Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
0	0	298	298	25	323

The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and road boulevards. Finalization of landscape plans is included as a development prerequisite for the rezoning bylaw.

Policy Considerations:

The proposed rezoning will facilitate development of a 21,005 m^2 (226,100 ft^2) industrial warehouse building on the site located at 26090 – 30A Avenue. Staff recommend that Council give first, second and third reading to Bylaw No. 6174 (subject to nine (9) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 6174) of accompanying Development Permit No. 101430.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101430
ATTACHMENT B Maps and Graphics

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101430

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

1. Name: La Terra Development Ltd.

   Address: 9785 – 201 Street
   Langley, BC V1M 3E7

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

   LEGAL DESCRIPTION: Lot 8 Section 24 Township 10 New Westminster District Plan 1590

   CIVIC ADDRESS: 26090 – 30A Avenue

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

   a. Building plans being in substantial compliance with Schedule “A”.
   b. Landscape plans being in substantial compliance with Schedule “B” and the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy.
   c. Section 702.6 – Height of Building and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum building height from 12.0 m (39.4 ft) to 13.7 m (44.9 ft) as indicated in Schedule “A”.
   d. All signage being in substantial compliance with Schedule “A” and the Township’s Sign Bylaw.
   e. All rooftop mechanical equipment to be screened from view.
   f. All refuse areas to be located in 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 a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
   c. On-site landscaping to be secured by letter of credit at building permit stage.
   d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
   e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy.
   f. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

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

   This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

Aldergrove Industrial Park



SYMBOL LEGEND

CONSTRUCTION REFERENCE — 1	CONSTRUCTION TAG
FINISH REFERENCE — 1	EXTERIOR FINISH TAG
GRID NUMBER — 0	GRID BUBBLE
DOOR REFERENCE — 101A	DOOR TAG
ROOM NUMBER — ROOM NAME 101	ROOM TAG
DESCRIPTION — ELEVATION T/O FLOOR 100'-0" = 30.48m	ELEVATION DATUM
DRAWING NUMBER — 1 / SHEET NUMBER — A4.1	WALL SECTION CALLOUT
DRAWING NUMBER — 1 / SHEET NUMBER — A4.1	BUILDING SECTION CALLOUT
DRAWING NUMBER — 1 / SHEET NUMBER — A3.1	ELEVATION CALLOUT
WINDOW REFERENCE — 3'-0"x6'-0"	WINDOW TAG
ELEVATION — 100'-0"	ELEVATION TAG
DRAWING TITLE — DRAWING NUMBER 1 / SHEET NUMBER A2.0 — Floor Plan — 1/8" = 1'-0" SCALE	DRAWING TITLE

DRAWING INDEX

Sheet Number	Sheet Name	Current Revision
A000	Index	YY
A001	Code Review	WW
A002	Building Areas	WW
A101	Site Plan	YY
A102	Parking Plan	YY
A103	Vehicle Turning Plans	YY
A104	Site Details	WW
A201	Floor Plan Overall	XX
A202	Enlarged Floor Plans	WW
A301	Elevations	YY
A302	Elevations	YY
A303	Elevations	YY
A401	Building Sections	XX
A402	Building Sections	WW
A701	Renders	YY
A702	Renders	YY
A703	Renders	YY
A704	Renders	YY
A705	Renders	YY

Sheet Count: 19

Township of Langley, BC Phase 1

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.

PLANWORKS
Stamp:
PRELIMINARY
NOT FOR CONSTRUCTION
aggregate design studio ltd.
EAGLE BUILDERS
(403) 885-5525 P.O. BOX 1690 BLACKFALDS, AB, T0M 0J0

Aldergrove Industrial Park
Phase 1
Aldergrove - Industrial: 26090 30A Avenue
Township of Langley, BC
Lot 8, Plan 1590, Section 24, Township 10, New Westminster District

No	DESCRIPTION	DATE
1	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-11-13
2	ISSUED FOR REVIEW	2024-11-13
QQ	ISSUED FOR REVIEW	2024-12-04
RR	ISSUED FOR REVIEW	2025-02-12
SS	ISSUED FOR REVIEW	2025-03-31
VV	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-05-06
WW	ISSUED FOR REVIEW	2025-06-17
XX	ISSUED FOR REVIEW	2025-06-23
YY		

Project No: B20390
Date: 2025-06-23 4:58:21 PM
Drawn by: VV, LH
Checked by: LB, MB
Sheet Name:
Index
Sheet No:
A000

SCHEDULE A

Occupant Load as per B.C B.C 3.1.17.1

Occupancy Type	Area	Area (m^2)	Area per Person (m^2)	Occupant Load
Office	10,000 ft²	929.03 m²	9.3	100
Warehouse	215,660.51 ft²	20,035.52 m²	28	716
	225,660.51 ft²	20,964.55 m²		816

*OCCUPANT LOAD AND WATER CLOSET PROVISIONS TO BE PROVIDED UPON FUTURE TENANT IMPROVEMENTS

Building Information & Building Code Analysis

BUILDING USE & CLASSIFICATION:
F-2 – MEDIUM HAZARD INDUSTRIAL
BUILDING DESIGN:
NATIONAL BUILDING CODE - 2024 B.C. EDITION - 3.2.2.76 (SPRINKLERED)
(NON-COMBUSTIBLE)
NO STANDPIPE SYSTEM REQUIRED AS PER 3.2.5.8
BUILDING AREA:
PROVIDED AREA: 20,540.86 m² - 221,100 ft²
MAX: ANY AREA
BUILDING HEIGHT:
2 STOREY(S)
BUILDING ACCESS:
1 STREET(S)
FIRE SEPARATIONS AND RATINGS:
FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOT LESS THAN 2 H;
MEZZANINES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1 H; AND
LOADBEARING WALLS, COLUMNS AND ARCHES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY.
BUILDINGS EXITS:
3.4.2.5. MAX. TRAVEL DISTANCE FOR EXITS = 60 m AS PER 3.4.2.5.(2)

LIMITING DISTANCE REQUIREMENTS: 3.2.3

NORTH BUILDING FACE:
LIMITING DISTANCE = >15m
ALLOWABLE OPENINGS = 100%
REQUIRED RATING: N/R
SOUTH BUILDING FACE:
LIMITING DISTANCE = >15m
ALLOWABLE OPENINGS = 100%
REQUIRED RATING: N/R
EAST BUILDING FACE:
LIMITING DISTANCE = 1m
ALLOWABLE OPENINGS = 0%
PROVIDED OPENINGS = 0%
CONSTRUCTION: NON COMBUSTIBLE
CLADDING: NON COMBUSTIBLE
REQUIRED RATING: 2HR
WEST BUILDING FACE:
LIMITING DISTANCE = >15m
ALLOWABLE OPENINGS = 100%
REQUIRED RATING: N/R

FIRE HYDRANT REQUIRED WITHIN 45m OF FIRE DEPARTMENT CONNECTION

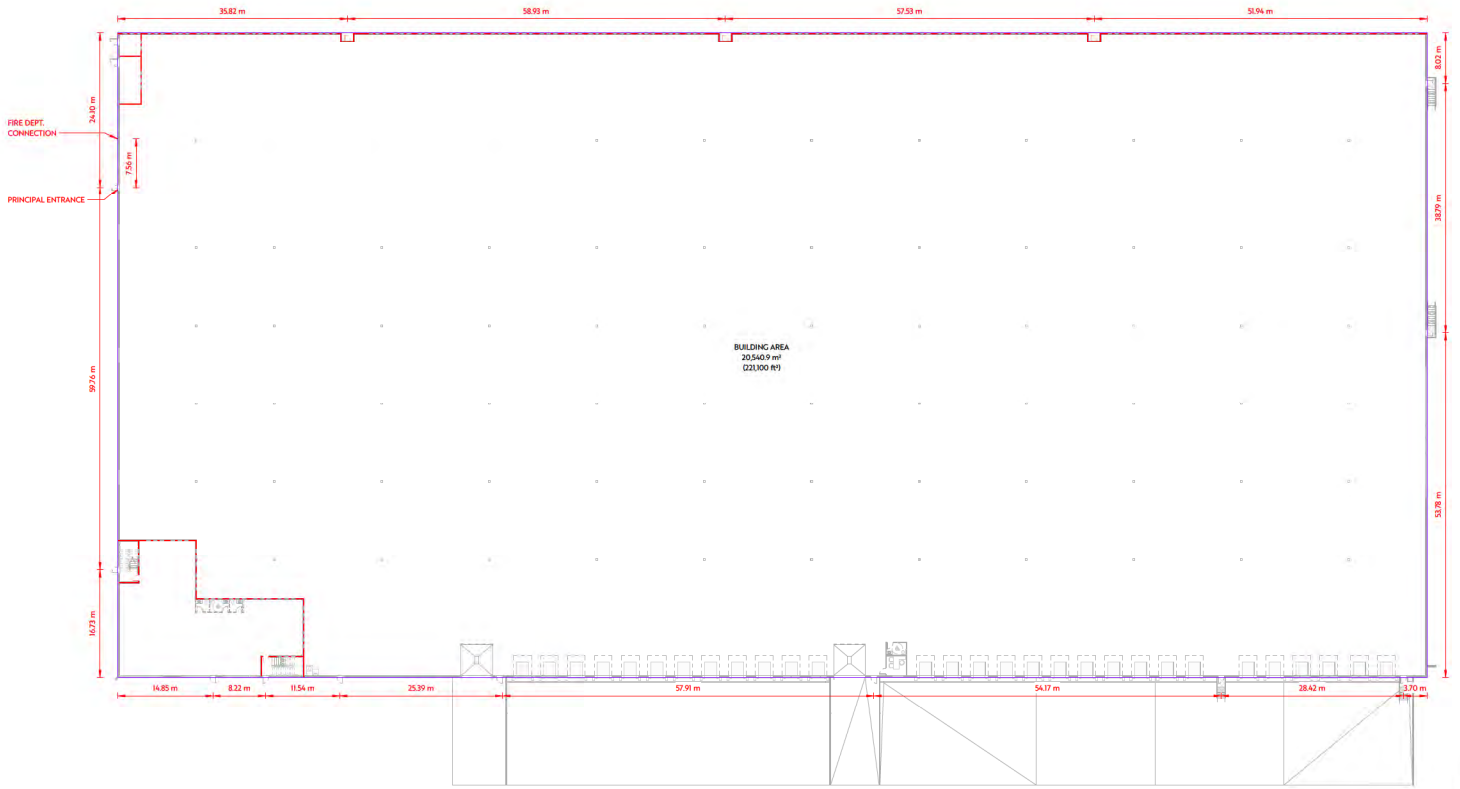
NOTES

1. RATED WALLS SHALL BE FRAMED TO UNDERSIDE OF RATED FLOOR ASSEMBLY OR ROOF ASSEMBLY

2. ADD BLOCKING BETWEEN STUDS AS REQUIRED TO SUPPORT ALL EDGES OF 1/2" TYPE 'X' GYPSUM BOARD

3. FIRE SEPARATION AS SHOWN:

0 HR
3/4 HR
1 HR
2 HR
4 HR



1 A001 1st Floor Life Safety Plan
1" = 30'-0"

PLANWORKS

Stamp:

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EAGLE BUILDERS

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BLACKFALDS, AB, T0M 0J0

Aldergrove Industrial Park
Phase 1

Aldergrove - Industrial: 26090 30A Avenue
Township of Langley, BC

Lot 8, Plan 1590, Section 24, Township 10, New Westminster District

NO	DESCRIPTION	DATE
OO	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-10-10
OO	ISSUED FOR REVIEW	2024-11-13
RR	ISSUED FOR REVIEW	2024-12-04
SS	ISSUED FOR REVIEW	2024-12-12
VV	ISSUED FOR REVIEW	2025-05-31
VVH	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-06-06

Project No: B20390
Date: 2025-06-23 4:06:27 PM
Drawn by: VV, LH
Checked by: LB, MB

Sheet Name:

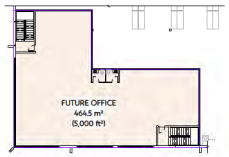
Code Review G.1

Sheet No: A001

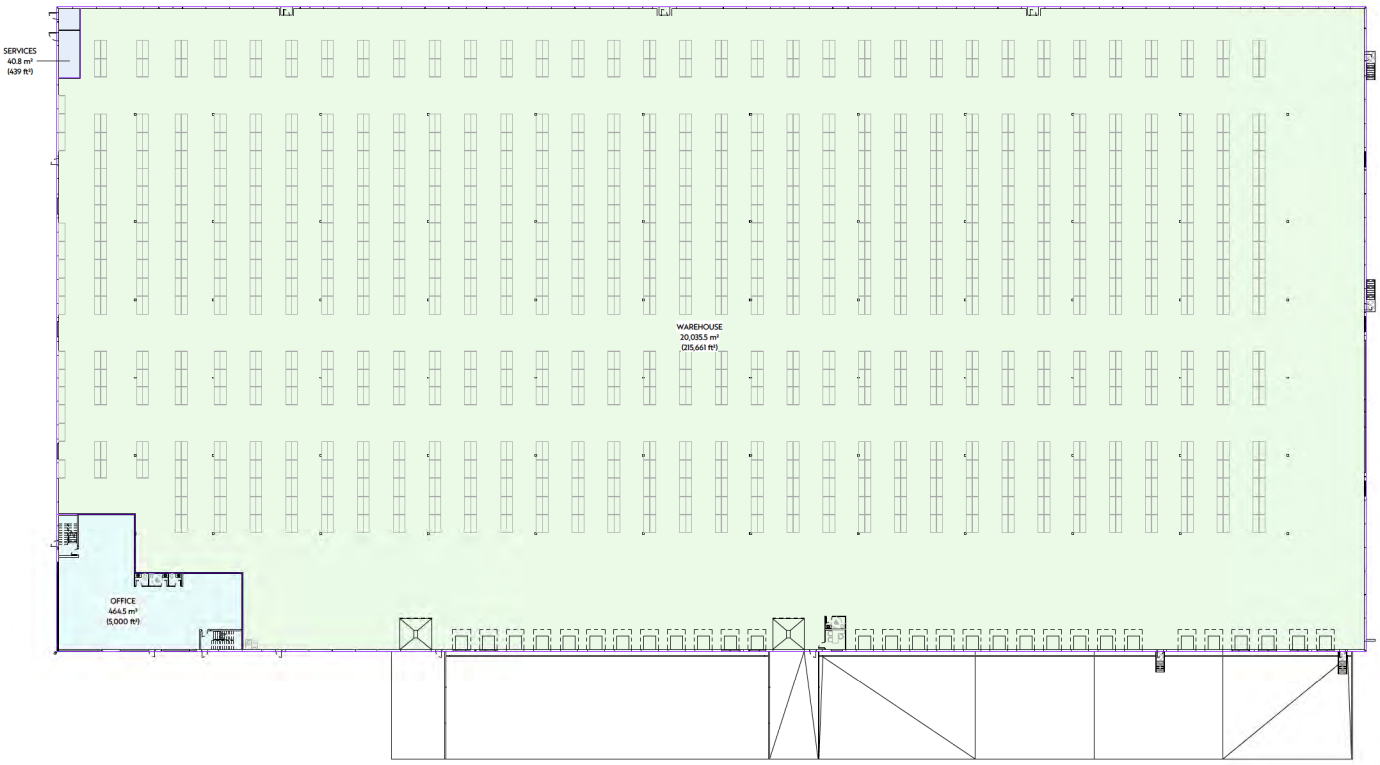
DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.

FLOOR AREAS

FIRST FLOOR		
OFFICE	464.52 m²	5,000 ft²
SERVICES	40.83 m²	439.49 ft²
WAREHOUSE	20,035.52 m²	215,660.51 ft²
	20,540.86 m²	**221,100 ft²**
FUTURE SECOND FLOOR		
FUTURE OFFICE	464.52 m²	5,000 ft²
	464.52 m²	**5,000 ft²**
GRAND TOTAL	**21,005.38 m²**	**226,100 ft²**



2 A002 Future 2nd Floor Area Plan
1" = 30'-0"



1 A002 1st Floor Area Plan
1" = 30'-0"

PLANWORKS

Stamp:

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SS	ISSUED FOR REVIEW	2024-12-12
VV	ISSUED FOR REVIEW	2025-05-31
WW	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-06-06

Project No:	B20390
Date:	2025-06-23 4:06:28 PM
Drawn by:	VV, LH
Checked by:	LB, MB

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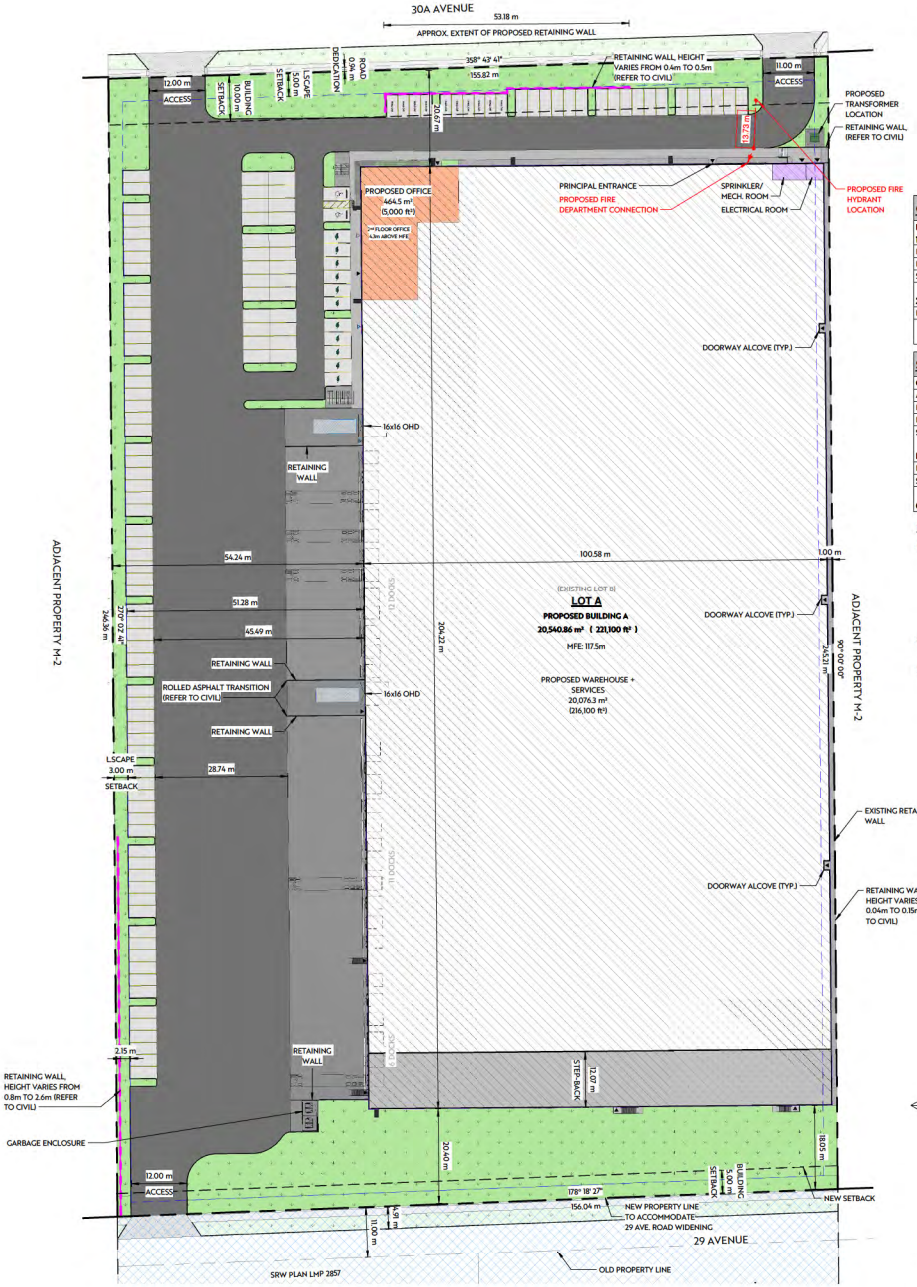
Building Areas

Sheet No:

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A002

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BYLAW INFORMATION

ZONING: 702 GENERAL INDUSTRIAL - M-2

https://bit.ly/3kYlOeY

GROSS FLOOR SPACE AREAS

BUILDING A		
1ST FLOOR		
PROPOSED OFFICE	464.5 m²	5,000 ft²
PROPOSED WAREHOUSE	20,035.5 m²	215,661 ft²
SERVICES	40.8 m²	439 ft²
	20,540.9 m²	**221,100 ft²**
2ND FLOOR		
PROPOSED OFFICE	464.5 m²	5,000 ft²
	464.5 m²	**5,000 ft²**
	21,005.4 m²	**226,100 ft²**

SITE SCHEDULE

ON SITE		
APRON	2,473.8 m²	26,627.44 ft²
HEAVY DUTY ASPHALT	7,637.5 m²	82,209.26 ft²
LANDSCAPING	2,620.6 m²	28,208.43 ft²
SIDEWALK	321.3 m²	3,458.23 ft²
	13,053.2 m²	**140,503.37 ft²**
BOULEVARD		
LANDSCAPING - BOULEVARD	923.5 m²	9,940.81 ft²
SIDEWALK - BOULEVARD	416.5 m²	4,483.34 ft²
	1,340.0 m²	**14,424.15 ft²**
GRAND TOTAL:	**14,393.2 m²**	**154,927.52 ft²**

NOTES CONCERNING BUILDING LOCATION

1. THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER, AND NOT A SURVEY OR ACTUAL SITE MEASUREMENTS. ENGINEER IS TO BE ADVISED BEFORE START OF CONSTRUCTION OF ANY UN-KNOWN FEATURES ON THIS OR THE ADJACENT SITES THAT MIGHT IMPACT ON THE PROJECT EITHER DURING CONSTRUCTION OR FUTURE USE.
2. THE "NORTH" ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
3. ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROXIMATE ONLY, AND ARE TO BE CONFIRMED BEFORE CONSTRUCTION START AS REQUIRED BY A CERTIFIED LAND SURVEYOR.

PARKING SCHEDULE BREAKDOWN

Stall Type	Provided	%
BARRIER FREE PARKING STALL	2	1%
FUTURE ELECTRIC VEHICLE STALL	11	8%
SMALL VEHICLE PARKING	10	7%
STANDARD PARKING STALL 2.6m	86	64%
STANDARD PARKING STALL 2.9m	26	19%
	135	**100%**

702.5 BUILDING SETBACKS

YARD	REQUIRED	PROVIDED
FRONT YARD (N)	10.0m	20.67m
BACK YARD (S)	5.0m	18.05m
SIDE YARD (E)	0.0m	1.00m
SIDE YARD (W)	5.0m	54.24m

111 - LANDSCAPING

LANDSCAPE AREA

YARD	REQUIRED	PROVIDED
FRONT YARD (N)	5.0m	5.0m
BACK YARD (S)	3.0m	3.0m
SIDE YARD (E)	0.0m	0.0m
SIDE YARD (W)	3.0m	3.0m

NET SITE AREA

BYLAW REQUIREMENT

M-2: MIN 0.46 ACRES (0.19HA) (1,858m²)

LOT	PROVIDED
A	9.47 ACRES (3.83HA) (38,314.57m²)

702.6 BUILDING HEIGHT

BYLAW REQUIREMENT

STRUCTURES SHALL NOT EXCEED 12 METRES.

BUILDING	PROVIDED
A	13.6 m (44'-8 1/2") VARIANCE REQUIRED

702.7 PARKING & LOADING

107.3 OFF-STREET PARKING

BYLAW REQUIREMENT

INDUSTRIAL: 1 STALL/186m²
OFFICE: 1 STALL/35m²
REFER TO PARKING SCHEDULES FOR DETAILED BREAKDOWN
107.11 BARRIER FREE STALLS: 1 STALL/100 STALLS
107.5.6 A MAXIMUM OF 20% OF THE REQUIRED PARKING MAY BE DESIGNATED FOR SMALL CAR PARKING

BUILDING		REQUIRED	PROVIDED
A			
20,035.52 m²	INDUSTRIAL	107.7	
464.52 m²	MAIN FLOOR OFFICE	13.3	
464.52 m²	SECOND FLOOR OFFICE	13.3	
	TOTAL	**134**	**135**
	BARRIER FREE	2	2
	SMALL VEHICLE MAXIMUM	**26**	**10**

107.8 OFF-STREET LOADING

BYLAW REQUIREMENT

1 LOADING STALL/OHD

BUILDING	REQUIRED	PROVIDED
A	2	2

107.12 OFF-STREET BICYCLE PARKING & END OF TRIP FACILITIES

OFF-STREET OUTDOOR VISITOR BICYCLE SPACE

BYLAW REQUIREMENTS

OFFICE: 6 VISITOR STALLS/ OFFICE PUBLIC ENTRANCE

BUILDING	REQUIRED	PROVIDED
A	6	6

OFF-STREET OUTDOOR BICYCLE SPACE

BYLAW REQUIREMENTS

INDUSTRIAL: 0.06 BICYCLE SPACE/100m² WHERE GFA >2,000m²

BUILDING	REQUIRED	PROVIDED
A	12.6	14



2 Aldergrove Industrial Park - Keyplan
A101 1 : 5000

1 Enlarged Site Plan
A101 1 : 500

0m 10m 20m 30m 40m 50m
VISUAL SCALE 1:500

SITE PLAN LEGEND

PROPOSED PROPERTY LINE	
BUILDING SETBACK LINE	
LANDSCAPE SETBACK LINE	
RIGHT OF WAY LINE	
ENV. & ALR RIGHT OF WAY LINE	
RIGHT OF WAY HATCH	
PROPOSED BUILDING	
FENCE	
MAN DOOR	
OVERHEAD DOOR	
BARRIER FREE ENTRANCE	
SERVICE ROOMS	
PROPOSED RETAINING WALL	

SITE MATERIAL LEGEND

APRON	LANDSCAPING
SIDEWALK	HARD LANDSCAPING
LIGHT DUTY ASPHALT	HEAVY DUTY ASPHALT
PAVERS	

PLANWORKS

Stamp:

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QQ	ISSUED FOR REVIEW	2024-12-04
RR	ISSUED FOR REVIEW	2024-12-12
SS	ISSUED FOR REVIEW	2025-01-24
TT	ISSUED FOR REVIEW	2025-02-26
UU	ISSUED FOR REVIEW	2025-03-31
VV	ISSUED FOR REVIEW	2025-04-09
WW	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-04-09
XX	ISSUED FOR REVIEW	2025-06-17
YY	ISSUED FOR REVIEW	2025-06-23

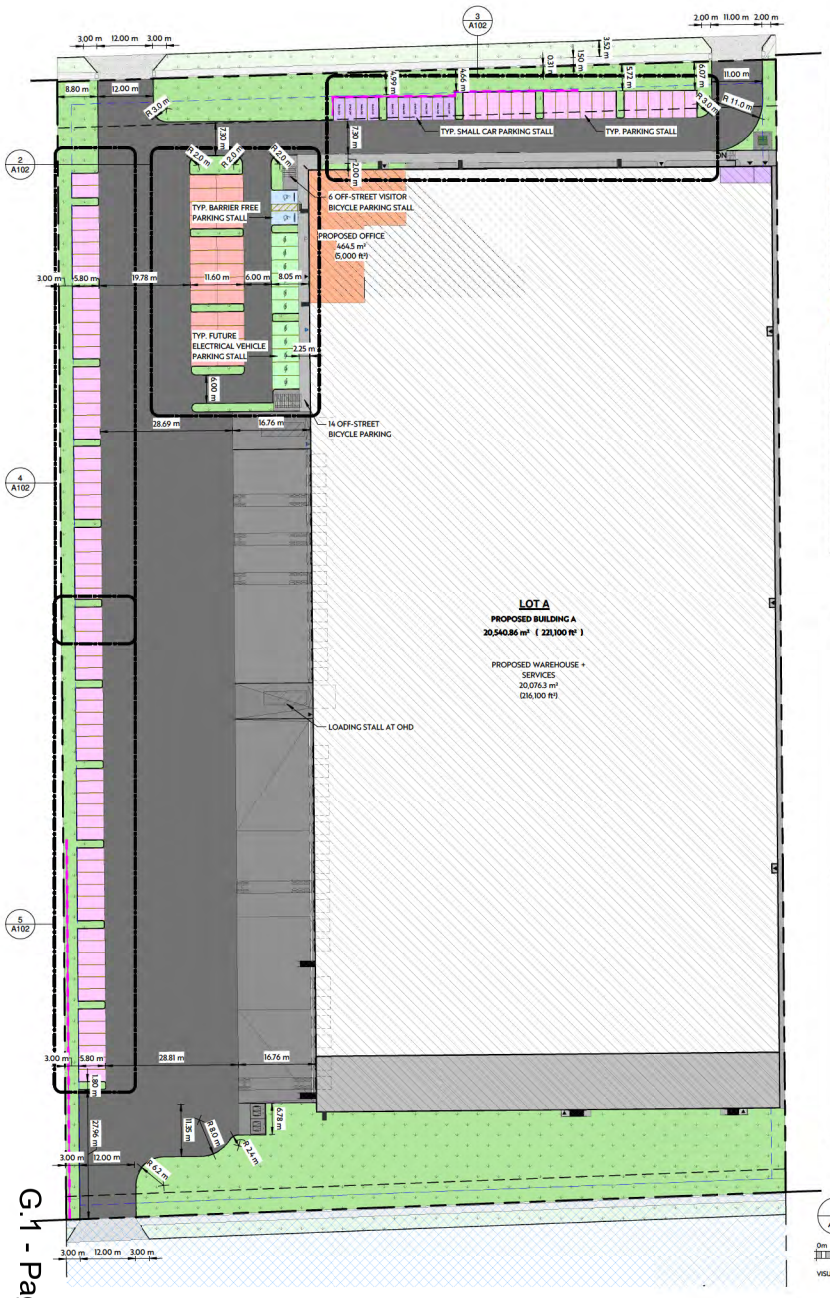
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Date: 2025-06-23 4:58:22 PM
Drawn by: VV, LH
Checked by: LB, MB
Sheet Name:

Site Plan

Sheet No: G.1

A101

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SITE MATERIAL LEGEND

APRON	LANDSCAPING
SIDEWALK	HARD LANDSCAPING
LIGHT DUTY ASPHALT	HEAVY DUTY ASPHALT
PAVERS	

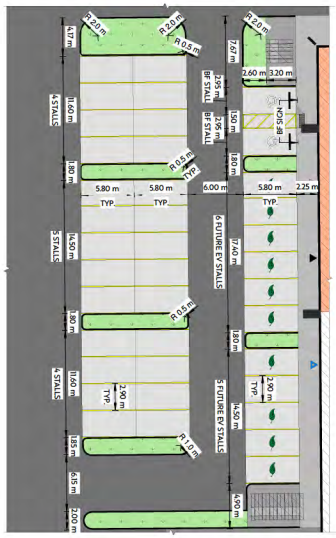
PARKING SCHEDULE/LEGEND

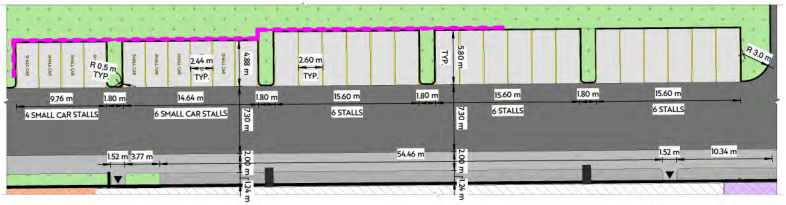
Stall Type	Provided	Colour
BARRIER FREE PARKING STALL	2	
FUTURE ELECTRIC VEHICLE STALL	11	
SMALL VEHICLE PARKING	10	
STANDARD PARKING STALL 2.6m	86	
STANDARD PARKING STALL 2.9m	26	
TOTAL STALLS	**135**	

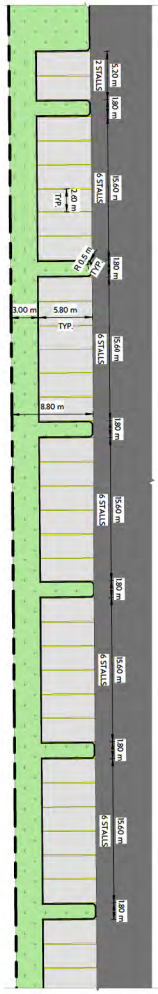
NOTE
ALL MARKED ELECTRIC VEHICLE STALLS ARE TO BE STANDARD PARKING STALLS AND MODIFIED INTO EV STALLS AT A FUTURE TIME

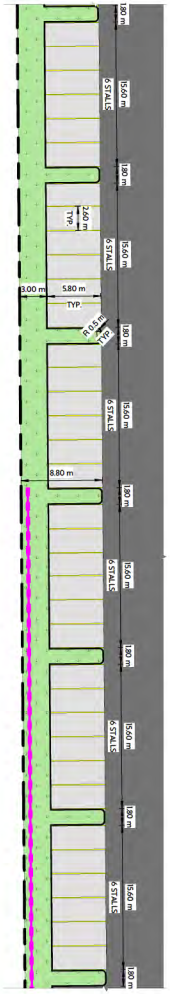
SITE PLAN LEGEND

PROPOSED PROPERTY LINE	
BUILDING SETBACK LINE	
LANDSCAPE SETBACK LINE	
RIGHT OF WAY LINE	
ENV. & ALR RIGHT OF WAY LINE RIGHT OF WAY HATCH	
PROPOSED BUILDING	
FENCE	
MAN DOOR	
OVERHEAD DOOR	
BARRIER FREE ENTRANCE	
SERVICE ROOMS	
PROPOSED RETAINING WALL	









1 Parking Plan A102 1:500

2 West Parking A102 1:250

3 North Parking A102 1:250

4 North West Parking A102 1:250

5 South West Parking A102 1:250

PLANWORKS

Stamp:

PRELIMINARY

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Phase 1

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4	ISSUED FOR REVIEW	2024-12-12
5	ISSUED FOR REVIEW	2025-03-31
6	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-06-05
XX	ISSUED FOR REVIEW	2025-06-17
YY	ISSUED FOR REVIEW	2025-06-23

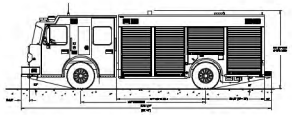
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Drawn by:	VV, LH
Checked by:	LB, MB
Sheet Name:	

Parking Plan

Sheet No: G.1

A102

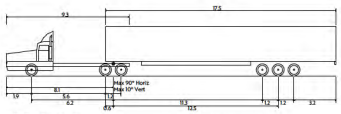
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Overall Length	9.550m
Overall Width	2.540m
Overall Body Height	3.029m
Min Body Ground Clearance	0.445m
Track Width (Inside Clear)	1.073m

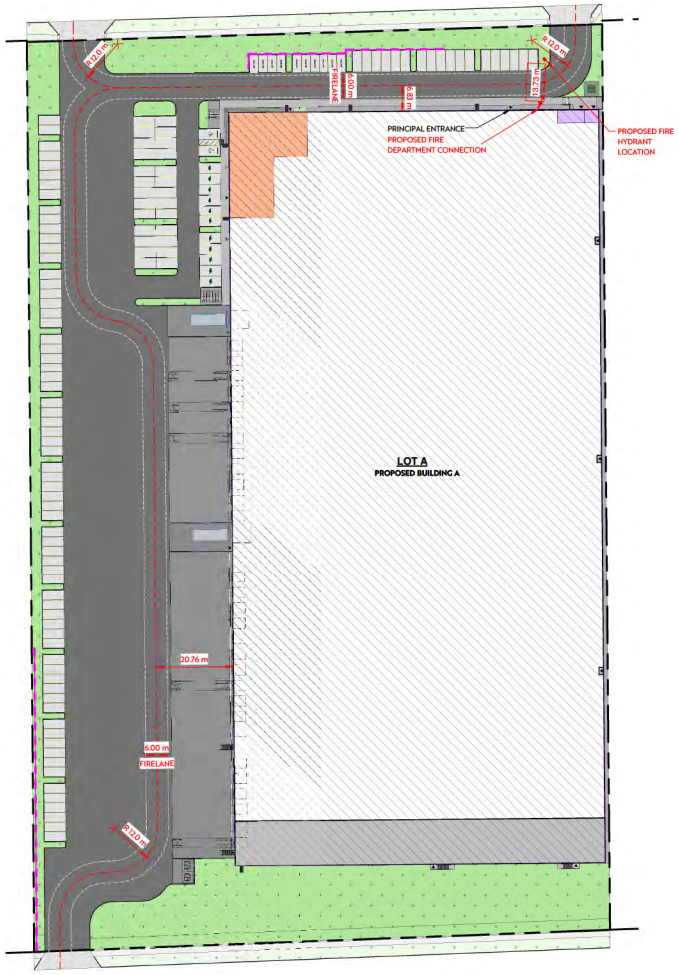
Township of Langley Fire Truck Profile

NOT TO SCALE

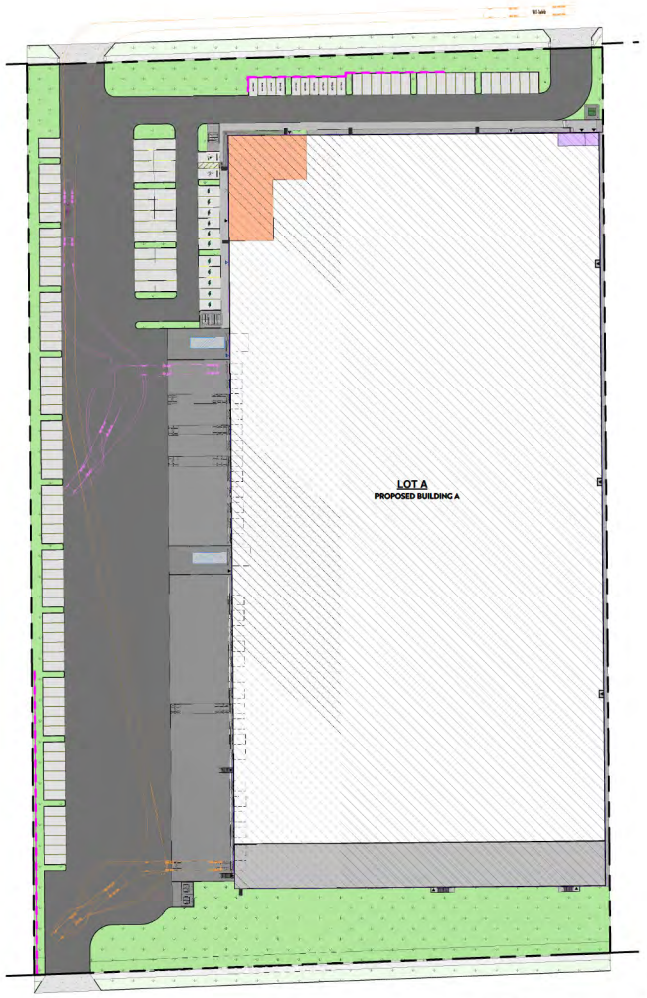


WB-21 - Semitrailer	
Overall Length	25.000m
Overall Width	2.600m
Overall Body Height	3.730m
Min Body Ground Clearance	0.435m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	15.000m

WB-21 Semi Truck



2 A103 Fire Lane Plan 1:625



1 A103 Semi Truck Turning Plan 1:625



PLANWORKS

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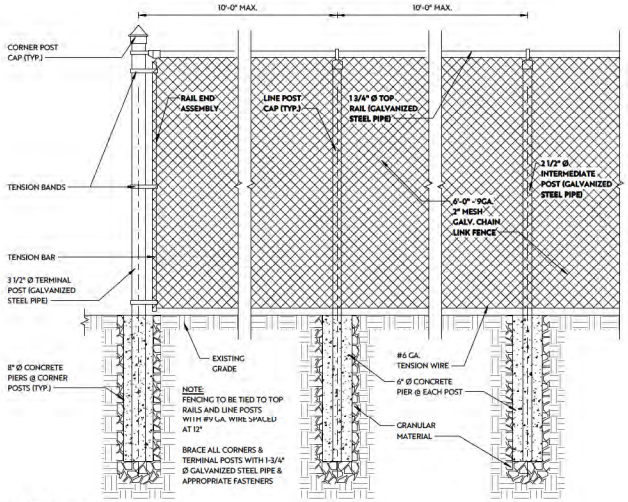
Vehicle Turning Plans

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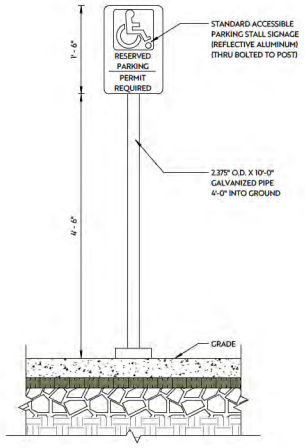
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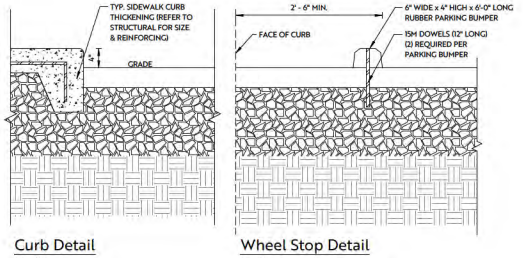
G.1



Wire Fence Detail
3/4" = 1'-0"

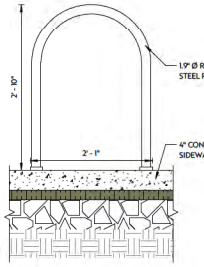


Barrier Free Sign Detail
1" = 1'-0"

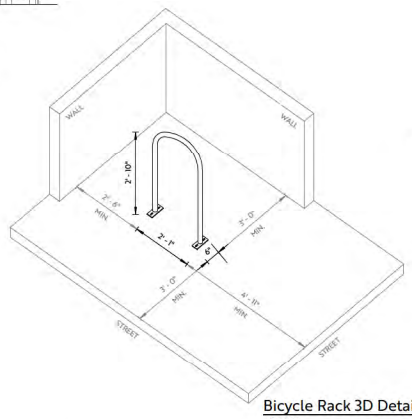


Curb Detail
1" = 1'-0"

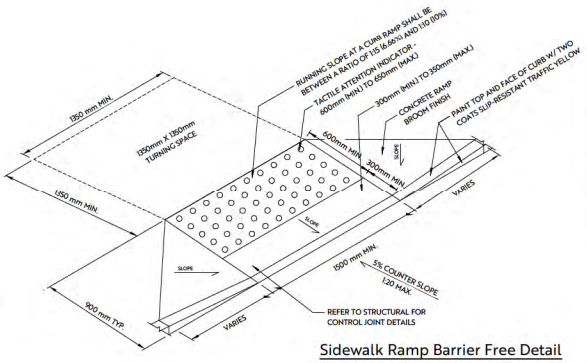
Wheel Stop Detail
1" = 1'-0"



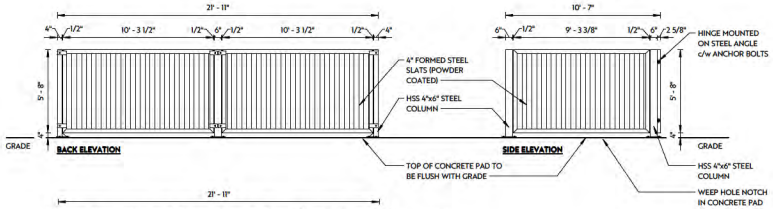
Bicycle Rack Detail
1" = 1'-0"

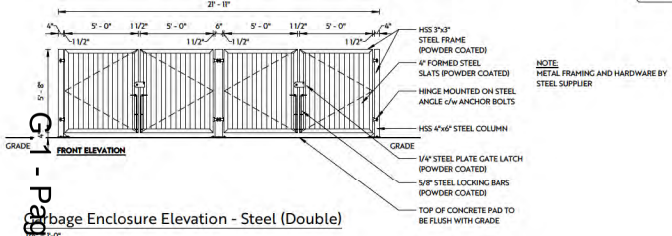


Bicycle Rack 3D Detail
1/2" = 1'-0"



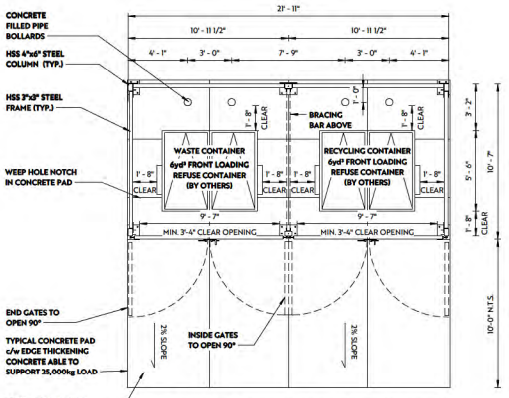
Sidewalk Ramp Barrier Free Detail
3/16" = 1'-0"



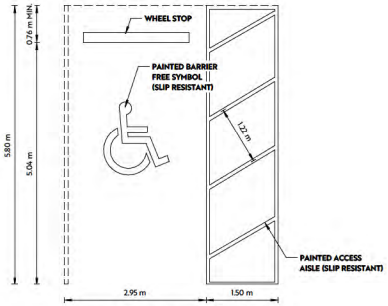


NOTE:
METAL FRAMING AND HARDWARE BY STEEL SUPPLIER

Garbage Enclosure Elevation - Steel (Double)
1/4" = 1'-0"



Garbage Enclosure Plan - Steel (Double)
1/4" = 1'-0"



Barrier Free Parking Stall Detail
1/4" = 1'-0"

WASTE AND RECYCLING PROTOCOL:
- THIS ENCLOSURE IS INTENDED FOR TYPICAL COMMERCIAL / INDUSTRIAL GENERATED WASTE ONLY
- CONFIRM MINIMUM 21'-0" VERTICAL CLEARANCE OVER COLLECTION LOCATION
- PROVIDE A MINIMUM 16'-5" VERTICAL AND HORIZONTAL CLEARANCE FOR VEHICLE ACCESS
- PROVIDE MINIMUM 1'-8" CLEARANCE IN ALL DIRECTIONS AROUND CONTAINERS

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.

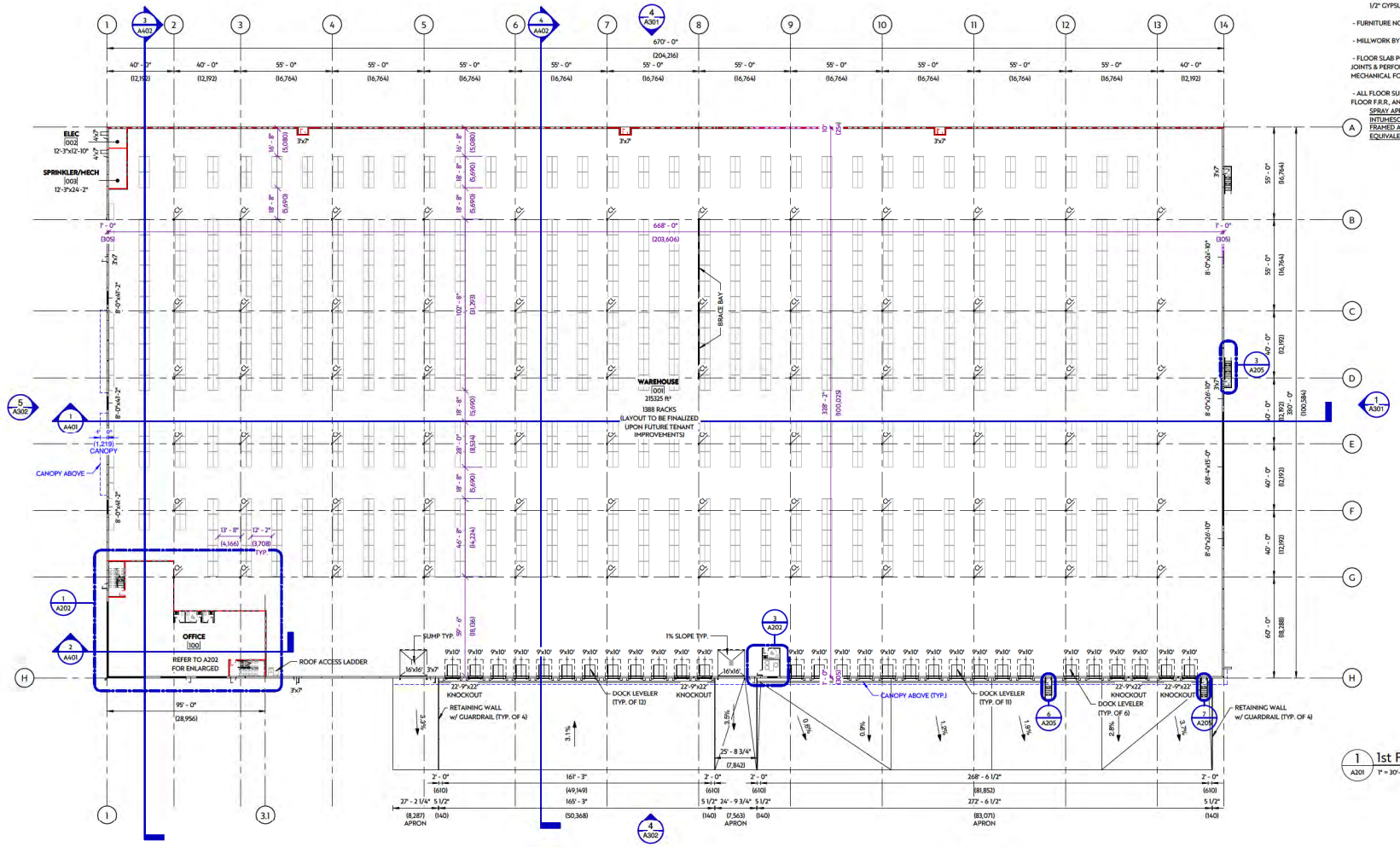
PLANWORKS
Stamp:
PRELIMINARY
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EAGLE BUILDERS
(403) 885-5525 P.O. BOX 1690
BLACKFALDS, AB, T0M 0J0

Aldergrove Industrial Park
Phase 1
Aldergrove - Industrial: 26090 30A Avenue
Township of Langley, BC
Lot 8, Plan 1590, Section 24, Township 10, New Westminster District

NO.	DESCRIPTION	DATE
RR	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-10-15
QQ	ISSUED FOR REVIEW	2024-11-13
RR	ISSUED FOR REVIEW	2024-12-04
VV	ISSUED FOR REVIEW	2025-05-31
VWW	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-06-09

W:\Aldergrove\2020 Aldergrove Industrial Park (B20390)\Phase 1\Issued\B20390-20-24-Aldergrove Industrial Park_Ph1_City Plot.rvt

Project No:	B20390
Date:	2025-06-23 4:58:27 PM
Drawn by:	VV, LH
Checked by:	LB, MB
Sheet Name:	Site Details
Sheet No:	G.1
	A104



PLANWORKS

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Aldergrove Industrial Park Phase 1

Aldergrove - Industrial: 26090 30A Avenue
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NO	DESCRIPTION	DATE
PP	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-10-10
QQ	ISSUED FOR REVIEW	2024-11-13
RR	ISSUED FOR REVIEW	2024-12-04
SS	ISSUED FOR REVIEW	2025-02-12
VV	ISSUED FOR REVIEW	2025-03-31
WW	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-06-06
XX	ISSUED FOR REVIEW	2025-06-17

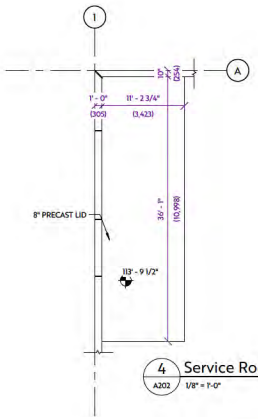
Project No:	B20390
Date:	2025-06-23 4:06:29 PM
Drawn by:	VV, LH
Checked by:	LB, MB

Sheet Name:
Floor Plan Overall

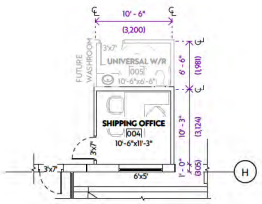
Sheet No:
A201

G.1

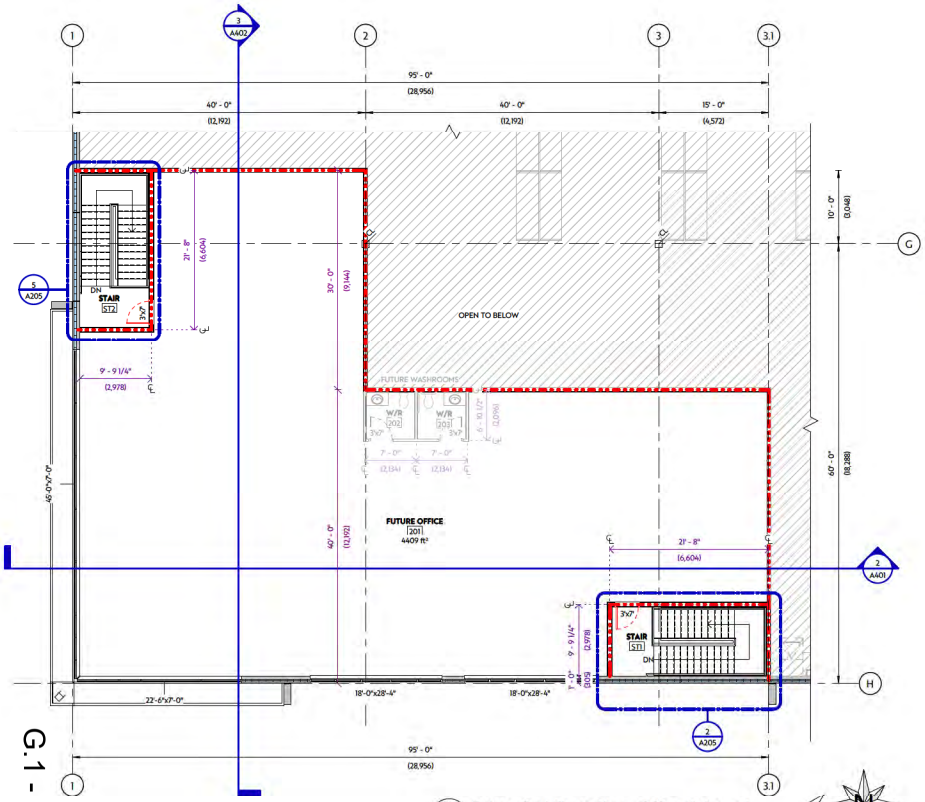
DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.



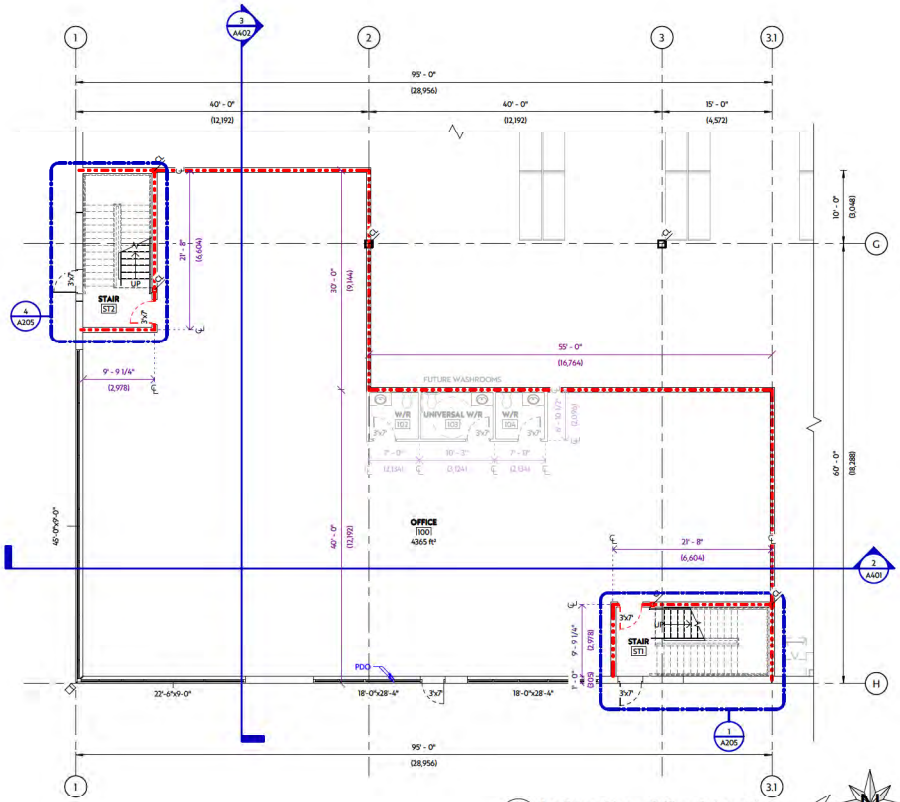
4 A202 Service Rooms Lid
1/8" = 1'-0"



3 A201 1st Floor Plan - Shipping Office
1/8" = 1'-0"



2 A206 Future 2nd Floor Plan - Office Enlarged
1/8" = 1'-0"



1 A201 1st Floor Plan - Office Enlarged
1/8" = 1'-0"

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PLANWORKS

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Aldergrove Industrial Park
Phase 1

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SS	ISSUED FOR REVIEW	2024-12-12
VV	ISSUED FOR REVIEW	2025-05-31
WH	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-06-09

Project No:	B20390
Date:	2025-06-23 4:06:30 PM
Drawn by:	VV, LH
Checked by:	LB, MB
Sheet Name:	

Enlarged Floor Plans

G.1

Sheet No:

A202

MATERIAL LEGEND

1. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0533 TECHILE - SMOOTH FINISH)
2. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0542 CAPTAIN NEMO - SMOOTH FINISH)
3. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0535 ZEN RETREAT - SMOOTH FINISH)
4. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0589 CELESTIAL HORIZON - SMOOTH FINISH)
5. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0600 MELTING GLACIER - SMOOTH FINISH)
6. PRECAST CONCRETE CAP (COLOUR - CLOVERDALE 0515 SILENT SEA - SMOOTH FINISH)
7. PRE-FINISHED ALUMINUM WINDOW/DOOR FRAME (CLEAR ANNODIZED ALUMINUM)
8. PRIMED AND PAINTED INSULATED METAL-FRAMED DOOR (COLOUR TO MATCH WALL)
9. PRE-FINISHED INSULATED METAL OVERHEAD DOOR (COLOUR - WHITE)
10. PRE-FINISHED INSULATED METAL DOCK DOOR (COLOUR - WHITE)
11. PRECAST CONCRETE PANEL JOINT
12. PRECAST CONCRETE REVEAL
13. CONCRETE FILLED BOLLARDS (COLOUR - SAFETY YELLOW)
14. PRIMED AND PAINTED METAL GUARDRAIL (COLOUR - GREY)
15. PRIMED AND PAINTED METAL STAIRS (COLOUR - BLACK)
16. WALL MOUNTED EXTERIOR LIGHTS (SEE ELECTRICAL)
17. METAL CANOPY (FINISH - BLACK - RAL 15 00)(BY SUPPLIER)
18. METAL CANOPY W/ LOUVERS (FINISH - BLACK - RAL 15 00)(BY SUPPLIER)
19. PRE-FINISHED METAL PARAPET FLASHING (COLOUR - BLACK)
20. METAL FEATURE - COLUMN (FINISH - BLACK - RAL 15 00)(BY SUPPLIER)
21. SIGNAGE

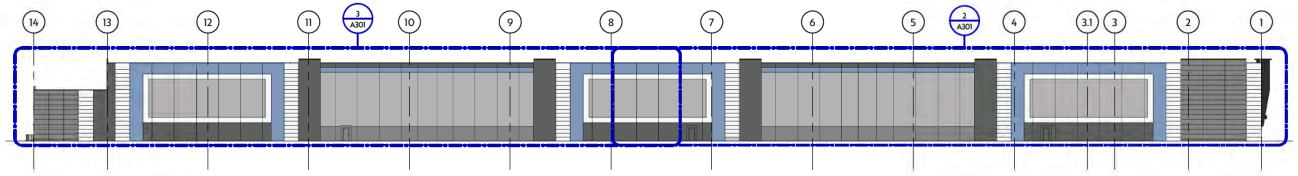
NOTE: ALL PAINT COLOURS TO BE APPROVED BY CLIENT ON SITE

MATERIAL LEGEND

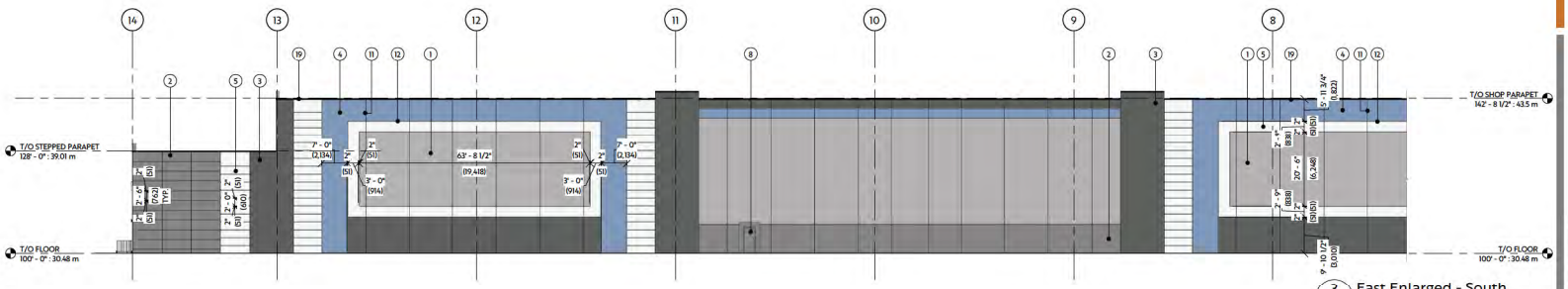
PRECAST PANELS
- 0533 TECHILE
- 0542 CAPTAIN NEMO
- 0535 ZEN RETREAT
- 0589 CELESTIAL HORIZON
- 0600 MELTING GLACIER

CLADDING
- CLEAR ANNODIZED ALUMINUM MULLION
- GLASS
- SPANDREL GLASS

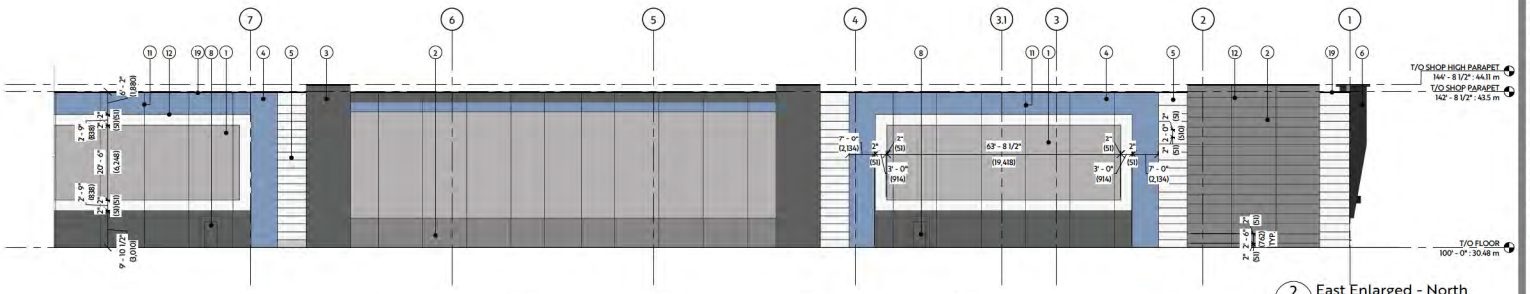
METAL
- RAL 15 00 BLACK METAL



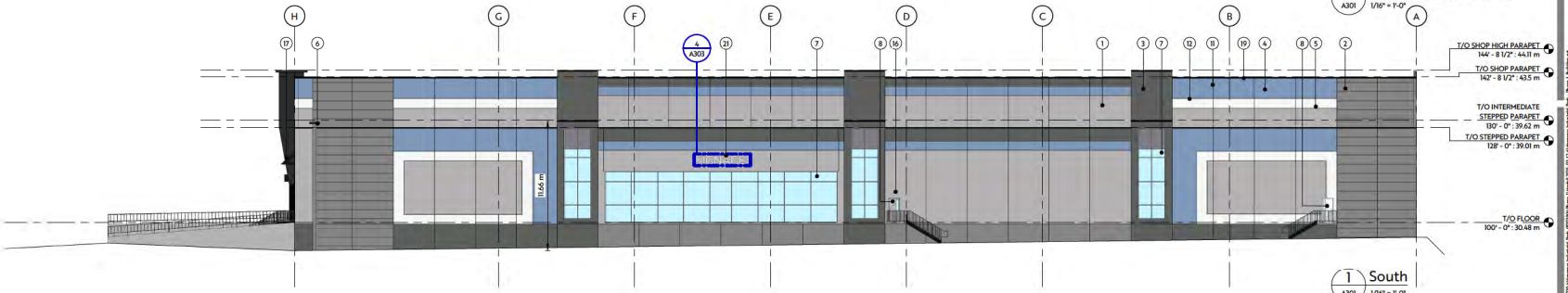
4 East
A201 1/32" = 1'-0"



3 East Enlarged - South
A301 1/16" = 1'-0"



2 East Enlarged - North
A301 1/16" = 1'-0"



1 South
A301 1/16" = 1'-0"

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PLANWORKS

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Aldergrove Industrial Park
Phase 1

Aldergrove - Industrial: 26090 30A Avenue
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SS	ISSUED FOR REVIEW	2024-12-12
TT	ISSUED FOR REVIEW	2025-01-24
UU	ISSUED FOR REVIEW	2025-02-28
VV	ISSUED FOR REVIEW	2025-03-31
WW	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-04-09
XX	ISSUED FOR REVIEW	2025-06-17
YY	ISSUED FOR REVIEW	2025-06-23

Project No: B20390
Date: 2025-06-23 4:06:32 PM
Drawn by: VV, LH
Checked by: LB, MB
Sheet Name:

Elevations

Sheet No: A301

G.1

MATERIAL LEGEND

1. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0533 TECHILE - SMOOTH FINISH)
2. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0542 CAPTAIN NEMO - SMOOTH FINISH)
3. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0535 ZEN RETREAT - SMOOTH FINISH)
4. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0589 CELESTIAL HORIZON - SMOOTH FINISH)
5. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE 0600 MELTING GLACIER - SMOOTH FINISH)
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7. PRE-FINISHED ALUMINUM WINDOW/DOOR FRAME (CLEAR ANNODIZED ALUMINUM)
8. PRIMED AND PAINTED INSULATED METAL-FRAMED DOOR (COLOUR TO MATCH WALL)
9. PRE-FINISHED INSULATED METAL OVERHEAD DOOR (COLOUR - WHITE)
10. PRE-FINISHED INSULATED METAL DOCK DOOR (COLOUR - WHITE)
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13. CONCRETE FILLED BOLLARDS (COLOUR - SAFETY YELLOW)
14. PRIMED AND PAINTED METAL GUARDRAIL (COLOUR - GREY)
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19. PRE-FINISHED METAL PARAPET FLASHING (COLOUR - BLACK)
20. METAL FEATURE - COLUMN (FINISH - BLACK - RAL 15 00)(BY SUPPLIER)
21. SIGNAGE

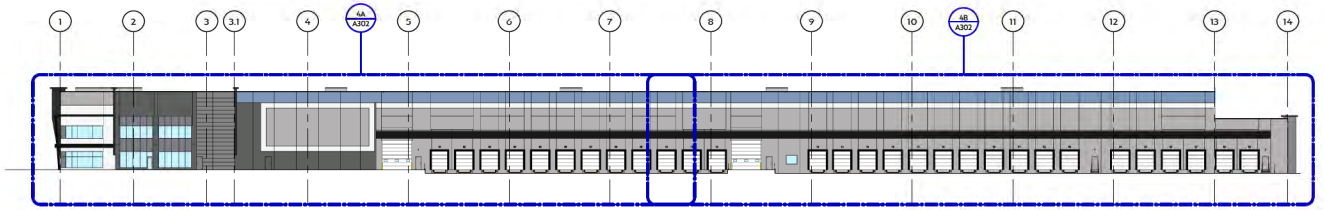
NOTE: ALL PAINT COLOURS TO BE APPROVED BY CLIENT ON SITE

MATERIAL LEGEND

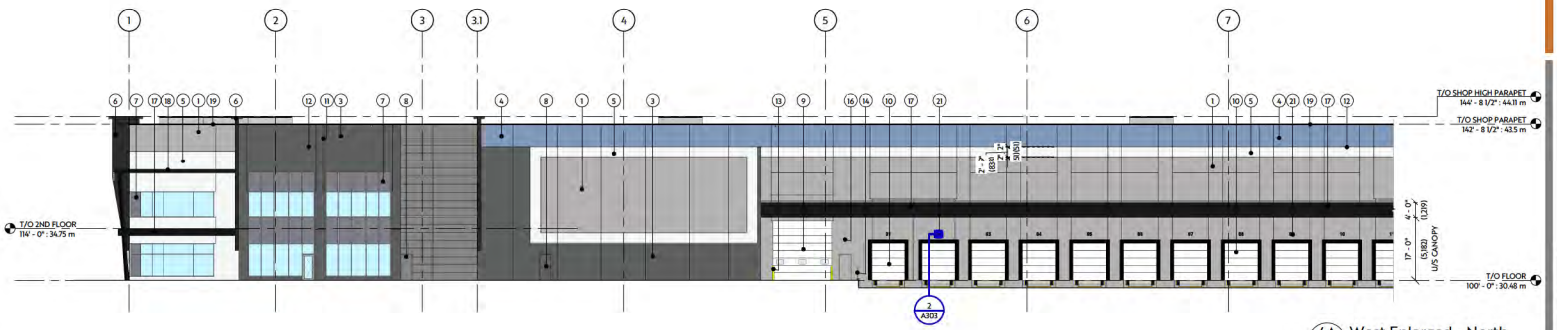
PRECAST PANELS
- 0533 TECHILE
- 0542 CAPTAIN NEMO
- 0535 ZEN RETREAT
- 0589 CELESTIAL HORIZON
- 0600 MELTING GLACIER

CLADDING
- CLEAR ANNODIZED ALUMINUM MULLION
- GLASS
- SPANDREL GLASS

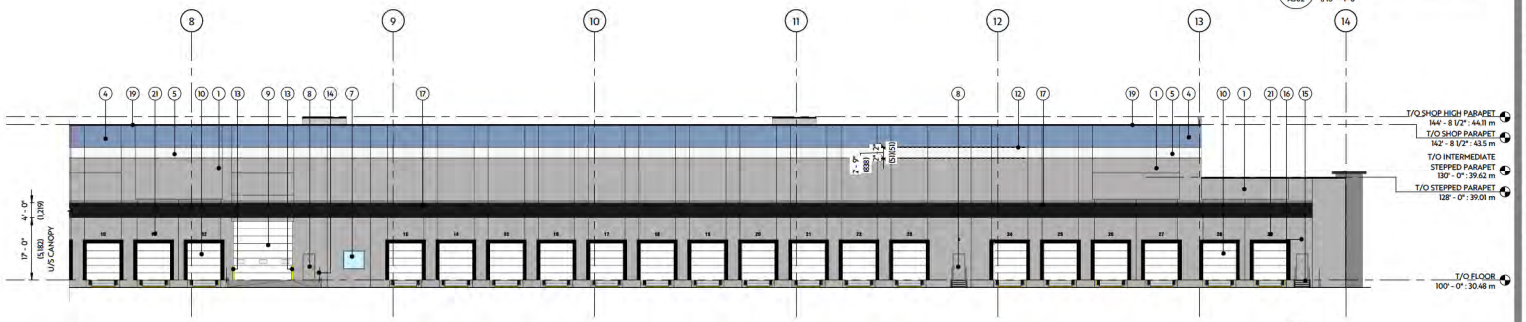
METAL
- RAL 15 00 BLACK METAL



4 West — A302 — 1/32" = 1'-0"



4A West Enlarged - North — A302 — 1/16" = 1'-0"



4B West Enlarged - South — A302 — 1/16" = 1'-0"



5 North — A302 — 1/16" = 1'-0"

PLANWORKS

Stamp:

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Aldergrove Industrial Park Phase 1

Aldergrove - Industrial: 26090 30A Avenue
Township of Langley, BC
Lot 8, Plan 1590, Section 24, Township 10, New Westminster District

NO	DESCRIPTION	DATE
OO	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-11-13
SS	ISSUED FOR REVIEW	2024-11-04
RR	ISSUED FOR REVIEW	2024-10-04
SS	ISSUED FOR REVIEW	2024-10-12
VV	ISSUED FOR REVIEW	2025-05-31
WW	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-06-06
XX	ISSUED FOR REVIEW	2025-06-17
YY	ISSUED FOR REVIEW	2025-06-23

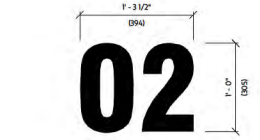
Project No:	B20390
Date:	2025-06-23 4:06:34 PM
Drawn by:	VV, LH
Checked by:	LB, MB
Sheet Name:	

Elevations

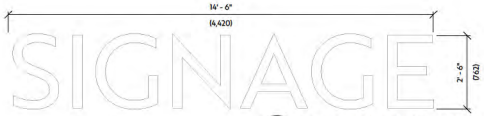
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A302

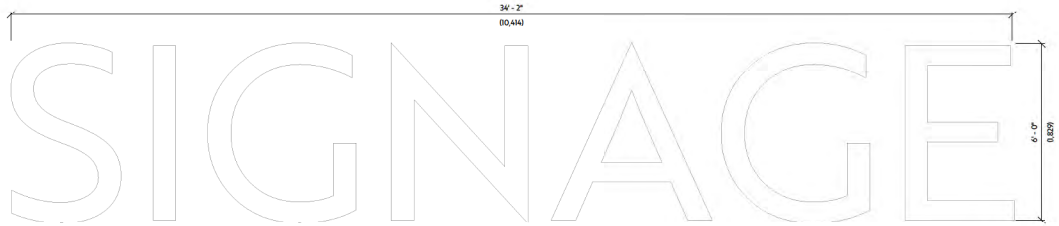
DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.



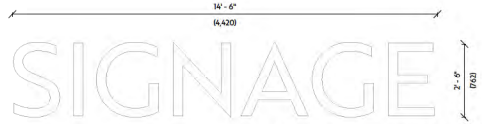
2 A302 Typical Dock Numbering
1 1/2" = 1'-0" **SIZE:** MAX. 1'-0" H
DESCRIPTION: NON-ILLUMINATED VINYL NUMBERS, IN COLOUR BLACK, TO MATCH ARCHITECTURAL FEATURES. APPLIED TO FASCIA WITH DOUBLE SIDED ADHESIVE ABOVE LOADING DOCK DOORS, TBC.



1 A302 Signage Elevation - Canopy
1/2" = 1'-0" **SIZE:** MAX. 2'-6" H
DESCRIPTION: NON-ILLUMINATED SINGLE-SIDED CANOPY TENANT SIGN WITH INDIVIDUAL PAINTED ALUMINUM DIMENSIONAL LETTERS, MOUNTED TO STEEL FRAME EYEBROW CANOPY, TBC.



3 A302 Signage Elevation - North Fascia
1/2" = 1'-0" **SIZE:** MAX. 6'-0" H
DESCRIPTION: DIMENSIONAL PAINTED ALUMINUM CHANNEL LETTERS AND/ OR LOGO WITH ACRYLIC FACE AND FACE-APPLIED VINYL (WHERE REQUIRED), INTERNALLY ILLUMINATED WITH 5000K LED OR NON-ILLUMINATED. MOUNTED TO BUILDING FASCIA WITH INTEGRAL ELECTRICAL SUPPLY CONCEALED, TBC.



4 A301 Signage Elevation - South Fascia
1/2" = 1'-0" **SIZE:** MAX. 2'-6" H
DESCRIPTION: DIMENSIONAL PAINTED ALUMINUM CHANNEL LETTERS AND/ OR LOGO WITH ACRYLIC FACE AND FACE-APPLIED VINYL (WHERE REQUIRED), INTERNALLY ILLUMINATED WITH 5000K LED OR NON-ILLUMINATED. MOUNTED TO BUILDING FASCIA WITH INTEGRAL ELECTRICAL SUPPLY CONCEALED, TBC.

PLANWORKS

Stamp:

aggregate
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EAGLE BUILDERS
(403) 885-5525 P.O. BOX 1690
BLACKFALDS, AB, T0M 0J0

Aldergrove Industrial Park
Phase 1

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VV	ISSUED FOR REVIEW	2025-03-31
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XX	ISSUED FOR REVIEW	2025-06-17
YY	ISSUED FOR REVIEW	2025-06-23

Project No:	B20390
Date:	2025-06-23 4:06:34 PM
Drawn by:	VV, LH
Checked by:	LB, MB

Sheet Name:

Elevations

Sheet No:

A303

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Alder grove Industrial Park
Phase 1
Alder grove - Industrial: 26090 30A Avenue
Township of Langley, BC
Lot 8, Plan 1590, Section 24, Township 10, New Westminster District
PLANWORKS
aggregate design studio ltd.
EAGLE BUILDERS
(403) 885-5525 P.O. BOX 1690 BLACKFALDS, AB, T0M 0J0
Stamp:
NO DESCRIPTION DATE
PP RE-ISSUED FOR DEVELOPMENT PERMIT 2024-10-10
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RR ISSUED FOR REVIEW 2024-12-04
SS ISSUED FOR REVIEW 2024-12-12
TT ISSUED FOR REVIEW 2025-01-24
VV ISSUED FOR REVIEW 2025-01-31
WW RE-ISSUED FOR DEVELOPMENT PERMIT 2025-04-09
XX ISSUED FOR REVIEW 2025-06-17
Project No: B20390
Date: 2025-06-23
4:06:36 PM
Drawn by: VV, LH
Checked by: LB, MB
Sheet Name:
Building Section
G.1
Sheet No:
A401
Section 1
Section 2
Precast Feature 1
Precast Feature 2
Precast Feature 3
WAREHOUSE
FUTURE OFFICE
OFFICE
SLOPED ROOF INSULATION
ROOF DRAIN
PRECAST
CLEAR
APPROX.

Alderglove Industrial Park
Phase 1
Alderglove - Industrial: 26090 30A Avenue
Township of Langley, BC
Lot 8, Plan 1590, Section 24, Township 10, New Westminster District
PLANWORKS
aggregate design studio ltd.
EAGLE BUILDERS
(403) 885-5525 P.O. BOX 1690 BLACKFALDS, AB, T0M 0J0
Stamp:
NO DESCRIPTION DATE
PP RE-ISSUED FOR DEVELOPMENT PERMIT 2026-01-10
QQ ISSUED FOR REVIEW 2024-11-13
RR ISSUED FOR REVIEW 2024-12-04
SS ISSUED FOR REVIEW 2024-12-12
VV ISSUED FOR REVIEW 2025-03-31
WW RE-ISSUED FOR DEVELOPMENT PERMIT 2025-04-09
Project No: B20390
Date: 2025-06-23 4:06:37 PM
Drawn by: VV, LH
Checked by: LB, MB
Shoot Name:
Building Sections
Sheet No: G.1
A402
Section 3
Section 4
T/O SHOP PARAPET 142' - 8 1/2" / 43.5 m
T/O PAD FLOOR 134' - 0" / 34.5 m
T/O FOOTING 99' - 6" / 29.72 m
T/O FLOOR 100' - 0" / 30.48 m
T/O DOCK FOOTING 99' - 0" / 28.96 m
42' - 11 3/4" PRECAST
42' - 5 3/4" PRECAST
42' - 8 1/2"
42' - 8"
14' - 0"
28' - 8 1/2"
FUTURE OFFICE 150
OFFICE 150
WAREHOUSE 100
RAMP
2.0%
3.1%
DOCK LEVELER
16" PRECAST BUMPER PANEL
TRENCH
CLEAR
APPROX.
60' - 0"
55' - 0"
330' - 0" N.T.S.
219' - 0" N.T.S.

NORTH-EAST CORNER

NORTH-WEST CORNER

Aldergrove Industrial Park
Phase 1

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YY	ISSUED FOR REVIEW	2025-06-23

Project No: B20390
Date: 2025-06-23 4:58:27 PM
Drawn by: VV, LH
Checked by: LB, MB
Sheet Name:

Renders

Sheet No: **G.1** A701

PLANWORKS
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SOUTH-WEST CORNER

INTERIOR SITE

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Aldergrove Industrial Park
Phase 1

Aldergrove - Industrial: 26090 30A Avenue
Township of Langley, BC
Lot 8, Plan 1590, Section 24, Township 10, New Westminster District

NO.	DESCRIPTION	DATE
PP	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-10-10
WW	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-04-09
XX	ISSUED FOR REVIEW	2025-06-17
YY	ISSUED FOR REVIEW	2025-06-23

Project No: B20390
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Renders

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NORTH ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION - FROM STREET



WEST ELEVATION

PLANWORKS

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Aldergrove Industrial Park
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Lot 8, Plan 1590, Section 24, Township 10, New Westminster District

No.	DESCRIPTION	DATE
1	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-04-10
WW	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-04-09
XX	ISSUED FOR REVIEW	2025-06-17
YY	ISSUED FOR REVIEW	2025-06-23

Project No: B20390
Date: 2025-06-23 4:58:29 PM
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Renders

Sheet No: G.1

A703

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SOUTH ACCESS - FROM STREET

Alder grove Industrial Park
Phase 1

Alder grove - Industrial: 26090 30A Avenue
Township of Langley, BC
Lot 8, Plan 1590, Section 24, Township 10, New Westminster District

NO	DESCRIPTION	DATE
PP	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-10-10
WW	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-04-09
XX	ISSUED FOR REVIEW	2025-06-17
YY	ISSUED FOR REVIEW	2025-06-23

Project No: B20390
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SOUTH SIDEWALK - LOOKING EAST

SOUTH SIDEWALK - LOOKING WEST

Aldergrove Industrial Park
Phase 1

Aldergrove - Industrial: 26090 30A Avenue
Township of Langley, BC
Lot 8, Plan 1590, Section 24, Township 10, New Westminster District

NO	DESCRIPTION	DATE
LN	ISSUED FOR REVIEW	2025-10-29
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XX	ISSUED FOR REVIEW	2025-06-17
YY	ISSUED FOR REVIEW	2025-06-23

Project No: B20390
Date: 2025-06-23 4:58:30 PM
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PLANT SCHEDULE

PMG PROJECT NUMBER: 22-162

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	27	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	6CM CAL; 2M STD; B&B
	45	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	6CM CAL; 1.8M STD; B&B
	19	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B
	33	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6CM CAL; 1.8M STD; B&B
	66	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	2.5M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
GROSS DEVELOPABLE AREA- 9.93 ACRES x 30 REPLACEMENT TREES PER GROSS DEVELOPABLE ACRE
298 REPLACEMENT TREES REQUIRED

190 TOTAL PROPOSED REPLACEMENT TREES
85 PROPOSED CONIFEROUS TREES
105 PROPOSED DECIDUOUS TREES

INDICATES EXTENTS OF 0.6m DEPTH STRUCTURAL SOIL PANEL BENEATH PAVEMENT TO SUPPORT TREE SOIL VOLUMES
EACH TREE REQUIRES 10 CU M OF SOIL; 4 CU M OF STRUCTURAL SOIL REPRESENTS 1 CU M OF SOIL

TREES


ACER PLATANOIDES
CRIMSON SENTRY


PARROTIA PERSICA
'RUBY VASE'


PICEA OMORIKA
'BRUNS'


QUERCUS GREEN PILLAR

FURNISHINGS


WISHBONE BAYSIDE BENCH


WISHBONE SINGLE PEDESTAL ACCESSIBLE TABLE

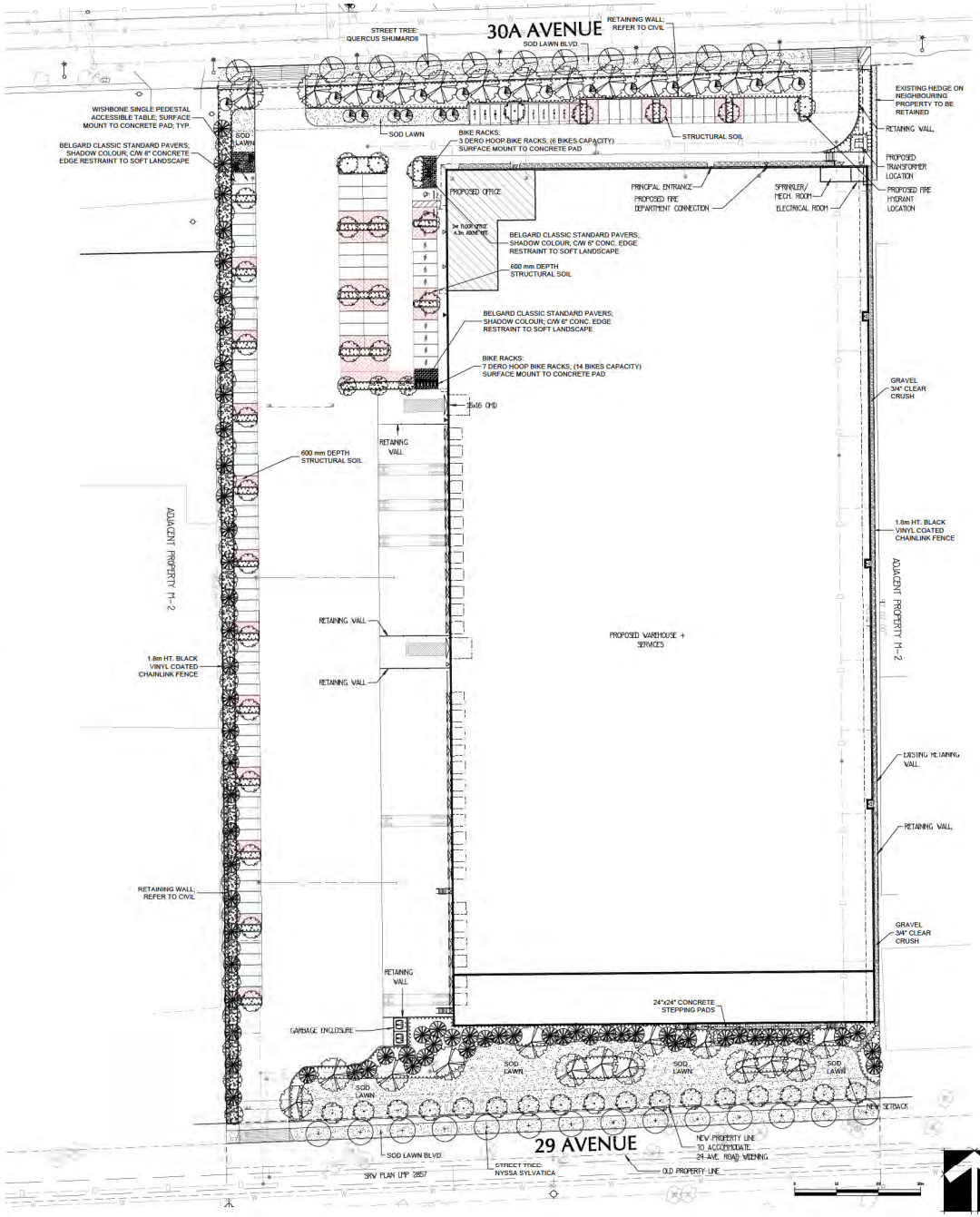

DERO HOOP BIKE RACK

PLANT SCHEDULE STREET TREES

PMG PROJECT NUMBER: 22-162

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	14	NYSSA SYLVATICA	BLACK TUPEKO	6CM CAL; 1.8M STD; B&B
	11	QUERCUS SHUMARDII	SHUMARD OAK	6CM CAL; 1.8M STD; B&B

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SEAL:

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NO.	DATE	REVISION DESCRIPTION	DR.
10	25.JUN.10	ADD TREE MANAGEMENT PLAN	DO
9	25.JUN.16	TOL COMMENTS	DO
8	25.APR.30	NEW SITE PLAN	DO
7	25.APR.03	TOL SUBMISSION	
6	25.MAR.31	NEW SITE PLAN	JR
5	25.MAR.25	NEW SITE PLAN	DO
4	24.JUL.25	REVISE PER NEW SITE PLAN	CI
3	24.JUN.19	TOL RESUBMISSION	
2	23.DEC.06	REVISE PER NEW SITE PLAN	CI
1	23.NOV.14	ISSUE FOR RP	SI

CLIENT:

LORVAL DEVELOPMENTS

PROJECT:

ALDERGROVE INDUSTRIAL PARK - LOT A

26090 30A AVE
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

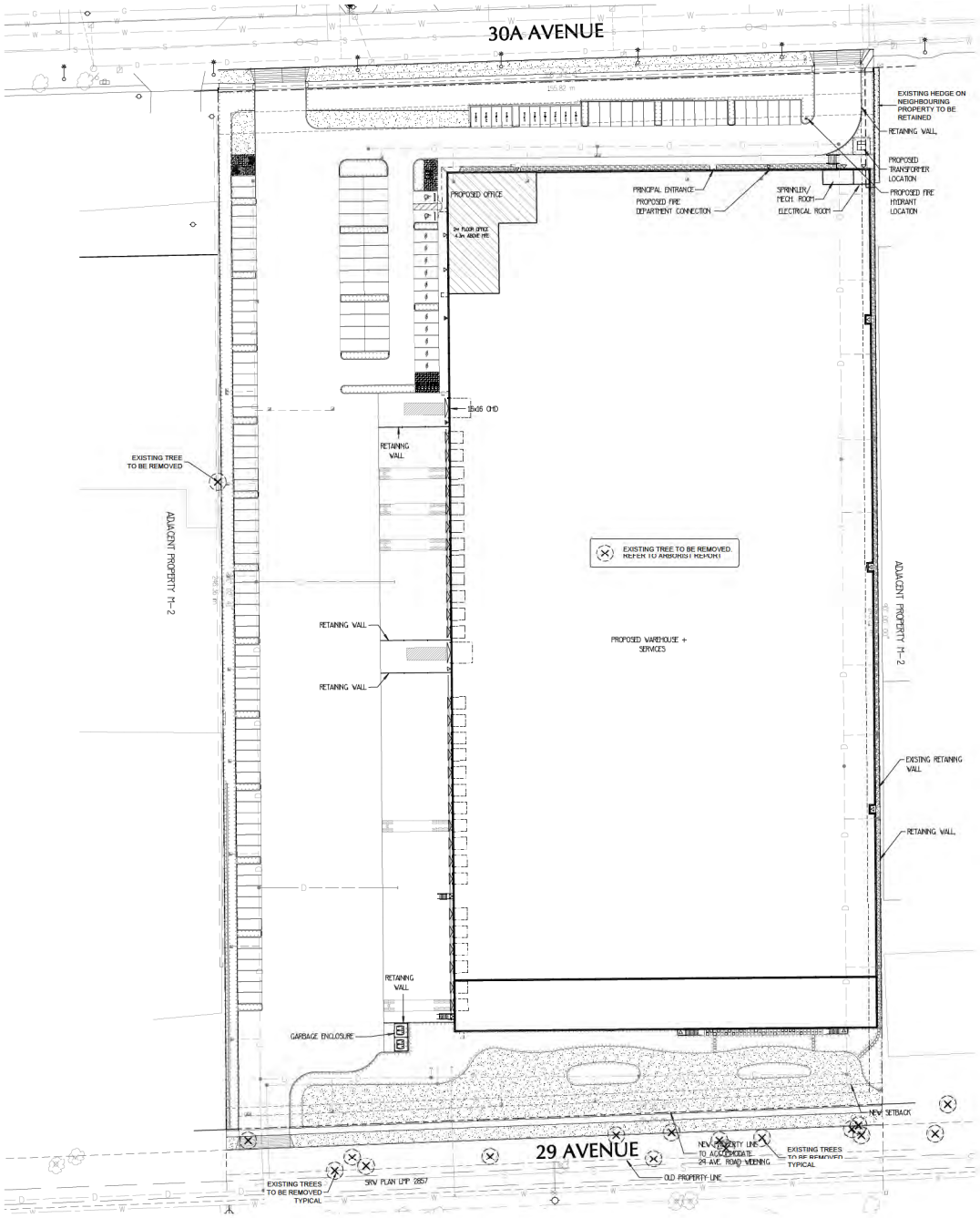
SCHEDULE B

DATE: 23.SEP.19
SCALE: 1:50
DRAWN: CI
DESIGN: CI
CHKD: MCY

DRAWING NUMBER: **L1**
OF 9
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PMG PROJECT NUMBER: **22-162**

22162-11.ZIP



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8	25.APR.30	NEW SITE PLAN	DO
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3	24.JUN.19	TOL RESUBMISSION	
2	23.DEC.06	REVISE PER NEW SITE PLAN	CI
1	23.NOV.14	ISSUE FOR DP	SI

CLIENT:

LORVAL DEVELOPMENTS

PROJECT:

ALDERGROVE INDUSTRIAL PARK - LOT A

26090 30A AVE
LANGLEY, BC

DRAWING TITLE:

TREE MANAGEMENT PLAN

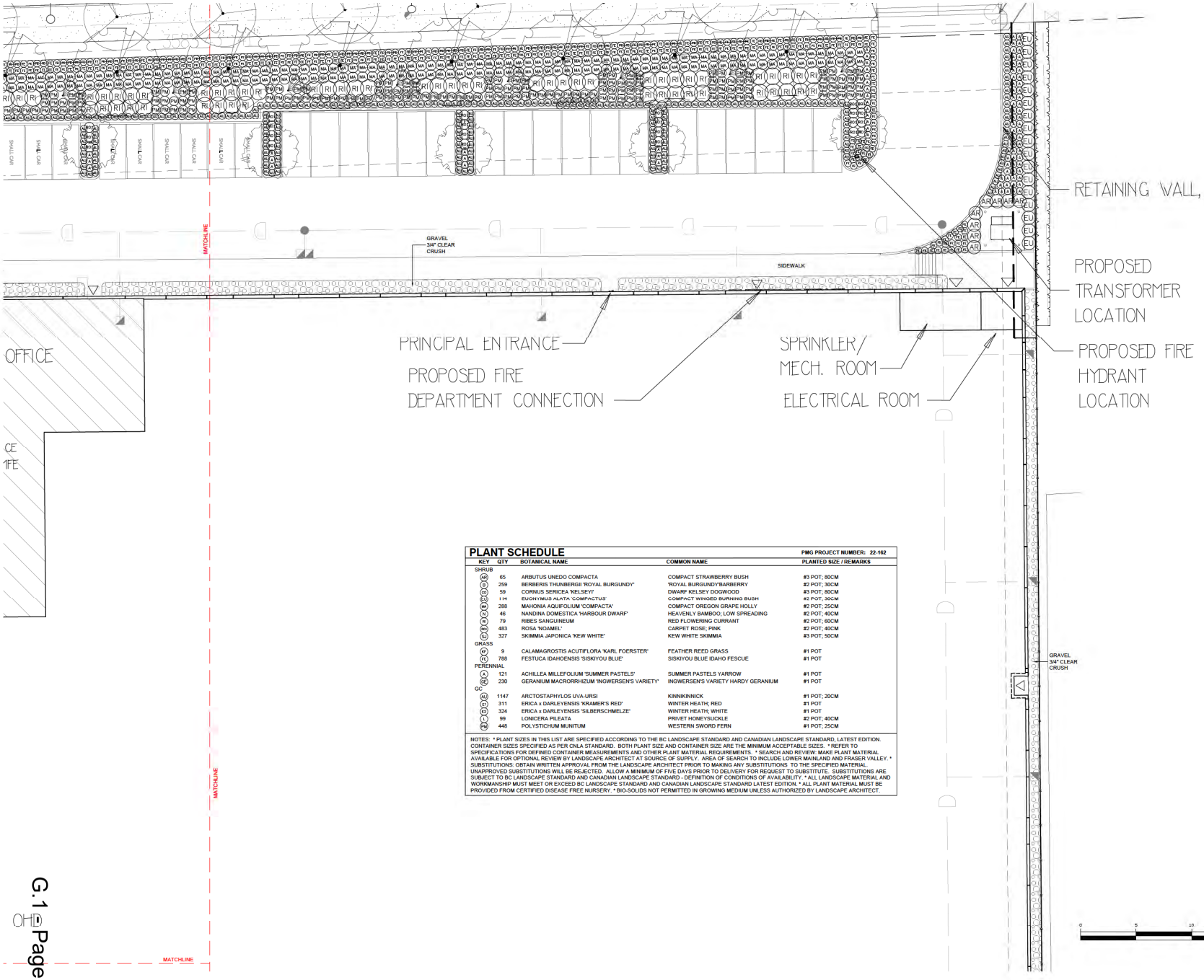
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DESIGN:	CI
CHK'D:	MCY

DRAWING NUMBER: **L2** OF 9

PMG PROJECT NUMBER: 22-162

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G.1



PLANT SCHEDULE

PMG PROJECT NUMBER: 22-162

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AU	65	ARBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
B	259	BERBERIS THUNBERGII 'ROYAL BURGUNDY'	'ROYAL BURGUNDY'BARBERRY	#2 POT; 30CM
CB	59	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#3 POT; 80CM
EC	114	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT, 30CM
MA	288	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#2 POT; 25CM
NC	46	NANDINA DOMESTICA 'HARBOUR DWARF'	HEAVENLY BAMBOO; LOW SPREADING	#2 POT; 40CM
R	79	RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 POT; 60CM
RA	483	ROSA 'NOAMEL'	CARPET ROSE; PINK	#2 POT; 40CM
SJ	327	SKIMMIA JAPONICA 'KEW WHITE'	KEW WHITE SKIMMIA	#3 POT; 50CM
GRASS				
W	9	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
FI	788	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE IDAHO FESCUE	#1 POT
PERENNIAL				
A	121	ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	#1 POT
GE	230	GERANIUM MACRORRHIZUM 'INGWERSEN'S VARIETY'	INGWERSEN'S VARIETY HARDY GERANIUM	#1 POT
GC				
AU	1147	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT; 20CM
E	311	ERICA x DARLEYENSIS 'KRAMER'S RED'	WINTER HEATH; RED	#1 POT
E	324	ERICA x DARLEYENSIS 'SILBERSCHMELZE'	WINTER HEATH; WHITE	#1 POT
L	99	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 40CM
PM	448	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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SEAL:

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NO.	DATE	REVISION DESCRIPTION	DR.
10	25.JUN.10	ADD TREE MANAGEMENT PLAN	DO
9	25.JUN.10	TOL COMMENTS	DO
8	25.APR.10	NEW SITE PLAN	DO
7	25.APR.03	TOL SUBMISSION	
6	25.MAR.31	NEW SITE PLAN	JR
5	25.MAR.25	NEW SITE PLAN	DO
4	24.JUL.25	REVISE PER NEW SITE PLAN	CI
3	24.JUN.19	TOL RESUBMISSION	
2	23.DEC.06	REVISE PER NEW SITE PLAN	CI
1	23.NOV.14	ISSUE FOR RP	SI

CLIENT:

LORVAL DEVELOPMENTS

PROJECT:

ALDERGROVE INDUSTRIAL PARK - LOT A

26090 30A AVE
LANGLEY, BC

DRAWING TITLE:

SHRUB PLAN NORTHEAST

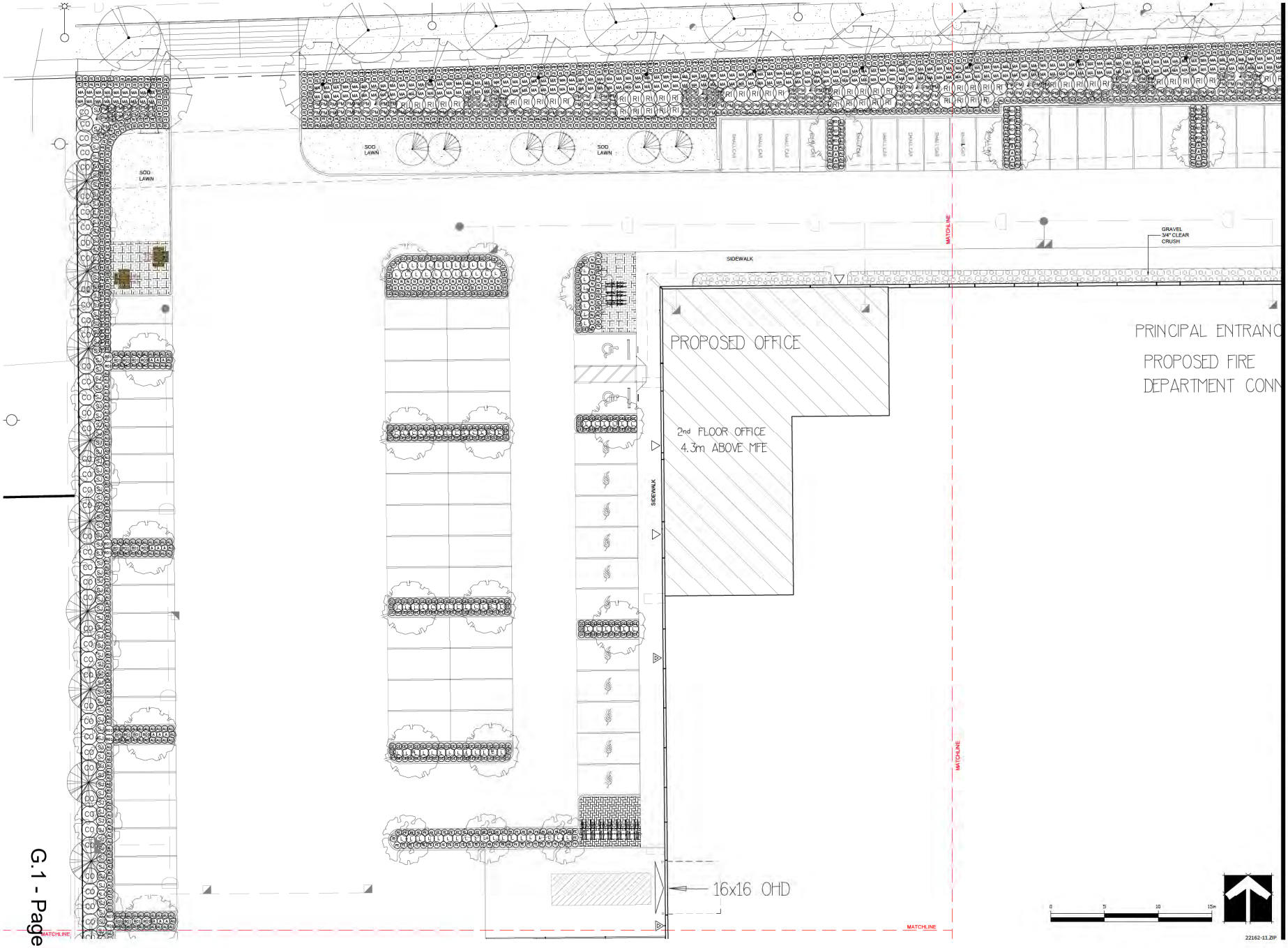
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CHK'D:	MCY

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PMG PROJECT NUMBER: 22-162

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PROJECT:

ALDERGROVE INDUSTRIAL PARK - LOT A

26090 30A AVE
LANGLEY, BC

DRAWING TITLE:

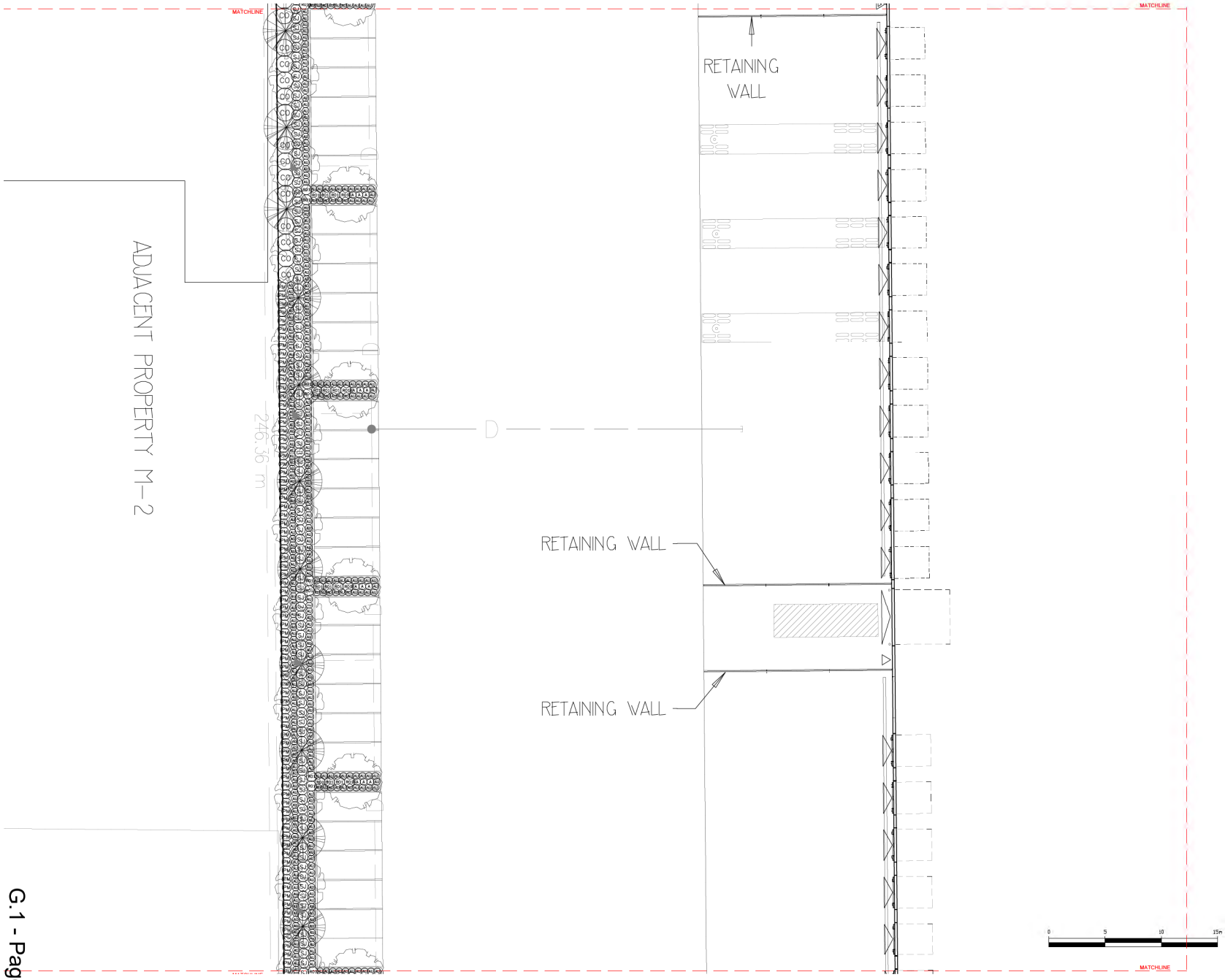
SHRUB PLAN NORTHWEST

DATE: 23.SEP.07
SCALE: 1:150
DRAWN: CI
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5	25.MAR.25	NEW SITE PLAN	DO
4	24.JUL.25	REVISE PER NEW SITE PLAN	CJ
3	24.JUN.19	TOL RESUBMISSION	
2	23.DEC.06	REVISE PER NEW SITE PLAN	CJ
1	23.NOV.14	ISSUE FOR BP	CJ

CLIENT:

LORVAL DEVELOPMENTS

PROJECT:

ALDERGROVE INDUSTRIAL PARK - LOT A

26090 30A AVE
LANGLEY, BC

DRAWING TITLE:

SHRUB PLAN WEST

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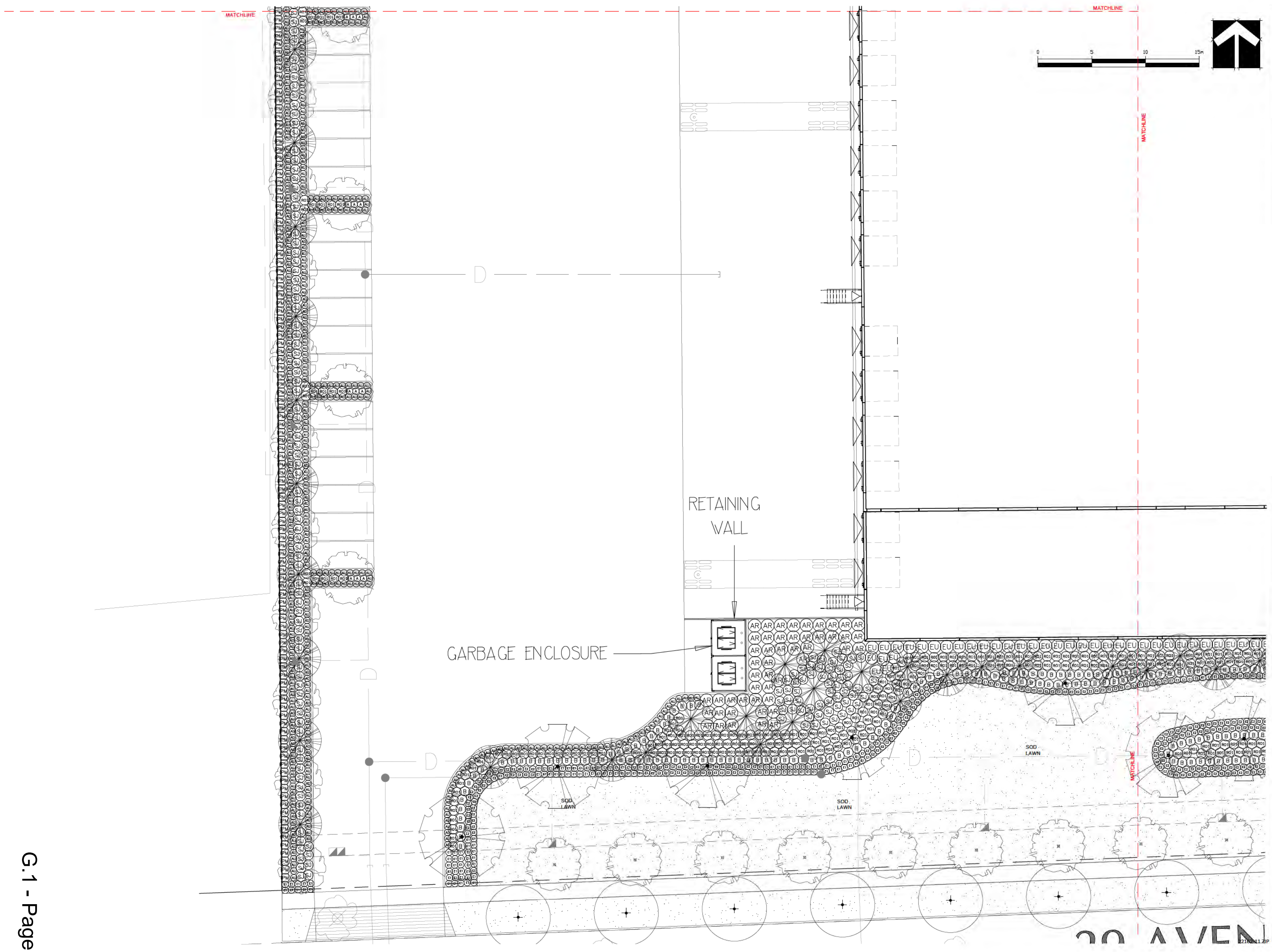
L5

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5	25.MAR.25	NEW SITE PLAN	DO
4	24.JUL.25	REVISE PER NEW SITE PLAN	CJ
3	24.JUN.19	TOL RESUBMISSION	
2	23.DEC.06	REVISE PER NEW SITE PLAN	CJ
1	23.NOV.14	ISSUE FOR DP	CJ

CLIENT:

LORVAL DEVELOPMENTS

PROJECT:

ALDERGROVE INDUSTRIAL PARK - LOT A

26090 30A AVE
LANGLEY, BC

DRAWING TITLE:

SHRUB PLAN SOUTHWEST

DATE: 23.SEP.07
SCALE: 1:150
DRAWN: CJ
DESIGN: CJ
CHK'D: MCY

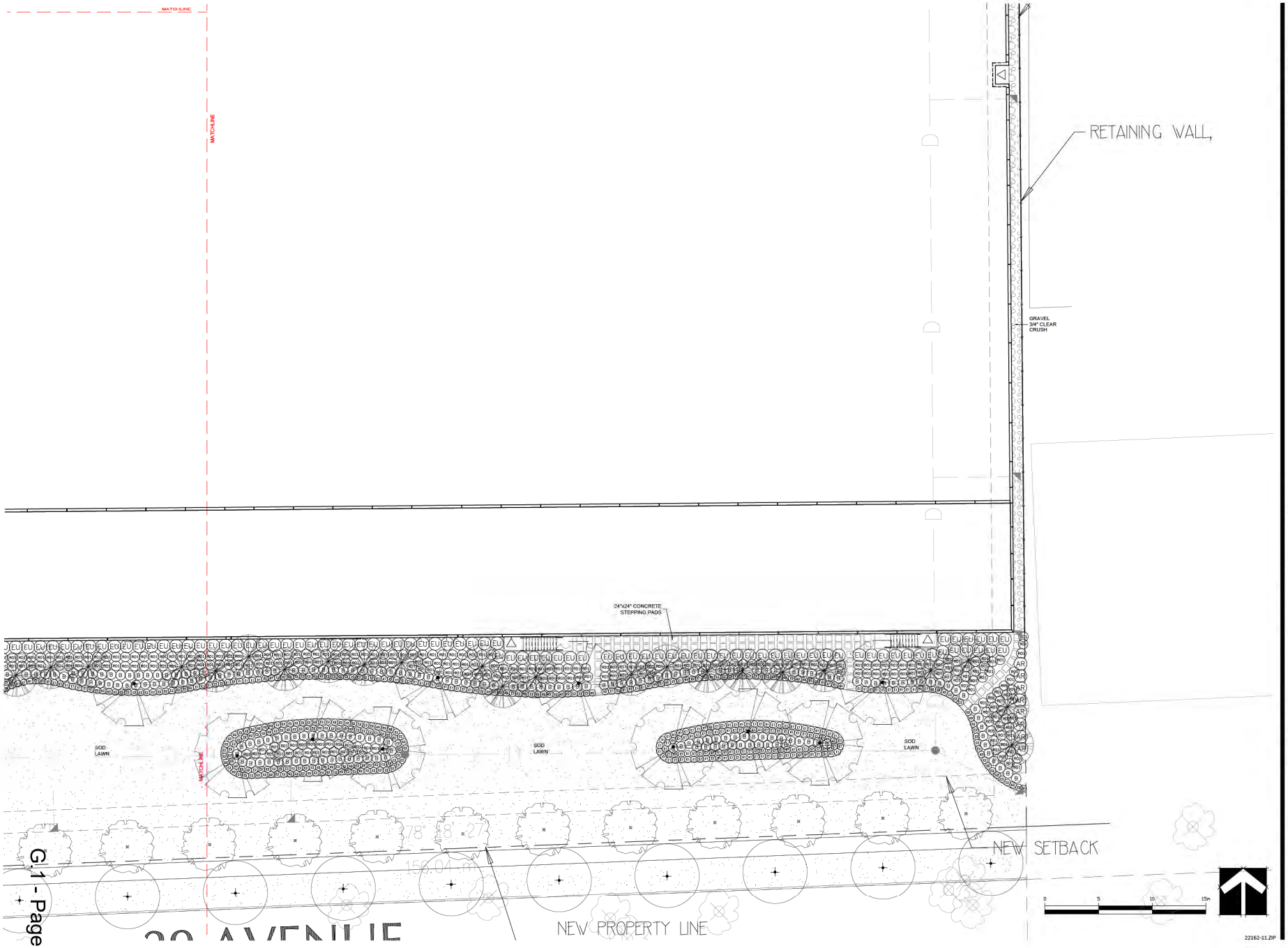
DRAWING NUMBER:

L6

OF 9

PMG PROJECT NUMBER: 22-162

G.1



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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	DR.
10	25.JUN.19	ADD TREE MANAGEMENT PLAN	DO
9	25.JUN.16	TOL COMMENTS	DO
8	25.APR.30	NEW SITE PLAN	DO
7	25.APR.03	TOL SUBMISSION	
6	25.MAR.31	NEW SITE PLAN	JR
5	25.MAR.25	NEW SITE PLAN	DO
4	24.JUL.25	REVISE PER NEW SITE PLAN	CI
3	24.JUN.19	TOL RESUBMISSION	
2	23.DEC.06	REVISE PER NEW SITE PLAN	CI
1	23.NOV.14	ISSUE FOR BP	SI

CLIENT:

LORVAL DEVELOPMENTS

PROJECT:

ALDERGROVE INDUSTRIAL PARK - LOT A

26090 30A AVE
LANGLEY, BC

DRAWING TITLE:

SHRUB PLAN SOUTHEAST

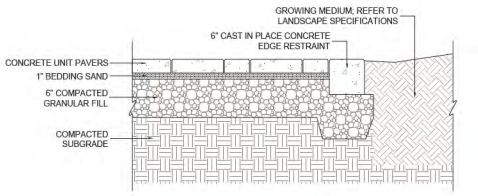
DATE:	23.SEP.07
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DESIGN:	CI
CHK'D:	MCY

DRAWING NUMBER: **L7** OF 9

PMG PROJECT NUMBER: 22-162

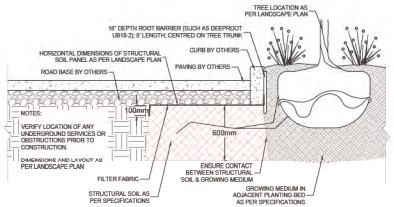
22162-11.ZIP

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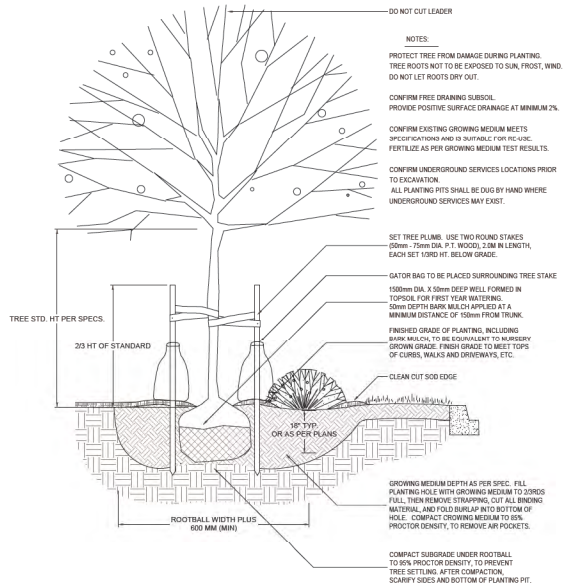


NOTE: PAVERS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS

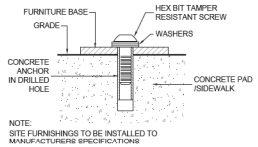
1 - PAVERS ON GRADE
1:10



2 - STRUCTURAL SOIL BENEATH PAVING
1:25



3 - TREE AND SHRUB PLANTING
1:25



NOTE:
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

4 - SITE FURNITURE MOUNTING
NTS

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8	25.APR.10	NEW SITE PLAN	DO
7	25.APR.05	TOL SUBMISSION	
6	25.MAR.31	NEW SITE PLAN	JR
5	25.MAR.25	NEW SITE PLAN	DO
4	24.JUL.25	REVISE PER NEW SITE PLAN	CJ
3	24.JUN.19	TOL RESUBMISSION	
2	23.DEC.06	REVISE PER NEW SITE PLAN	CJ
1	23.NOV.14	ISSUE FOR DP	CJ

CLIENT:

LORVAL DEVELOPMENTS

PROJECT:

ALDERGROVE INDUSTRIAL PARK - LOT A

26090 30A AVE
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 23.SEP.07
SCALE: AS SHOWN
DRAWN: CJ
DESIGN: CJ
CHK'D: MCY

DRAWING NUMBER: **L8** OF 9

22162-11.ZIP

PMG PROJECT NUMBER: **22-162**

GENERAL

1. THE FINAL LOCATION, PLANTING, SPECIES SELECTION AND SIZES SHALL BE COMPLETED TO THE SATISFACTION OF THE MANAGER, GREEN INFRASTRUCTURE SERVICES. THE OWNER IS RESPONSIBLE FOR CONTACTING GREEN INFRASTRUCTURE SERVICES STAFF FOR REVIEW OF PLANTING LOCATIONS AND OF THE STREET TREE SIGNING LOCATIONS – PRIOR TO PLANTING.

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A HIGHWAYS USE PERMIT FROM ENGINEERING DIVISION FOR INSTALLING, LOCKING OR TEMPORARILY STORING STREET TREES AND OTHER MATERIAL WITHIN A HIGHWAY (ROAD RIGHT-OF-WAY) OR IF UNLOADING MAY POTENTIALLY INTERFERE WITH TRAFFIC FLOWS ON PUBLIC ROADS. THIS PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF THE OFF-SITE WORKS (TYPICALLY STREET TREE, BOULEVARD AND GREENWAY PLANTING).

3. USE TREE INSTALLATION DETAIL TLP 23, 24 AND 25

LOCATION OF PLANTING

4. STREET TREES SHALL BE SPACED AS NOTED ON THE DRAWINGS, UNLESS OTHERWISE APPROVED BY MANAGER, GREEN INFRASTRUCTURE SERVICES. TREES SHALL BE SIZED AS NOTED ON THE DRAWINGS AND NO LESS THAN 3.0m IN HEIGHT WITH A MINIMUM CLEAR STEM HEIGHT OF 1.8m TO THE LOWEST BRANCH. ACTUAL TREE NUMBERS, SPACING AND LOCATIONS WILL VARY ACCORDING TO SITE CONDITIONS AND AMENITIES.

5. LOCATIONS SHALL BE IDENTIFIED WITH STAKES OR PAINTED MARKINGS BY THE OWNER. IF UNDERGROUND OBSTRUCTIONS ARE UNCOVERED THESE ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO PLANTING. NOTE: A TREE STAKING REVIEW AND TREE INSPECTION MUST BE REQUESTED BY THE DEVELOPER/CONTRACTOR PRIOR TO TREE PLANTING TAKING PLACE. CONTACT GREEN INFRASTRUCTURE SERVICES STAFF TO SCHEDULE THE REVIEW.

6. NO TREE SUBSTITUTIONS SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE T.O.L. URBAN FORESTRY.

MINIMUM TREE PLANTING CLEARANCES

7. TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:

• STREET LIGHT POLES	6.0m
• UTILITY POLES	3.0m
• EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY	2.0m
• SEWER AND DRAINAGE SERVICE CONNECTION/FIRE HYDRANTS	1.5m
• MANHOLES, VALVE BOXES, WATER SERVICES	1.2m
• BCH LPT/PMT/VISTA SWITCH VAULTS	2.25m

WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF CURB AND FRONT OF THE SIDEWALK, TREES SHALL BE PLANTED A MIN. OF 1.0m FROM BACK OF CURB AND 1.0m FROM BACK OF SIDEWALK

IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0m FROM THE BACK OF THE SIDEWALK AND 2.5m FROM BACK OF CURB.

TREES SHALL BE NO CLOSER TO A ROAD INTERSECTION THAN THE PROJECTION OF AN 8.0m x 8.0m SIGHT TRIANGLE, AS SHOWN IN TLP 26.

CONDITION

8. ALL PLANT MATERIAL SHALL BE OF GOOD HEALTH AND VIGOR WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, DAMAGE OR OTHER OBJECTIONABLE DISFIGUREMENTS.

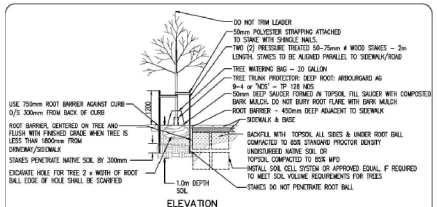
9. ALL PLANT MATERIAL, TOP SOIL, SHIPPING PROCEDURES AND HANDLING PRACTICES SHALL CONFORM TO THE MOST RECENT BC LANDSCAPE STANDARD, SPECIFICATIONS AND GUIDELINES IN FORCE AT THE TIME OF INSTALLATION AND SHALL MEET ALL MINIMUM CRITERIA OF THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW.

10. REFER TO SCHEDULE B, SECTION 12.6 – PROVIDE 10m³ OF APPROVED GROWING MEDIUM PER TREE OR APPROVED EQUIVALENT.

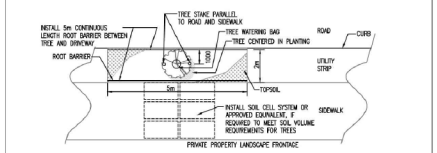
TREE PLANTING NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE APR 2019 | APPROVED | SCALE No. | TLP 22



ELEVATION



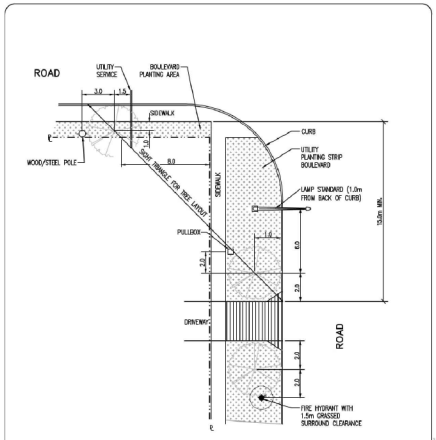
PLAN VIEW

NOTES:
1. CONTACT GREEN INFRASTRUCTURE SERVICES STAFF TO REVIEW PLANTING HOLE EXCAVATION PRIOR TO INSTALLATION OF TOPSOIL.
2. SACKING/BURLAP TO BE LOOSENED AND DROPPED TO THE BOTTOM OF THE PLANTING HOLE. ALL STRING, TWINE, ETC. TO BE REMOVED.
3. ALL WIRE BASKETS SHALL HAVE THE TOP 1/3 OF THE WIRE REMOVED PRIOR TO PLANTING.
4. ALL TREES SHALL BE SINGLE STEMMED.
5. ALL TREES SHALL BE WATERED WITH TREE WATERING BAGS FOR TWO (2) GROWING SEASONS. TREE WATERING BAGS SHALL BE FILLED WITH WATER ONCE EVERY SEVEN (7) DAYS UNLESS STATED OTHERWISE BY CONTRACT. CONTRACTOR IS RESPONSIBLE TO REPLACE DAMAGED OR VANDALIZED TREE WATERING BAGS. TREE WATERING BAGS TO BE REMOVED AFTER WATERING SEASON. WATERING BAG TO REMAIN WITH TREE UNTIL END OF MAINTENANCE PERIOD.
6. PROVIDE 10m³ GROWING MEDIUM PER TREE OR APPROVED EQUIVALENT.

TREE INSTALLATION DETAIL – SOFTSCAPE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE APR 2019 | APPROVED | SCALE No. | TLP 23



TYPICAL TREE SETBACKS/CLEARANCES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE APR 2019 | APPROVED | SCALE No. | TLP 26

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9	25.JUN.16	TOL COMMENTS	DO
8	25.APR.10	NEW SITE PLAN	DO
7	25.APR.05	TOL SUBMISSION	
6	25.MAR.11	NEW SITE PLAN	JB
5	25.MAR.25	NEW SITE PLAN	DO
4	24.JUL.25	REVISE PER NEW SITE PLAN	CJ
3	24.JUN.19	TOL RESUBMISSION	
2	23.DEC.06	REVISE PER NEW SITE PLAN	CJ
1	23.NOV.14	ISSUE FOR DP	CJ

CLIENT:

LORVAL DEVELOPMENTS

PROJECT:

ALDERGROVE INDUSTRIAL PARK - LOT A

26090 30A AVE
LANGLEY, BC

DRAWING TITLE:

T.O.L. LANDSCAPE DETAILS

DATE: 25.JUN.16
SCALE: N.T.S.
DRAWN: CAD
DESIGN: TOL
CHKD:

DRAWING NUMBER: L9 OF 9

PMG PROJECT NUMBER: 22-162

22162-11.ZIP

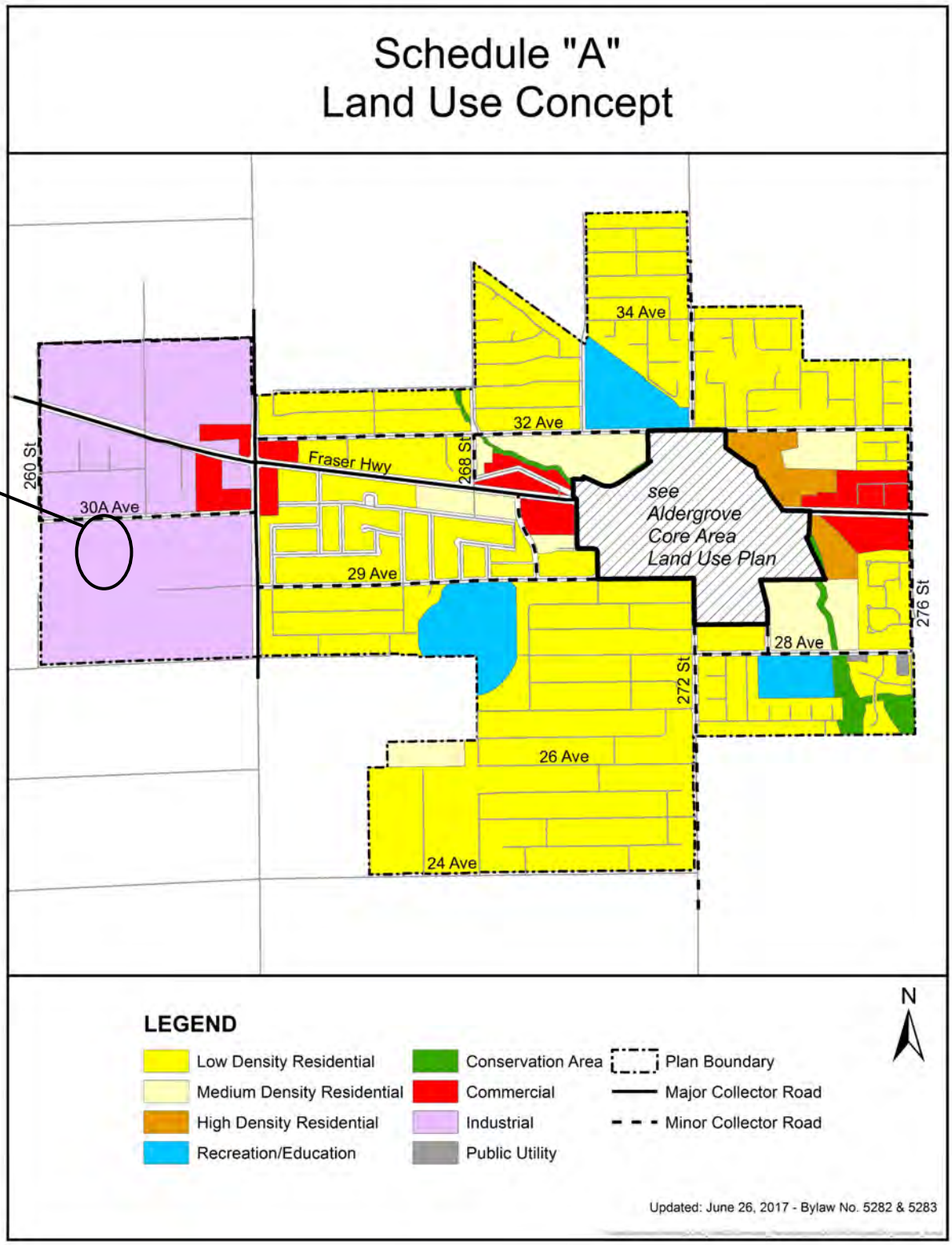
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ATTACHMENT B

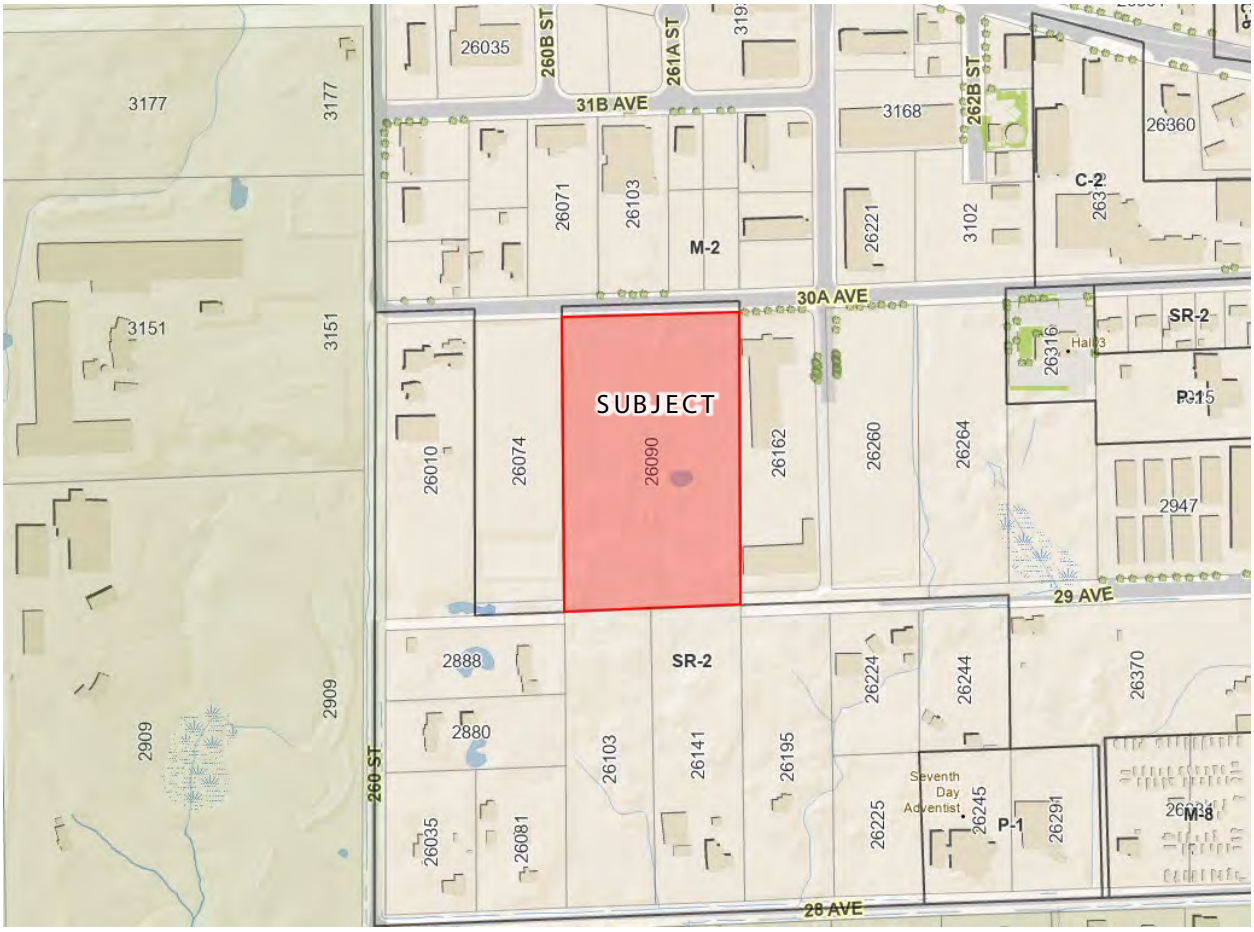


AERIAL CONTEXT MAP

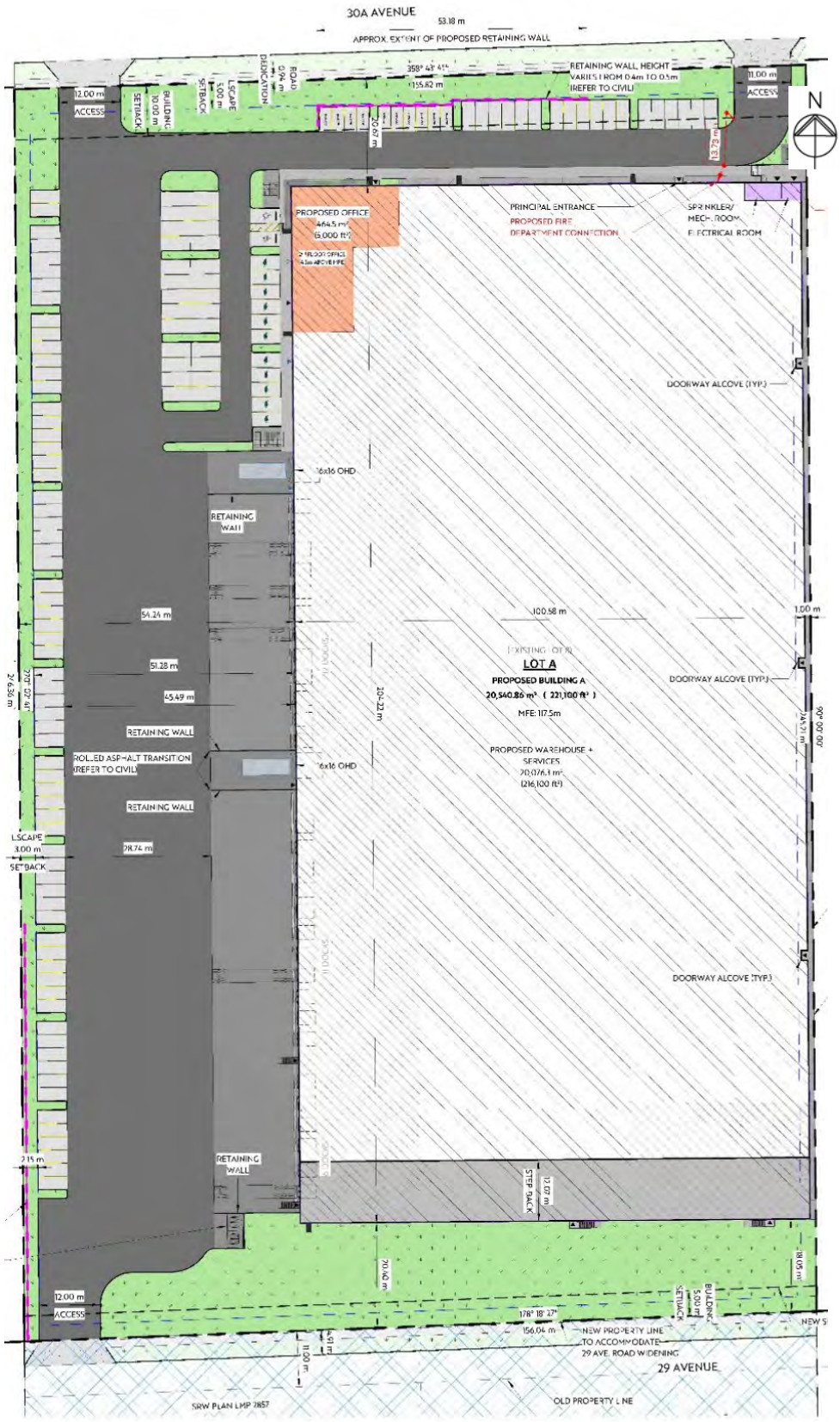
SUBJECT



ALDERGROVE COMMUNITY PLAN



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (LA TERRA DEVELOPMENT LTD.) BYLAW NO. 6174

EXPLANATORY NOTE

Bylaw No. 6174 rezones land located at 26090 – 30A Avenue to General Industrial Zone M-2 to facilitate development of an industrial warehouse building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (LA TERRA DEVELOPMENT LTD.) BYLAW NO. 6174

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 (La Terra Development Ltd.) Bylaw No. 6174”.

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

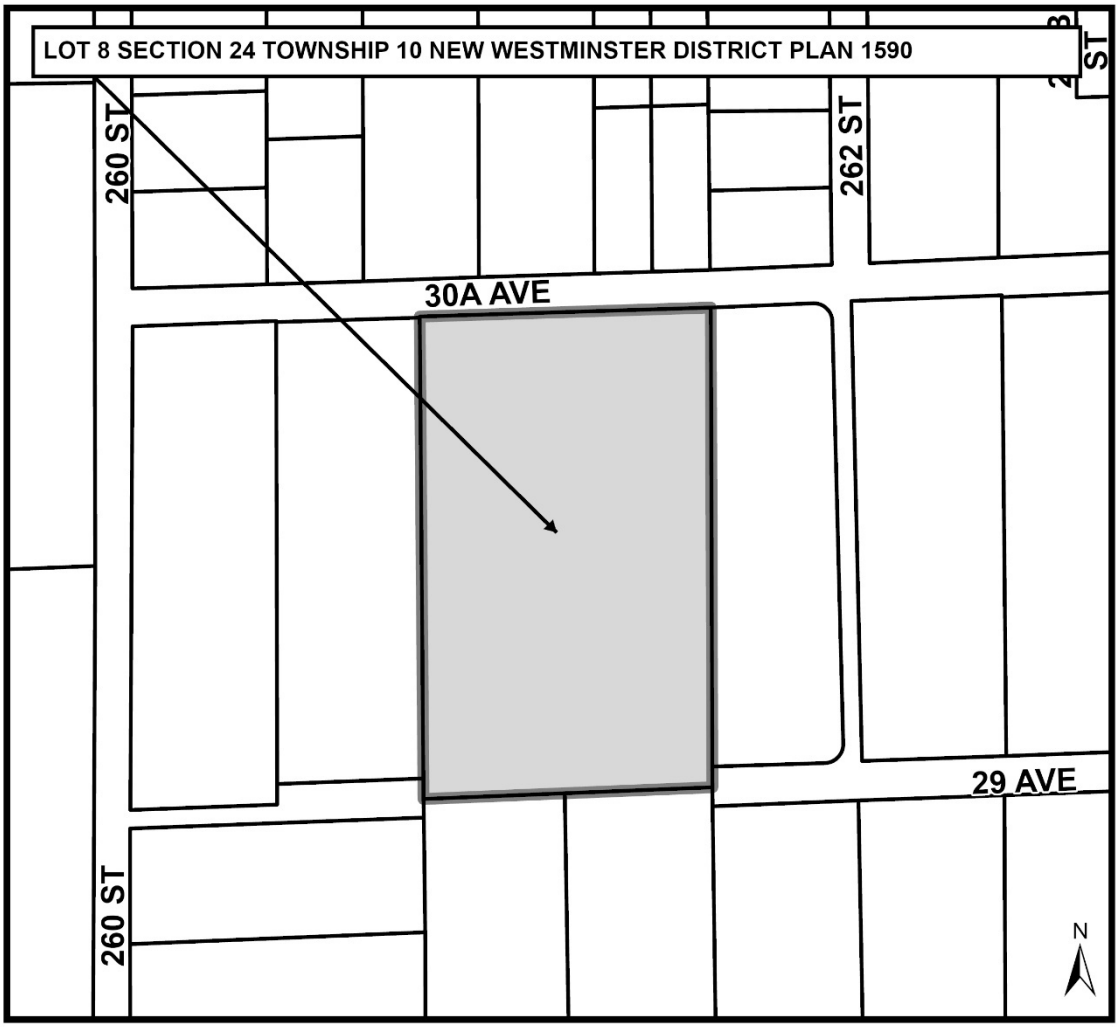
   Lot 8 Section 24 Township 10 New Westminster District Plan 1590

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to General Industrial Zone M-2.

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
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND TRANSIT the		day of		, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6174



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 27, 2026 - REGULAR MEETING	**REPORT:**	26-46
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE:**	LSP00014
SUBJECT:	TENANT PROTECTION BYLAW		

RECOMMENDATIONS:

That Council give first, second and third reading to Tenant Protection Bylaw No. 6214.

That Council give first, second and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6215.

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Tenant Protection Development Permit Area) Bylaw No. 6216.

That Council authorize staff to schedule the required Public Hearing for Bylaw No. 6216.

EXECUTIVE SUMMARY:

At the March 23, 2026 Regular Meeting, Council referred a draft Tenant Relocation Policy to staff for a new Tenant Protection Bylaw (TPB). Accordingly, a TPB has been prepared outlining tenant protection and assistance requirements for property owners and expectations for tenants where the redevelopment of purpose-built rental buildings of five or more units is proposed.

The proposed TPB would be applicable to redevelopment applications proposing demolition or partial demolition of a building. Support proposed for tenants whose tenancy agreement is terminated due to redevelopment includes financial assistance, moving assistance, help with finding new housing and the right of first refusal to units proposed in the redevelopment.

The fundamental difference between the proposed TPB and the draft Tenant Relocation Policy is that the TPB provides the legal authority for the Township to require tenant protections as a condition of a Tenant Protection Development Permit and bylaw enforcement provisions such as civil proceedings, prosecution under the *Offence Act*, ticketing for bylaw violations and enforcement via bylaw notice under the *Local Government Bylaw Notice Enforcement Act*. Amendments to the Bylaw Notice Enforcement Bylaw No. 4703 and Langley Official Community Plan Bylaw No. 1842 are proposed in support of the draft Tenant Protection Bylaw No. 6214.

PURPOSE:

This report responds to Council's direction for staff to prepare a Tenant Protection Bylaw for Council consideration.

BACKGROUND/HISTORY:

At the March 23, 2026 Regular Meeting, Council passed the following resolution:

> *"That the draft Tenant Relocation 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."*

The proposed Tenant Protection Bylaw (TPB) aligns with Bill 16 (2024) that amended the *Community Charter* and the *Local Government Act* (LGA). The legislative changes enable local governments to provide tenant protection for those that may be impacted by redevelopment. The changes give municipalities the option to adopt TPBs. A Provincial Bylaw Manual on TPBs was released in March 2025.

DISCUSSION/ANALYSIS:

The proposed TPB provides the regulatory authority to administer tenant protections through a Tenant Protection Development Permit Area (DPA) and Bylaw Enforcement measures. DPA requirements will be triggered by any proposal to redevelop a purpose-built rental building of five or more units. Failure to comply with the requirements of the TPB is enforceable through fines and ticketing by Bylaw Enforcement and can escalate to an offence punishable on summary conviction to a maximum of $10,000.

Fines for offenses are proposed as follows:

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Failure to update the Township on Tenant Assistance Plan	4.1	$450
• Failure to ensure Tenant Relocation Coordinator compliance	5.1	$450
• Failure to provide notice to Eligible Tenants	6.1	$450
• Failure to update Eligible Tenants	6.2	$450
• Failure to provide financial compensation	7.1	$450
• Failure to provide relocation assistance	8.1	$450
• Failure to provide assistance with moving expenses	8.3	$450
• Failure to provide Right of First Refusal	9.1	$450

The LGA allows municipalities to create a Tenant Protection Development Permit Area (DPA) which requires adherence to TPBs as a condition of receiving a development permit. The Tenant Protection DPA is proposed to be included in the Official Community Plan and applied

Township-wide. The Tenant Protection DPA would be required in cases where redevelopment of a purpose-built building consisting of five or more rental units is proposed for demolition or partial demolition. The benefit of the DPA is that the TPB would be applicable in cases where redevelopment may occur when requiring a rezoning, where Council would have discretion to administer a bylaw rather than a policy.

Respectfully submitted,

Aubrey Jensen,
MANAGER, STATEGIC AND SOCIAL PLANNING
for
COMMUNITY AND POLICY PLANNING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
BYLAW ENFORCEMENT	M. Natt

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TENANT PROTECTION BYLAW NO. 6214

EXPLANATORY NOTE

Bylaw No. 6214 requires tenant protection during residential rental redevelopment of purpose-built rental buildings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TENANT PROTECTION BYLAW NO. 6214

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

PART 1: TITLE

1.1 This Bylaw may be cited for all purposes as “Tenant Protection Bylaw No. 6214”.

PART 2: APPLICATION

2.1 This bylaw does not apply to land affected by the *Manufactured Home Park Tenancy Act*, or residential property with four or less rental units.

2.2 This bylaw applies to redevelopment land designated as being within a ‘Tenant Protection Development Permit Area’, as established by Langley Official Community Plan Bylaw 1979 No. 1842.

PART 3: INTERPRETATION

Interpretation

3.1 In this Bylaw:

(1) words importing the singular number include the plural and vice versa and words importing the neuter gender include the masculine and the feminine genders;
(2) headings given to sections are for convenience of reference only and do not form part of this Bylaw;
(3) unless expressly stated otherwise, a reference to a “section” is a reference to a section in this Bylaw and a reference to a “part” is a reference to a part in this Bylaw; and
(4) unless expressly stated otherwise, a reference to an enactment is a reference to an enactment of British Columbia and its regulations, as amended, revised, consolidated or replaced from time to time, and a reference to a bylaw or policy is a reference to a Township bylaw or policy, as amended, revised, consolidated or replaced from time to time.

Definitions

3.2 In this Bylaw, unless the context otherwise requires:

"**Accepted Final Inspection**" means that no person may occupy or permit occupancy of any building or structure until an accepted final inspection has been undertaken by the Building Inspector and occupancy has been authorized by the Inspector in writing as per the Township of Langley Building Bylaw 2008 No. 4642 as amended or replaced from time to time.

"**CMHC Average Rent**" means current Canadian Mortgage and Housing Corporation reported average monthly rents for the applicable unit size in the Township of Langley.

"**Comparable Unit**" means a Rental Unit with the same number of bedrooms as a tenant's existing Rental Unit with the requirements set forth in Part 9 of this Bylaw.

"**Cooperative Association Act**" means the *Cooperative Association Act*, S.B.C., 1999, c. 28.

"**Development Permit**" means a development permit issued by the Township as related to the 'Tenant Protection Development Permit Area', as established by Langley Official Community Plan Bylaw 1979 No. 1842.

"**Displacement**" means the involuntary relocation of a resident from their current Rental Unit.

"**Effective Date**" means the initial date of when this Bylaw comes into force, which is the date the Bylaw is adopted.

"**Eligible Tenant**" means a tenant of a Rental Unit pursuant to a Tenancy Agreement and residing in the Rental Unit at the time that the Owner submits a land development application to the Township for Redevelopment, but does not include a tenant of a Rental Unit that moves into the Rental Unit after the Owner submits a Redevelopment application to the Township.

"**Final Approval**" means issuance of a Development Permit.

"**Director, Community Development**" means the head of the Township's Community Development Division or their authorized designate.

"**In-Stream**" means, in reference to an application, not determined, rejected or withdrawn and is currently under consideration by the Township and:

a) in the case of a rezoning application, one for which the application has been submitted, the application fees have been paid and all supporting documentation required by the Township has been submitted and accepted by the Township as a legitimate application; and
b) in the case of an application for Development Permit, one for which the application has been submitted, the application fees have been paid and all supporting documentation required by the Township has been submitted and accepted by the Township as a legitimate application.

"**Notice to End Tenancy**" means a notice sent by a landlord to a tenant to end a tenancy pursuant to a Tenancy Agreement by reason of demolition or conversion of a Rental Unit, as permitted under Section 49 of the *Residential Tenancy Act*.

"**Owner**" means, in respect of a Rental Unit that is the subject of a proposed Redevelopment, the registered owner of an estate in fee simple.

"**Redevelopment**" means the intended or actual redevelopment of a property, evidenced by an application for a Development Permit and may include:

a) demolition of the building containing the Rental Unit for the purpose of constructing a new structure on the parcel on which the property was located; or
b) partial demolition of the building containing the Rental Unit to the extent that one or more Rental Units within the building are completely and irreversibly destroyed.

"**Rental Unit**" means residential living accommodation rented to a tenant pursuant to a Tenancy Agreement, and includes any associated common areas, services, facilities and other amenities to which the tenant has access and explicitly excludes any unit located in an establishment providing tourist accommodations, including but not limited to hotels and motels, whether or not that unit is intended to be used for tourist accommodation.

"**Replacement Unit**" means a Comparable Unit constructed to replace an existing Rental Unit adhering to the requirements set out in Part 10 of this Bylaw.

"**Residential Tenancy Act**" means the *Residential Tenancy Act*, S.B.C. 2002, c. 78.

"**Right of First Refusal**" means the right of an Eligible Tenant to the first opportunity to enter into a new Tenancy Agreement to rent a Replacement Unit once Redevelopment is complete and before the Owner offers the unit to another prospective tenant.

"**Same Community**" is defined as:

a) within a three kilometres radius from the Rental Unit; or

b) within the same community, having regard to the Township of Langley's communities, the boundaries of which are to be determined and amended by the Township from time-to-time.

"**Tenancy Agreement**" has the meaning defined in section 63.1 of the *Community Charter*, S.B.C., 2003, c. 26.

"**Tenant Assistance Plan**" means a completed plan for tenant assistance, in the form prescribed by the Township, adhering to the requirements set out in Part 5 of this Bylaw.

"**Tenant Relocation Coordinator**" means an individual responsible for managing the relocation process, on behalf of the Owner, including communications and assistance, for Eligible Tenants facing Displacement.

"**Township**" means the Corporation of the Township of Langley.

Severability

3.3 If a section, subsection or clause in this Bylaw is held to be invalid by a court of competent jurisdiction, then that invalid portion will be severed and the remainder of this Bylaw will be deemed to have been adopted without the invalid and severed section, subsection or clause.

PART 4: APPLICATION

4.1 This bylaw applies to the Redevelopment of Rental Units in buildings that contain five or more Rental Units owned by the same Owner that will result in Displacement of tenants.

4.2 This bylaw does not apply to:

a) property governed by the *Manufactured Home Park Tenancy Act*;
b) property owned or operated by a public housing body prescribed in the *Residential Tenancy Act* and its Regulations;
c) non-profit housing co-operatives within the meaning of *the Cooperative Association Act*; or
d) provincial, city, regional, or Indigenous government authorities.

4.3 All Eligible Tenants are eligible for protections under this Bylaw.

PART 5: TENANT ASSISTANCE PLAN

5.1 An Owner must submit a Tenant Assistance Plan as part of their application for Redevelopment which must include the following in relation to Eligible Tenants:

a) tenant eligibility information including tenant and Rental Unit description and details;
b) communication of notices and information;
c) financial compensation;
d) relocation assistance; and
e) Right of First Refusal.

5.2 An Owner must provide the following to the Township regarding the implementation of the Tenant Assistance Plan:

a) an interim tenant assistance report that complies with this Bylaw prior to Final Approval;
b) a final tenant assistance report that complies with this Bylaw prior to an Accepted Final Inspection; and
c) any updated information and records required by the Director, Community Development or their authorized delegate, having regard to the information required pursuant to Section 4.1 of this bylaw.

PART 6: TENANT RELOCATION COORDINATOR

6.1 An Owner must designate a Tenant Relocation Coordinator and ensure that the Tenant Relocation Coordinator implements the Tenant Assistance Plan.

6.2 For Redevelopments involving the demolition of 50 or more Rental Units, an Owner must retain a third-party Tenant Relocation Coordinator unless otherwise approved by the Township, having regard to capacity limitations.

6.3 Throughout the Redevelopment process, the Owner must ensure that the Tenant Relocation Coordinator:

a) is available to answer questions by phone and email at regular and consistent hours, with prompt response times for emails and phone messages;
b) maintains complete records of communication with Eligible Tenants; and
c) maintains complete records of compensation and relocation assistance provided to Eligible Tenants including options, offers and acceptances of alternate housing.

PART 7: NOTICE AND INFORMATION

7.1 An Owner must provide initial notice to Eligible Tenants regarding the Redevelopment proposal. This initial notice must:

a) be delivered to all Eligible Tenants as paper copy no later than two weeks after a complete application is received by the Township, and
b) include a tenant information package, including details of the financial compensation and relocation assistance, as prescribed by the Township.

7.2 No less frequently than every six months, commencing upon the provision of initial notice, an Owner must provide Eligible Tenants updates throughout the relocation and Redevelopment process. Updates must include the following, as applicable:

a) notice of Council meetings related to the application;
b) public hearing dates;
c) Council decisions regarding the application;
d) significant changes to the development process timeline;
e) status of Replacement Units, including on or about the date that is six months prior and on or about the date that is forty-five days prior to the Owner's anticipated Accepted Final Inspection; and
f) any other information, record, or update that the Director, Community Development, determines may be relevant or applicable to the Eligible Tenant, having regard to this Bylaw.

PART 8: FINANCIAL COMPENSATION

8.1 An Owner must provide each Eligible Tenant with financial compensation equivalent to the requirements outline below based on the monthly rent for the Rental Unit set out in the Tenancy Agreement as a lump sum payment, free rent, or a combination, at the option of the Eligible Tenant which compensation, unless otherwise agreed to by the Eligible Tenant, must be provided at least three months prior to the expiry or termination of the Tenancy Agreement:

- 0 to 5 years = 3 months rent
- 6 to 10 years = 4 months rent
- 11 to 15 years = 6 months rent
- 16 + years = 10 months rent

PART 9: RELOCATION ASSISTANCE

9.1 An Owner must provide each Eligible Tenant assistance in finding a minimum of three options of Comparable Units in the Township of Langley. Unless otherwise agreed between an Eligible Tenant and Owner, a Comparable Unit must:

a) be in the Same Community as the existing Rental Unit;
b) have a rent that is a maximum of either 10% above the CMHC Average Rent or the Eligible Tenant's current rent, whichever is greater; and
c) meet the Eligible Tenant's needs, including affordability, accessibility, household size, and pet friendly accommodations.

In the case of a single-phase Redevelopment, assistance must be provided to all Eligible Tenants prior to Final Approval. In the case of multi-phased Redevelopment projects, assistance must be provided to Eligible Tenants that are impacted by each phase prior to Final Approval of the detailed Development Permit for such phase.

9.2 An Eligible Tenant may request additional assistance. Unless otherwise agreed by an Eligible Tenant, an Owner must connect Eligible Tenants reasonably requiring and requesting additional assistance with appropriate non-profit housing providers, health service agencies, or social service agencies. Eligible Tenants requiring additional assistance may include, without limitation, low-income households, persons with a disability, seniors and recent immigrants.

9.3 An Owner must provide fixed amounts of help to assist with moving expenses based on unit bedroom count to:

- Studio / One bedroom = $1,000
- Two bedroom = $1,250
- Three bedroom plus = $1,500

PART 10: RIGHT OF FIRST REFUSAL

10.1 An Owner must provide Eligible Tenants with the Right of First Refusal to rent a Replacement Unit at a maximum of 10% below CMHC Average Rent.

PART 11: OFFENCES AND PENALTIES

11.1 Any person who contravenes, suffers or permits any act or thing to be done in contravention of, or neglects to do or refrains from doing anything required to be done pursuant to any provision of this Bylaw or any notice issued pursuant hereto, commits an offence punishable on summary conviction, and shall be liable to a fine of not less than $100 and not exceeding $10,000.

11.2 A person who commits an offence under this Bylaw is subject to any remedies or penalties available to the Township under provincial law including, but not limited to, a bylaw notice fine issued under the Bylaw Notice Enforcement Bylaw 2008 No. 4703, as amended or replaced.

11.3 Where an offence is a continuing offence, each day that the offence is continued shall constitute a separate and distinct offence.

PART 12: EFFECTIVE DATE AND TRANSITIONAL PROVISIONS

12.1 This Bylaw will come into force on the Effective Date.

12.2 This bylaw is in effect except in the case of land development applications for Redevelopment that are In-Stream on the Effective Date.

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6215

EXPLANATORY NOTE

Bylaw No. 6215 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by providing fine amounts and offences relating to Tenant Protection Bylaw No. 6214.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6215

A Bylaw to Amend the Bylaw Notice Enforcement Bylaw No. 4703.

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 "Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6215".

2. The "Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703" as amended is further amended by adding the following as part of Schedule "A":

Township of Langley Tenant Protection Bylaw No. 6214

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Failure to update the Township on Tenant Assistance Plan	4.1	$450
• Failure to ensure Tenant Relocation Coordinator compliance	5.1	$450
• Failure to provide notice to Eligible Tenants	6.1	$450
• Failure to update Eligible Tenants	6.2	$450
• Failure to provide financial compensation	7.1	$450
• Failure to provide relocation assistance	8.1	$450
• Failure to provide assistance with moving expenses	8.3	$450
• Failure to provide Right of First Refusal	9.1	$450

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (TENANT PROTECTION DEVELOPMENT PERMIT AREA) BYLAW NO. 6216

EXPLANATORY NOTE

Bylaw No. 6216 amends the Official Community Plan by adding a Tenant Protection Development Permit Area relating to Tenant Protection Bylaw No. 6214.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (TENANT PROTECTION DEVELOPMENT PERMIT AREA) BYLAW NO. 6216

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 (Tenant Protection Development Permit Area) Bylaw No. 6216".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842" as amended is further amended by:

   a) Amending the Table of Contents to add "SCHEDULE 5 DEVELOPMENT PERMIT AREA: TENANT PROTECTION" after Schedule 4.

   b) Adding SCHEDULE 5: TENANT PROTECTION DEVELOPMENT PERMIT AREA as follows:

SCHEDULE 5: TENANT PROTECTION DEVELOPMENT PERMIT AREA

As one of the fastest growing municipalities in BC, the Township of Langley is rapidly evolving. The Township's Official Community Plan which supports sustainable development, including population and employment growth, flexible, affordable and mixed housing options and access to servicing and community infrastructure.

A potential risk of growth within existing neighbourhoods is the redevelopment of older housing stock. Redevelopment of these properties can lead to displacement of long-term residents. Displacement can challenge residents in finding new housing that is affordable, especially in a difficult housing market.

Section 488(1)(k) of the *Local Government Act* allows for the mitigation of the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment or a proposed redevelopment, as those terms are defined under Section 63.1 of the *Community Charter*.

GUIDELINES

1. Compliance with Tenant Protection Bylaw No. 6214, as amended or replaced.
   1.1 Redevelopment to be in accordance with the Township of Langley Tenant Protection Bylaw No. 6214, as amended or replaced, including requirements for:

- Financial Compensation
- Relocation Assistance
- Submission of a Tenant Assistance Plan

PROPERTIES AFFECTED

A development permit addressing the tenant protection guidelines must be approved, where alteration of a building or structure results in the complete or partial demolition of one or more rental units in a building or structure consisting of five or more units

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

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: APRIL 27, 2026 - REGULAR MEETING **REPORT:** 26-41
FROM: FINANCE DIVISION **FILE:** 1700-80
SUBJECT: 2026 LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW FOR UNIVERSAL SERVICES

RECOMMENDATION:

That Council give first, second and third reading to the Langley Annual Rates and Tax Collection Bylaw No. 6213.

EXECUTIVE SUMMARY:

The *Community Charter*, Section 197 (1), requires Council to adopt a bylaw imposing general variable tax levies for the current year before May 15, 2026, and after the adoption of the Five-Year Financial Plan**.**

The Langley Annual Rates and Tax Collection Bylaw No. 6213 provides for a total of 3.97% property tax revenue increase.

The household impact of the increase for 2026 is $108.15 as shown below:

UNIVERSAL SERVICES – Property Tax Changes	%	Annual Change $	Monthly Change $
Parks	0.60	16.36	1.36
Transportation (Roads)	(0.96)	(26.05)	(2.17)
General Tax – Fire Services	1.35	36.68	3.06
General Tax – Police Services	0.73	19.95	1.66
General Tax – All Other	2.25	61.21	5.10
Universal Services Property Taxes	**3.97%**	**$108.15**	**$9.01**

The Langley Annual Rates and Tax Collection Bylaw No. 6213 - Columns "A", "B", “C”, “D”, “E”, “F” and "G" of Schedule "A" attached, identify the tax rates which are required to generate the revenue reflected in the 2026 component of the Langley 2026 – 2030 Five Year Financial Plan Bylaw No. 6207.

PURPOSE:

The purpose of this report is to bring forward the Langley Annual Rates and Tax Collection Bylaw No. 6213 for the first three readings.

DISCUSSION/ANALYSIS:

The Langley Annual Rates and Tax Collection Bylaw No. 6213 provides for a total of 3.97% property tax revenue increase.

The household impact of the increase for 2026 is $108.15 as shown below:

UNIVERSAL SERVICES – Property Tax Changes	%	Annual Change $	Monthly Change $
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Transportation (Roads)	(0.96)	(26.05)	(2.17)
General Tax – Fire Services	1.35	36.68	3.06
General Tax – Police Services	0.73	19.95	1.66
General Tax – All Other	2.25	61.21	5.10
Universal Services Property Taxes	**3.97%**	**$108.15**	**$9.01**

Property tax revenue is used to fund:

- Ongoing operating expenses: salaries, long-term contract increases, and debt repayments.
- Regular and preventive asset maintenance required to realize optimal lifecycle costs.
- Operating costs associated with new capital inventory constructed or from development.

In accordance with the *Community Charter*, Council is responsible for establishing 2026 tax rates in the following areas:

- Municipal Services (General, Protective Services, Parks, Transportation and Stormwater).
- Library Levy.
- Metro Vancouver Regional District Levy.

The Langley Annual Tax Rates & Collection Bylaw No. 6213 - Columns "A", "B", “C”, “D”, “E”, “F” and "G" of Schedule "A" attached, identify the tax rates which are required to generate the revenue reflected in the 2026 component of the Langley 2026– 2030 Five Year Financial Plan Bylaw No. 6207.

General Municipal Property Taxes
(Schedule A, Column A)
Based on the Revised Assessment Roll, the recommended 2026 general tax rates will generate $76,539,319 in General Revenue. For a typical household the property tax equates to approximately $1,073 for the year ($89.42 per month) which is comprised of Facility Management, Community Development, Recreation & Culture, Corporate Administration, Finance, Human Resources and Stormwater.

Fire Services Property Taxes
(Schedule A, Column B)
Based on the Revised Assessment Roll, the recommended 2026 fire services tax rates will generate $31,248,335 in General Revenue. For a typical household the property tax equates to approximately $438 for the year ($36.50 per month).

Police Services Property Taxes
(Schedule A, Column C)
Based on the Revised Assessment Roll, the recommended 2026 police services tax rates will generate $46,141,164 in General Revenue. For a typical household the property tax equates to approximately $647 for the year ($53.92 per month).

Parks Service Levy
(Schedule A, Column D)
Based on the Revised Assessment Roll, the recommended 2026 Parks Service levy will generate $17,158,231 in Parks Service revenue. This levy equates to approximately $241 for the year ($20.08 per month) for a typical household. The Parks Utility provides funding for the design, development, operation and maintenance of the Township's parks and open space system.

Transportation Service Levy
(Schedule A, Column E)
Based on the Revised Assessment Roll, the recommended 2026 Transportation levy will generate $30,524,064 in Transportation Utility revenue. This levy equates to approximately $428 for the year ($35.67 per month) for a typical household.

Library Levy
(Schedule A, Column F)
Based on the revised assessment roll, the recommended 2026 Library levy rates will generate $8,594,133 in Library revenue. This levy equates to approximately $120 for the year ($10.00 per month) for a typical household.

Metro Vancouver Regional District Levy
(Schedule A, Column G)
The Municipality's tax rates for the Metro Vancouver Regional District levy are calculated by allocating the total amount required to be raised to the various property classes using the Hospital Assessment base, applied to Provincially established tax rate ratios (class multiples).

The Metro Vancouver Regional District Levy requisition for 2026 is $5,690,956, a decrease of 10.9% over the 2025 requisition of $6,390,272.

Respectfully submitted,

Karamjit Mahil
MANAGER, FINANCIAL PLANNING
for
FINANCE DIVISION

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

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW NO. 6213

EXPLANATORY NOTE

Bylaw No. 6213 provides for the 2026 levying of rates for General Municipal, Fire, Police, Parks, Transportation, Regional Library and Greater Vancouver Regional District purposes.

The bylaw is a requirement of Section 197 of the *Community Charter*. The *Community Charter* states that this bylaw must be adopted after adoption of the Five-Year Financial Plan and must be adopted by May 15th of each year.

Sections 233 to 236 of the Community Charter outline the process for establishing an Alternative Municipal Tax Collection Scheme, including penalties to be applied in relation to payments made after specified tax due dates established by such bylaw.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW NO. 6213

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

1. This bylaw may be cited for all purposes as the "Langley Annual Rates and Tax Collection Bylaw No. 6213.

2. The following rates are hereby imposed and levied for the year 2026:

a) For general purposes, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "A" of Schedule "A" attached.

b) For general purposes, on the value of land and improvements taxable for general fire purposes, rates appearing in Column "B" of Schedule "A" attached.

c) For general purposes, on the value of land and improvements taxable for general police purposes, rates appearing in Column "C" of Schedule "A" attached.

d) For purposes of the Parks Utility, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "D" of Schedule "A" attached.

e) For purposes of the Transportation Utility, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "E" of Schedule "A" attached.

f) For Library purposes, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "F" of Schedule "A" attached.

g) For the Greater Vancouver Regional District purposes, on the value of land and improvements taxable for hospital purposes, rates appearing in Column "G" of Schedule "A" attached.

3. The minimum amount of taxation upon a parcel of real property shall be One Dollar ($1.00).

4. On the second business day in July 2026, the Township Collector will add a 5% penalty to the current year's unpaid taxes, for each parcel of land and its improvements on the property tax roll for which taxes have not been paid. The unpaid taxes, together with the 5% penalty added, will be deemed taxes of the current year due upon those lands and improvements.

5. On the fourth business day in September 2026, the Township Collector will add an additional 5% penalty to the current year's unpaid taxes, for each parcel of land and its improvements on the property tax roll for which taxes have not been paid (exclusive of the 5% penalty authorized by section 4).

6. Where a penalty in accordance with section 4 would otherwise be applied, and a property owner is eligible and claims the current year home owner grant, to the Province of BC on or before September 3, 2026, the penalty of 5% will not be applied to the portion of the taxes which is equal to the current year home owner grant amount. If the home owner grant is claimed after September 3, 2026, all penalties in section 4 and 5 will apply to the home owner grant amount.

7. Pursuant to sections 235 and 236 of the *Community Charter*, the alternative municipal tax collection scheme shall apply unless a property owner makes an election under section 236 on or before July 2, 2026.

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

_____ Mayor _____ Township Clerk

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW NO. 6213

SCHEDULE A

Rates per $1,000 of Assessment Value

Property Class	Property Class Description	A General Purposes	B General Purposes - Fire	C General Purposes - Police	D Parks Purposes	E Transportation Purposes	F Library	G Metro Vancouver Regional District
1	Residential	0.7302	0.2981	0.4402	0.1637	0.2912	0.0820	0.05396
2	Utility	8.8754	3.6239	5.3503	1.9897	3.5395	0.9964	0.18885
3	Supportive Housing	0.7302	0.2981	0.4402	0.1637	0.2912	0.0820	0.05396
4	Major Industrial	1.2562	0.5129	0.7572	0.2816	0.5010	0.1410	0.18345
5	Light Industrial	1.3785	0.5629	0.8310	0.3090	0.5498	0.1548	0.18345
6	Business & Other	2.1311	0.8701	1.2847	0.4777	0.8499	0.2392	0.13219
8	Recreation/ Non Profit	1.1096	0.4531	0.6689	0.2487	0.4425	0.1246	0.05396
9	Farm	5.5251	2.2559	3.3306	1.2386	2.2034	0.6203	0.05396

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661
AMENDMENT (662834 BC LTD.) BYLAW 2018 NO. 5409

EXPLANATORY NOTE

Bylaw 2018 No. 5409 amends the Rural Plan by deleting the subject site (located at 5028 - 224 Street and the unconstructed road allowance immediately south) from the Rural Plan area, and amends the Murrayville Community Plan by extending the Plan Boundary to include the subject site, designating the site “Commercial” and including the site in Development Permit Area “B”.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661
AMENDMENT (662834 BC LTD.) BYLAW 2018 NO. 5409

A Bylaw to amend Township of Langley Official Community Plan Bylaw 1979 No. 1842
Amendment (Rural Plan) Bylaw 1993 No. 3250
Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661

WHEREAS it is deemed necessary and desirable to "Township Langley Official Community Plan Bylaw 1979 No. 1842" as amended;

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

1. This Bylaw may be cited for all purposes as "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (662834 BC Ltd.) Bylaw 2018 No. 5409".

2. The "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250" as amended is further amended by revising Map 1 to include within the "Urban Boundary" and removing from the "Agricultural/ Countryside" designation the lands described as:

   Portion of: Parcel D (L84696E) of Parcel C (33858C), Southwest Quarter Section 5 Township 11 New Westminster District; and Unconstructed Road Immediately South

   as shown delineated on Schedule "A" attached to and forming part of this Bylaw.

3. The "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 as amended is further amended with respect to lands described as:

   Portion of: Parcel D (L84696E) of Parcel C (33858C), Southwest Quarter Section 5 Township 11 New Westminster District; and Unconstructed Road Immediately South

   a) By amending Map 1 to include the lands in the Plan Boundary

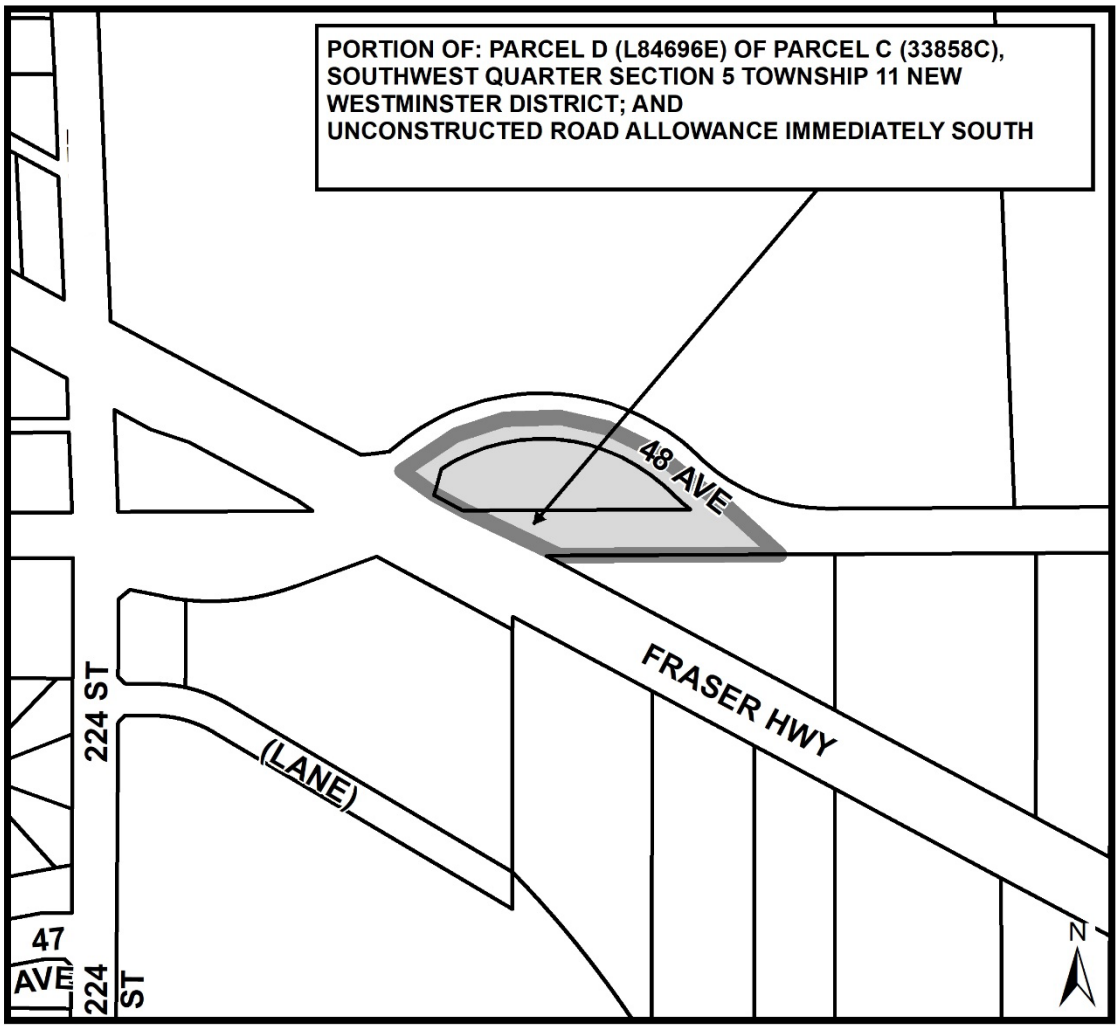
   b) By amending Map 2 to include the lands in the Plan Boundary and designating the lands as "Commercial"

c) By amending Map 3 to include the lands in the Plan Boundary and as part of Development Permit Area “B”.

READ A FIRST TIME the	23	day of	July	, 2018.
READ A SECOND TIME the	23	day of	July	, 2018.
PUBLIC HEARING HELD the	17	day of	September	, 2018.
READ A THIRD TIME the	01	day of	October	, 2018.
ADOPTED the		day of		, 2026.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5409



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (662834 BC LTD.) BYLAW 2018 NO. 5410

EXPLANATORY NOTE

Bylaw 2018 No. 5410 rezones 0.45 ha (1.1 ac) of land located at 5028 - 224 Street to Service Commercial Zone C-3 to complete the 48 Avenue realignment project and permit future development of the subject lands.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (662834 BC LTD.) BYLAW 2018 NO. 5410

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

WHEREAS it is deemed necessary and desirable to Township of Langley Zoning Bylaw 1987 No. 2500" as amended;

NOW THEREFORE, 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 (662834 BC Ltd.) Bylaw 2018 No. 5410".

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

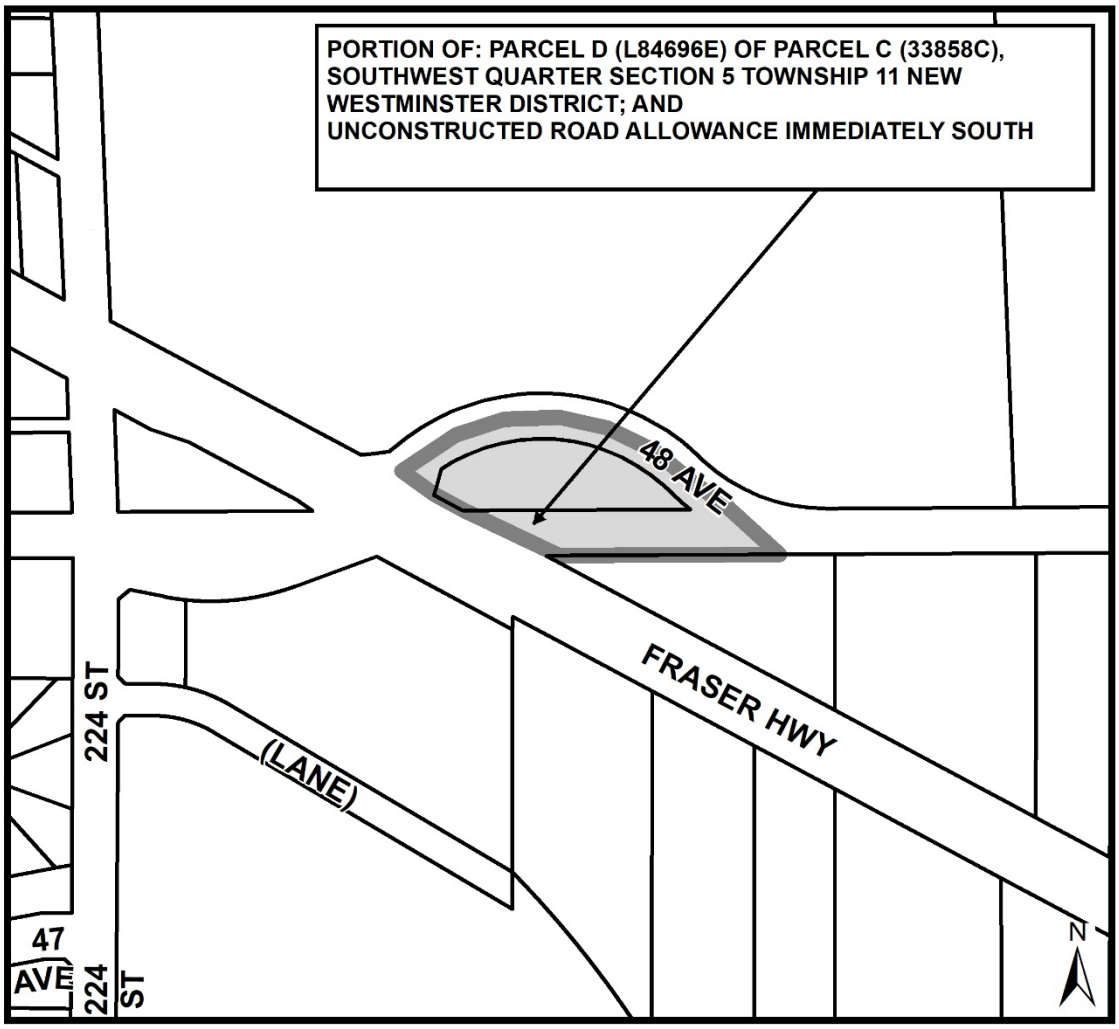
   Portion of: Parcel D (L84696E) of Parcel C (33858C), Southwest Quarter Section 5 Township 11 New Westminster District; and Unconstructed Road Immediately South

   as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Service Commercial Zone C-3.

READ A FIRST TIME the	23	day of	July	, 2018.
READ A SECOND TIME the	23	day of	July	, 2018.
PUBLIC HEARING HELD the	17	day of	September	, 2018.
READ A THIRD TIME the	01	day of	October	, 2018.
ADOPTED the		day of		, 2026.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5410



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES 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 AND CHARGES 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	13	day of	April	, 2026
READ A SECOND TIME the	13	day of	April	, 2026
READ A THIRD TIME the	13	day of	April	, 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	2026/27 Fees & Charges without tax
Pool, Fitness, and Arena Admissions		
Single Admissions	Child	$3.52
	Youth	$4.48
	Adult	$7.14
	Senior	$3.43
	Super Senior	$0.48
	Family	$14.29
	Student	$5.05
	Drop-in Hockey	$7.19
	Loonie Admission	$0.95
	Toonie Admission	$1.90
10 Pass	Child	$31.71
	Youth	$40.05
	Adult	$64.29
	Senior	$30.87
	Super Senior	$4.76
	Family	$128.62
	Student	$45.48
20 Pass	Child	$56.38
	Youth	$71.14
	Adult	$114.33
	Senior	$54.88
	Super Senior	$9.53
	Family	$228.67
	Student	$80.76
1 Month	Child	$35.29
	Youth	$44.43
	Adult	$71.48
	Senior	$34.30
	Family	$142.90
	Student	$50.52
3 Months	Child	$74.00
	Youth	$93.33
	Adult	$150.05
	Senior	$72.03
	Family	$300.05
	Student	$106.05
1 Year	Child	$141.90
	Youth	$189.52
	Adult	$514.48
	Senior	$246.96

RECREATION, ARTS AND CULTURE Fee Type	Description	2026/27 Fees & Charges without tax
	Super Senior	$47.15
	Family	$947.62
	Student	$363.57
Summer Pass	Summer Pass	$23.81
Waterpark Single Admissions	Child	$5.05
	Youth	$6.48
	Adult	$10.24
	Senior	$5.05
	Super Senior	$0.48
	Student	$7.33
Museum Admissions		
Single Admissions	Child	$3.52
	Youth	$4.48
	Adult	$7.14
	Senior	$3.43
	Super Senior	$0.48
	Family	$14.29
	Student	$5.05
	Loonie Admission	$0.95
	Toonie Admission	$1.90
Yearly Membership	Child	$8.33
	Youth	$10.52
	Adult	$16.76
	Senior	$8.19
	Super Senior	$1.29
	Family	$32.76
	Student	$11.95
Theatre Rentals		
	Capacity up to 167 - Commercial Use Booking Flat Rate- (more than 8 hours)	$1,831.94
	Capacity up to 167 - Private Use Booking Flat Rate (more than 8 hours)	$916.48
	Capacity up to 167 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$458.24
	Capacity up to 167 - Commercial Hourly	$173.78
	Capacity up to 167 - Private Hourly	$116.20
	Capacity up to 167 - Non-Profit Hourly	$58.61
Banquet/Conference Space Rentals		
	Capacity up to 200 - Commercial Use Booking Flat Rate (more than 8 hours)	$2,747.40
	Capacity up to 200 - Private Use Booking Flat Rate (more than 8 hours)	$1,831.97

RECREATION, ARTS AND CULTURE Fee Type	Description	2026/27 Fees & Charges without tax
	Capacity up to 200 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$922.79
	Capacity up to 200 - Commercial Hourly	$260.17
	Capacity up to 200 - Private Hourly	$231.41
	Capacity up to 200 - Non-Profit Hourly	$116.22
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
	Theatre capacity up to 167 / Banquet capacity up to 200 - Private Use Booking Flat Rate (more than 8 hours)	$1,831.97
	Theatre capacity up to 167 / Banquet capacity up to 200 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$922.79
	Theatre capacity up to 167 / Banquet capacity up to 200 - Commercial Hourly	$260.17
	Theatre capacity up to 167 / Banquet capacity up to 200 - Private Hourly	$231.41
	Theatre capacity up to 167 / Banquet capacity up to 200 - Non-Profit Hourly	$116.22
Catering Kitchen Rentals		
	Catering Kitchen - Commercial Use Booking Flat Rate	$142.86
	Catering Kitchen - Private Use Booking Flat Rate	$95.24
	Catering Kitchen - Non-profit Use Booking Flat Rate	$47.62
Gallery Rentals		
	Main Exhibition Gallery - capacity up to 150 - Commercial Hourly	$284.46
	Main Exhibition Gallery - capacity up to 150 - Private Hourly	$201.44
	Main Exhibition Gallery - capacity up to 150 - Non-Profit Hourly	$118.49
	Feature Exhibition Gallery - capacity up to 100 - Commercial Hourly	$189.65
	Feature Exhibition Gallery - capacity up to 100 - Private Hourly	$134.29
	Feature Exhibition Gallery - capacity up to 100 - Non-Profit Hourly	$79.00
Amphitheatre Rentals		
	Capacity up to 84 - Commercial Hourly	$33.25
	Capacity up to 84 - Private Hourly	$26.72
	Capacity up to 84 - Non-Profit Hourly	$13.61
Swimming Pool Rentals		
	Aquaplay - Commercial Prime Hourly	$627.83
	Aquaplay - Commercial Non-Prime Hourly	$314.41
	Aquaplay - Private Prime Hourly	$418.88
	Aquaplay - Private Non-Prime Hourly	$209.95
	Aquaplay - Non-Profit Prime Hourly	$209.95

RECREATION, ARTS AND CULTURE Fee Type	Description	2026/27 Fees & Charges without tax
	Aquaplay - Non-Profit Non-Prime Hourly	$105.46
	Aquatic Club Meet - Commercial 12.5m lane - Prime Hourly	$25.58
	Aquatic Club Meet - Commercial 25m lane - Prime Hourly	$50.15
	Aquatic Club Meet - Commercial 50m lane - Prime Hourly	$99.31
	Aquatic Club Meet - Non-Profit 12.5m lane - Prime Hourly	$9.19
	Aquatic Club Meet - Non-Profit 25m lane - Prime Hourly	$17.38
	Aquatic Club Meet - Non-Profit 50m lane - Prime Hourly	$33.77
	Beachside Green - Commercial Prime Hourly	$627.83
	Beachside Green - Commercial Non-Prime Hourly	$314.41
	Beachside Green - Private Prime Hourly	$418.88
	Beachside Green - Private Non-Prime Hourly	$209.95
	Beachside Green - Non-Profit Prime Hourly	$209.95
	Beachside Green - Non-Profit Non-Prime Hourly	$105.46
	Dive Tank Commercial - Prime Hourly	$85.33
	Dive Tank Commercial - Non-Prime Hourly	$43.17
	Dive Tank Private - Prime Hourly	$57.22
	Dive Tank Private - Non-Prime Hourly	$29.11
	Dive Tank Non-Profit - Prime Hourly	$29.11
	Dive Tank Non-Profit - Non-Prime Hourly	$15.06
	1/2 Dive Tank Commercial - Prime Hourly	$43.20
	1/2 Dive Tank Commercial - Non-Prime Hourly	$22.11
	1/2 Dive Tank Private - Prime Hourly	$29.13
	1/2 Dive Tank Private - Non-Prime Hourly	$15.07
	1/2 Dive Tank Non-Profit - Prime Hourly	$15.07
	1/2 Dive Tank Non-Profit - Non-Prime Hourly	$8.05
	Lazy River - Commercial Prime Hourly	$836.77
	Lazy River - Commercial Non-Prime Hourly	$418.88
	Lazy River - Private Prime Hourly	$558.17
	Lazy River - Private Non-Prime Hourly	$279.59
	Lazy River - Non-Profit Prime Hourly	$279.59
	Lazy River - Non-Profit Non-Prime Hourly	$140.30
	Leisure Pool - Commercial Prime Hourly	$836.77
	Leisure Pool - Commercial Non-Prime Hourly	$418.88
	Leisure Pool - Private Prime Hourly	$558.17
	Leisure Pool - Private Non-Prime Hourly	$279.59
	Leisure Pool - Non-Profit Prime Hourly	$279.59
	Leisure Pool - Non-Profit Non-Prime Hourly	$140.30
Pacific Lagoon (ACC specific)	Shallow Tank 10m-12.5m - Commercial Prime Hourly	$85.33
	Shallow Tank 10m-12.5m - Commercial Non-Prime Hourly	$43.17
	Shallow Tank 10m-12.5m - Private Prime Hourly	$57.22
	Shallow Tank 10m-12.5m - Private Non-Prime Hourly	$29.11
	Shallow Tank 10m-12.5m - Non-Profit Prime Hourly	$29.11
	Shallow Tank 10m-12.5m - Non-Profit Non-Prime Hourly	$15.06

RECREATION, ARTS AND CULTURE Fee Type	Description	2026/27 Fees & Charges without tax
	Pool Lane 10m-12.5m - Commercial Prime Hourly	$23.01
	Pool Lane 10m-12.5m - Commercial Non-Prime Hourly	$12.04
	Pool Lane 10m-12.5m - Private Prime Hourly	$15.65
	Pool Lane 10m-12.5m - Private Non-Prime Hourly	$8.36
	Pool Lane 10m-12.5m - Non-Profit Prime Hourly	$8.36
	Pool Lane 10m-12.5m - Non-Profit Non-Prime Hourly	$4.67
	Pool Lane 17.5m - Commercial Prime Hourly	$33.93
	Pool Lane 17.5m - Commercial Non-Prime Hourly	$17.50
	Pool Lane 17.5m - Private Prime Hourly	$22.96
	Pool Lane 17.5m - Private Non-Prime Hourly	$11.98
	Pool Lane 17.5m - Non-Profit Prime Hourly	$11.98
	Pool Lane 17.5m - Non-Profit Non-Prime Hourly	$6.51
	Pool Lane 25m - Commercial Prime Hourly	$45.03
	Pool Lane 25m - Commercial Non-Prime Hourly	$23.01
	Pool Lane 25m - Private Prime Hourly	$30.37
	Pool Lane 25m - Private Non-Prime Hourly	$15.65
	Pool Lane 25m - Non-Profit Prime Hourly	$15.65
	Pool Lane 25m - Non-Profit Non-Prime Hourly	$8.36
	Pool Lane 50m - Commercial Prime Hourly	$89.05
	Pool Lane 50m - Commercial Non-Prime Hourly	$45.02
	Pool Lane 50m - Private Prime Hourly	$59.68
	Pool Lane 50m - Private Non-Prime Hourly	$30.37
	Pool Lane 50m - Non-Profit Prime Hourly	$30.37
	Pool Lane 50m - Non-Profit Non-Prime Hourly	$15.65
	Tidal Pool with Video - Commercial Prime Hourly	$836.77
	Tidal Pool with Video - Commercial Non-Prime Hourly	$418.88
	Tidal Pool with Video - Private Prime Hourly	$558.17
	Tidal Pool with Video - Private Non-Prime Hourly	$279.59
	Tidal Pool with Video - Non-Profit Prime Hourly	$279.59
	Tidal Pool with Video - Non-Profit Non-Prime Hourly	$140.30
	Waterslides - Commercial Prime Hourly	$836.77
	Waterslides - Commercial Non-Prime Hourly	$418.88
	Waterslides - Private Prime Hourly	$558.17
	Waterslides - Private Non-Prime Hourly	$279.59
	Waterslides - Non-Profit Prime Hourly	$279.59
	Waterslides - Non-Profit Non-Prime Hourly	$140.30
	Wave Pool - Commercial Prime Hourly	$836.77
	Wave Pool - Commercial Non-Prime Hourly	$418.88
	Wave Pool - Private Prime Hourly	$558.17
	Wave Pool - Private Non-Prime Hourly	$279.59
	Wave Pool - Non-Profit Prime Hourly	$279.59
	Wave Pool - Non-Profit Non-Prime Hourly	$140.30
	Pool Beach Area - Commercial Prime Hourly	$88.93
	Pool Beach Area - Commercial Non-Prime Hourly	$44.97
	Pool Beach Area - Private Prime Hourly	$59.67

RECREATION, ARTS AND CULTURE Fee Type	Description	2026/27 Fees & Charges without tax
	Pool Beach Area - Private Non-Prime Hourly	$30.26
	Pool Beach Area - Non-Profit Prime Hourly	$30.26
	Pool Beach Area - Non-Profit Non-Prime Hourly	$15.70
	Full Waterpark Area - Commercial Prime Hourly	$3,298.16
	Full Waterpark Area - Commercial Non-Prime Hourly	$1,654.37
	Full Waterpark Area - Private Prime Hourly	$2,202.40
	Full Waterpark Area - Private Non-Prime Hourly	$1,106.36
	Full Waterpark Area - Non-Profit Prime Hourly	$1,106.36
	Full Waterpark Area - Non-Profit Non-Prime Hourly	$558.64
Arena Ice Rentals		
	Commercial - Prime Hourly	$535.31
	Commercial - Non-Prime Hourly	$309.26
	Private - Prime Hourly	$440.16
	Private - Non-Prime Hourly	$246.93
	Non-Profit - Prime Hourly	$166.12
	Non-Profit - Non-Prime Hourly	$101.13
	Junior Hockey Game/Practice - Season-Prime Hourly	$198.71
	Junior Hockey Game - Playoff-Prime Hourly,**plus $1.00 per person over first 500	$198.71
	Junior Hockey Practice - Season- Non-Prime Hourly	$115.67
Arena Dry Floor Rentals		
	Commercial - Prime Hourly	$209.30
	Commercial - Non-Prime Hourly	$125.98
	Private - Prime Hourly	$103.87
	Private - Non-Prime Hourly	$62.75
	Non-Profit - Prime Hourly	$54.42
	Non-Profit - Non-Prime Hourly	$33.05
	Senior "A" Lacrosse - Prime Hourly	$131.56
Curling Ice Rentals		
	Commercial - Prime Hourly/Sheet	$54.71
	Commercial - Non Prime Hourly/Sheet	$31.20
	Private - Prime Hourly/Sheet	$46.50
	Private - Non Prime Hourly/Sheet	$28.29
	Non-Profit - Prime Hourly/Sheet	$40.37
	Non-Profit - Non Prime Hourly/Sheet	$15.80
Curling Dry Floor Rentals		
	Commercial - Hourly	$104.65
	Private - Hourly	$51.94
	Non-Profit - Hourly	$27.21
Bonspiel Rentals		
* curling clubs only	Bonspiel - Adult (per draw) *	$161.48
	Bonspiel - Senior/Junior (per draw) *	$63.20
Sports Box Class A1 GPC Rentals	Commercial - Hourly	$170.66
	Private - Hourly	$99.95

RECREATION, ARTS AND CULTURE Fee Type	Description	2026/27 Fees & Charges without tax
	Non-Profit - Hourly	$30.77
Facility Rentals		
Aerobic Rooms		
	Commercial - Hourly	$122.31
	Private - Hourly	$81.87
	Non-Profit - Hourly	$41.45
Gymnasiums		
	Gymnasium - Full - Double Gym Non-Prime Private Hourly	$108.38
	Gymnasium - Full - Double Gym Non-Prime Non-Profit Hourly	$54.69
	Gymnasium - Half - Single Gym Non-Prime Private Hourly	$54.69
	Gymnasium - Half - Single Gym Non-Prime Non-Profit Hourly	$27.85
	Gymnasium - Quarter - Half Gym Non-Prime Private Hourly	$27.85
	Gymnasium - Quarter - Half Gym Non-Prime Non-Profit Hourly	$14.42
	Gymnasium - Full - Double Gym - Prime Commercial Hourly	$323.14
	Gymnasium - Full - Double Gym - Prime Private Hourly	$215.75
	Gymnasium - Full - Double Gym - Prime Non-Profit Hourly	$108.38
	Gymnasium - Half - Single Gym - Prime Commercial Hourly	$162.07
	Gymnasium - Half - Single Gym - Prime Private Hourly	$108.38
	Gymnasium - Half - Single Gym - Prime Non-Profit Hourly	$54.69
	Gymnasium - Quarter - Half Gym - Prime Private Hourly	$54.69
	Gymnasium - Quarter - Half Gym - Prime Non-Profit Hourly	$27.85
	Gymnasium - NLC Elementary School - Commercial Hourly	$162.07
	Gymnasium - NLC Elementary School - Private Hourly	$108.38
	Gymnasium - NLC Elementary School - Non-Profit Hourly	$54.69
	Gymnasium - NLC Middle School - Commercial Hourly	$180.28
	Gymnasium - NLC Middle School - Private Hourly	$120.51
	Gymnasium - NLC Middle School - Non-Profit Hourly	$60.76
Lobbies		
	Commercial - Hourly	$50.08
	Private - Hourly	$33.73
	Non-Profit - Hourly	$17.39
Facility Specific Rentals		
ACC Roof Deck	Roof Deck - capacity up to 60 - Commercial Hourly	$150.45
	Roof Deck - capacity up to 60 - Private Hourly	$100.63
	Roof Deck - capacity up to 60 - Non-Profit Hourly	$50.82
ACC Indoor Walking Track	Two Lanes - Commercial Hourly	$26.67
	Two Lanes - Private Hourly	$18.11
	Two Lanes - Non-Profit Hourly	$9.56
Multipurpose Room Rentals	Capacity up to 45 - Commercial Hourly	$50.08
	Capacity up to 45 - Private Hourly	$33.73
	Capacity up to 45 - Non-Profit Hourly	$17.39
	Capacity up to 80 - Commercial Hourly	$75.75

RECREATION, ARTS AND CULTURE Fee Type	Description	2026/27 Fees & Charges without tax
	Capacity up to 80 - Private Hourly	$50.84
	Capacity up to 80 - Non-Profit Hourly	$25.93
	Capacity up to 133 - Commercial Hourly	$87.62
	Capacity up to 133 - Private Hourly	$58.73
	Capacity up to 133 - Non-Profit Hourly	$29.89
George Preston Lower Lounge Rentals	Lower Lounge - Commercial Hourly	$50.08
	Lower Lounge - Private Hourly	$33.73
	Lower Lounge - Non-Profit Hourly	$17.39
George Preston Multipurpose Room Rentals	Multipurpose Room - capacity up to 133 - Commercial Use Booking Flat Rate (more than 8 hours)	$700.99
	Multipurpose Room - capacity up to 133 - Private Use Booking Flat Rate (more than 8 hours)	$469.85
	Multipurpose Room - capacity up to 133 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$239.14

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	13	day of	April	, 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.

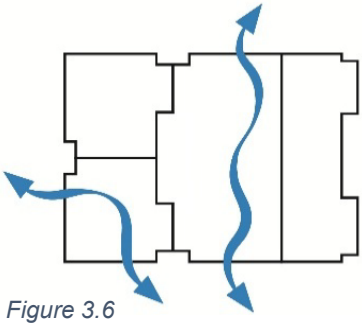


Figure 3.6

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.

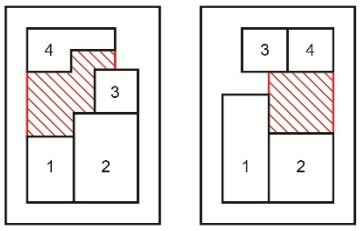


Figure 3.20

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.

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.

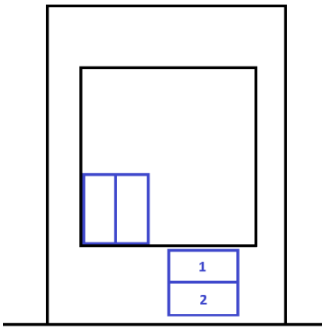


Figure 3.22



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).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT PERMIT DELEGATION BYLAW 2016 NO. 5246 AMENDMENT (SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) DEVELOPMENT PERMIT DELEGATION) BYLAW NO. 6117

EXPLANATORY NOTE

Bylaw No. 6117 amends Development Permit Delegation Bylaw 2016 No. 5246 to delegate Council powers to Township officers and employees to issue development permits for development subject to the Form and Character Guidelines for small-scale multi-unit housing (SSMUH).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT PERMIT DELEGATION BYLAW 2016 NO. 5246 AMENDMENT (SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) DEVELOPMENT PERMIT DELEGATION) BYLAW NO. 6117

WHEREAS Council wishes to delegate its power to issue specified development permits to Township officers and employees;

NOW THEREFORE, 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 “Development Permit Delegation Bylaw 2016 No. 5246 Amendment (Small-Scale Multi-Unit Housing (SSMUH) Development Permit Delegation) Bylaw No. 6117”.

2. “Development Permit Delegation Bylaw 2016 No. 5246”, as amended, is further amended by inserting a new sub-section (e) under Section 3.1(3) to read as follows: “issue a Specified Development Permit for development subject to the Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH).” and add (e) to Sec. 3.4.

READ A FIRST TIME the	9	day of	March	, 2026
READ A SECOND TIME the	9	day of	March	, 2026
READ A THIRD TIME the	9	day of	March	, 2026
ADOPTED the		day of		, 2026

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	APRIL 27, 2026
FROM:	ENGINEERING DIVISION	**FILE NO:**	5480-01
SUBJECT:	MILNER HEIGHTS RESIDENT PERMIT PARKING		

The purpose of this memorandum is to provide Mayor and Council with an update on resident permit parking in Milner Heights, further to Council's February 9, 2026, direction.

Following Council's direction, the matter has been reviewed in the context of the Township-Wide Parking Study and the parking conditions identified in Milner Heights. That review has confirmed that resident permit parking is identified in the Study as a potential parking management tool in select circumstances, but that it is intended to be advanced through a phased approach. The Study recommends that the Township first assess the necessity and feasibility of resident permit parking through data collection and community engagement, identify general areas where the tool may warrant further consideration, and develop a policy framework setting out how such a program would operate before proceeding to a pilot.

The Study's recommended first step is to identify general hotspot areas, particularly locations near commercial centres, transit hubs, schools, hospitals, and recreation centres, and to analyze the causes of parking issues and the origin of non-resident vehicles. It then recommends development of a policy framework addressing matters such as eligibility, permit types, time and zone restrictions, and required bylaw amendments. A pilot is contemplated as a later phase, once the preliminary work has been completed.

Milner Heights is primarily residential in character, with a mix of single-family, rowhouse, townhouse, and apartment forms, together with limited ground-floor commercial activity. While neighbourhood parking concerns have been raised, the area differs from the more typical conditions identified in the Study for resident permit parking, which is generally used where there is documented spillover from nearby parking generators such as hospitals, schools, transit facilities, or commercial areas.

The Study also recommends that lighter-touch parking management measures, including time-limited parking and other localized curbside management responses, supported by monitoring and engagement, should be considered before more formal tools, such as resident permit parking, are introduced. In this instance, advancing a petition before the broader approach has been established would mean asking residents to respond to a concept that has not yet been defined in practical terms, including the criteria for where such a program would apply, how permits would be administered, what restrictions would be in place, and how a pilot area would be selected.

In light of the above, the next step most closely aligned with the Parking Study would be to begin the preliminary stages of assessing resident permit parking at a Township level. This work would include identifying general areas where the tool may be suitable for future consideration, establishing the criteria and thresholds that would guide future review, and bringing forward a high-level concept for Council's consideration. This would also provide an opportunity to confirm where a future trial may be most appropriate and how it could be structured.

Subject to Council direction, this preliminary work, together with the identification of general areas and a high-level concept for future consideration, would align with the phased approach outlined in the Parking Study.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	APRIL 27, 2026
FROM:	PERMITS, LICENCES & INSPECTIONS DIVISION	**FILE NO:**	6300-01
SUBJECT:	TREE REMOVAL REQUEST – 20355 36B AVENUE		

The purpose of this memorandum is to provide Mayor and Council with additional information further to the delegation by Mr. Bob Langston at the April 13, 2026 Regular Council Meeting. Mr. Langston appeared before Council regarding a tree removal permit application that was denied by Township staff.

Please refer to the attached addendum for the chronological summary of the events related to the application and the subsequent denial of the request to remove one tree from the property. (Attachment A)

On January 28, 2026, a tree removal permit application was submitted to the Permits, Licences and Inspections Department requesting approval to remove one oak tree located in the front yard of the property due to it being in an inappropriate location.

The Tree Protection Bylaw 2019 No. 5478 states:

> 5.4 Not including tree in a Streamside Protection a nd Enhancement Area, a *permit* to *cut or remove* a *protected tree* may be issued by the *Municipality* on in the following circumstsances:
>
> g) Where the *protected tree*, by virtue of its size and species, is inappropriate for its location, supported by an *Arborist report* which documents the reasons that the *protected tree*, by virtue of its size, species and location is inapproprate, all to the satisfaction of the *Municipality*.

The applicant's rationale for removing the tree is concern that the tree's roots may affect the water service line. The owner has indicated a desire to proactively remove the tree before any potential damage occurs.

In September 2024, the Township received a service request asking staff to review the water service and the potential for damage from the tree roots. Township historical records show a *Water and Service Connection* form from 1973 that indicates the pipe is a ¾ inch copper line (Attachment B). The property owners advised staff at that time that they were in the process of removing the tree and their arborist had suggested they contact the Township regarding the proximity of the water service. Township staff attended the property and advised the owners that the Township had no concerns regarding the tree roots damaging the water service line.

Following receipt of the tree removal application, the Township's Tree Inspector who is an ISA Certified Arborist, conduced a site inspection and assessed the tree. The following observations were made:

- The tree was located on private property (not a TOL street tree).
- The oak tree was planted around 2009.
- The owners have been lightly topping the tree on a regular basis to maintain a small, rounded form.
- Tree root depth cannot be precisely calculated due to the wide range of site variables; however, research indicates that most oak species have the majority of their roots within 1-2 feet of the surface at maturity.
- The tree has a diameter of approximately 33cm and is considered a small to medium sized tree. Combined with the impacts of topping, which is a known practice that suppresses root growth, it is most likely that the tree roots do not extend beyond 1.5-2 feet. At this depth, these roots are unlikely to be large structural roots capable of damaging water service pipes.

Based on this assessment, staff determined that the tree is not located in an inappropriate location as defined in the Tree Protection Bylaw. As such, the application to remove the tree was denied.

Township staff advised the homeowner that they could consult with an independent arborist to provide additional comments or recommendations. The owner advised staff that they contacted three arborists who indicated they could not assist, as the tree is healthy and they would not provide comments regarding the water service line.

Staff further advised the owners that if they believe the tree poses an imminent risk to the water service line, they may submit additional information for review. This would need to include a report prepared by a qualified professional, such as a plumbing engineer, confirming that there is an imminent risk that the tree roots are likely to damage the water service line. Should this information be provided, staff would be prepared to review the report and reconsider the request to remove the tree.

Attachment A	Addendum of events
Attachment B	Historical (1973) Service Card
Attachment C	Photos
Attachment D	Township of Langley Tree Protection Bylaw 2019 No. 5478

ADDENDUM

Chronology of Correspondence and Events Regarding a
Request to Remove one Tree at 20355 36B Ave

Date	Event
September 3, 2024	A Service Request is submitted to the Township's Engineering Department. The owner was in the process of having an oak tree in the front yard removed from his property and his arborist advised him to contact the Township to see if they have any concerns with the location of the water service line.
September 5, 2024	Township staff attend the site and speak with the owner. Staff report that they *"talked to the owner on site and explained to him about his large tree and his water service and that it should be ok".*
January 28, 2026	An application to remove one tree from the property at 20355 36B Avenue is submitted to the PLI Department. The applicant deems the tree to be in an inappropriate location due to the tree roots potentially damaging the water service line.
January 29, 2026	Staff attend the site to assess the tree. The owner stated that a Township employee from the engineering department who was inspecting the water service told him that the tree roots could potentially damage the waterline. Staff believe the waterline may be within the critical root zone; however, the homeowner did not have any documentation showing the location of the waterline. Based on aerial images, the Township's Tree Inspector who is an ISA Certified Arborist determined that the oak tree was planted around 2009, and the homeowners have been lightly topping it to maintain a small, rounded form. The Tree Inspector's opinion is that it's possible that less roots have developed, which usually do not grow very deep.
January 30, 2026	Staff email the applicant to advise that staff are unable to determine whether the tree roots would impact the waterline. Staff recommend the owner consult with a certified arborist to get their opinion.
February 6, 2026	Owner requests an update. Staff respond, advising that the file is under review.
February 9, 2026	Staff discussed the property with the engineering department who confirm that they did not tell the homeowner the tree needed to be removed.
February 11, 2026	Staff send an email to the owner advising that the file has been discussed with engineering department who do not believe the tree needed to be removed. Staff advise that the permit will not be approved. This is based on the fact that the water service line is installed approximately 2 feet underground or deeper and tree roots grow more horizontally than vertically. When they do reach an underground object, they tend to move around it rather than through it. Also, the oak tree was topped over the years, and as a result, a reduced root system was developed. The owner responds stating that Township (engineering) staff told him there is no way of telling if the pipe is impacted and they have seen instances where roots have damaged a pipe. The pipe is 18 inches from the tree where the largest roots are.
February 12, 2026	Staff have an email exchange with the owner:

	Staff note the type and size of tree along with the consistent topping which is a known practice that suppresses root growth. It is most likely that the tree roots do not extend beyond 1.5-2 feet. At this depth, these roots are unlikely to be big roots and would not cause damage to the pipes. Staff again recommend contacting an ISA Certified Arborist who may provide additional comments and recommendations. The owner responds - "*So what you are really saying unless there is a leak there is no way you will approve a permit..is that correct. I cannot be pro active".* Staff state that based on the evidence currently available, we are unable to approve the removal of the tree. The owner states that he does not agree with the Township's decision and he finds it "*abuse of the township telling me a cannot even look at a potential problem until there is an actual problem is an abuse of what I can or cannot do on my own property. I am requesting to meet with your bosses."*
February 13, 2026	The owner attends the PLI counter. He doesn't agree with staff's decision because he wants to be proactive and remove the tree before there are any issues with the water service line. Staff advised that the Tree Inspector who is a certified arborist determined that the risk is low and therefore we will not approve the tree removal permit. Staff again recommend the owner consult with an independent arborist.
February 14, 2026	Staff receive an email from the owner thanking PLI for listening to his concerns. He understands that a water leak may not happen, but the possibility is there and he would like to be proactive. He will be getting a second opinion from an arborist.
February 25, 2026	Staff speak with the owner on the phone. He is unable to hire an arborist because they all say nothing is wrong with the tree and they don't want to comment on the water service line. Staff advise that they will consult with upper management for their comments.
March 9, 2026	Upon consulting with TOL lawyers, staff prepare an email to the owner. The email states that if the owners believe the tree poses an imminent risk to the water service line, they may submit additional information for review. This would need to include a report prepared by a qualified professional, such as a plumbing engineer, confirming there is an imminent risk that the tree roots are likely to damage the waterline. Should this information be provided, staff would be happy to review and reconsider the request to remove the tree. The owner responds, stating that he would dig up the area by hand to see if the roots are impacting the pipe. Staff reply noting that a qualified professional may ask that the area be dug up in order to make an assessment. However, the risk would need to be determined by them by way of a report for Township staff to review and comment.
March 10, 2026	The owner emails with questions regarding the bylaw and who made the decision regarding the request for a qualified professional to make an assessment. Staff advise that we consulted with our lawyers and provided him with the relevant bylaw information.

M.2

THE CORPORATION OF THE TOWNSHIP OF | 20355- 36 B AVE.
WATER & SEWER SERVICE CONNEC

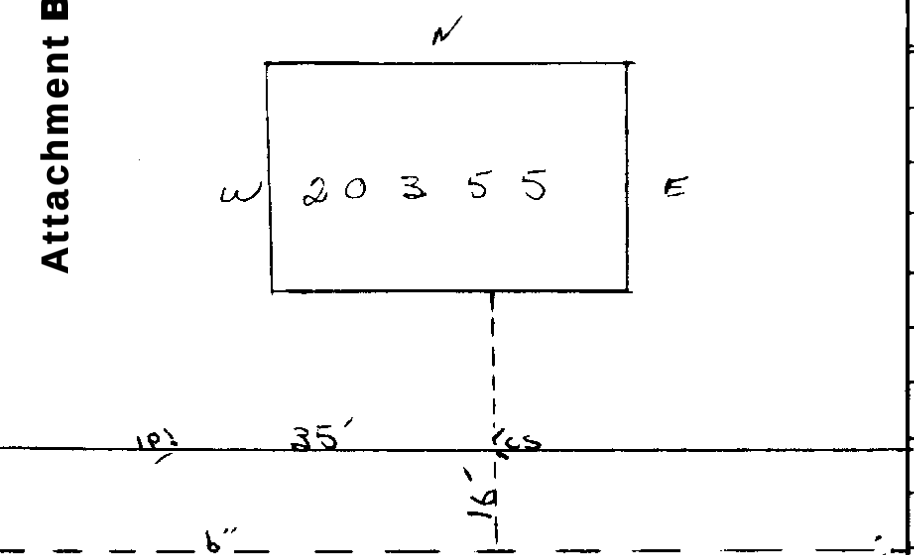
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M.2 - Page

Galway Horses Ltd | 20355 | 36 B Avenue | | 179
NAME | HOUSE NO. | STREET | BLOCK | LOT

Attachment B



36 B Avenue

WATER		SEWER	
CONNECTION DATE		CONNECTION DATE	
March 7, 1973			
SIZE copper	3/4	SIZE	
DISTANCE FROM MAIN TO CURB STOP	16'	LENGTH	
CORP. STOP	✓	RISER	
CURB STOP	✓	FITTING AT MAIN	
COUPLINGS		45° BENDS	
REDUCER		22.5° BENDS	
VALVE BOX	✓	DEPTH AT PROPERTY LINE	
		DISTANCE FROM M.H. TO FITTING ON MAIN	
		MEASURED FROM M.H.	
		CLEAN-OUT	

1M. 12-66. JACKSON'S.

Attachment C

20355 36B Avenue - Photos







Municipal Waterline Connection

2025 Aerial



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TREE PROTECTION BYLAW 2019 NO. 5478

CONSOLIDATED FOR CONVENIENCE ONLY

EXPLANATORY NOTE

Bylaw 2019 No. 5478 is to regulate, prohibit and impose requirements for tree cutting and tree protection.

Amending Bylaw 2021 No. 5712 – adopted July 26, 2021
Bylaw 2021 No. 5712 amends Tree Protection Bylaw 2019 No. 5478 by setting forth new inspection and enforcement provisions for tree conservation on private property and on land owned or in the possession of the Municipality, and to protect and enhance tree canopy coverage throughout the lifecycle of trees by: regulating tree protection, prohibiting and penalizing damage to protected trees, prohibiting and penalizing the removal of protected trees without a permit, and regulating and imposing requirements for protected tree preservation, removals, and replacements through a permit process.

Amending Bylaw 2023 No. 5838 – adopted March 13, 2023
Bylaw 2023 No. 5838 amends Tree Protection Bylaw No. 5478 by providing for exemptions within building envelopes, driveway locations, for dead and dying trees, removing the requirement for replacement trees by providing provisions for cash-in-lieu, and removing the requirement to demonstrate undue hardship. Amendments through Bylaw 5838 will be in effect for all in-stream, unissued permits and all new applications received on or after March 14, 2023.

Amending Bylaw 2024 No. 5987 – adopted February 26, 2024
Bylaw No. 5987 amends Tree Protection Bylaw No. 5478 by updating language related to cash-in-lieu and transferring the calculation of cash-in-lieu fees to Fees and Charges Bylaw 2006 No. 4616, as amended.

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TREE PROTECTION BYLAW 2019 NO. 5478

WHEREAS the Community Charter, S.B.C. 2003 c. 26 authorizes Council to regulate, prohibit or impose requirements in relation to Trees;

AND WHEREAS Council deems it desirable to regulate, prohibit, and impose requirements for tree cutting and tree protection;

NOW THEREFORE, the Council of the Corporation of the Township of Langley in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. Title

This Bylaw may be cited for all purposes as "Tree Protection Bylaw 2019 No. 5478."

2. Definitions

For the purpose of this Bylaw the following words have the following meanings:

#5712 26/07/21

"Arborist" means a person, currently certified by the International Society of Arboriculture (ISA).

#5712 26/07/21

#5838 13/03/23

"Arborist Report" means a technical report prepared by an *Arborist*, which shall include the following:

a) information relevant to the purpose for which the report is to be submitted to the *Municipality*, including, but not limited to, surveyed location, species, size, and condition of the subject *protected tree* or *protected tree*s;
b) the reasons for any proposed removal of a *protected tree* or *protected trees*;
c) clear photographs of the *protected trees*, illustrating reason for proposed removal; and
d) description of the recommended tree protection and mitigation measures for any trees being retained, including trees on neighbouring properties.

"Council" means the municipal Council of the Township of Langley.

#5712 26/07/21

#5838 13/03/23

"Critical Root Zone" means the area of land surrounding the trunk of a *protected tree* contained within a circle of radius equal to the *dbh* of the *protected tree* multiplied by 6.

#5712 26/07/21

"Cutting or Removal or Cut or Remove" means to kill, remove or substantially destroy a *protected tree* by any means, including without limitation, knocking down or cutting into the *protected tree*, the *topping* of a *protected tree* and the cutting of any main stem or other leader or trunk.

#5712 26/07/21

"DBH or dbh (Diameter Breast Height)" means the diameter of the trunk of a *protected tree* measured at a point 1.4 metres above the natural grade, except where the diameter of a *protected tree* having multiple trunks 1.4 metres above the natural grade shall be the sum of 100% of the diameter of the largest trunk and 60% of the diameter of each additional trunk.

#5838 13/03/23

"General Manager" deleted by Bylaw #5838

#5712 26/07/21 *"**Drip Line**" deleted by Bylaw #5712*

#5712 26/07/21 *"**Hazard Tree**" deleted by Bylaw #5712*

#5712 26/07/21 #5838 13/03/23 **"Hedge"** means a row of three or more *protected trees*, where the distance between the outside of one trunk and the next is 2 metres or less adjacent to the next tree, that are pruned and maintained for the purpose of forming a continuous dense screen for privacy, fencing and/or boundary definition that is no more than 10 metres in height.

"Highway" includes a street, road, lane, bridge, viaduct and any other way open to public use, other than a private right-of-way on private property.

#5712 26/07/21 **"Imminent Failure"** means the failure of a *protected tree* has started and is most likely to occur in the near future, even if there is no wind or increased load. Immediate action may be required to protect people from harm.

#5838 13/03/23 **"Municipality"** means the Corporation of the Township of Langley including its staff authorized by Council to carry out the powers and duties outlined in this Bylaw.

#5712 26/07/21 **"Owner"** has the meaning set out in the *Community Charter*, and includes a strata corporation as defined in the *Strata Corporation Act*.

"Parcel" means any lot, block or other area in which land is held or into which land is subdivided but does not include a *highway*.

#5712 26/07/21 **"Permit"** means a *permit* issued by the *Municipality* under authority of this bylaw to *cut or remove* a *protected tree* or *protected tree*s.

#5712 26/07/21 #5838 13/03/23 #5987 26/02/24 **"Protected Tree"** means:

a) any tree, including multi-stemmed trees, within the Township, regardless of species, having a *dbh* of 20 centimetres or more or, where measurement of the *dbh* at 1.4 metres from the ground is impossible or impractical, the *dbh* shall be measured at the natural grade of the ground;

b) a *replacement tree* previously planted as required by the Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended or replaced from time to time;

c) a tree with evidence of nesting or use by:
   i. raptors, as defined in the Wildlife Act, R.S.B.C. 1996, c. 488;
   ii. osprey;
   iii. pileated woodpecker
   iv. heron colony; or
   v. a hummingbird; and

d) any tree, regardless of height or *dbh*, where located on land that is in the ownership or possession of the *Municipality*.

#5712 26/07/21 **"Pruning"** means the selective removal of branches, according to arboricultural techniques in "ISA Best Management Practices: Pruning" to improve quality, or to remove dead or diseased wood, or to correct undesirable growth patterns.

"Public Utility" means the *Municipality*, B.C. Hydro Authority, Telus, FortisBC, and any other utility company or its contractors providing a public service or utility.

#5712 26/07/21 *"Qualified Tree Risk Assessor" deleted by Bylaw #5712*

#5838 13/03/23 *"Replacement Tree" deleted by Bylaw #5838*

#5712 26/07/21 **"Sound Horticultural and Arboricultural Practices"** means planting, *pruning*, and practices as defined by Best Practices of the International Society of Arboriculture (ISA), and the standards put forth in the most recent edition of the "Canadian Landscape Standard as published by the CSLA/CNLA".

#5838 13/03/23 *"Specimen Tree" deleted by Bylaw #5838.*

#5712 26/07/21 **"Stream"** includes any of the following that provides fish habitat:

a) any "Fish Bearing" Class "A", or "Non-Fish Bearing", Class "B" and "C" watercourse based on the Township of Langley's Watercourse Classification Map, or other current information from the Federal Department of Fisheries and Oceans, and/or the Provincial Ministry of Forest, Lands, and Natural Resources Operations;
b) a watercourse, whether it usually contains water or not;
c) a pond, lake, river, creek or brook; or
d) a ditch, spring, or wetland that is connected by surface flow to something referred to in paragraph b) or c) of this definition.

The *Municipality* will ask for further environmental site evaluation by a Qualified Professional, in order to satisfy Township policies and procedures related to environmental sustainability goals and climate change mitigation policies.

#5712 26/07/21 **"Topping"** means the removal of major portions of a tree crown by cutting branches to stubs or to the trunk or cutting of the main leader or branches, and includes *re-topping* of previously *topped protected trees* as defined by the International Society of Arboriculture.

#5712 26/07/21 *"Tree" deleted by Bylaw #5712*

#5712 26/07/21 **"Tree Protection Barrier"** means a sturdy protection barrier or temporary fence at least 1.2 metres in height, installed around the *critical root zone* of a *protected tree* that is to be retained as per Schedule "A".

#5838 13/03/23

"Tree Retention Area" means those areas within the Municipal boundary of the Township of Langley.

#5712 26/07/21 **"Tree Risk Assessment Qualification" (TRAQ)** means an *Arborist* with additional training and qualified by the International Society of Arboriculture as proven proficient in basic tree risk assessment as defined in the "ISA Best Management Practices: Tree Risk Assessment".

#5838 13/03/23

#5838 13/03/23 *"Undue Hardship" deleted by Bylaw #5838.*

#5712 26/07/21 *"Watercourse" deleted by Bylaw #5712*

3. Application of Standards

Except as otherwise set out in this bylaw, the standards and requirements for property prescribed in this bylaw apply to *protected trees* which are:

#5712 26/07/21

a) On land owned or in the possession of the *Municipality*

b) On a privately-owned *parcel* of land in the *Municipality*

c) within a development permit area;

d) within a *tree retention area*; or

e) identified for retention and protection as part of a subdivision, development permit or building permit approval process.

This bylaw does not apply to:

#5712 26/07/21

f) private land used for the production or *cutting* of *protected trees* under a valid, existing licence for a tree farm, nursery or Christmas trees; or

g) land that is currently designated as Agricultural Land Reserve as defined under the Agricultural Land Commission Act; or

h) land that is subject of a development application.

4. Schedule and Severability

If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw.

This Bylaw is cited as “Tree Protection Bylaw No. 5478”.

RESTRICTIONS AND EXEMPTIONS

#5712 26/07/21

5. Restrictions

#5838 13/03/23

5.1. A person must not cut or remove any *protected tree*, or cause, suffer or permit any *protected tree* to be *cut or removed*, except in accordance with the terms and conditions of a valid *permit* issued under this bylaw.

5.2. A person must comply with the terms and conditions of a *permit* issued under this bylaw.

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5.3. Except to the extent permitted by a *permit*, or as provided for in Section 6 and Section 8, a person must not damage a *protected tree* by carrying out any of the following activities:

a) *cutting* or damaging the roots of a *protected tree* growing within the *critical root zone*;

b) operating trucks, backhoes, excavators or other heavy equipment within the *critical root zone* of any *protected tree*;

c) storing or placing fill, building materials, asphalt or a building or structure on land inside the *critical root zone* of a *protected tree*;

d) denting, gouging, tearing, girdling, piercing or otherwise damaging the trunk or removing bark from a *protected tree*;

e) depositing concrete washout or other liquid or chemical substances harmful to the health of a *protected tree*, or burying garbage or debris on land inside the *critical root zone* of a *protected tree*;

f) adding or removing soil from inside the *critical root zone* of a *protected tree*;

g) blasting or burning inside the *critical root zone* of a *protected tree*;

h) *cutting* back a *protected tree*'s branches contrary to *sound horticultural and arboricultural practices* so as to significantly alter the form of the tree canopy consistent with the typical form of the species, except if the *protected tree* forms part of a *hedge*;

i) trenching utilities or irrigation lines, or otherwise undermining the roots of a *protected tree* growing inside the *critical root zone*; or

j) altering the ground water or surface water level within the *critical root zone* of a *protected tree*.

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5.4. Not including trees in a Streamside Protection and Enhancement Area, a *permit* to *cut or remove* a *protected tree* may be issued by the *Municipality* only in the following circumstances:

a) Where the *Municipality*, or an engineer employed by any *public utility*, certifies that in their opinion a tree is impairing, interfering with, or presents a risk or hazard to the operation of *public utility* equipment and appurtenances and that the impairment, interference or risk cannot be reduced or removed in any way other than the removal of the *protected tree*;

b) Where a *protected tree* is situated on a lot outside the Agricultural Land Reserve, which is zoned to permit agricultural use and the application is accompanied by an *Arborist report* and by a sworn declaration of the *owner* declaring that the *protected tree* is to be *cut or removed* to permit agricultural use, that the agricultural use cannot be located elsewhere on that lot so as to accommodate the *protected tree*, and where the *owner* enters into a restrictive covenant registered on the title of the lot documenting that the *owner* has agreed not to make application for development of the lot for a period of ten (10) years, and that all applicable provisions of this bylaw, as determined by the *Municipality*, will apply should the development application be considered for the lot within the ten (10) year period.

c) Where the *Owner* submits an application for tree removal supported by photographic evidence that the tree(s) are dead, dying, damaged, diseased or in decline beyond expectations of recovery;

d) Where the *Owner* submits an application for tree removal for a *protected tree* in *imminent failure;*

e) Where the *Owner* submits an application for tree *removal* related to a building permit application permitted by Zoning Bylaw 1987 No 2500 as amended or replaced from time to time, or amended by an approved Board of Variance application, and where the building envelope or septic field layout, location, or shape will impact the viability of the *protected tree;*

f) Where the *Owner* submits an application for tree *removal* related to a driveway application permitted by the Highway and Traffic Bylaw 2020 No 4758, as amended or replaced from time to time, where the driveway layout, location, or shape will impact the viability of the *protected tree*; or

g) Where the *protected tree*, by virtue of its size and species, is inappropriate for its location, supported by an *Arborist report* which documents the reasons that

the *protected tree*, by virtue of its size, species, and location is inappropriate, all to the satisfaction of the *Municipality.*

5.5. Deleted by Bylaw #5838

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6. Exemptions

6.1. A *permit* is not required to *cut or remove* a *protected tree* where:

a) a development permit, rezoning and/or subdivision has been approved which addresses the removal of the *protected tree*;

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b) the *tree cutting or removal* is in respect of a *protected tree* situated on a lot within the Agricultural Land Reserve and is necessary for the purposes of active farm operations as defined in the Farm Practices Protection (Right to Farm) Act, as amended from time to time, or farm operations which will be commenced within 30 days or within a longer time period if deemed reasonable by the *Municipality*, in its sole discretion. Properties not located within the ALR are subject to section 5.4 b) of this Bylaw;

c) the tree *cutting or removal* is for the installation of roads or services shown on an engineering drawing approved by the *Municipality* in respect of a building permit or subdivision approval;

d) the tree *cutting or removal* is carried out by the *Municipality* or its agents on public property;

e) the *tree cutting or removal* is carried out using standard arboricultural practices for the maintenance of above ground utility conductors by a *public utility* or its contractors;

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f) the *tree cutting or removal* is of a *protected tree* less than 20 centimetres *dbh* by a British Columbia Land Surveyor when cutting survey lines of a width of less than 2 metres;

g) the *cutting or removal* constitutes normal *pruning* of *protected trees*, including *pruning* by a *public utility* in accordance with *sound horticultural and arboricultural practices* or as required for the safe operation of overhead transmission lines; or

h) the *protected tree* is less than 20 centimetres *dbh*.

6.2. A *permit* is not required for the *pruning* of a *hedge*.

PERMIT APPLICATION PROCESS

7. General Conditions of Permit

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7.1. A *permit* for the *cutting or removal* of any *protected tree* to which this bylaw applies shall be in the form issued by the *Municipality*.

7.2. A *permit* issued under this bylaw is non-transferable.

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7.3. The *permit* shall be displayed in an accessible and visible location on the *parcel* to which it pertains during *protected tree cutting or removal* operations.

8. Application Requirements

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8.1. Every application for a *permit* shall be made in writing to the *Municipality* and shall include:

a) a non-refundable application fee in the amount set in the Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time;

b) a *tree cutting* plan drawn to approximate scale identifying:

A. the boundaries of the subject *parcel*;

B. any abutting streets, lanes or public access rights of way;

C. the location of existing buildings and structures;

D. the location, species and *dbh* of those *protected trees* proposed to be *cut or removed*;

E. the location, species and *dbh* of those *protected trees* proposed to be retained and protected; and

F. the location of significant topographic and hydrographic features and other pertinent site information;

c) the street location and legal description;

d) the consent in writing of the registered owner of the property, if different from the applicant, authorizing the applicant to act as the owner's agent;

e) the methods proposed for control of drainage and erosion impacts during and after the *protected tree cutting or removal*;

f) the proposed methods for disposal of wood waste and other debris;

g) the proposed methods of noise and dust control during the *protected tree cutting or removal* operation;

h) the proposed completion dates for *protected tree cutting or removal*;

i) the following documents, plans and information relating to the proposed *cutting or removal* of a *protected tree*:

i. In *imminent failure,* dead, dying, damaged, diseased, or in decline beyond expectations of recovery:

A. photographic evidence;

ii. *Inappropriate* for its species, size, or location:

A. *an Arborist report*

j) Upon submission and review of any application that requires an *Arborist report,* the *Municipality* may ask for further and specific information as deemed necessary and at their sole discretion, in order to evaluate the *Arborist report* and/or the rationale for proposed *removal* of any *protected tree* or *protected trees* for its species, size and location; and

k) The *Municipality* may also request, as applicable:

i. a report prepared by a professional engineer, professional biologist or certified *Arborist* with experience in, as the circumstances require, geotechnical engineering, hydrology or tree management, certifying that the proposed *cutting or removal* of the *protected tree* will not create an adverse impact including flooding, erosion, land slip or contamination of a *stream;*

ii. where the site of the *tree cutting or removal* is on a *parcel* adjacent to or containing any part of a *stream,* a survey prepared by a BC Land Surveyor or professional engineer showing the top-of-bank of such *stream*; and

iii. any applicable Federal or Provincial submissions for approvals, including a Bird Nesting Survey if removing *protected tree* between March 15 and August 1 as per the Wildlife Act (British Columbia) and its regulations.

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9. Cash-In-Lieu

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9.1. As a condition of issuing a *permit* issued under Sections 5.4 e), and f) of this bylaw, it is required that a cash-in-lieu payment, as outlined in Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time, shall be paid to the *Municipality*. Such funds will be utilized by the Municipality to plant trees at a future date on a Municipally owned property, in a location designated by the *Municipality*.

9.2. through 9.7 deleted by Bylaw #5838.

10. Permit Issuance or Refusal

10.1. The *Municipality* may issue a *permit* if:

a) an application for a *permit* complies with the requirements of this bylaw; and

b) the proposed tree *cutting or removal* complies with this bylaw and all other applicable Municipal bylaws.

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c) the Permit Fee to Remove Protected Trees, as outlined in Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time, has been paid.

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10.2. The *Municipality* may refuse to issue a *permit* if the proposed *protected tree cutting or removal* is within a *tree retention area*.

11. Expiry

11.1. Every *permit* shall expire 12 months from the date of issue or upon such earlier date as may be specified in the *permit*.

12. Renewal, Extension or Modification

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12.1. If the tree *cutting or removal* operations authorized by a *permit* are not completed before the *permit* expires, or it becomes necessary to alter or deviate from the particulars of the *permit* application or the *tree cutting* plan submitted for a *permit*, the *Municipality* may renew, extend or modify the *permit* upon written request of the *permit* holder, subject to the following:

a) a *permit* holder has no vested right to receive an extension, renewal or modification and the *Municipality* may require that a new *permit* be obtained;

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b) the *permit* holder shall pay a non-refundable fee in the amount set from time to time in the Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time;

c) the *Municipality* may not renew or extend a *permit* for a period of more than two (2) years from the date of issuance of the original *permit*;

d) the *Municipality* may require that the *permit* holder provide additional information authorized by this bylaw as a pre-condition to considering an application for a *permit* renewal, extension or modification; and

e) all terms and conditions set out in the original *permit* shall apply to each renewal, extension or modification of the *permit* except as amended or modified by the renewal, extension or modification.

REGULATIONS

13. Tree Cutting or Removal

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13.1. Every *cutting or removal* of a *protected tree* shall comply with, and every *permit* issued under this bylaw is subject to, the observance or fulfilment of the following requirements, restrictions and regulations, to the satisfaction and approval of the *Municipality*:

a) tree parts and woodwaste shall be properly disposed of by chipping or removal from site in accordance with all applicable Municipal bylaws and Provincial regulations;

b) each *protected tree* to be *cut or removed* shall be clearly identified with a flag, paint, survey tape or other such method;

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c) a *tree protection barrier*, as shown on Schedule “A”, shall be placed around any *protected tree* or *protected trees* which are not to be *cut or removed*, in such a manner to ensure that the trunk, branches and root system are not damaged by the *cutting or removal* operations. The *tree protection barrier* must be constructed prior to the issuance of the *permit* and must remain intact for any construction or demolition site throughout the entire period of construction or demolition;

d) precautions shall be taken to ensure that *protected trees* which are not to be *cut or removed* are not subject to any of the damaging activities prohibited by subsection 5.3;

e) tree *cutting or removal* activities may be carried out between the hours of 7:00 am and 8:00 pm on weekdays and 9:00 am and 5:00 pm on Saturdays, except in the event of an *imminent failure*. No *tree cutting or removal* activities may be carried out on Sundays or statutory holidays;

f) all damage to drainage facilities, *streams*, *highways* or other public or private property arising from the *removal* of a *protected tree* shall be promptly and properly repaired to the satisfaction of the *Municipality* at the expense of the *permit* holder, failing which the Municipality may undertake the necessary repairs and invoice the *permit* holder for immediate payment;

g) all *streams*, groundwater aquifers, waterworks, ditches, drains, sewers or other established drainage facilities shall be kept free of all wood waste arising from or caused by the tree *cutting or removal* operations;

h) all hazards or potential hazards arising from the tree *cutting or removal* operation shall be adequately fenced or otherwise protected for the safety of the public;

i) tree *cutting or removal* operations must not encroach upon, undermine, damage or endanger any adjacent property or any setback area prescribed in the *permit* or a bylaw; and

j) tree *cutting or removal* operations shall be limited only to the area specified in the *permit* which shall be clearly marked at the site and such markings maintained for the duration of the *permit*.

13.2. The *Municipality* may issue a *permit* subject to the observance or fulfilment of any additional conditions specified in the *permit* which in the opinion of the *Municipality* are necessary to achieve the purposes of this bylaw.

ADMINISTRATION

14. Inspection

14.1. The *Municipality* is hereby authorized at all reasonable times to enter upon and inspect any lands to determine whether the requirements, restrictions, regulations, terms, conditions and directions of this bylaw or a *permit* issued under this bylaw are being observed.

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14.2. The *Municipality* may, at all reasonable times, assess or inspect, or cause an assessment or inspection to be made of any *protected trees* to which this bylaw applies, including an assessment of the location, size, species and condition of such *protected trees*, in the following circumstances:

a) where land is subject to an application for subdivision, approval of a servicing plan prior to subdivision, a development permit, a development variance permit, a temporary commercial or industrial use permit or a building permit; or

b) when an application for a *permit* to carry out tree *cutting or removal* operations has been made under this bylaw.

14.3. No person shall prevent or obstruct or attempt to prevent or obstruct the *Municipality* from entering upon lands as authorized by subsections 14.1 and 14.2.

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14.4 Deleted by Bylaw #5838

15. Notice of Non-compliance

#5838 13/03/23

15.1. The *Municipality* may give notice, in the form established in Schedule “B”, to any person of a breach of, or non-compliance with, any of the provisions of this bylaw or a *permit* issued under this bylaw, and such person shall immediately cease all tree *cutting or removal* activities until such breach or non-compliance is remedied to the satisfaction of the *Municipality*, and every *owner* of land shall refuse to suffer or permit further tree *cutting or removal* operations upon the *owner’s* land until such time as the breach or non-compliance is remedied to the satisfaction of the *Municipality*.

16. Failure to Remedy Non-compliance

16.1. In the event that a person having received notice under Section 15 fails within the time specified therein to remedy such breach, the *Municipality* or its appointed agents may enter upon the lands or any part thereof and carry out the works required to remedy the breach, and the expense of doing so shall be paid by the person in breach and, if not paid within 90 days, the expense, with interest at the prescribed rate and costs, shall be recovered from the *owner* of the lands in the same manner as municipal taxes.

17. Suspension or Cancellation of Permit

17.1. Without limiting the application of Part 19 (Offences and Penalties), if:

a) there is a contravention of any term, condition, requirement or restriction of this bylaw or a *permit* issued under this bylaw; or

b) a *permit* was issued under this bylaw on the basis of statements made in the *permit* application or a report, declaration or record required under this bylaw, that were false or misleading with respect to a material fact or that omitted to state a material fact, the omission of which made the statement false or misleading;

the *Municipality* may:

i. suspend in whole or in part the rights of the *permit* holder under the *permit*;

ii. cancel the *permit*; or

iii. amend or attach new conditions to a *permit* with the consent of the *permit* holder.

18. Right of Reconsideration

18.1. Where an applicant or *owner* of property is subject to a requirement or a decision made by the *Municipality* under this bylaw and is dissatisfied with the requirement or decision, the applicant or owner may apply to the Municipal *Council* for reconsideration of the matter within 30 days of the requirement or decision being communicated to them.

18.2. An application for reconsideration must be delivered in writing to the Municipal Clerk and must set out the grounds upon which the applicant considers the requirement or decision of the *Municipality* is inappropriate and what, if any, requirement or decision the applicant or *owner* considers the *Council* ought to substitute.

18.3. At the meeting of *Council*, *Council* may hear from the applicant and any other person interested in the matter under reconsideration who wishes to be heard and may either confirm the requirement or decision of the *Municipality* or substitute its own requirement or decision.

OFFENCES AND PENALTIES

19.1. Any person who contravenes or violates any provision of this bylaw or of any *permit* issued under this bylaw, or who suffers or allows any act or thing to be done in contravention or violation of this bylaw or any *permit* issued under this bylaw, or who fails or neglects to do anything required to be done under this bylaw or any *permit* issued under this bylaw, including a bylaw notice issued pursuant to the Bylaw

Notice Enforcement Bylaw 2008, No. 4703, as amended from time to time, commits an offence; and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence.

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19.2. Where one (1) or more *protected trees* is *cut or removed* or damaged, other than as authorized by this bylaw, a separate offence is committed in respect of each such *protected tree*.

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19.3. Every person who violates any of the provisions of this bylaw or an offence against this bylaw:

a) is liable on summary conviction to a fine not exceeding ten thousand dollars ($10,000); and

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b) may be subject to penalties specified in the “Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703” as amended from time to time per *protected tree*. Every day a violation or offence continues shall be deemed a new offence.

19.4. In addition to the penalties imposed under section 19.3, by order of the court, a person convicted of an offence under this bylaw may be directed to:

a) not do any act or engage in any activity that may result in the continuation or repetition of the offence;

b) pay the costs incurred by the *Municipality* in investigating and prosecuting the offence;

c) pay compensation to the *Municipality* for any damage or loss sustained by the *Municipality* because of the commission of the offence to a maximum of $25,000 or higher monetary limit as may be specified under the Small Claims Act in force at the time of the offence; or

d) take any action the court considers appropriate to remedy any harm that resulted from the commission of the offence.

19.5. Pursuant to section 19.4 (d) the *Municipality* may seek an order directing a person convicted of an offence under this bylaw to complete an education or training program for instruction in appropriate care and management of trees to a standard established by a provincial, national or international body for professional arboriculture, landscaping, or nursery practice.

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19.6. A person who removes a *protected tree* as *imminent failure* without a *permit,* must provide documentation (photos, etc.) or, an *Arborist report*, within 24 hours of the date of *removal*, or in the case of a *removal* which takes place on a weekend or holiday, on the next business day after the date of *removal*, apply for a *permit* for such *removal*, and take all action necessary to obtain issuance of such tree *permit*.

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19.7 In addition to any other penalty which may be imposed under this bylaw, where a person *cuts, removes* or damages, or causes, suffers or permits any *protected tree* to be *cut, removed*, or damaged in contravention of this bylaw or in violation of any term or condition of a *permit* issued under this bylaw, that person, within 30 days of receiving notice of such requirement from the *Municipality*, shall provide a cash-in-lieu payment as outlined in Fees and Charges Bylaw 2007 No. 4616 as amended or replaced from time to time.

19.7 a) and b) deleted by Bylaw #5838.

20. Repeal

20.1. Brookswood-Fernridge Tree Protection Bylaw 2017 No. 5301 is hereby repealed.

READ A FIRST TIME the	27	day of	May	, 2019
READ A SECOND TIME the	27	day of	May	, 2019
PUBLIC INPUT OPPORTUNITY	10	day of	June	, 2019
READ A THIRD TIME the	24	day of	June	, 2019
RECONSIDERED AND ADOPTED the	08	day of	July	, 2019

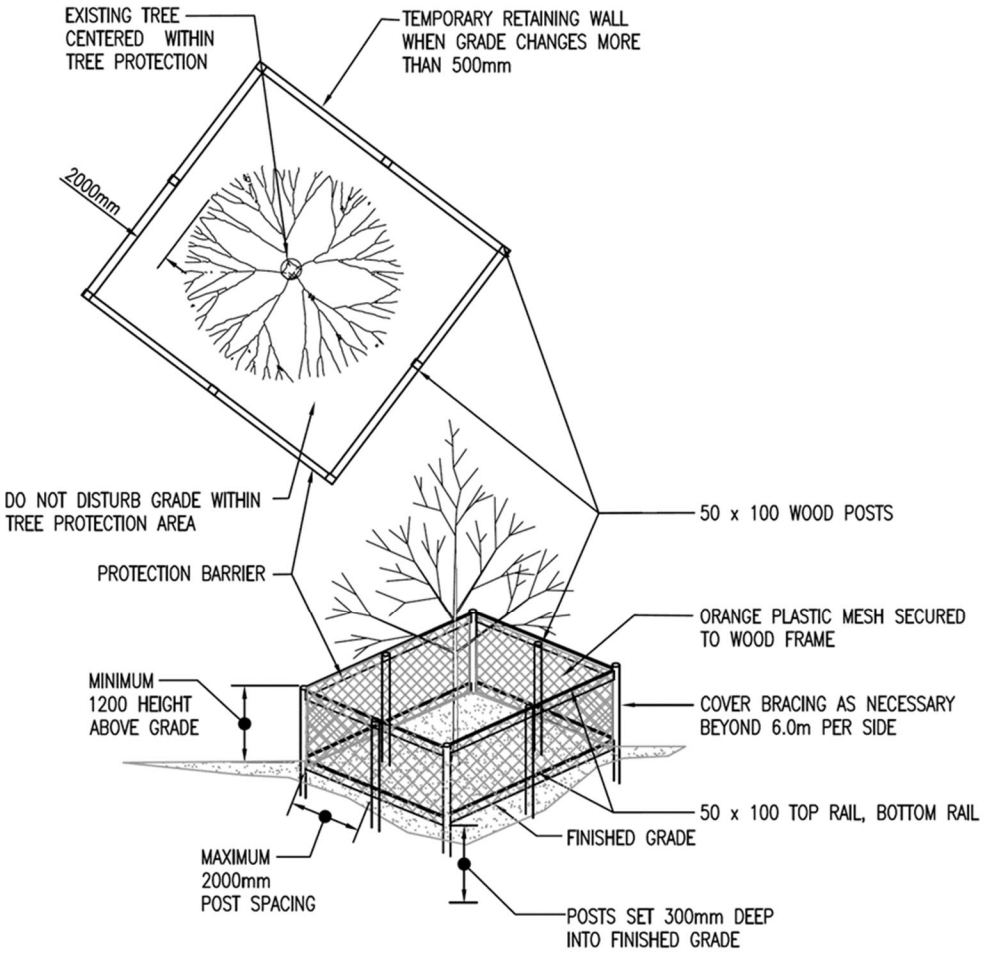
"JACK FROESE" Mayor "WENDY BAUER" Township Clerk

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13/03/23

SCHEDULE A to BYLAW NO. 5478

Tree Protection Detail



Notes

1. Install *tree protection barrier* before site clearing and initiation of construction.
2. Maintain *tree protection barrier* during clearing and site construction.
3. Keep area within or against protection barrier clear of building materials, litter and standing water.
4. Do not disturb existing grades within tree protection area for protected retained trees.
5. The *Owner* is responsible for maintenance within *tree protection barrier*. Damaged trees will be replaced at *Owner's* cost.
6. Tree Protection Bylaw prescribes penalties for non-compliance with bylaw.
7. Any disruption or planting within the tree protection area is to be supervised by the Municipality.
8. Retained trees to be watered to ensure tree health.
9. Where the *critical root zone* of a tree is within 4m from any excavation, demolition, construction, fill or engineering works proposed on a lot, the *Owner* shall install a *tree protection barrier* around the *critical root zone*.
10. Where the *critical root zone* of a tree on an adjacent lot is within 4m from any excavation, demolition, construction, fill, or engineering works proposed on a lot, the *Owner* shall install a *tree protection barrier* around the *critical root zone* to the property line of the *Owners'* lot.

#5838
13/03/23

SCHEDULE B to BYLAW NO. 5478

NOTICE OF NON-COMPLIANCE
and
STOP WORK ORDER

YOU ARE HEREBY NOTIFIED that the Township of Langley considers activity on this property to be in breach of its ***Tree Protection Bylaw Number 5478***,

AND ALL PERSONS SHALL IMMEDIATELY CEASE the following activity on this property:

_____
_____
_____
_____
_____
_____

EVERY PERSON WHO FAILS TO COMPLY WITH THIS ORDER MAY, UPON CONVICTION FOR AN OFFENCE AGAINST THE SAID BYLAW, BE LIABLE TO A PENALTY AS STIPULATED IN THE BYLAW.

Persons affected by this Order may seek further information at the Bylaws Department, Township of Langley Civic Facility at 20338 - 65 Ave, Langley, British Columbia V2Y 3J1.

_____
ADDRESS of PROPERTY

_____
DATE FOR THE TOWNSHIP of LANGLEY

NO PERSON MAY REMOVE REVERSE, ALTER, DEFACE, COVER, OR IN ANY WAY TAMPER WITH THIS NOTICE WITHOUT AUTHORIZATION BY THE TOWNSHIP OF LANGLEY.

Township of Langley
Est. 1873

MEMORANDUM

TO:	MAYOR AND COUNCIL	**DATE:**	APRIL 27, 2026
FROM:	PUBLIC WORKS DIVISION	**FILE NO:**	5600-10
SUBJECT:	WATER RESTRICTIONS IN EFFECT MAY 1 TO OCTOBER 15, 2026		

The purpose of this memorandum is to advise Mayor and Council that regional Stage 1 water restrictions will be in effect starting on May 1, 2026.

During Stage 1, lawn watering is limited to one morning per week and garden sprinkling is limited to mornings only. The Township's Drinking Water Conservation Bylaw 2018 No. 5321 aligns with Metro Vancouver's Drinking Water Conservation Plan that helps guide and ensure water restrictions are consistent across the region. A summary of the regional water restrictions is included in Attachment A.

Metro Vancouver has indicated that the annual water restrictions in effect during the warmer months will be especially important this year to help manage regional water demand. Local snowpacks that normally fill reservoirs as they melt are significantly below average, measuring at 55% of the historical average as of April 1. In addition, long-range forecasts predict temperatures will be warmer than average this spring and summer.

In addition, Metro Vancouver has advised that work associated with its Stanley Park Water Supply Tunnel project is affecting normal regional water system operations while a key water main remains temporarily out of service. At this time, the regional system continues to meet expected demand; however, Metro Vancouver may implement additional temporary water restrictions if operational conditions require. If any changes are announced, Township staff will advise Council and provide updated public communications.

The Township takes an education-based approach to water conservation compliance in accordance with the Bylaw Enforcement Council Policy. Two outreach staff will be out in the community starting in May, attending events as well as monitoring for non-compliant water use, including providing door-to-door education when a violation is observed and following up on public reports of non-compliance. Where non-compliant water use is observed following education, the property will be referred to Bylaw Enforcement for further action. Fines for unauthorized water use range from $150 to $500 per violation, depending on the restriction stage.

More information about water restrictions, as well as water conservation strategies such as voluntary water metering, can be found online at tol.ca/waterwise.

ATTACHMENT A Drinking Water Conservation Plan: Summary

STAGES 1-4

DRINKING WATER CONSERVATION PLAN: SUMMARY
STAGE 1 IN EFFECT: MAY 1 TO OCTOBER 15

= Allowed | = Allowed but with restrictions | = Prohibited

	WATER USE	1	2	3	4	RESTRICTION DETAILS
RESIDENTIAL	Watering lawns					**Stage 1**: One morning per week: Automatic watering from 5 am to 7am Manual watering from 6 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle					**Stage 1**: Outside restricted lawn watering times if in compliance with a member jurisdiction permit **Stage 2**: Member jurisdiction permit issued in Stage 1 remain in effect until permit expires. No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants					**Stages 1 & 2**: On any day from 5 am to 9 am if using a sprinkler, and on any day at any time if using a hand-held hose with automatic shut-off device, a soaker hose, water container, or drip irrigation **Stage 3**: On any day at any time if using a hand-held hose with automatic shut-off device, water container, or drip irrigation. Prohibited if using a sprinkler or soaker hose
	Washing impermeable surfaces					**Stage 2**: Prohibited except if for a health or safety reason, preparing a surface for painting or similar treatment, or aesthetic cleaning by a commercial cleaning operation **Stage 3**: Prohibited except if for a health or safety reason or if preparing a surface for painting or similar treatment by a commercial cleaning operation. No aesthetic cleaning **Stage 4**: Prohibited except if ordered by a regulatory authority for a health or safety reason
	Topping up or filling aesthetic water features					
	Topping up or filling pools and hot tubs					
	Washing vehicles and boats					**Stages 3 & 4**: Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety
NON-RESIDENTIAL	Watering lawns Mixed-use buildings e.g. residential and commercial should follow Non-residential watering times					**Stage 1**: One morning per week: Automatic watering from 4 am to 6 am Manual watering from 6 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle					**Stage 1**: Outside restricted lawn watering times if in compliance with a member jurisdiction permit **Stage 2**: Member jurisdiction permit issued in Stage 1 remain in effect until permit expires. No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants					**Stages 1 & 2**: On any day from 4 am to 9 am if using a sprinkler, and on any day at any time if using a hand-held hose with automatic shut-off device, a soaker hose, water container, or drip irrigation **Stage 3**: On any day at any time if using a hand-held hose with automatic shut-off device, water container, or drip irrigation. Prohibited if using a sprinkler or soaker hose
	Watering golf courses					**Stage 2**: Fairways watering anytime on any one day in a 7-day period except if operating under an approved member jurisdiction water management plan **Stage 3**: Fairways watering prohibited except if operating under an approved member jurisdiction water management plan
	Washing impermeable surfaces					**Stage 2**: Prohibited except if for a health or safety reason, preparing a surface for painting or similar treatment, or aesthetic cleaning by a commercial cleaning operation **Stage 3**: Prohibited except if for a health or safety reason or if preparing a surface for painting or similar treatment by a commercial cleaning operation. No aesthetic cleaning **Stage 4**: Prohibited except if ordered by a regulatory authority for a health or safety reason
	Topping up or filling aesthetic water features					
	Topping up or filling pools and hot tubs					**Stage 3**: Prohibited except with a permit to operate in accordance with health authorities having jurisdiction over pool and hot tub regulation
	Washing vehicles and boats					**Stages 3 & 4**: Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety
	Commercial vehicle washing					**Stage 3**: Prohibited except if a facility operates on a basic wash and rinse cycle, or recovers 60% of water over the full wash cycle, or if it is a hand wash facility using high-pressure (max. 11.4 L/min) wands/brushes

October 2021

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

The restrictions apply only to the use of GVWD drinking water and not to the use of rain water, grey water, any forms of recycled water, or water from sources outside the GVWD water system

(continued on next page)

STAGES 1-4

DRINKING WATER CONSERVATION PLAN: SUMMARY
STAGE 1 IN EFFECT: MAY 1 TO OCTOBER 15

= Allowed | = Allowed but with restrictions | = Prohibited

	WATER USE	1	2	3	4	RESTRICTION DETAILS
GOVERNMENTS/SCHOOLS/PARKS	Watering lawns and grass boulevards					**Stage 1**: One morning per week: Automatic watering from 4 am to 6 am Manual watering from 6 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle					**Stage 1**: Outside restricted lawn watering times if in compliance with a member jurisdiction permit **Stage 2**: Member jurisdiction permit issued in Stage 1 remain in effect until permit expires. No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants					**Stages 1 & 2:** On any day from 4 am to 9 am if using a sprinkler, and on any day at any time if using a hand-held hose with automatic shut-off device, a soaker hose, water container, or drip irrigation **Stage 3**: On any day at any time if using a hand-held hose with automatic shut-off device, water container, or drip irrigation. Prohibited if using a sprinkler or soaker hose
	Watering soil-based playing fields					**Stage 1**: On any day from 7 pm to 9 am except if watering newly over-seeded fields if in compliance with a member jurisdiction permit, or if operating under an approved member jurisdiction water management plan **Stage 2**: No more than 4 days in a 7-day period from 7 pm to 9 am (same exceptions as in Stage 1) **Stage 3**: No more than 3 days in a 7-day period from 7 pm to 9 am (same exceptions as in Stage 1)
	Watering sand-based playing fields					**Stages 1 & 2:** On any day from 7 pm to 9 am except if watering newly over-seeded fields if in compliance with a member jurisdiction permit, or if operating under an approved member jurisdiction water management plan **Stage 3:** No more than 5 days in a 7-day period from 7 pm to 9 am (same exceptions as in Stages 1 & 2)
	Flushing water mains					
	Operating water play parks					**Stages 2 & 3**: Prohibited except water play parks with user-activated switches
	Topping up or filling aesthetic water features					
	Topping up or filling pools and hot tubs					**Stage 3**: Prohibited except with a permit to operate in accordance with health authorities having jurisdiction over pool and hot tub regulation
	Washing vehicles and boats					**Stages 3 & 4**: Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

The restrictions apply only to the use of GVWD drinking water and not to the use of rain water, grey water, any forms of recycled water, or water from sources outside the GVWD water system

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	APRIL 27, 2026
FROM:	PUBLIC WORKS DIVISION	**FILE NO:**	4100-01
SUBJECT:	FORT LANGLEY CENOTAPH REHABILITATION UPDATE		

The purpose of this memorandum is to provide Mayor and Council with updated information regarding restoration and risk mitigation measures for the Cenotaph at Fort Langley Cemetery.

On April 16, 2026, staff met with the monument contractor to review the ongoing restoration work on the Fort Langley Cenotaph. During the site visit, the contractor carried out detailed measurements and documented all existing defects, comparing them with previously recorded data and photographs. This review confirmed that there has been no measurable expansion or further deterioration over the past year, despite concerns identified during the initial cleaning program.

In addition, the contractor conducted precise dimensional measurements of the monument to ensure that, should replacement ever be required in the future, precise specifications will be available to allow for an accurate reproduction of the monument.

Based on observations over the past year, the contractor has advised that the monument presents minimal risk of structural failure in the near term. Accordingly, the recommended strategy is to minimize direct mechanical intervention while continuing to monitor existing fractures and levelling, seal potential points of moisture ingress, and retain the chain barricade for much of the year. Regular inspections will continue to monitor the monument's condition and support ongoing maintenance planning.

This refined restoration approach is intended to preserve the monument's character, structural integrity, and appearance. Annual maintenance measures will include the application of a specialized stone sealant when weather conditions permit and in accordance with manufacturer recommendations.

The contractor also indicated that the barricade chains can be temporarily removed during annual Remembrance Day ceremonies, allowing the community to gather and pay their respects.

The initial sealing work for the Cenotaph is estimated to cost $5,000 funded through the existing Fort Langley Cemetery Improvements capital budget (CEM1008).

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	APRIL 27, 2026
FROM:	ENGINEERING DIVISION	**FILE NO:**	5480-01
SUBJECT:	ON-STREET PARKING ON 27A AVENUE		

The purpose of this memorandum is to provide Mayor and Council with information regarding a request for on-street parking on 27A Avenue between 200 Street and 203 Street.

A delegation appeared at the March 23, 2026 Regular Meeting to express concerns regarding the lack of on-street parking on 27A Avenue. The delegation was referred to staff for information.

Background:

On November 12, 2025, the delegate submitted a request to the Engineering Division seeking the implementation of parking on one side of 27A Avenue. Following a review by staff, on November 27, 2025, the delegate was advised the following:

- 27A Avenue was constructed to a half road standard to a width of 6 metres per typical road cross-sections in the Subdivision and Development Servicing Bylaw.
- 6 metres is required to accommodate two-way traffic.
- On-street parking would potentially obstruct Fire Department access.
- Each property has a minimum of four on-site parking stalls.
- When the north side of 27A Avenue is constructed, on-street parking will be implemented on both sides of the road, where possible.

Following the delegation to Council, staff undertook further investigation regarding the planning and implementation of the parking restrictions, and can provide the following:

- The accepted development drawings indicated no parking signs were to be installed on 27A Avenue following construction of the half road.
- 27A Avenue was constructed in 2022.
- Nine building permits were issued in late 2022 between October 6 and December 23.
- The no parking signs were installed from November 15 to 17, 2023, and several homes were under construction in 2023.
- Of the 18 properties addressed on 27A Avenue, three received their accepted final inspection in 2023, and the remaining properties received their accepted final inspection in 2024 or later.

Fire Department Access Routes and Requirements:

Fire department access routes are required to be designed and constructed in accordance with the British Columbia Building Code (the Code) to ensure safe and effective operations. The Code applies to on-site conditions, including access routes, while the design and construction standards for off-site routes, such as municipal roads, are governed by municipal engineering standards and would typically meet or exceed the requirements for on-site access. Provisions in the Code require that access routes must:

- Be located no less than 3 metres and no more than 15 metres from the building face.
- Be arranged to provide suitable access to principal entrances and firefighting access points and configured so that the maximum travel distance for firefighting operations does not exceed 45 metres.
- Have a minimum unobstructed width of 6 metres, a minimum vertical clearance of 5 metres, and be designed with a centreline turning radius of not less than 12 metres to accommodate fire apparatus.
- Be connected to a public thoroughfare, and where dead-end access routes are provided, appropriate turnaround facilities shall be incorporated when the length exceeds 90 metres.
- Consider maintaining the route free of obstructions, including parked vehicles, overhead encroachments, and landscaping, to ensure continuous and reliable access for emergency response.

During a site inspection to review the concerns brought forward by the homeowners, it was confirmed that the existing roadway meets the minimum 6 metres width requirement; however, permitting on-street parking would:

- Reduce the available width below 6 metres, impeding Fire Department access and apparatus maneuverability.
- Create unsafe operating conditions for personnel.
- Negatively impact the efficiency and effectiveness of emergency response operations.
- Result in a condition that would not comply with applicable provincial and municipal standards.

Staff are unable to support on-street parking on 27A Avenue between 200 Street and 203 Street at this time, as the current available road width is needed to maintain safe two-way traffic and Fire Department access.

Township of Langley

Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, April 1, 2026 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
T. Quiring, Community Co-Chair
Councillor B. Martens, Council Co-Chair
Councillor M. Kunst, Council Co-Chair

R. Camparmo, J. Foulkes, B. Mason, and A. Smyth

Staff:
A. Reeve, Planner II
V. Burnett, Council and Committee Clerk

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

T. Quiring acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee April 1, 2026

Moved by T. Quiring,
Seconded by R. Camparmo,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the April 1, 2026 meeting.

AMENDMENT
Moved by T. Quiring,
Seconded by R. Camparmo,
That discussion regarding the Committee bus tour and the memorial tree planting event 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 F.2 and H.3 were added to the agenda.

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee March 4, 2026

Moved by T. Quiring,
Seconded by J. Foulkes,
That the Heritage Advisory Committee adopt the minutes of the March 4, 2026 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Martens attended the BC Farm Museum potluck on March 27, 2026. She noted that the used book sale held by Big Brothers Big Sisters of Langley will be at the Langley Events Centre, from April 18-19, 2026.

Councillor Kunst also attended the BC Farm Museum event. She noted that the Province's Heritage Conservation Act Transformation Project is welcoming further feedback until April 23, 2026. On April 2, 2026, the Union of BC Municipalities is hosting a webinar for members.

2. Report from Staff Liaison

A. Reeve provided an update on two heritage development projects:

Willoughby Elementary School – 20766 – 80 Avenue:
She reached out to Corporate Projects staff regarding a presentation as requested last meeting. A presentation will be provided when appropriate, but at this time the project is still in the early stages of development. While the community has indicated a preference for the Willoughby Elementary School site as the location of the proposed Willoughby Community Centre, the property remains in the ownership of the School District until the school is relocated, which will be a lengthy process. However, the Township's intention for the project is to retain and improve programming of the historic school building, and the Committee will be consulted on this.

George Towle Residence – 8813 Glover Road:
The residence is not listed on the Community Heritage Register, and the owners have not moved towards registration or protection. They have submitted an application to move and restore the home with an addition. They are applying to build three further units on the lot under the new "small-scale multi-unit housing" allowances from the Province.

D. REPORTS

Members asked about options for protection. A. Reeve noted that the Local Government Act provides for Council to implement temporary protection under certain conditions. Members asked for more information.

ACTION: A. Reeve to provide information on temporary heritage protection under the Local Government Act.

Members asked about the status of the McGillivray Residence following the recent fire. A. Reeve reported that the owners have been told to provide a quantity surveyors report on the condition of the house, and to secure the house which has been done. Staff are still waiting on the report.

3. Heritage Curator's Report

No report.

4. Heritage Review Panel

B. Mason provided a report on the recommendations of the panel regarding a duplex proposed in the Murrayville Heritage Conservation Area at 21528 Old Yale Road. The applicant has been agreeable to these changes.

- The Panel is generally pleased with the scale and design of the proposal.
- With the following recommendations, the Panel supports the variances to setbacks and lot coverage necessary to allow the proposed design:
    - The east and north gables should have a larger overhang, such as 2'.
    - The porch posts should be more substantial, such as 10-12".
    - The two front entrances should be more emphasized. Consider lighter door colour(s), more substantial and complex trim and/or windows in the doors, and the addition of mailboxes and/or character lighting.
    - The east-facing gable should be narrowed to align with the porch roof below, and the gable façade distinguished with local symmetry. Consider relocating the upper floor left-hand (bedroom #2) window further left to align with the dining room window below, adding a small bathroom window that aligns with the living room window below, and reducing the right-hand (bedroom #3) window to match the bathroom window.
    - Privacy between the two units and the usability of the front yards should be improved. Consider a trellis or other division between the front doors; a hedge between the yards; and/or jogging the paths to allow more landscaping between them near the road.
    - The three windows on the north gable should be simplified. Considering replacing them with one window, aligned and the same width as the French doors below.

D. REPORTS

MOTION
Moved by B. Mason,
Seconded by J. Foulkes,
That the recommendations of the Heritage Review Panel for a duplex proposed at 21528 Old Yale Road be endorsed, in principle.
CARRIED

5. Langley Pioneer Recognition Committee Report

A. Reeve noted that staff supporting the Langley Pioneer Recognition Committee have requested photos of certain buildings for features on different heritage sites in the Township. The photos will be presented at each table. The list is still being refined to determine which buildings will be featured.

6. Museum Advisory Group Report

B. Mason reported that there was a meeting recently and a new member has joined. Staff have begun planning summer programs for school age children, and progress is going well.

E. CORRESPONDENCE

F. 2026 WORK PROGRAM

1. Heritage Strategy

A. Reeve presented the Township's 2012 Heritage Strategy for a future update. The Strategy provides a long-range vision for the future of heritage in the Township, including supporting sustainable development through a heritage resource management program. This includes community celebrations, partnerships, heritage activities, and educational opportunities.

She provided the nine goals of the Strategy, which include municipal leadership in heritage conservation, promoting heritage conservation as a sustainability activity, linking heritage conservation and economic development, celebrating Langley's unique heritage, protecting Langley's rural lands, fostering community partnerships, updating heritage policies, making heritage information accessible, and pursuing funding opportunities.

Committee members provided the following feedback:

- There is no mention of Indigenous heritage in the vision.
- It could be beneficial to shed light on heritage sites that are no longer there to honor the history and to fill in gaps.
- Making heritage information accessible is particularly important.

F. 2026 WORK PROGRAM

A. Reeve reported that the review process began in 2022-2024 with preliminary work undertaken by a task force and staff. The items to be addressed in 2026 include:

- Considering emerging best practices and new directions
- Ensuring the Strategy elevates the Township's heritage programs
- Leveraging established relationships
- Optimizing limited resources
- Defining emerging issues

Discussion ensued and the following comments were provided:

- It may be beneficial to look at other municipalities for their heritage strategies, such as Indigenous heritage.
- Provincial legislation allowing development on properties with heritage buildings is an important emerging issue.
- The Township can lead by example by using the tools from the Local Government Act to protect its own heritage properties, such as the Berry Farm buildings, which are not currently protected.

Based on the previous task force analysis of the Heritage Strategy's 61 actions - 27 are considered relevant and implementation is ongoing, 27 are recommended for updating, and 7 appear to be completed. A. Reeve started the review of individual actions that are potentially complete or recommended for updating. Committee members were asked to continue to review the Strategy actions, and the task force and staff recommendations. This work will continue at the May and June HAC meetings.

2. Tour Update

T. Quiring reported that the Committee bus tour in Aldergrove will take place on June 17, 2026. Factors such as daylight, traffic, and attendance were discussed. It was decided that the tour will be between approximately 10:00am-2:00pm, with the departing location to be determined. The tour invitation list will be expanded to include other key individuals.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

J. Foulkes noted that the Society's archives are being scanned to be made available. There are plans to share over four decades worth of material with the community.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

2. Alder Grove Heritage Society Update

T Quiring reported that LED lights have been installed, and they may be added to exhibit pieces. The Vimy Ridge candlelight ceremony will be held the second week of April. Meetings are starting for the No Stone Left Alone program.

3. Memorial Tree Planting

Councillor Martens reported that the planting of commemorative trees will take place on April 24 from 1:00-3:00pm at Hudson's Bay Park. She asked the Committee if there are any suggestions for a memorial tree planting, and members recommended Alice Johnson.

4. HAC Membership Submissions

A. Reeve provided an update regarding non residents becoming members of the Heritage Review Panel. She confirmed that "community representatives" must be residents of one of the two heritage communities. However, members of the Heritage Advisory Committee may be either residents or landowners in the Township, and Committee members are then eligible to join the Heritage Review Panel.

I. NEXT MEETING

Date: Wednesday, May 6, 2026
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by R. Camparmo,
Seconded by J. Foulkes,
That the meeting terminate at 8:38pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

April 8, 2026 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
S. Cook, Community Co-Chair

E. Barbour, M. Brar, J. Clegg, T. Louie, L. Stepney, and J. Watson

Staff:
C. Marshall, Manager, Parks Design and Development
K. Young, Deputy Director, Recreation, Arts and Culture
V. Burnett, Council and Committee Clerk

School District Representative:
Trustee S. Rai

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

S. Cook acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – April 8, 2026

Moved by J. Watson,
Seconded by J. Clegg,
That Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the April 8, 2026 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – March 11, 2026

Moved by J. Clegg,
Seconded by L. Stepney,
That Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the March 11, 2026 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. 2026 Parks Projects

C. Marshall provided an update regarding parks design and development.

Aldergrove Athletic Park – The park will be under construction in June 2026. Improvements will include LED light upgrades, ball control and field fences, perimeter paving and spectator areas, soft landscape and shade tree planting, and removal of the pit toilet with a replacement. Sanitary sewer extension to a future washroom facility will be added.

The 2026 draft design includes baseball improvements, three new tennis courts, six dedicated pickleball courts, and improvements to the basketball court and sport box. Improvements to the BMX pump track, and a pedestrian path with cooling stations were also shown.

Bell Park – Updates include playground resurfacing for accessibility, accessible play equipment improvements, and signage.

Brookswood Firehall – Additions include a Fire Smart landscape design and Fire Smart interpretive signage.

Dale Ball Passive Park – Disc golf layout improvements, new tee pads and basket footings, trail and signage improvements, and a washroom facility (by development).

Fernridge Nature Park – Lost topsoil will be replaced with soil from other Township project sites. A park concept plan will be coordinated with Development Engineering for storm water detention requirements. Nature trails, a toboggan hill, sport court, and trail head facilities (washrooms, parking, etc.) were displayed.

Noel Booth Community Park – Baseball improvements are complete, including lighting, outfield fencing, backstop and dugout replacements, spectator bleachers, and scoreboards. Bridges have been raised and replaced, a sanitary lift station has been installed, the septic field has been decommissioned, and BC Hydro 3 phase electrical service has been upgraded.

2026 construction will include improvements to the picnic area, the pond, and the playground. A draft design was presented with parking expansions, pickleball courts, LED field light upgrades, a warmup area, and future fieldhouse planning.

Smith Athletic Park – Outdoor fields opened in September 2025, and spectator and player shelters are opening April 2026. The playground and trails will open in summer 2026, and fieldhouse construction is in progress.

Walnut Grove Community Park – Construction for spring 2026 includes:

- Sandlot Diamond: New backstop, dugouts, outfield fence, warning track, and grass infield.

C. DELEGATIONS AND PRESENTATIONS

- Parker Diamond: New outfield fence and warning track, and infield resurfacing.
- Zarrelli Diamond: Infield resurfaced and grass expanded.
- Senior Diamond: Regraded infield, and a new outfield fence and warning track.

Improvements will continue into summer and fall 2026.

Willoughby Community Park – Southeast Field: Expanded for rugby, synthetic turf replaced, pedestrian and spectator improvements, and user group storage improvements. Dedicated pickleball courts (11) and sport courts (LED lighting for pickleball, basketball, and sand volleyball). A FIFA Mini Pitch will be opening April 29, 2026.

Yorkson Community Park – 2025/2026 construction of the north park includes completion of 80 and 82 Avenue parking lots, completion of a N2 rugby sized synthetic field with warmup area, and a spray park opening May 2026. A playground opened in December 2025. A washroom facility was completed, and a tournament plaza and passive areas will be opened in spring 2026. New seating will be added throughout the park, and hundreds of new trees will be planted.

Construction on the south park includes completion of the asphalt, a synthetic turf pump track, and new outdoor tennis courts with lighting. A design for the Yorkson south park lane with parking is in progress. The Yorkson south perimeter trail, fitness area, and playground and picnic area designs are also in progress.

The 2026 Parks Tour was briefly discussed, with the following comments being made:

- Possible stops on the tour included Yorkson Community Park, Smith Athletic Park, Fernridge Nature Park, Brookswood Firehall, Noel Booth Community Park, and Bell Park.
- Starting time at 5:00pm, and meeting at the airport.

D. REPORTS

1. Co-Chairperson's Report

S. Cook reported that over Easter weekend she noticed large amounts of litter at local parks. She noted that Clean Up Langley Day will be held on April 18, 2026.

2. Museum Advisory Group Report

No report.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Fees and Charges

Moved to the May 13, 2026 meeting.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. **Accessibility Week**

J. Watson commented that accessibility week is held on the last week of May. She noted that the documentary *Heard* (2026) will be screening during this week.

2. **Clean Up Langley Day**

L. Stepney reported that Clean Up Langley Day will be held on April 18, 2026, and participants are welcome to join at their local park. Registration online is filling quickly.

Nicomekl Fish Release

E. Barbour commented that the Nicomekl Fish Release will be held on April 25. It will be from 11:00am - 2:00pm.

I. NEXT MEETING

Date: May 13, 2026
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by J. Watson,
Seconded by J. Clegg,
That the meeting terminate at 8:04pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair